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Ms. Paris Cotz
San Francisco Arts Commission
Civic Design Review
401 Van Ness Ave. Suite 325
San Francisco, CA 94102

RE: Ingleside Police Station Replacement
Civic Design Conceptual Review – Concept Statement

The rehabilitation of, and addition to, the Ingleside Police Station is a project needed to allow Police staff to serve the growing Balboa Park neighborhood and respond after a major earthquake or other disaster. Funding for the project will be provided by the 2020 Earthquake Safety and Emergency Response (ESER) Bond. The San Francisco Police Department (SFPD) have identified the following goals for the project:

- Expand & upgrade the facility to meet modern policing operational needs
- Allow for continuous operation after a major earthquake
- Rehabilitate the historic building
- Build a sustainable, energy-efficient, and durable facility
- Provide a secure, safe, and healthy work environment
- Include a community meeting space on site

Original 1910 Building –

Ingleside Police Station, built in 1910, is one of two identical police stations in San Francisco designed by former acting City Architect Emil de Neuf. Ingleside's sister station is Park Station, located on the eastern edge of Golden Gate Park. The Mission Revival style station includes two buildings around a central courtyard which was originally used as a sally port. The main two-story building served the business function of the station, and the second "stables" building includes horse stables on the ground floor with a hayloft in the second-floor attic. The ground floor of the main building was designed to include a meeting / briefing area with an open stair to second floor command offices. Characteristics of the buildings include symmetrical exterior building elevations with main entry at the center of north facing elevation, arched openings lead to the courtyard, hipped roofs, concrete exterior walls and wood roof structures.

1990's Renovation -

Ingleside was renovated in the early 1990's and included seismic and accessibility upgrades as well as reorganization of office space in the main building and expansion of locker/shower rooms for men & women on the ground floor of the stables building. A community room and wellness room (gym) were also added to the ground floor of the stables building. The second-floor hay loft was converted to

storage. The seismic design included infilling a number of openings within the stables building including windows and

Proposed Rehabilitation and Expansion –

Ingleside Police Station serves a large fast-growing area within San Francisco that spans multiple neighborhoods and districts. To meet the needs of the growing community, as well as the project goals listed above. Ingleside Police Station will become a campus of three separate buildings: the rehabilitated Historic Building, a Community Pavilion Building and a Support Building. The new campus will feature:

Separation of SFPD Staff and Public entry points

Community Meeting Space facing Balboa Park

Views of the Historic Building

Views into Balboa Park from the campus

Protected Outdoor Areas for SFPD Staff

Additional Restrooms

The Mission Revival style historic building exterior will remain mainly untouched. The design of additions to the historic building and the new community and support buildings are intended to be sympathetic to the historic building. Additions and modifications to the historic building will occur adjacent to the interior courtyard and not visible from the building exterior. New covered walkways will allow circulation on the ground and second floors between the main and stables building, and existing covered exterior areas will be enclosed. The stables roofline will be modified from a hipped roof to a peaked roof, with skylights, to allow for more interior headroom and additional natural light. These alterations are intended to be differentiated from the old and compatible with historic materials, features, scale, proportions and massing.

The building function will remain much the same as it is, albeit with program areas shifted to allow for a more efficient layout. The main assembly area will be replaced to its original location on the ground floor of the main building, with offices on the second above. Holding cells and the Sally port have been moved to the more remote west side of the site along the freeway. An expanded break area and report writing room are located adjacent to the central courtyard.

The Community Pavilion and Support building are intended to be modern structures that are compatible with historic building materials, proportions, and massing. To reduce the impact on the historic building both the Community Pavilion and the Support buildings are set apart from the historic building. The Community Pavilion has also been kept as low, and as transparent as possible to allow views of the historic building exterior elevations from Balboa Park. The main meeting space is enclosed with glass storefront that open onto the public plaza to the east. The north half of the building, housing bathrooms, storage and mechanical rooms is bound by concrete walls. A small portal window on the west side offers a view of the main historic building main north facing façade. The Support Building houses program that supports the facility operations including locker rooms, a wellness room, facility storage rooms and maintenance offices. Light is brought to the interior via a central lightwell and rooftop skylights. Curtainwall glazing is located in transition and circulation spaces. Exterior windows into program areas have been kept to a minimum to provide a secure protected interior environment for facility staff.

All three buildings are linked by common exterior materials including concrete, glass and wood. Other materials include fiber cement panels, architectural concrete, wood ceilings and soffits and painted aluminum.

Solar control at the historic building alterations, the Community Pavilion and Support Building will be by a combination of ceramic frit on high-performance glazing, roller shades and possibly fixed shading devices.

Interior spaces are designed to create connected programmatic components to one another and the exterior environment. The Community Room is envisioned as a flexible area that changes use with time of day, an amenity for neighboring community and has a direct connection to the exterior. Similarly, Historic building program areas are designed around, and open onto the central courtyard. The break room, report writing and briefing rooms all open directly to the courtyard space.

Landscape design will feature unit pavers at the public entry plaza and the historic courtyard and new planted areas at the public entry, staff entry and courtyard. Permeable pavers will be used at parking spaces and other areas to reduce stormwater runoff. New ornamental fencing with varying levels of opacity will enclose the site allowing for views of the historic building from the public right of way. Access to the community room and the facility business office will be outside of the secure site enclosure, allowing access after normal business hours.

The building will be LEED Gold certified and is part of the City's move to Zero Net Carbon by using all electric equipment and systems in lieu of gas. Rooftop solar photovoltaics will be provided on the Support Building roof.

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