

SEP Operation
7 Engineering
Maintenance
Buildings

CDR Concept

August 21, 2023



Agenda

1. Introduction

2. Site Context

3. Project History

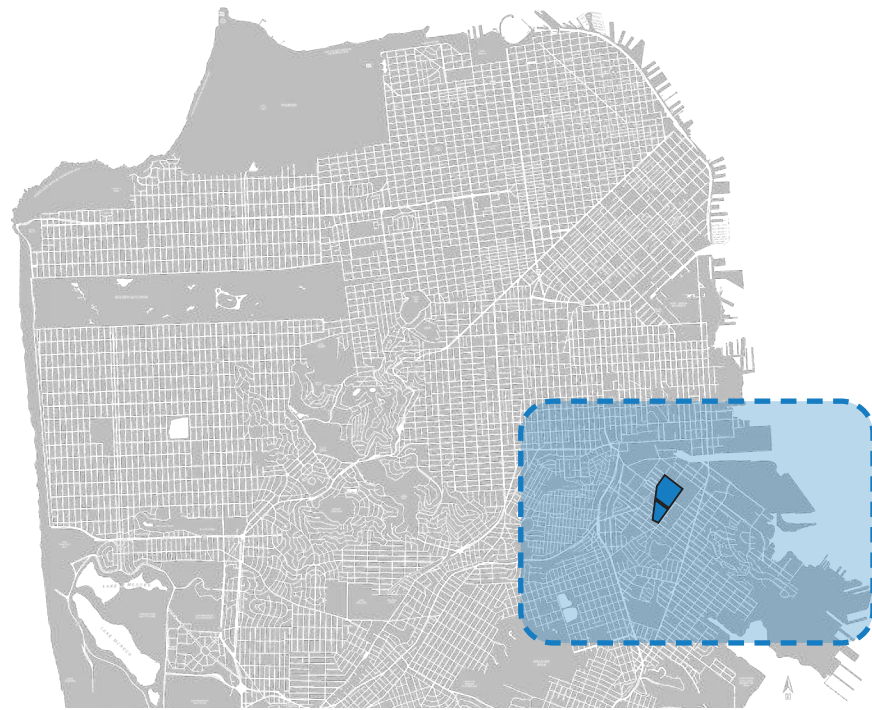
- *Previously approved Biosolids Maintenance Buildings 603 & 914
(Now called SEP-7 - Operations, Engineering, and Maintenance Buildings)*
 - *May 2017: Phase 1 Approval*
 - *December 2017: Phase 2 Approval with contingencies*

4. Program and Massing

5. Design Principles

6. Landscape Design

Context



Campus Aerial



Context Views



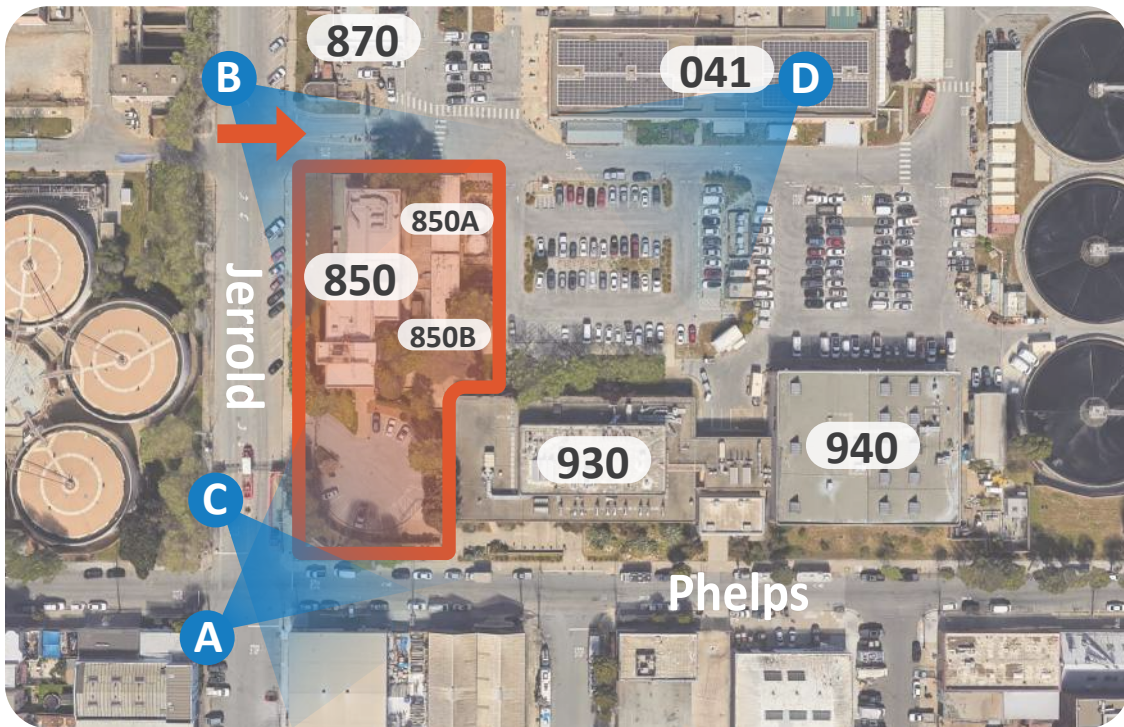
A Phelps-Jerrold Intersection



B Mid-Block Entry Gate at Jerrold



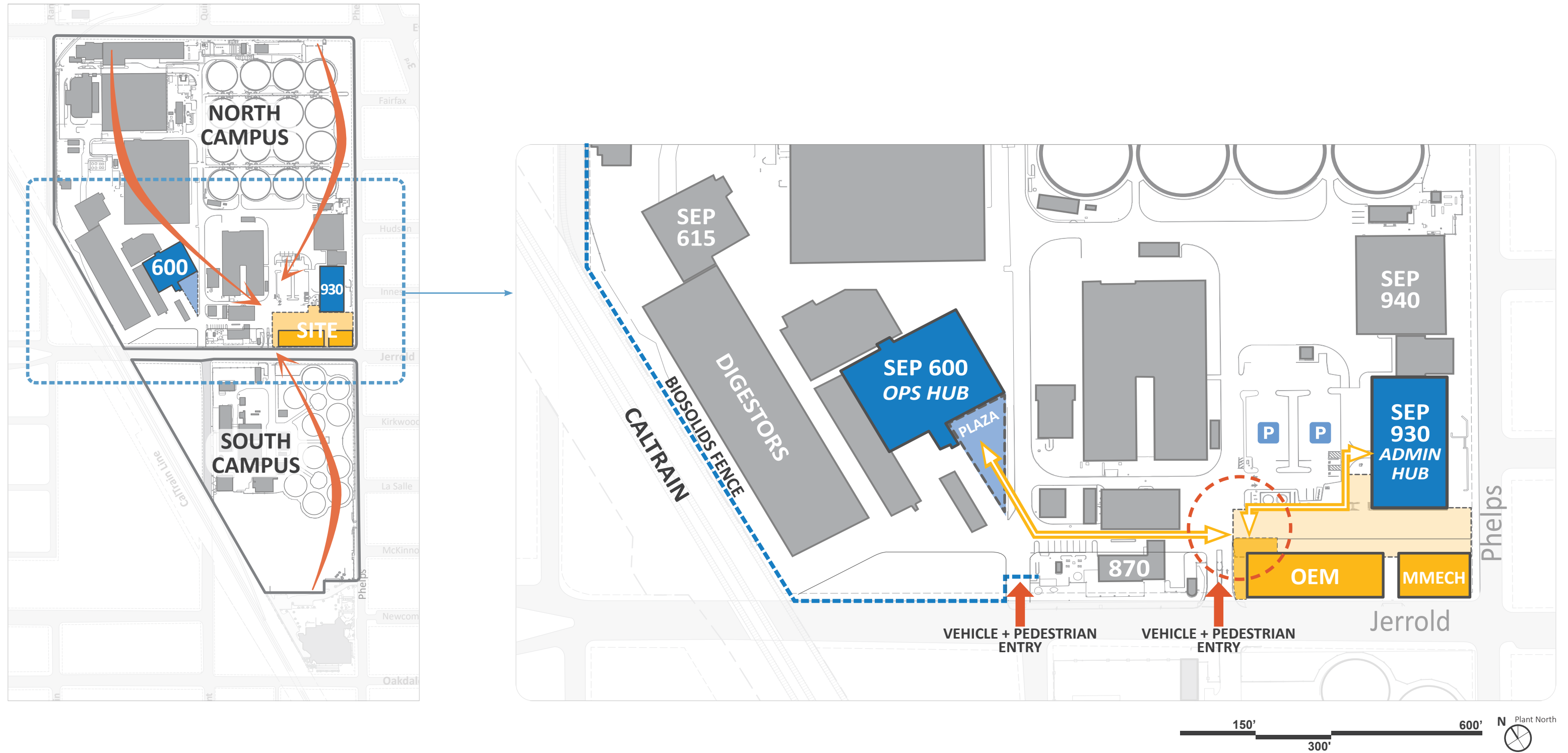
C East Corner of Phelps-Jerrold Intersection



D Aerial to South



Project Site



SEP Projects Currently Under Construction + Previously Approved SEP 603 + 914 (Phase 2)

Aerial from South

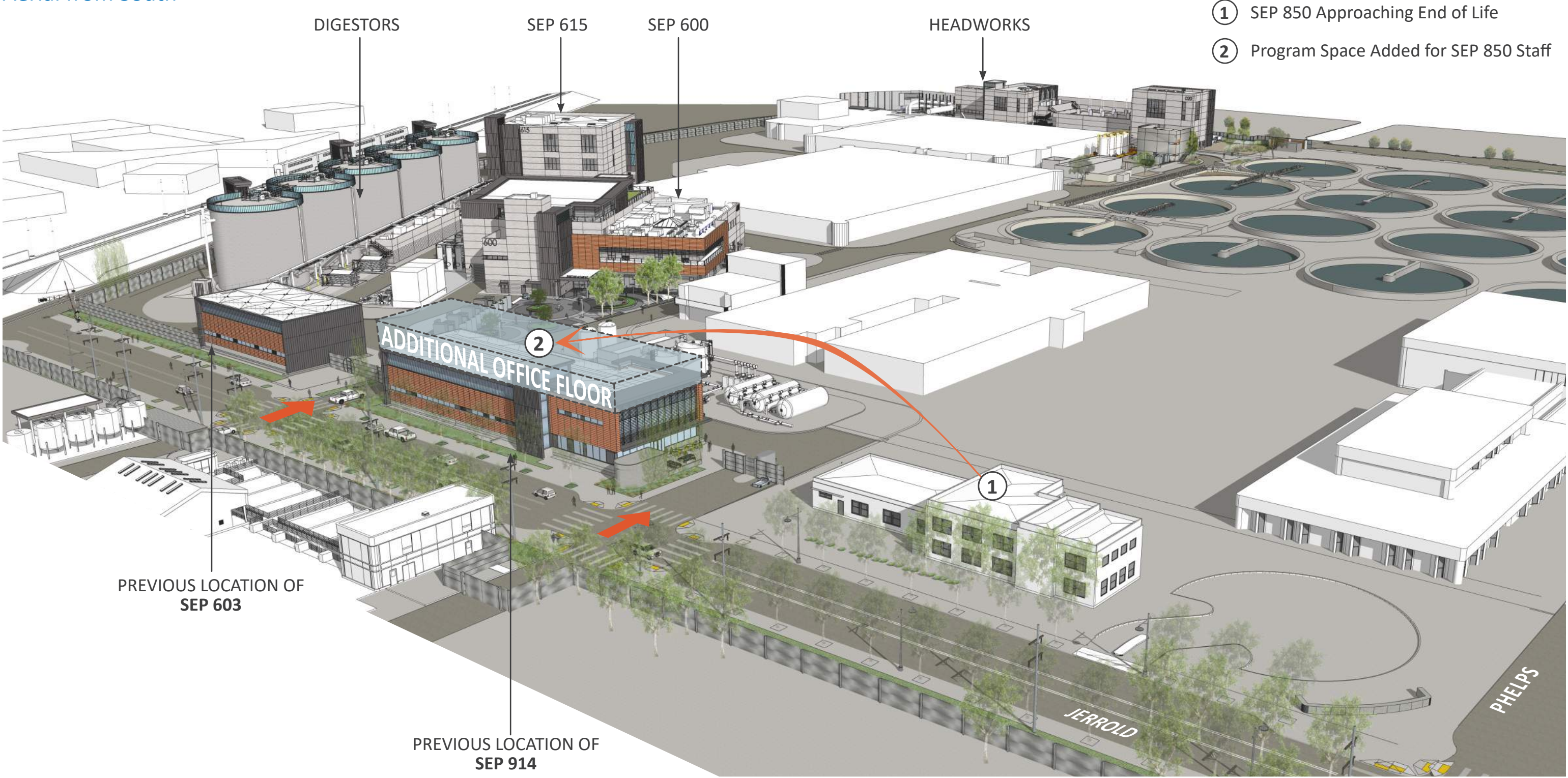


Previous SEP 603 + 914 Design Principles

- ① Express Campus Entry + Employee Commons
- ② Provide Street Level Security
- ③ Provide Privacy + Daylighting at Shops and Lockers & Showers
- ④ Locate Building Operations Internal to Campus

SEP Projects Currently Under Construction + Previously Approved SEP 603 + 914 (Phase 2)

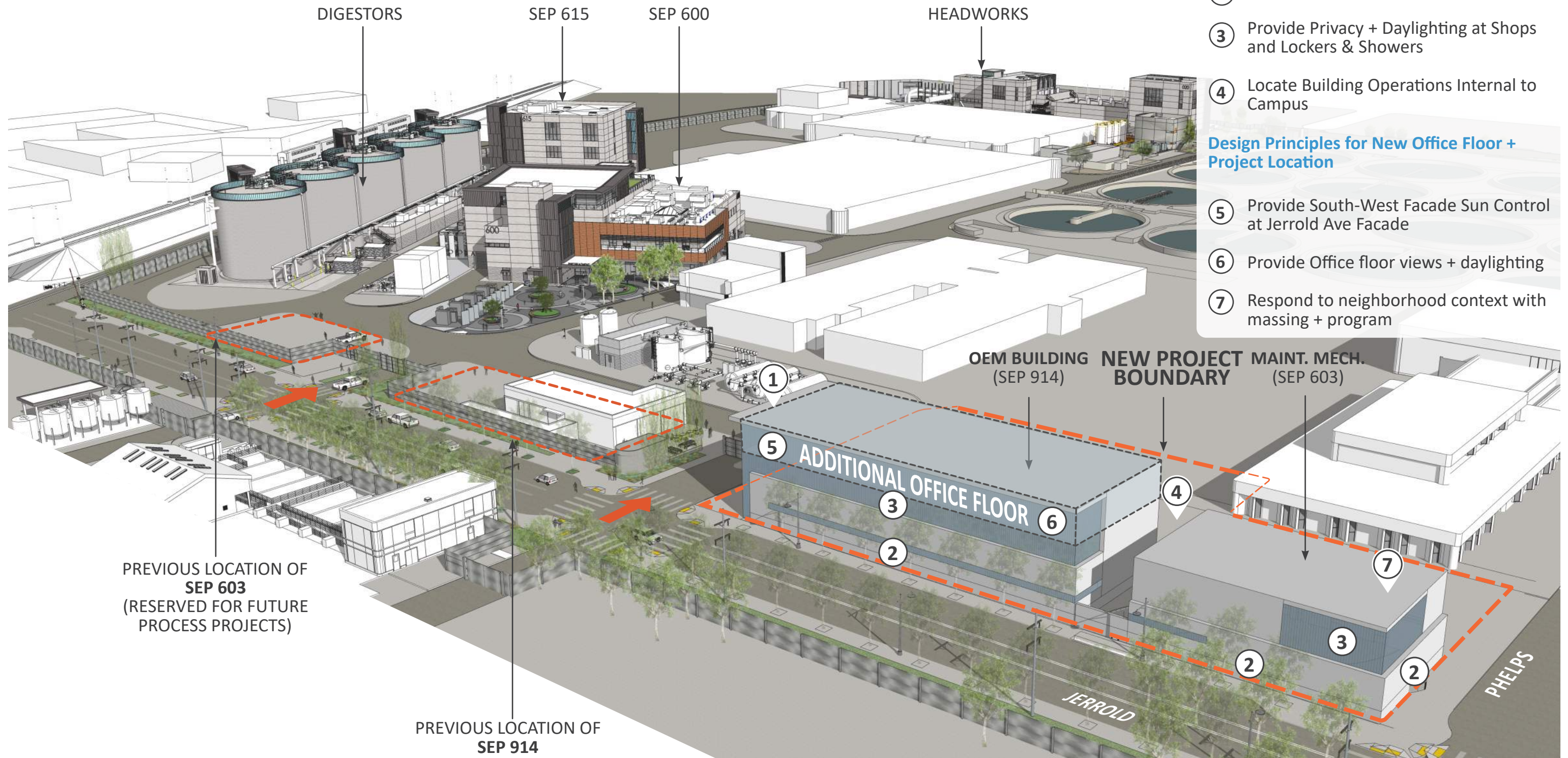
Aerial from South



- ① SEP 850 Approaching End of Life
- ② Program Space Added for SEP 850 Staff

SEP Projects Currently Under Construction + SEP 914 & 603 New Location

Aerial from South



Previous SEP 603 + 914 Design Principles

- ① Express Campus Entry + Employee Commons
- ② Provide Street Level Security
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- ④ Locate Building Operations Internal to Campus

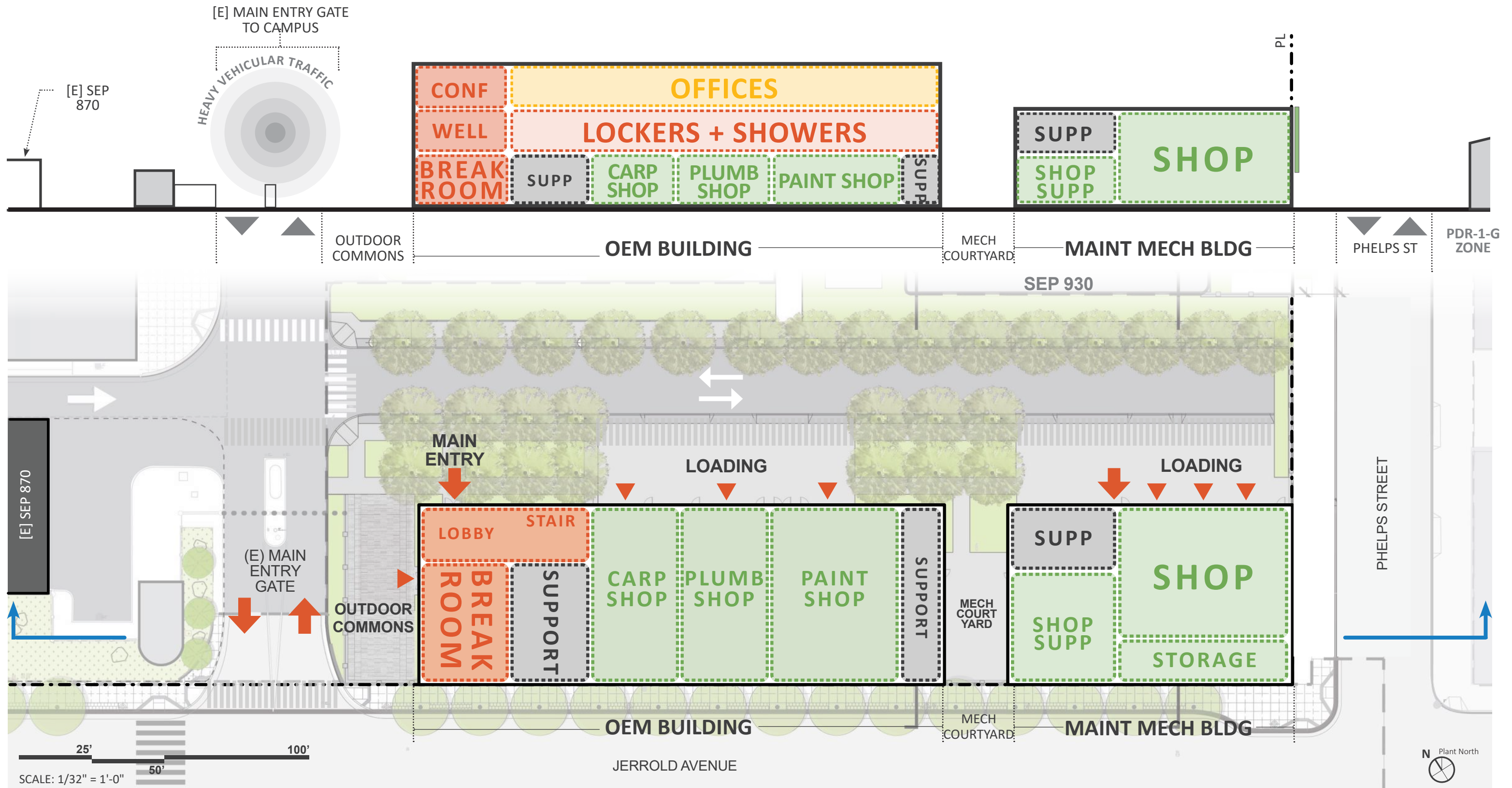
Design Principles for New Office Floor + Project Location

- ⑤ Provide South-West Facade Sun Control at Jerrold Ave Facade
- ⑥ Provide Office floor views + daylighting
- ⑦ Respond to neighborhood context with massing + program

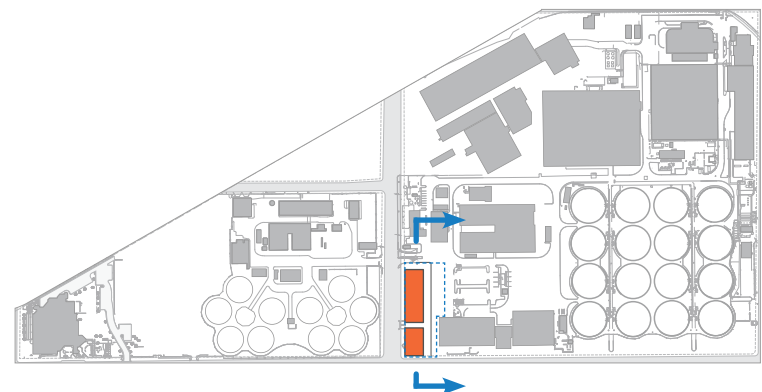
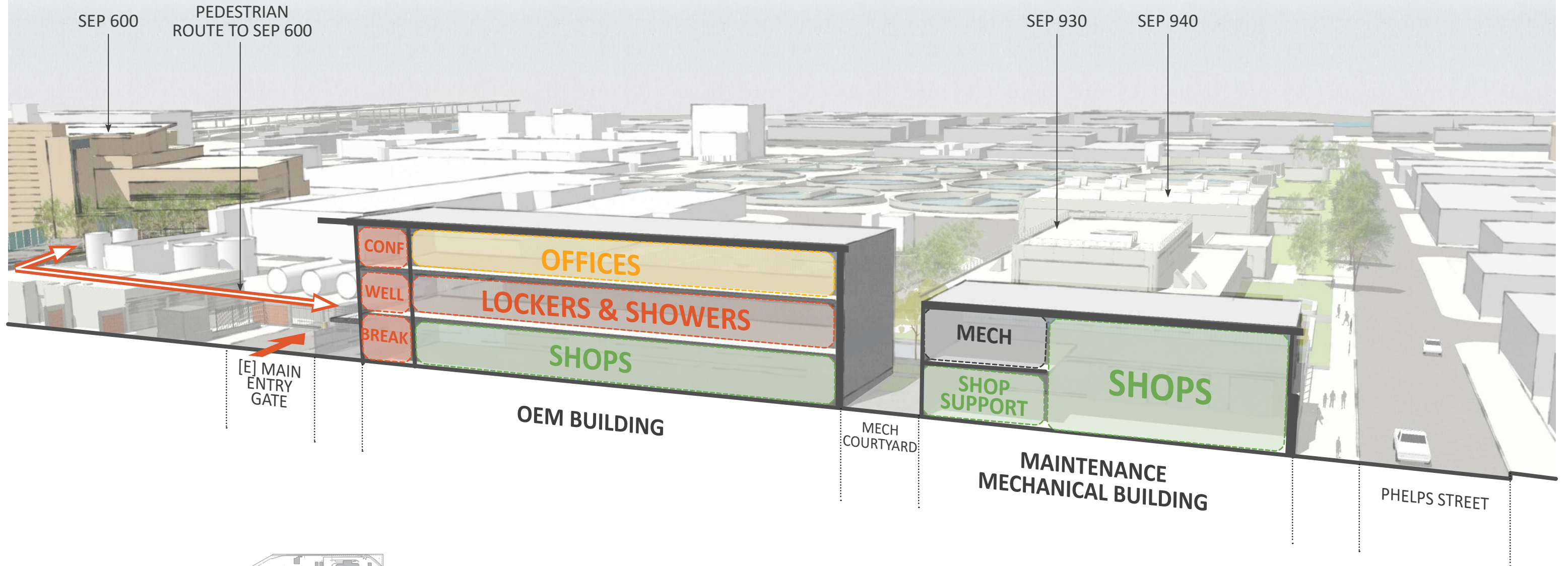
PREVIOUS LOCATION OF SEP 603
(RESERVED FOR FUTURE PROCESS PROJECTS)

PREVIOUS LOCATION OF SEP 914

Building Program Organization



Program and Massing



Design Principles

Northwest Perspective

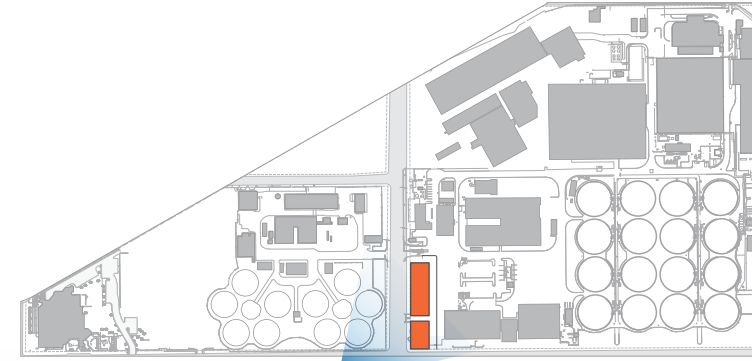
- Express Building Entry + Employee Commons
- Locate Building Operations Internal to Campus



Design Principles

Southeast Perspective

- Respond to Neighborhood Context with Massing + Program
- Provide Privacy + Daylighting at Shops and Lockers + Showers
- Provide Street Level Security



Massing + Program Response to Neighborhood Context



Street Level Security and Privacy + Daylighting at Shops and Lockers + Showers

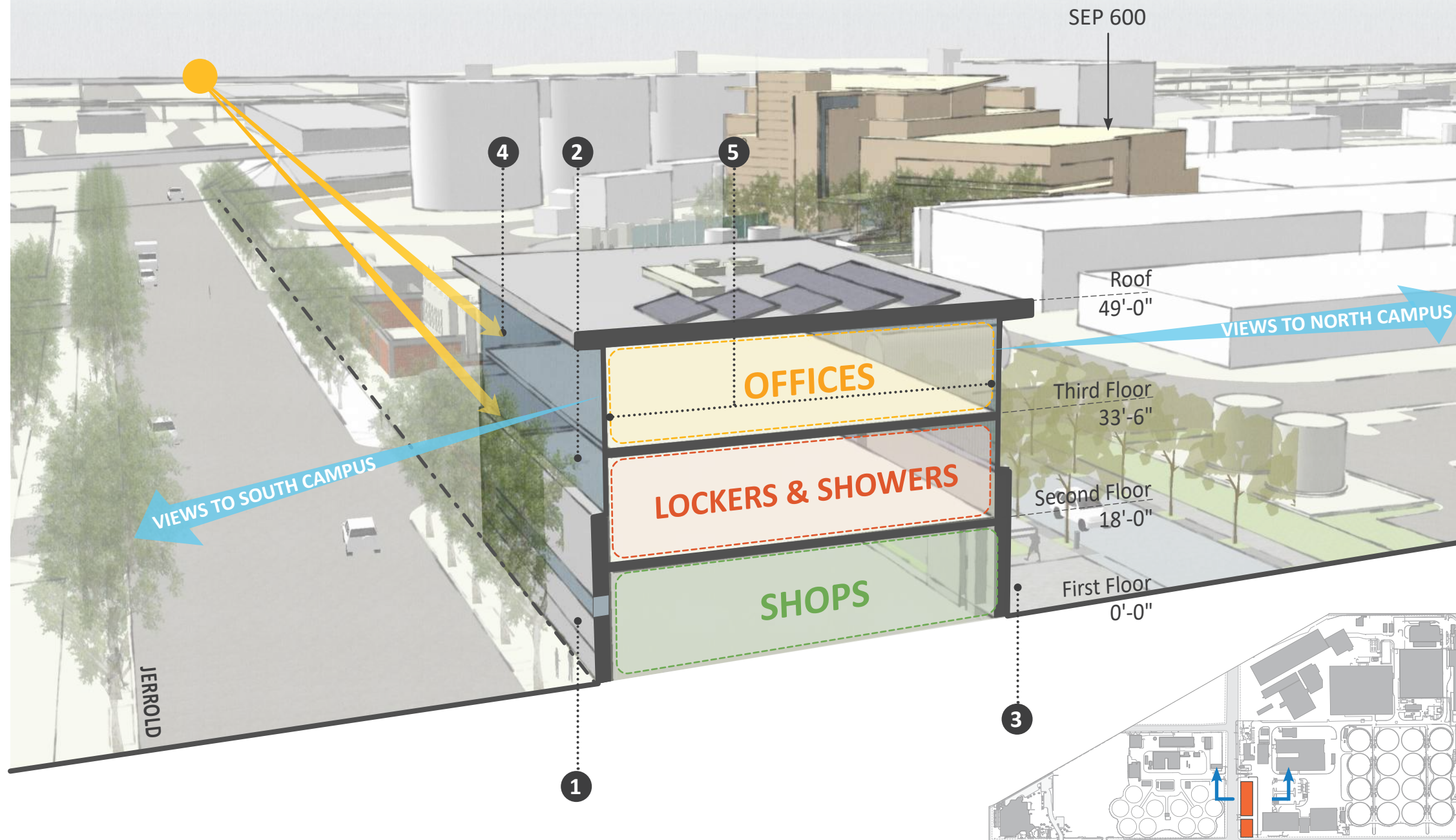


Street Level Security and Privacy + Daylighting

Design Principles

Transverse Section Perspective

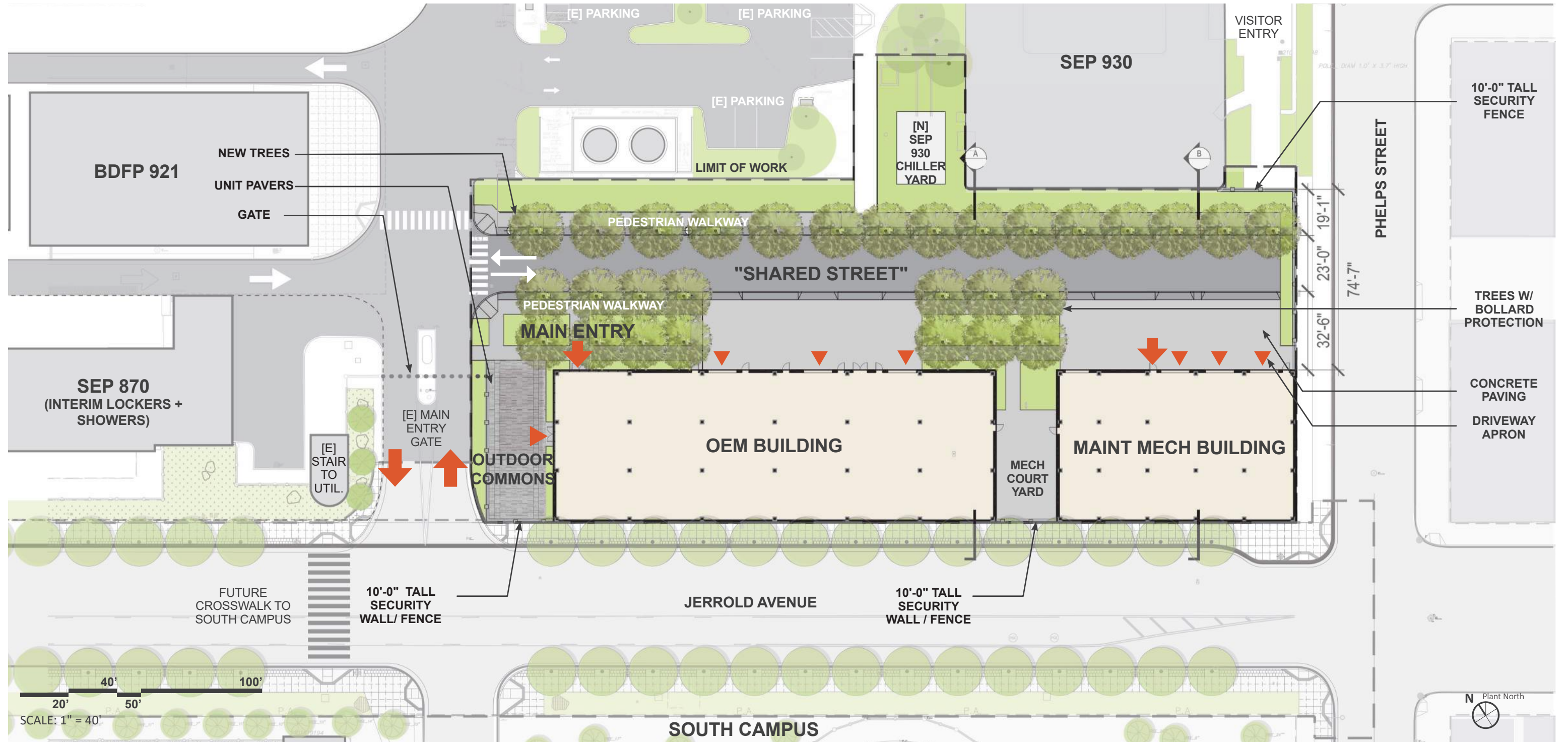
- Provide Street Level Security
- Provide Privacy + Daylighting at Shops and Lockers & Showers
- Provide Internal Campus Operations at Shops
- Provide South-West Facade Sun Control at Offices along Jerrold Ave Facade
- Provide Views + Daylighting at Offices



Landscape Concept Plan

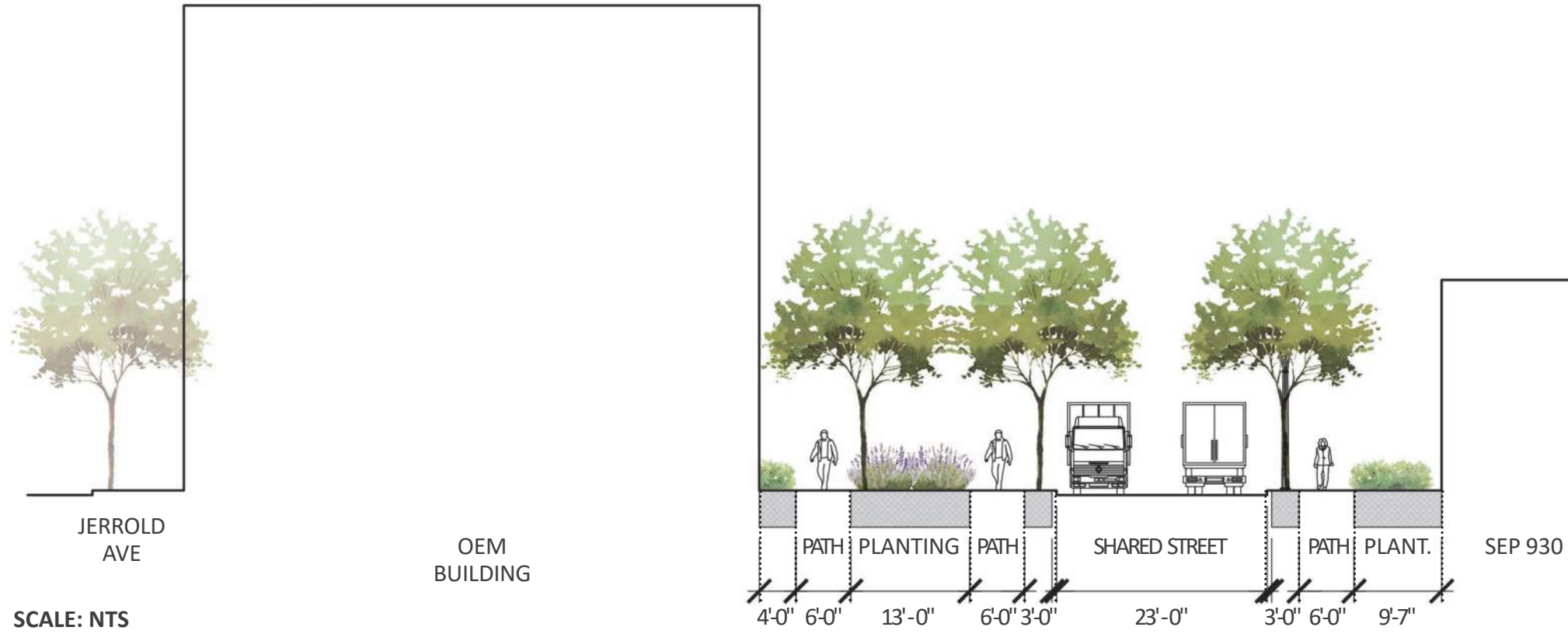
Design Principles

- 'Shared Street,' Fully functional for operations, equipment and lay-down area
- Provide safe pedestrian pathways by separating vehicular with planting areas

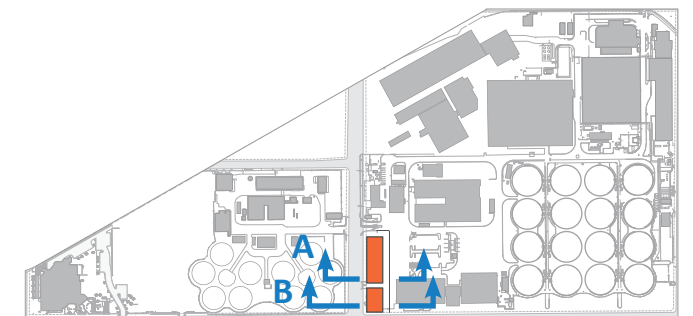
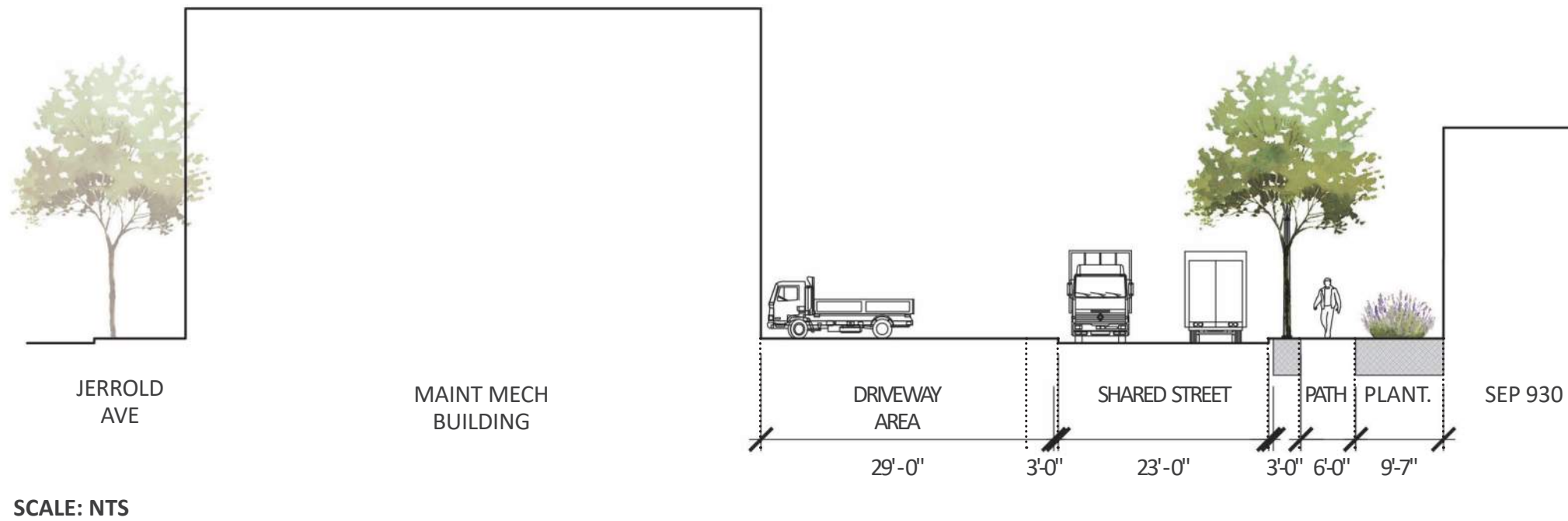


Landscape Concept Sections

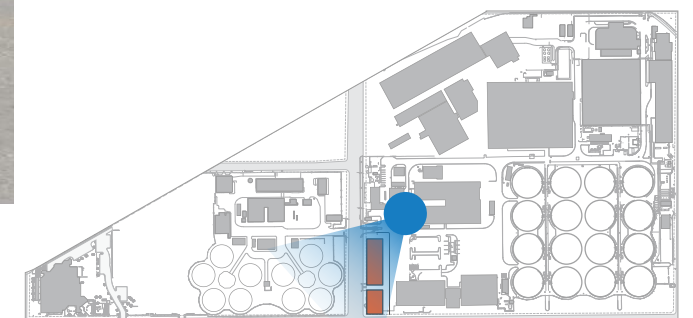
Section A



Section B



Landscape "Shared Street" Perspective



Thank You!

