



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 10, 2014

Date: July 2, 2014
Case No.: 2006.1106X, 2013.0029X
Project Address: **222 2nd Street**
Zoning: C-3-O(SD) (Downtown Office Special Development)
Transit Center C-3-O (SD) Commercial Special Use District
350-S Height and Bulk District
Block/Lot: 3735/063
Staff Contact: Kevin Guy – (415) 558-6163
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Recommendation: **None - Informational Item Only**

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BACKGROUND

In August 2010, the Planning Commission granted approvals for the 222 2nd Street project, a 26-story office building with approximately 430,650 square feet of office space, 5,000 square feet of ground-floor retail space, and 8,600 square feet of publicly-accessible open space. In February 2013, the Commission granted revised approvals for the project which modified the development footprint of the site, along with minor design changes to the Project to accommodate vehicular circulation, reconfigure the office floor area, and reduce the amount of ground-floor retail space from approximately 5,000 square feet to approximately 2,800 square feet. The project is currently under construction.

PUBLIC ART PROPOSAL

The Project Sponsor proposes to fulfill the public art requirements of Planning Code Section 429 by providing three artworks on site. Specifically, the Project Sponsor will acquire and install three works by Frank Stella:

- “Riallaro”; 1997, pixel painting.
- “The Pequod Meets the Delight”; 1992, pixel painting.
- Shards III; 1983; mixed media.

The artworks would be mounted to the walls at the rear of the interior public open space, facing Howard Street. The works would be directly accessible during weekday business hours, when the open space would be accessible to the public. The open space includes food service and seating areas, allowing members of the general public to linger and appreciate the art. Given the scale of these works, they would be highly visible from the Howard Street sidewalk during evening and weekend hours when the public open space would be closed.

DESIGN UPDATE

As a condition of the revised approval in 2013, the Commission requested that the project sponsor provide an informational update regarding the design details of the project during the building permit

review phase. The first refinement involves the details of the curtainwall expression at the fifth floor. At this level, the building is wrapped with a flush curtainwall with projecting glass fins. This treatment contrasts with the alternating bands of overlapping “shingled” glass panels at the levels above and below the fifth floor, providing a separation between the podium and tower portions of the building. This distinct treatment also emphasizes the alignment of the podium height of the building with the height of the historic Volker Building, located to the west at 631 Howard Street. To further differentiate the curtainwall treatment at the fifth floor, the depth of the fins has been increased from approximately 4.5 inches to approximately 6 inches.

The second refinement involves the detailing of the overlapping glass panels which occur over the majority of the exterior. Specifically, the exposed edge of each glass panel is now framed with a metal cap. This treatment, repeated across the exterior, will serve to emphasize the shingled expression of these glass panels.

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
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Attachments:

Public Art Proposal
Design Update Package



222 SECOND STREET **ART PROGRAM**

GENSLER | THOMAS PHIFER AND PARTNERS

07.10.2014

CONTENTS

ABOUT 222 SECOND STREET

ARTIST: FRANK STELLA

THE PEQUOD MEETS THE DELIGHT

1992 - PIXEL PAINTING

RIALLARO

(BLACK AND WHITE), 1997 - PIXEL PAINTING

SHARDS III

(4.75X), 1983 - MIXED MEDIA ON
HONEYCOMB ALUMINUM

GROUND FLOOR PLAN

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE RENDERINGS



ABOUT 222 SECOND STREET

222 Second Street, presently under construction, will be a fabulous addition to the rapidly expanding Second Street corridor at the Howard Street intersection. Located in the progressive SOMA neighborhood just one block from the new Transbay Terminal, 222 Second helps San Francisco meet the increasing demand for adaptable and dynamic office space within the City's urban core, and close by existing infrastructure.

Designed by architects Thomas Phifer and Partners and Gensler, the 26 story 430,650 GFA building is fully leased to LinkedIn and will bring a slice of the Bay Area's vibrant technology industry to the neighborhood. A unique glass shingled façade will adorn the building, alternating direction between the podium level, the mid section and upper floors. Building users will benefit from an abundance of natural light offered by the full height glass. The shingle characteristic extends to the street level where it is punctuated with 22' high portal openings into an 8700 square foot indoor public space. With teak wood walls, polished concrete floors, a café and three magnificent works by Frank Stella, the public space will become a gathering hub for both building users and the general public. The transformation of the intersection will complement the redevelopment of SF Moma and the growth of the San Francisco arts precinct.

222 Second Street is targeting LEED Gold certification and will be a terrific addition to the rapidly transforming neighborhood.

ARTIST: FRANK STELLA

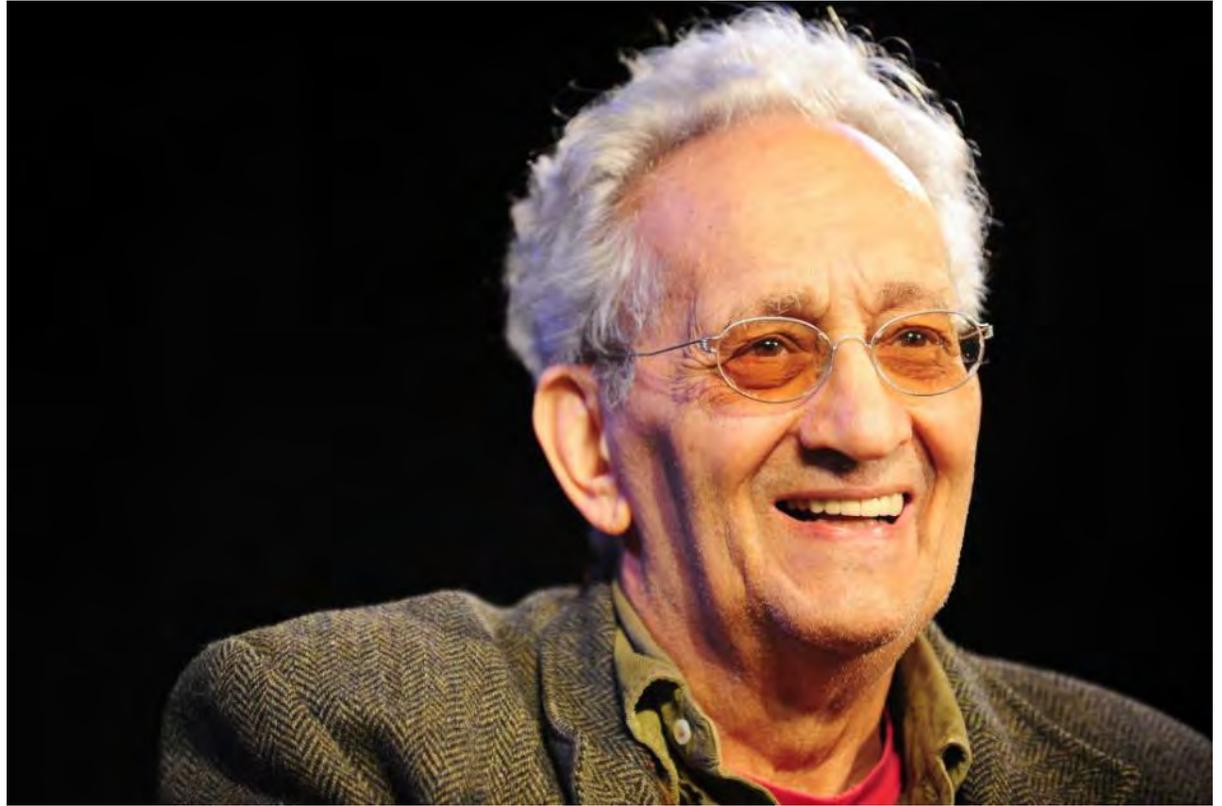
Frank Stella was born in 1936 in Malden, Massachusetts. He studied painting at Phillips Academy in Andover, Massachusetts and at Princeton University. After graduating, he moved to New York and began his career with his renowned series, Black Paintings. Precursors to Minimalism, these paintings garnered immediate recognition: four were included in the Museum of Modern Art's Sixteen Americans 1959 exhibition, and the museum's director, Alfred Barr, purchased one for the permanent collection.

In 1960, Stella exhibited his early shaped canvases at his first solo show at the Leo Castelli Gallery in New York, and in 1961, he had his first solo exhibition abroad at Galerie Lawrence in Paris. Throughout the 60s and 70s, his work was included in the major exhibitions defining art of that time, including shows at the Whitney Museum, The Jewish Museum, the Guggenheim Museum, the Metropolitan Museum of Art and MoMA. In 1970, at the age of 34, Stella became the youngest artist to receive a full-scale retrospective at MoMA.

In the 70s and 80s, Stella brought forth important series such as the Brazilian and the Exotic Bird. With these works, Stella expanded into new media. With the Brazilian series, he painted on etched metallic sheets in fan-like shapes, and with the Exotic Bird series, he combined honeycomb aluminum with worked ground glass surfaces.

In 1985, Stella began work on the The Wave series which in 1988 became known as the Moby Dick series, a set of 266 painted metal reliefs, collages, sculpture, prints and a block long mural with at least one unique work for each of the 138 chapters of Herman Melville's novel. In 1987, Stella was given a second retrospective exhibition at MoMA, an act unprecedented for a living artist.

In the 1990s Stella began work on two major series: Imaginary Places and the Heinrich von Kleist series. One of his largest outdoor sculptures, Prince Frederick of



Frank Stella at Toledo Museum of Art, 2011. Photo: Andrew Weber

Homburg, takes its title from one of Kleist's dramas and was completed and installed outdoors at Washington D.C.'s National Gallery of Art in 2001, facing our nation's capital. In the spring of 2007, The Metropolitan Museum of Art exhibited Frank Stella: Painting into Architecture and Frank Stella on the Roof. In his more recent work, the painted sand cast metal pieces of the Near East series and the twisted steel constructions of the Bali series and the Scarlatti Sonata Kirkpatrick series, Stella continues to work freely in three dimensions.

Stella is the author of many essays and articles exploring painting and abstract art. In 1983, he was appointed the Charles Eliot Norton Professor of Poetry at Harvard University; In 1986, his Harvard lectures, titled Working Space, were published in English, French and Japanese.

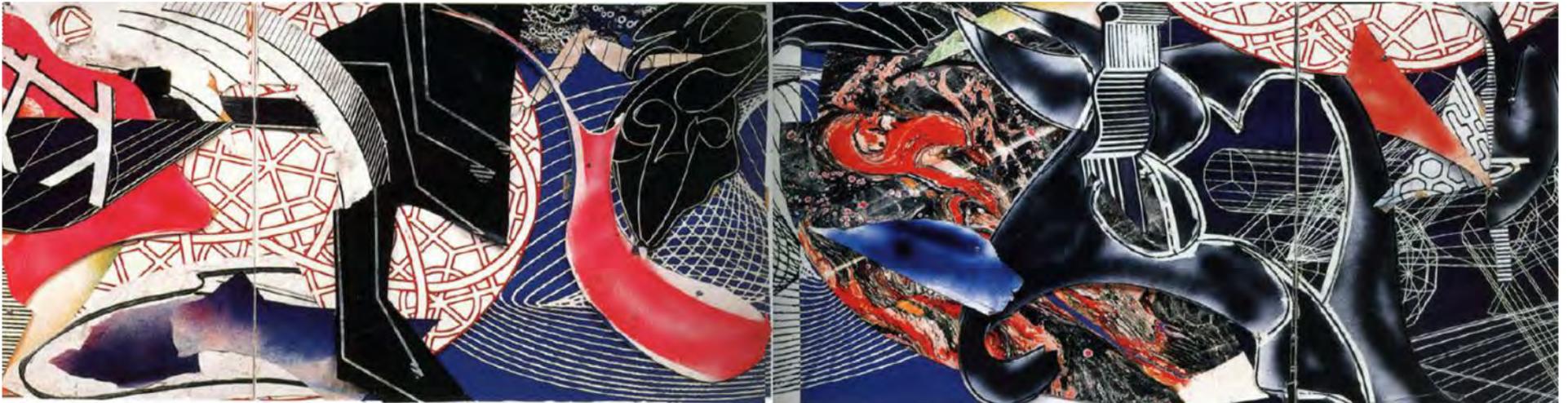
Stella is the recipient of many honors and awards including honorary degrees from Princeton, Bezalel Academy in Jerusalem, Dartmouth College and the Friedrich Schiller University in Germany. In 1989, he received the Ordre des Arts et des Letters from the French government. He was elected Honorary Royal Academician in 1993 and in 2000 he became the first American artist to have been given a dedicated gallery space within the Royal Academy's Summer Exhibition in London. In 2009, Stella was awarded the National Medal of Arts by President Obama. Recently, the Kunstmuseum Wolfsburg in Germany exhibited a major retrospective of Stella's works. He lives and works in New York City.

ARTWORKS FOR 222 SECOND

The Pequod Meets the Delight

Riallaro

Shards III



The Pequod Meets the Delight, 1992
Pixel painting
162 x 558 x 4 inches
411.5 x 1417.3 x 10.2 cm
(Inv# FS59)

ARTWORKS | LOCATION A

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 10, 2014



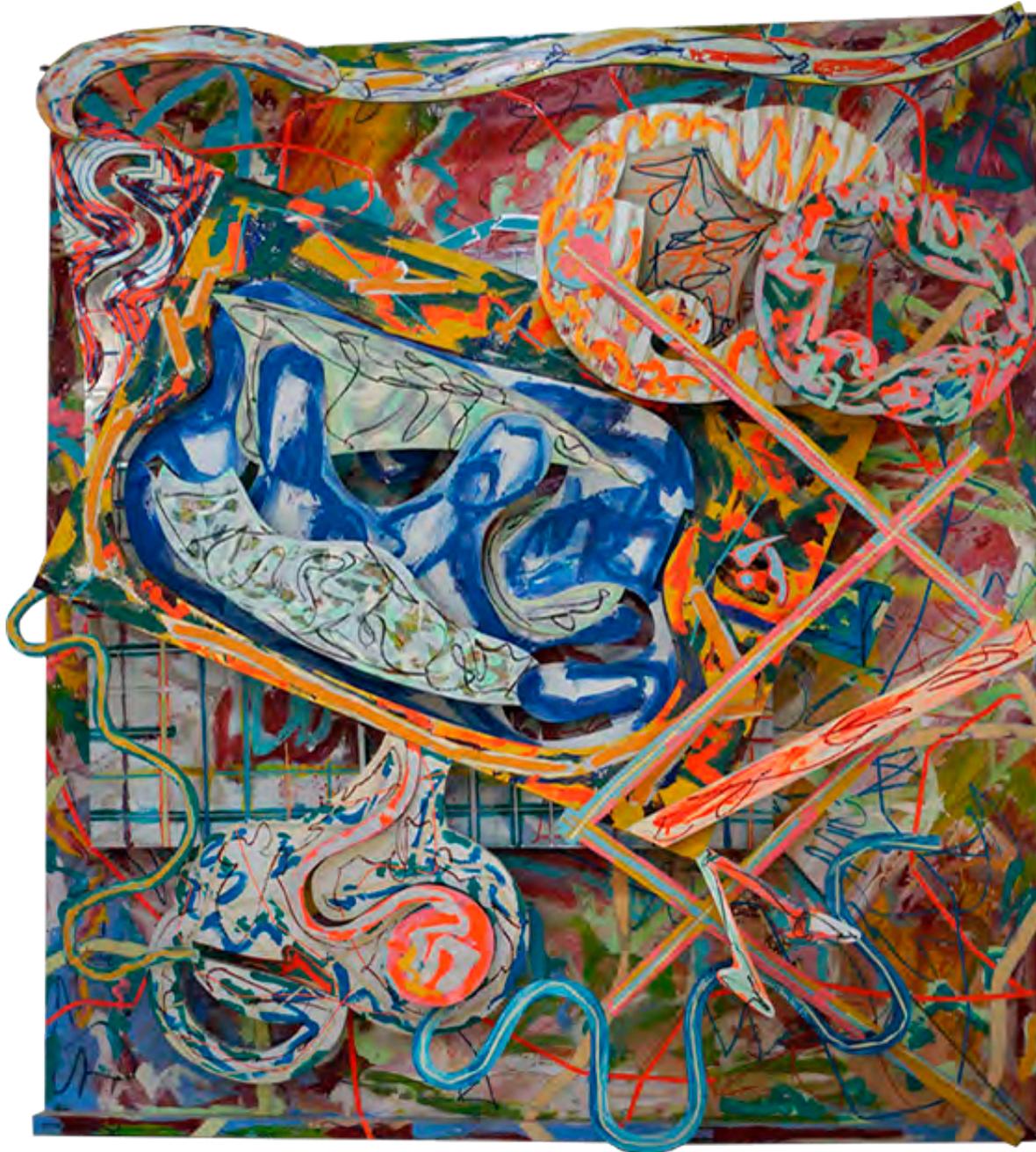
Riallaro (Black and White), 1997
pixel painting on canvas
187 x 132"
(Inv# FS571)

ARTWORKS | LOCATION A

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 10, 2014



Shards III (4.75X), 1983
mixed media on honeycomb aluminum
203 x 180 x 40"
(Inv# FS345)

ARTWORKS | LOCATION B

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 10, 2014

HOWARD STREET

SECOND STREET

TEHAMA STREET

ART WALL LOCATIONS

LOCATION A

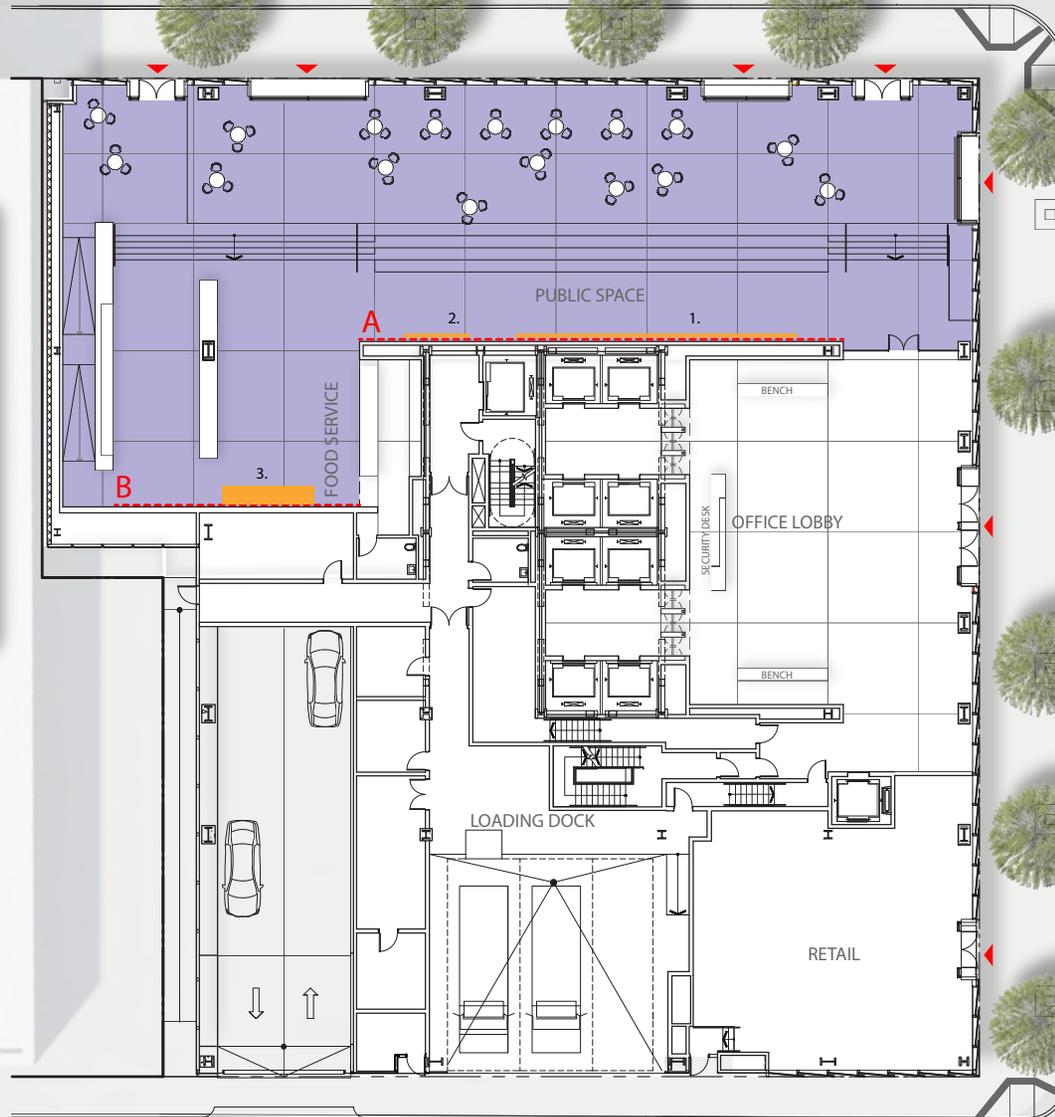
WALL DIMS: 79' - 11 3/8"W x 18'-0"H

- 1. THE PEQUOD MEETS THE DELIGHT (162" X 558" X 4")
- 2. RIALLARO (187" X 132")

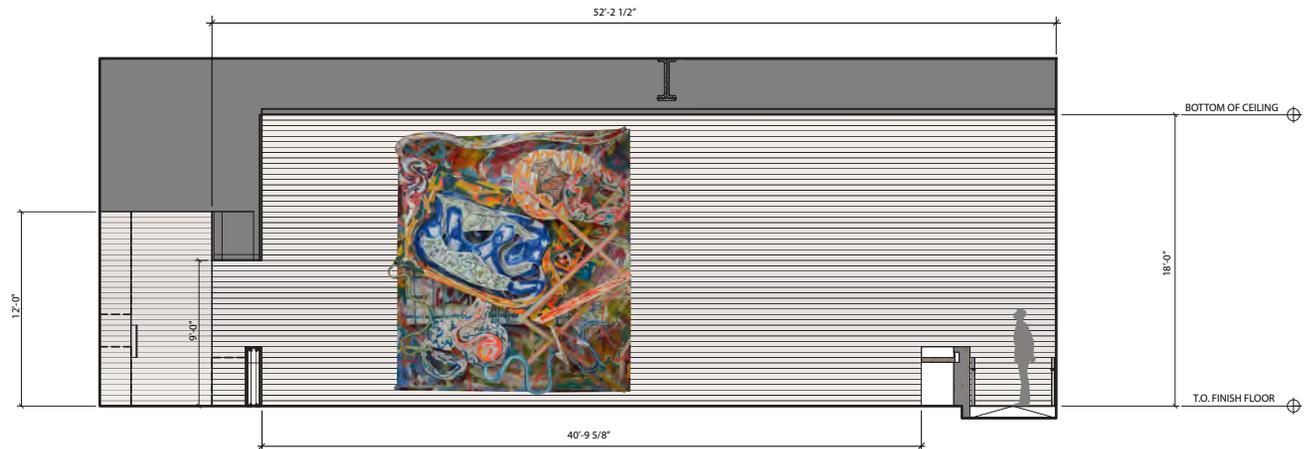
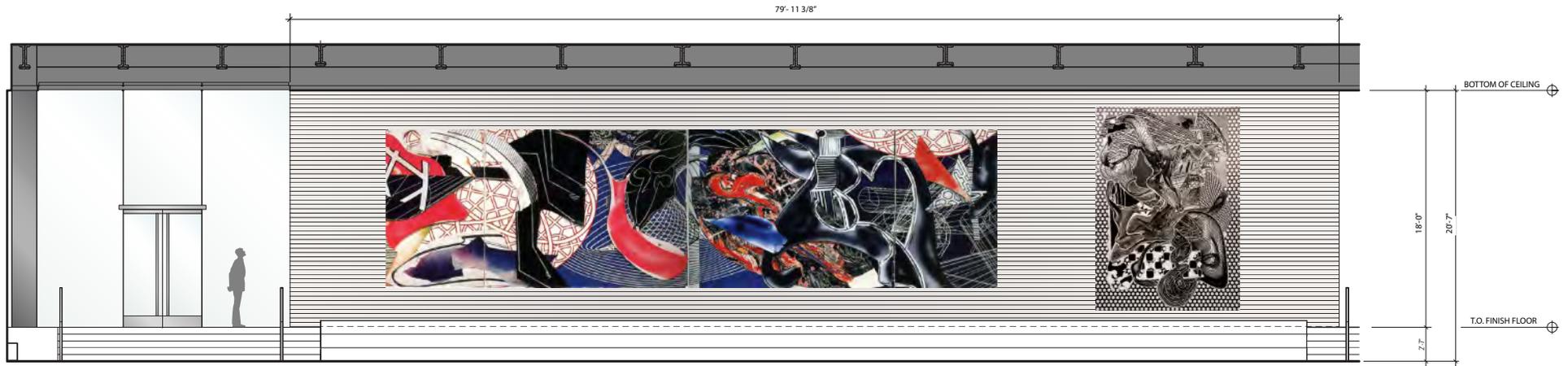
LOCATION B

WALL DIMS: 52'-2 1/2"W x 18'-0"H

- 3. SHARDS III (203" X 180" X 40")



GROUND FLOOR PLAN | PUBLIC OPEN SPACE



ELEVATIONS | VIEW OF ARTWORK ON WALL



RENDERING | VIEW OF THE PUBLIC SPACE LOOKING WEST



RENDERING | VIEW INTO PUBLIC OPEN SPACE

222 Second Street - Public Art Requirement

Construction Hard Costs as determined by DBI

\$ 101,000,000

Art Budget - 1% of Construction Hard Costs

\$ 1,010,000

Public Art Costs

Stella Pieces (3) - Pequod Meets, ShardsIII, Rialaro

Purchase Price

\$ 1,000,000

Delivery, Handling, Placement

tbd

\$ 30,000

Lighting Design

HLB

\$ 3,500

Architectural Drawings

Gensler

\$ 15,000

Lighting supply and installation

Turner

\$ 45,000

Public Art Total Cost

\$ 1,093,500

222 SECOND STREET

DESIGN UPDATE

GENSLER | THOMAS PHIFER AND PARTNERS

07.02.2014



Placeholder - Not representative of actual art selection

RENDERING | HOWARD STREET

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014



RENDERING | SECOND STREET

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014

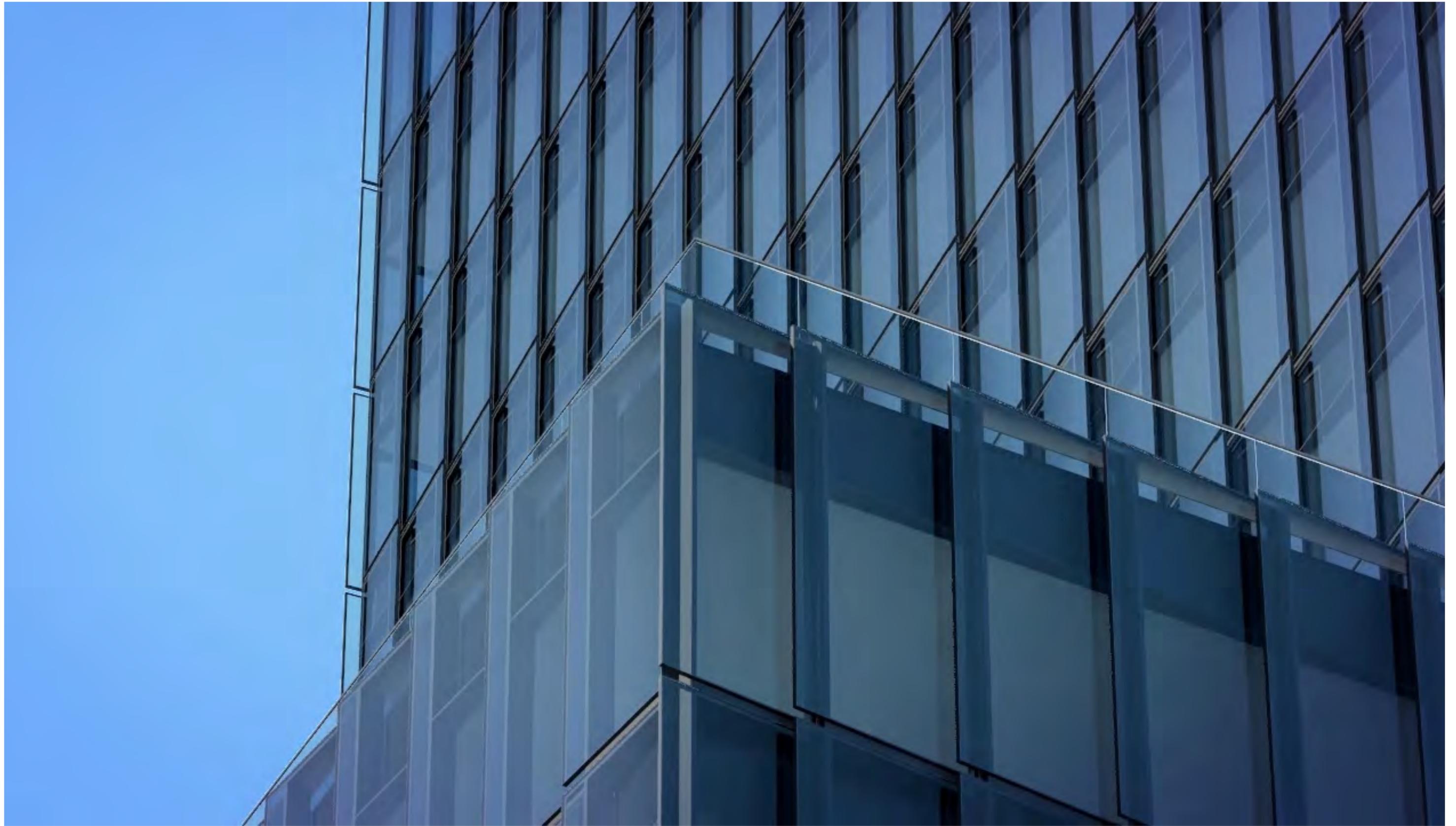


RENDERING | CORNER AT SECOND AND HOWARD STREET

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014



RENDERING | VIEW OF HOWARD STREET SKYGARDEN

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014



RENDERING | VIEW OF NORTH FACADE LOOKING EAST

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014

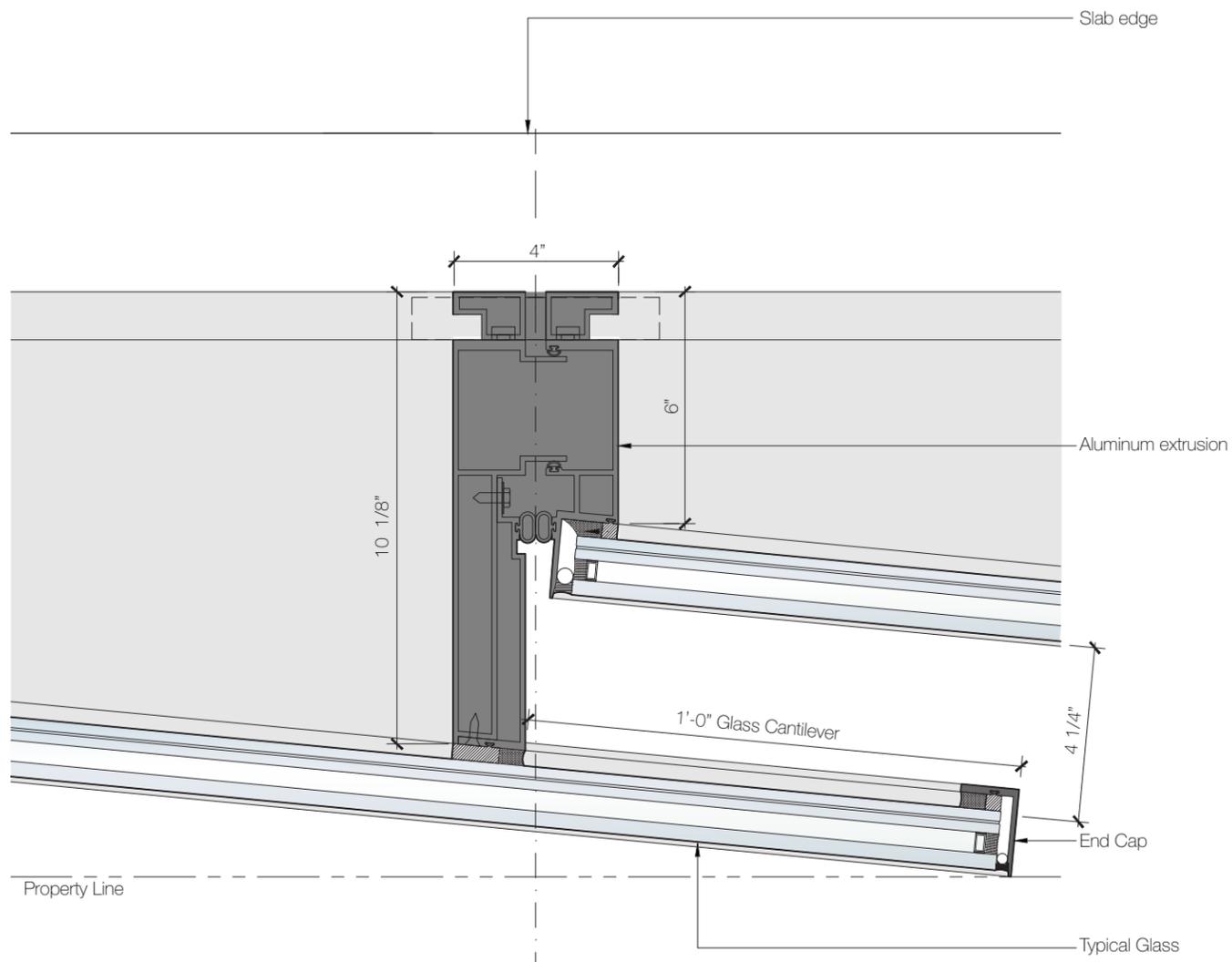


WITHOUT FRAME (BEFORE COMMISSION HEARING FEB 17, 2013)

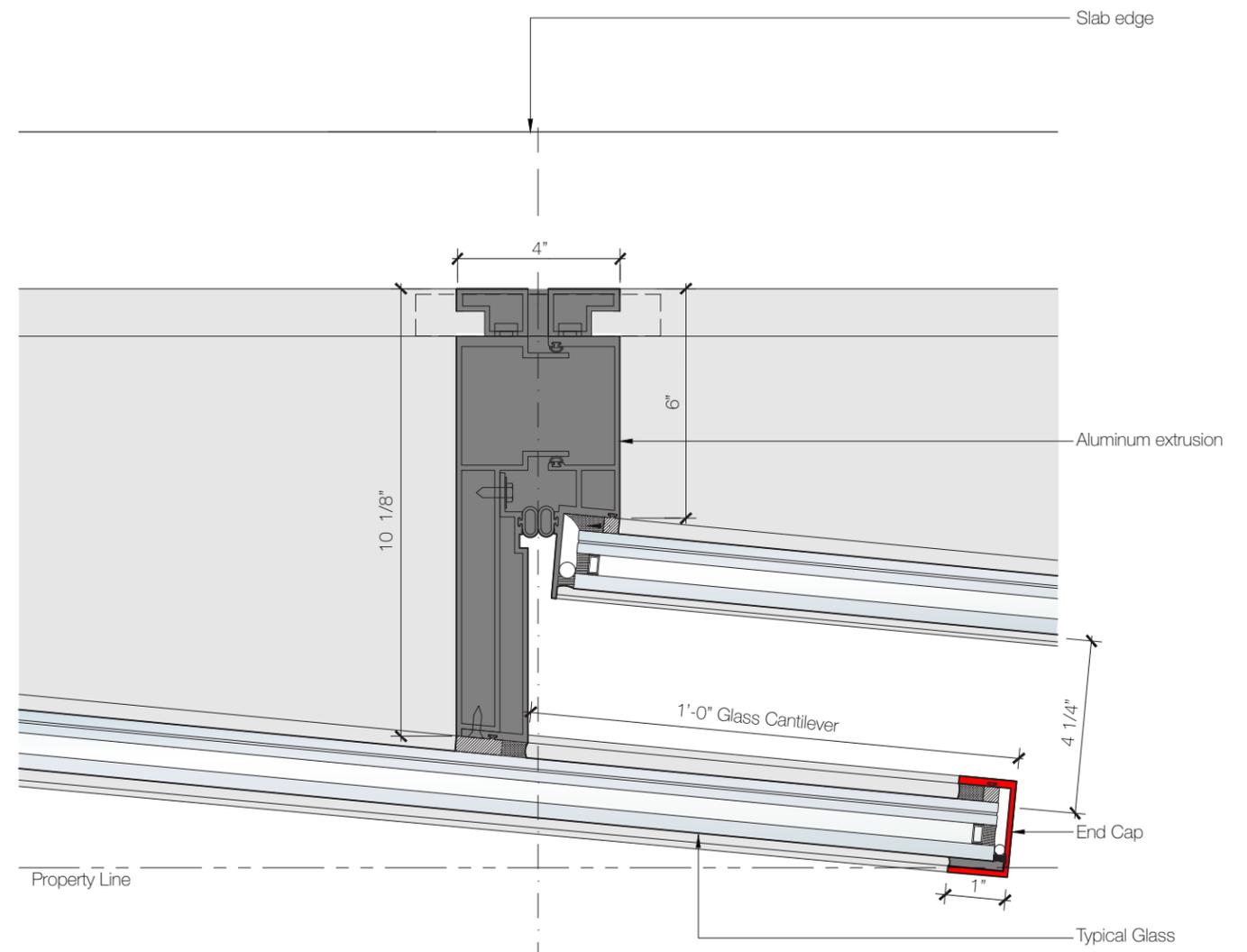


WITH FRAME (PER DESIGN UPDATE DEC 16, 2013)

RENDERING | SHINGLE DETAIL COMPARISON



WITHOUT FRAME (BEFORE COMMISSION HEARING FEB 17, 2013)

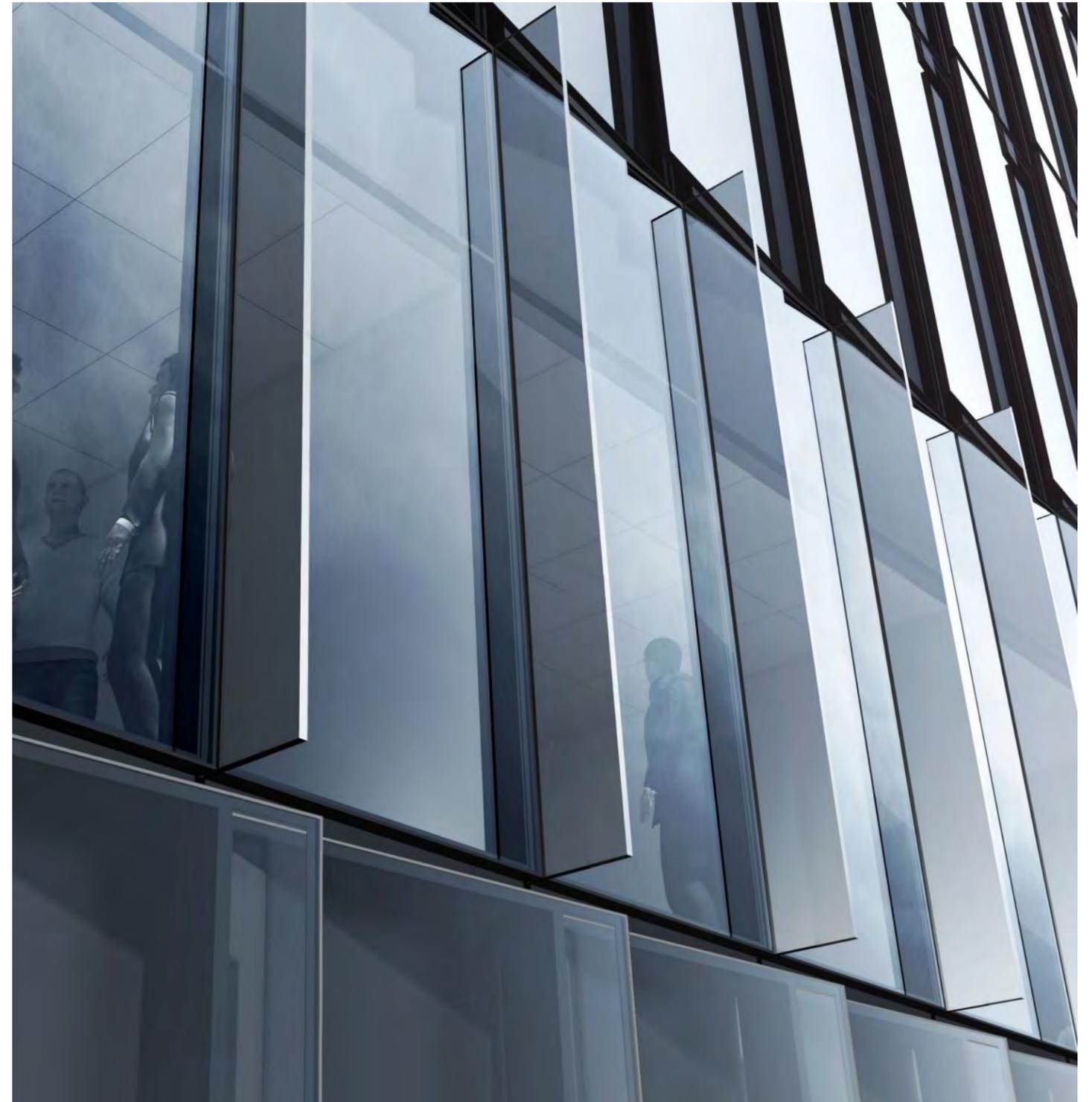


WITH FRAME (PER DESIGN UPDATE DEC 16, 2013)

PLAN | SHINGLE DETAIL COMPARISON

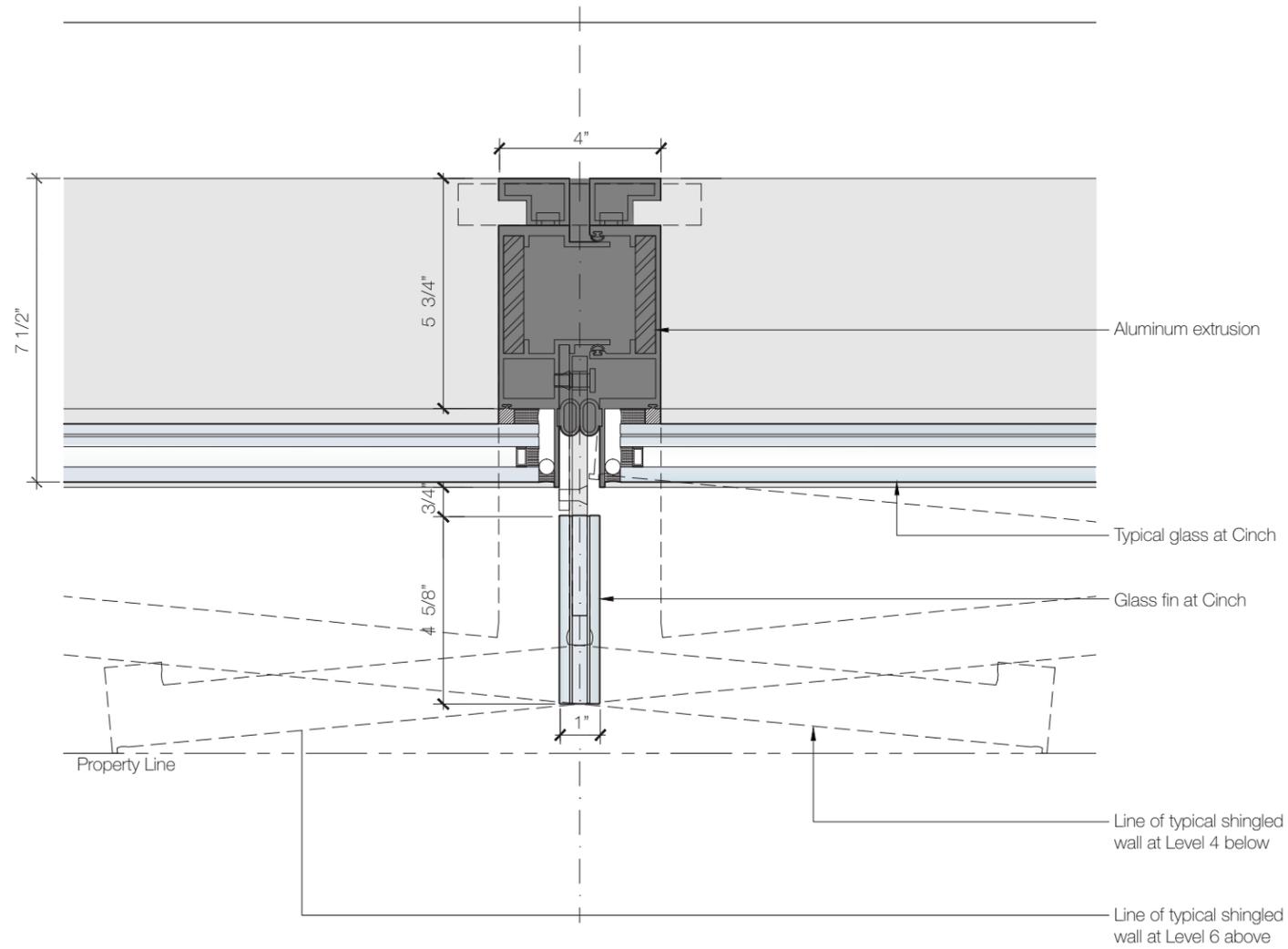


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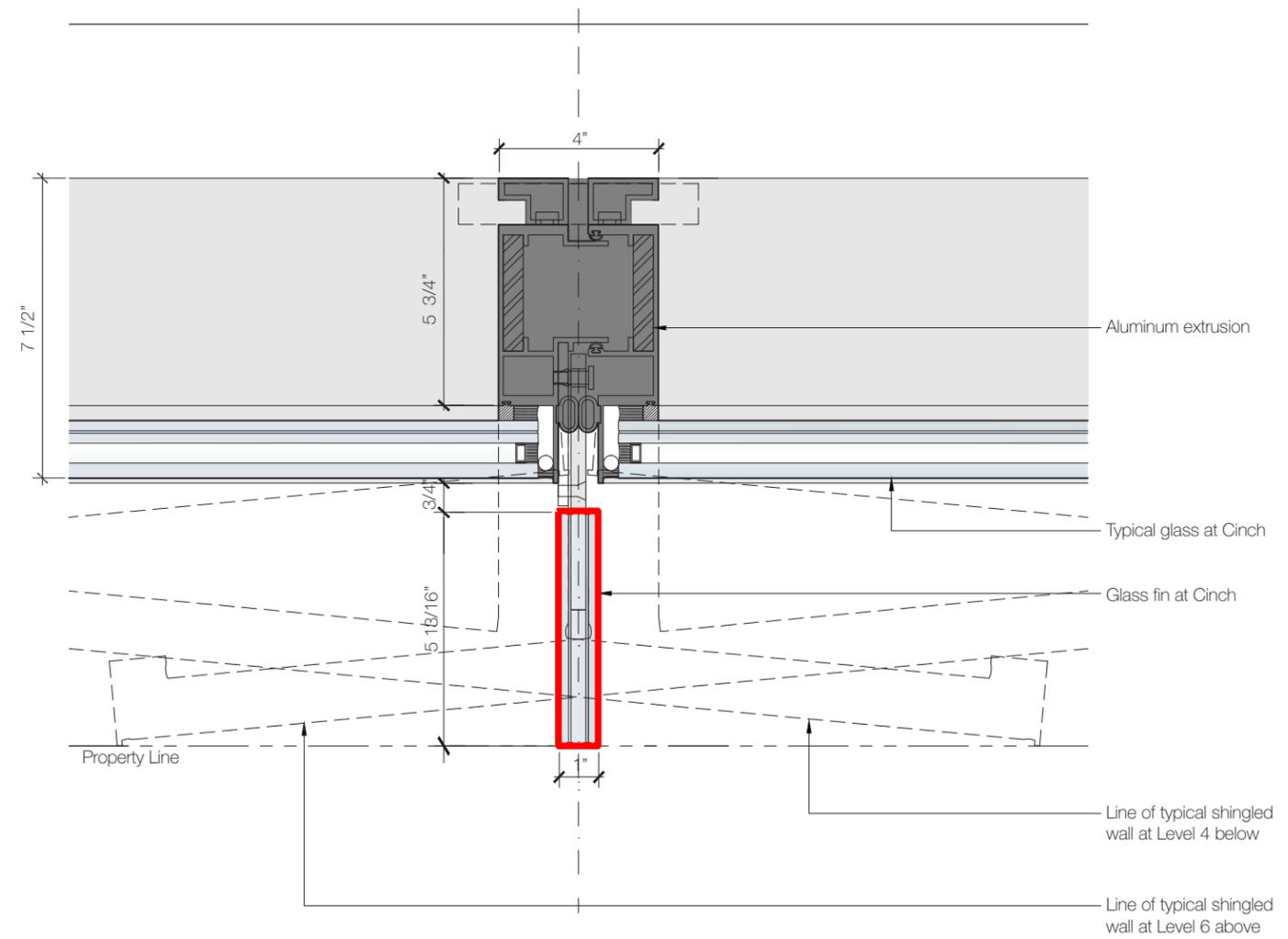


PROPOSED FIN

RENDERING | FIN DETAIL COMPARISON



FIN (BEFORE COMMISSION HEARING FEB 17, 2013)



PROPOSED FIN

PLAN | FIN DETAIL COMPARISON



RENDERING | VIEW OF THE PUBLIC SPACE



RENDERING | VIEW OF THE PUBLIC SPACE LOOKING EAST - FINAL FURNITURE PLAN UNDER DEVELOPMENT



RENDERING | VIEW OF THE CAFE - FINAL FURNITURE PLAN UNDER DEVELOPMENT



Placeholder - Not representative of actual art selection

RENDERING | CORNER AT SECOND AND HOWARD STREET

222 SECOND STREET
TISHMAN SPEYER

Gensler | Thomas Phifer and Partners

JULY 2, 2014