



# SAN FRANCISCO PLANNING DEPARTMENT

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October 31, 2011

Ms. Angela Calvillo, Clerk  
Honorable Supervisor David Campos  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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**Re: Transmittal of Planning Case Number CASE NO. 2011.0921T to the Board of Supervisors File No. 11-0853: Public Artwork Ordinance**

**Recommendation: Approval with Modifications**

Dear Ms. Calvillo, Mayor Edwin Lee, and Supervisor David Chiu,

On October 27, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance. At the hearing, the Commission voted 7-0 to recommend approval with modifications. Specifically, the proposed Ordinance should be modified as follows:

1. **Maintain the Downtown Gallery associated with buildings that have significant POPOS.**
  - a. Maintain the existing requirement for on-site art for non-residential buildings with public open spaces that are over 3000 square feet and are located on the ground floor.
  - b. Other than the non-residential buildings with a requirement for a public open space of at least 3000sf, allow all other project to choose to either provide on-site art or fee payment to the Trust.
  - c. For very large projects with an art requirement of over \$1 million, only require the first \$1 million to be spent on-site. Fees above \$1 million could be either used on-site or deposited into the fund at the project sponsor's choosing.
2. **Apply requirement universally to all uses over 25,000sf in all districts, not just the C-3 District.**
3. **Allow more flexibility in how funds are spent, provided the expenditures are decided through a public process administered by the Arts Commission.**

- a. Instead of providing an option that prescribes percentages for on-site art and for fund payment, the Commission suggests that the requirement for residential uses be divvied up in any amount between either on-site art or payment into the Artworks Trust of the sponsors choosing.
  - b. If the Non-Residential requirement stays in place, there is no need for fiscal limits on how the Artworks Trust could be spent.
  - c. Remove the proposed 5% discount for projects that provide both onsite artworks and pay into the fund.
4. **Remove Art Commission Advisory Review for On-Ste Art.**
  5. **Consider adding alternative sources of funding for Public Art Projects administered by the Arts Commission.**
  6. **The Commission requests that the Board Land Use Committee provide a reasonable amount of time prior to scheduling the hearing for consideration of this ordinance.**

Additional details on these recommendations are in the Commission's attached resolution. The offices of Mayor Edwin Lee and Board President David Chiu, please advise the City Attorney at your earliest convenience if you wish to incorporate any changes recommended by the Commission.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers  
Manager of Legislative Affairs

Cc: City Attorneys: Judy Boyajian and Cheryl Adams  
Jason Elliott and Catherine Rauschuber

Attachments (one copy of the following):

Planning Commission Resolution No. 18475

Executive Summary, Map of C-3 District, Draft Inventory of Existing Downtown Gallery



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution No. 18477 Planning Code Text Change

HEARING DATE: OCTOBER 27, 2011

*Project Name:* **Downtown Public Art Fee and Public Artwork Trust Fund**  
*Case Number:* 2011.0921T [Board File No. 11-0853]  
*Initiated by:* Mayor Edwin Lee and Supervisor Chiu: Introduced July 20, 2011  
*Staff Contact:* AnMarie Rodgers, Manager Legislative Affairs  
anmarie.rodgers@sfgov.org, 415-558-6395  
*Reviewed by:* Kelley Amdur, Manager of Current Planning  
*Recommendation:* **Recommend Approval with Modifications**

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE WITH MODIFICATIONS THAT WOULD AMEND PLANNING CODE SECTIONS SECTION 429 TO AMEND THE CURRENT REQUIREMENT THAT 1% OF CONSTRUCTION COSTS FOR DOWNTOWN DEVELOPMENTS GREATER THAN 25,000 BE SPENT PROVIDING PUBLIC ART ONSITE, ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, on July 20, 2011, Mayor Lee and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 11-0853 which would amend Planning Code Section Section 429 to amend the current requirement that 1% of construction costs for downtown developments greater than 25,000 be spent providing public art onsite and instead would allow the following options to be provided either within the C-3 District or within a ½ mile radius of this district:

- 1) Contribute 100% of this money into a new "Public Artwork Trust" fund administered by the Arts Commission; or
- 2) Designate 100% of this money to a specific nonprofit arts facility; or
- 3) Provide public art consistent with the current requirements and new additional review by the Arts Commission; or
- 4) Receive a 5% discount on the fee if the sponsor agrees to provide 50% of fee onsite (subject to review described above) and contribute 45% into the Public Artwork Trust.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 27, 2011; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Article 18, Statutory Exemptions 15273; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed ordinance. Specifically, the proposed Ordinance should be modified as follows:

1. **Maintain the Downtown Gallery associated with buildings that have significant POPOS.** In the Commission's analysis of the existing Downtown Gallery, arts provided in concert with POPOS play crucial roles. Artwork in these spaces signal that the space is public and provide critical activation of the space with permanent works of art. These spaces must be maintained. Further, artworks provided and maintained by private parties leverage private investment by relieving the City from responsibilities to seek, and secure art as well as to provide with future maintenance and upkeep—a duties that the City currently struggles to fund adequately.
  - a. **Maintain the existing requirement for on-site art for non-residential buildings with public open spaces that are over 3000 square feet and are located on the ground floor.** The Commission believes that the cornerstone of the existing program should be maintained and that the large groundfloor POPOS should remain activated by permanent, monumental art. Given the complexities in making rooftop spaces readily accessible and the limitations of smaller open spaces, this requirement would be limited to projects with large open space requirements.
  - b. **Other than the non-residential buildings with a requirement for a public open space of at least 3000sf, allow all other project to choose to either provide on-site art or fee payment to the Trust.** If the critical element of the existing 1% for Art Requirement is maintained so that artworks are provided in conjunction with large public open spaces, then the Commission is open to experimentation with other projects that would trigger the requirement.
  - c. **For very large projects with an art requirement of over \$1 million, only require the first \$1 million to be spent on-site. Fees above \$1 million could be either used on-site or deposited into the fund at the project sponsor's choosing.** There are have been projects in the past where the art requirement exceeded \$1 million. Providing artwork of \$1 million on-site should be sufficient for monumental art to activate the POPOS. The Commission is open to flexibility in the use of remaining fees that exceed \$1 million for other uses including performance and ephemeral art.
2. **Apply requirement universally to all uses over 25,000sf in all districts, not just the C-3 District.** Given that large-scale development is not limited to the downtown C-3 District only, there

appears to be no valid reason for not applying the fee to all non-residential uses of this size, particularly in areas of SoMa and the Eastern Neighborhoods where substantial non-residential growth is expected and where there are also requirements for POPOS<sup>1</sup>. There is a fair amount of office, hotel, institutional and retail development happening outside of the C-3 throughout SoMa and Eastern Neighborhoods mixed-use districts, and "Downtown" has functionally expanded to effectively include much of SoMa and other nearby districts. It would be more consistent with the current spirit of the requirement to extend the requirement to all major development outside of the downtown C-3 Districts.

3. **Allow more flexibility in how funds are spent, provided the expenditures are decided through a public process administered by the Arts Commission.** If the critical element of the existing 1% for Art Requirement is maintained so that artworks are provided in conjunction with public open space requirements greater than 3000 sf, then the Commission is open to experimentation with other projects that would trigger the requirement.
  - a. **Instead of providing an option that prescribes percentages for on-site art and for fund payment, the Commission suggests that the requirement for residential uses be divvied up in any amount between either on-site art or payment into the Artworks Trust of the sponsors choosing.** The proposed Ordinance is very prescriptive in the options. As long as the POPOS are activated with art as described above, the Commission believes that it is permissible to allow project sponsors the flexibility to choose to contribute to the fund or provide onsite art or to choose any combination of the two options.
  - b. **If the Non-Residential requirement stays in place, there is no need for fiscal limits on how the Artworks Trust could be spent.**
    - i. The public process of the Art Commission allocation will ensure appropriate City review and opportunity for public involvement. While this process isn't yet articulated, the Art Commission pledges to resolve this in the near-term.
    - ii. The Commission encourages removing the option of "designating" that the money be spent on a particular non-profit. This option presents too great of temptation for "gifting" of favors.
  - c. **Remove the proposed 5% discount for projects that provide both onsite artworks and pay into the fund.** The Commission recommends not reducing the amount of money dedicated to the provision of artwork. There is no public benefit in reducing the fee for projects that provide a mixed contribution of both on-site artworks and fund payment, and there should not be an inherent preference between on-site art and payment of the fee. Allowing a project sponsor to pay a fee in lieu of providing art is already an inherent incentive for developers to choose fee payment over the

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<sup>1</sup> Planning Code Section 135.3 describes requirements for "Usable Open Space For Uses Other Than Dwelling Units, Group Housing And Live/Work Units Within The South Of Market And Eastern Neighborhoods Mixed Use Districts". Creating a new requirement for onsite public art to activate open spaces provided by this requirement seems consistent with the original intent.

provision of art on-site. Additional discounts only serve to reduce the amount of funding for works of art.

4. **Remove Art Commission Advisory Review for On-Ste Art.** There is already a review process for the placement the value, type, and location of artwork. Artworks on private sites provide many benefits to the City such as the indefinite maintenance and periodic restoration of the artwork by the building owner. Further, by allowing project sponsors to pick art associated with their own building, the City often benefits from owners who voluntarily exceed the requirement—as has happened in the past. As long as the City ensures “publicness” of the artwork, the Commission feels it benefits the City to allow more freedom in choice of the artwork and city government should not be in the position of evaluating the content or artistic merit of art on private property. The artwork provided to date is of undeniably high-quality; adding government review will not improve the quality of the art.
5. **Consider adding alternative sources of funding for Public Art Projects administered by the Arts Commission.** The Commission recognizes the severe funding constraints for administration of public art and programs by the Art Commission. Therefore, the City should explore additional avenues to fortify funding sources for the Art Commission. There is currently a Public Art requirement which provides that 2% of the construction cost of public projects goes towards public art. This program should also be evaluated for potential to provide additional funding.
6. **The Commission requests that the Board Land Use Committee provide a reasonable amount of time prior to scheduling the hearing for consideration of this ordinance.** The Planning Commission has respectfully requested that the legislative sponsors of this Ordinance, Mayor Edwin Lee and Board President David Chiu, be given more time to conduct additional outreach prior to Board action.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **Artworks provided in concert with POPOS play crucial roles.** Artwork in these spaces signal that the space is public and provide critical activation of the space with permanent works of art. These spaces must be maintained. Further, artworks provided and maintained by private parties leverage private investment by relieving the City from responsibilities to seek, and secure art as well as to provide with future maintenance and upkeep—a duties that the City currently struggles to fund adequately.
2. **Flexibility in the use of public artworks funding can be tested in other avenues.** If the critical element of the existing 1% for Art Requirement is maintained so that artworks are provided in conjunction with public open spaces greater than 3000 square feet, then the Commission is open to experimentation with other projects that would trigger the requirement.
3. **Maintain a full One Percent for art.** The Commission believes there is no public benefit in reducing the fee for projects that provide a mixed contribution of both on-site artworks and fund payment, and there should not be an inherent preference between on-site art and payment of the fee. Allowing a project sponsor to pay a fee in lieu of providing art is already an inherent

incentive for developers to choose fee payment over the provision of art on-site. Additional discounts only serve to reduce the amount of funding for works of art.

4. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

**I. DOWNTOWN PLAN**

**POLICY 1.1**

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

**OBJECTIVE 10 ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.**

**POLICY 10.4**

Provide open space that is clearly visible and easily reached from the street or pedestrian way.

**OBJECTIVE 11 PROVIDE CONTRAST AND FORM BY CONSCIOUSLY TREATING OPEN SPACE AS A COUNTERPOINT TO THE BUILT ENVIRONMENT.**

**POLICY 16.5**

Encourage the incorporation of publicly visible art works in new private development and in various public spaces downtown.

The quality of life is enriched by art and artistic expression in many varied forms. The worker or visitor to downtown spends many hours in an environment of office buildings and commercial enterprises. Art in this environment can offer a counterpoint, attract the eye, stimulate the imagination, arouse emotions or just cause a momentary interest or amusement.

In the past, many prominent buildings included sculptured relief, ornate custom grillwork, mosaics, murals, carvings, as well as statuary and other forms of artistic embellishment. Buildings were less separable from art and artistic expression.

To reestablish this tradition of enhancing the environment for all to enjoy, artwork should be incorporated in new buildings and public spaces in downtown. Art work is required for all new public buildings of the City and County. The Redevelopment Agency has successfully used a requirement for art work in its downtown redevelopment projects to obtain major fountains, sculpture, and other artworks which have made a substantial contribution to the quality of the downtown environment.

Sculpture, bas-relief, mosaics, murals, and decorative water features are among the types of artwork that should be provided.

**Public Art:**

Art in the public right-of-way is strongly encouraged throughout the downtown area. Art installations might range from sculptures, sidewalk inlays, and kiosk displays to performance art, dance pieces, and temporary installations.

Empty storefronts should be utilized for temporary art installations to enliven the streetscape.

## **II. ARTS ELEMENT**

### **OBJECTIVE I-1**

**RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.**

### **OBJECTIVE I-2**

**INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.**

### **OBJECTIVE III-1**

**ENHANCE THE CONTRIBUTION OF ARTISTS TO THE CREATIVE LIFE AND VITALITY OF SAN FRANCISCO.**

#### **POLICY III-1.1**

Develop funding sources for individual artists.

### **OBJECTIVE III-2**

**STRENGTHEN THE CONTRIBUTION OF ARTS ORGANIZATIONS TO THE CREATIVE LIFE AND VITALITY OF SAN FRANCISCO.**

#### **POLICY III-2.1**

Support a stable funding base for small, medium and large arts organizations and develop new funding sources to enable arts organizations of all sizes to respond to demand for services.

#### **POLICY III-2.2**

Assist in the improvement of arts organizations' facilities and access in order to enhance the quality and quantity of arts offerings.

#### **POLICY V-1.1**

Provide the greatest possible public input into considerations regarding arts funding.

### **OBJECTIVE V-2**

**SECURE NEW SOURCES OF REVENUE FOR THE ARTS.**

### **OBJECTIVE V-3**

**DEVELOP AND EXPAND ONGOING PARTNERSHIPS WITH THE PRIVATE SECTOR IN SUPPORT OF THE ARTS.**



**POLICY VI-1.9**

Create opportunities for private developers to include arts spaces in private developments city-wide.

**OBJECTIVE VI-2**

**INCREASE OPPORTUNITIES FOR PUBLIC ART THROUGHOUT THE CITY.**

**POLICY VI-2.2**

Protect, maintain and preserve existing art work in the City Collection and art required by ordinance.

*Commission Finding: The Ordinance and the modifications recommended by the Commission will maintain the existing Art Requirement where it is most needed in large public open spaces and will allow flexibility in arts funding and increase opportunity for local artists and arts institutions.*

**8. Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed amendments will not affect neighborhood-serving retail uses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed amendments will no longer require art to be provided on-site for residential uses but will still require payment into the Artworks Fund and will ensure that art is a component of future development.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed amendments will not affect the City's supply of existing housing is often the most affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed amendments will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed amendments would not cause displacement of the industrial or service sectors due to office development.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed amendments.*

7. That the landmarks and historic buildings be preserved;

*Landmarks and historic buildings would be unaffected by the proposed amendments.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The City's parks and open space and their access to sunlight would not be threatened by new development as a result of the proposed amendments.*

- 8. Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance with modifications as described in this Resolution and in the proposed Ordinance with the modification outlined above.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 27, 2011.



Linda D. Avery  
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Fong, Moore, and Sugaya

NOES: none

ABSENT: none

ADOPTED: 10/27/11



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Planning Code Text Change HEARING DATE: OCTOBER 27, 2011

*Project Name:* **Downtown Public Art Fee and Public Artwork Trust Fund**  
*Case Number:* 2011.0921T [Board File No. 11-0853]  
*Initiated by:* Mayor Edwin Lee and Supervisor Chiu: Introduced July 20, 2011  
*Staff Contact:* AnMarie Rodgers, Manager Legislative Affairs  
anmarie.rodgers@sfgov.org, 415-558-6395  
*Reviewed by:* Kelley Amdur, Manager of Current Planning  
*Recommendation:* **Recommend Approval with Modifications**

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### PLANNING CODE & ADMINISTRATIVE CODE AMENDMENT

The proposed Ordinance would amend San Francisco Planning Code Section 429 to amend the current requirement that 1% of construction costs for downtown developments greater than 25,000 be spent providing public art onsite and instead would allow the following options to be provided either within the C-3 District or within a ½ mile radius of this district:

- 1) Contribute 100% of this money into a new "Public Artwork Trust" fund administered by the Arts Commission; or
- 2) Designate 100% of this money to a specific nonprofit arts facility; or
- 3) Provide on-site public art consistent with the current requirements *and* with new additional review by the Arts Commission; or
- 4) Receive a 5% discount on the fee if the sponsor agrees to provide 50% of fee onsite (subject to review described above) and contribute 45% into the Public Artwork Trust.

The Public Artworks Trust could be used for creation, installation, exhibition, conservation, preservation and restoration works of public art as administered by the Arts Commission *or* for the provision of capital improvements to nonprofit arts facilities *or* could be designated to a nonprofit for exterior art programming.

#### The Way It Is Now:

Section 429 of the Planning Code requires that in the Downtown C-3 Districts any new building or any addition of at least 25,000 square feet include a work of art equal to at least 1% of the construction value be provided in one of the following locations:

1. on-site in a privately owned public open-space<sup>1</sup> (POPOS);
2. on-site and clearly visible from the public sidewalk or the public open-space (POPOS); or

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<sup>1</sup> Planning Code Section 138 describes "Open Space Requirements in C-3 Districts". This open space requirement was developed by the Downtown Plan in 1985 and are also known as "privately owned public open-spaces" or "POPOS". POPOS include features such as plazas, roof gardens, greenhouses, atriums and others. SPUR produced an assessment of these spaces, titled "Secrets of San Francisco" available at: [www.spur.org/publications/library/report/secretsofsanfrancisco\\_010109](http://www.spur.org/publications/library/report/secretsofsanfrancisco_010109).

3. on adjacent public property subject to approval of said public agency; or
4. if the building is a hotel it may be provided in the publicly accessible lobby.

The artwork must be permanent art and not merely architectural detailing of building features. The Code emphasizes that the location must promote “public enjoyment” and while the location and the type of art may be reviewed, the artistic merit of the art are not to be a matter for public review. Both the artist and the building architect must be recognized by a plaque or cornerstone on the site.

**In addition to the Code requirements:** The Department’s “Fine Arts Guidelines” provide further clarification about what the art costs may and may not include; how the art should be “permanently affixed” at the site; how the artwork is at the discretion of the project sponsor but that works by living artist and arts from the Bay Area should be given positive consideration; how to evaluate the public visibility of the artwork; how the cost of the art should be determined; and the process for incorporating the development of the artwork into the process of development and review of the project. The Department also has guidelines about the plaques for recognition of the artist and architect.

There is additional text in this Section that has expired as of June 6, 2009. Ordinance number 77-04 allowed an “in-lieu” payment of the Downtown Art Fee to be spent restoring the Old Mint Building. This Ordinance became effective on June 6, 2004 and expired five years thereafter, on June 6, 2009. This proposed Ordinance would delete this expired option.

**The Way The Downtown Art Requirement Would Be:**

The proposed Ordinance would amend San Francisco Planning Code Section 429 to amend the current requirement for public art onsite with each private development and instead would allow the following options to be provided either within the C-3 District per the exiting requirements or, newly allowed by this proposed Ordinance, within a ½ mile radius of this district:

- 1) Contribute 100% of this money into a new “Public Artwork Trust” for use at the Art Commission’s Discretion as described below; or
- 2) Contribute 100% of this money into a new “Public Artwork Trust” and designate 100% of this money to a nonprofit arts facility for the provision of exterior public art programming; or
- 3) Provide public art consistent with the current requirements *and* with additional review by the Arts Commission (including a review fee of at least \$2500, plus time and materials). This review shall consider the durability, type design, artistic merit and public accessibility of the art; or
- 4) Receive a 5% discount on the fee if the sponsor agrees to provide 50% of fee onsite (subject to review described above) and contribute 45% into the Public Artwork Trust (for stated purposes below).

**The Way The Public Artworks Trust Monies Could Be Used:**

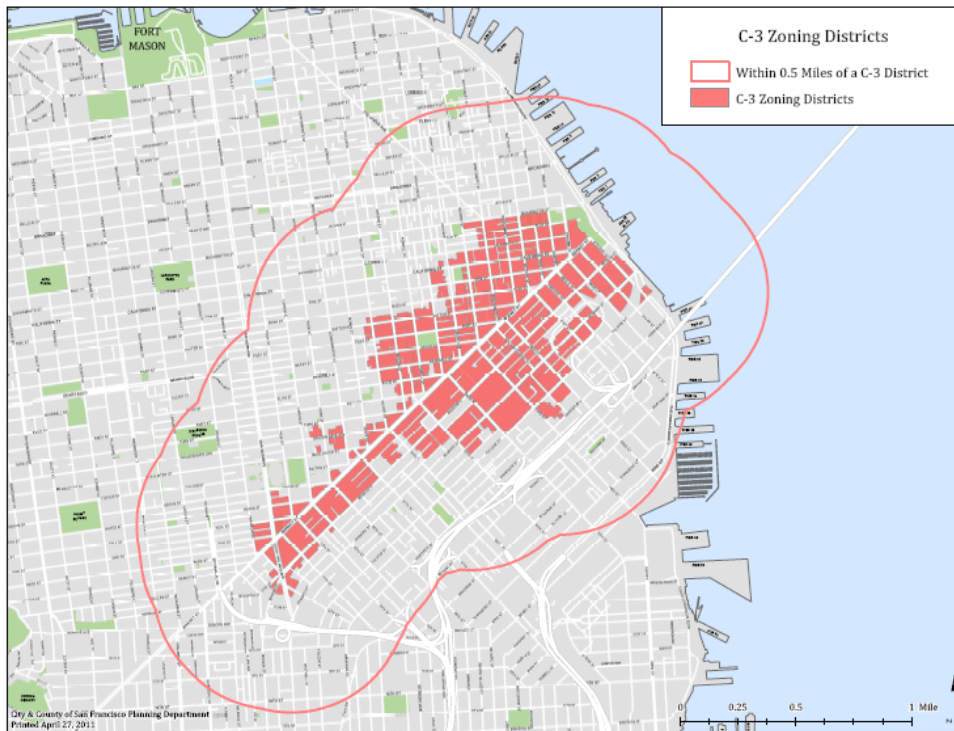
The proposed Ordinance would amend the Administration Code to create the Public Artwork Trust which would have the following limits. The funds may only be used within the C-3 District or a ½ mile radius of that district for the following purposes:

- 1) the creation, installation, and exhibition of either *temporary* or *permanent* public works of art curated by the Arts Commission without financial limits;
- 2) the conservation, preservation, and restoration (but not maintenance) of either *temporary* or *permanent* works owned by the Arts Commission art subject to a limit of 15% maximum allocation per single project;

- 3) a competitive process overseen by the Arts Commission for distribution of funds to San Francisco nonprofit arts entities and artists to fund temporary public art projects, performance, film and video screenings, and capital improvements for publicly accessible cultural facilities without financial limits;
- 4) specific designation of the project sponsor's choice (subject to approval by the Arts Commission) to a "high capacity, private, nonprofit arts organization" to provide exterior public artistic temporary programming without financial limits;
- 5) administrative expenses of the Arts Commission staff in administering "compliance" with requirements via a \$2500 fee, plus time and materials subject to a limit of 20% maximum allocation per single project.

**The Way Review of Art on Private Property Would Be:**

Currently, art provided in fulfillment of the existing requirement on private property is not reviewed by the Arts Commission. The Art Commission is required to approve the placement of art on public property and/or within the public right-of-way under the exiting requirement. Artwork provided at a private site is currently reviewed by the Planning Commission to ensure that artworks are displayed in a manner that will enhance their enjoyment by the general public. Only the value, type, and location of artwork are currently reviewed—specifically not included in this existing review is an assessment of the artistic merit. Under the proposed Ordinance, the Arts Commission would review the type, durability, design, artistic merit, and publicly accessible location of the project sponsor's proposed On-Site Artwork. The Arts Commission would provide the project sponsor and Planning Department with an advisory written report within 60 days for a fee of \$2500, plus time and materials.



*Inset map of C-3 District and 1/2 Mile Buffer showing where the Artworks Trust would be able to expend funding should the proposed Ordinance be adopted. See full size map on Attachment D.*

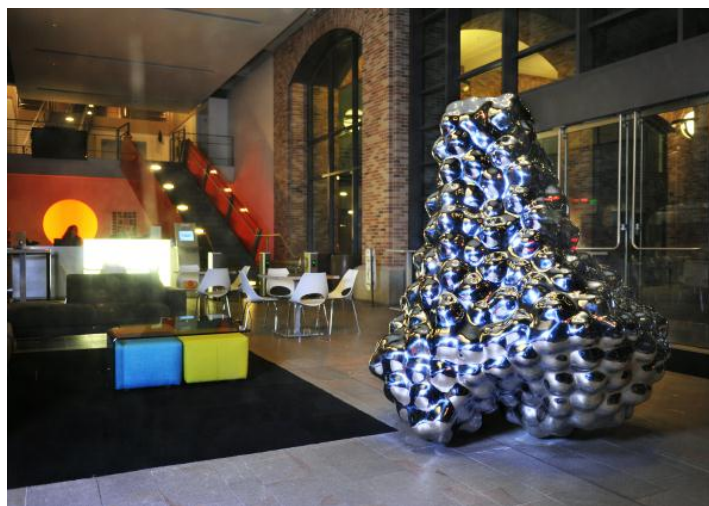
## **BACKGROUND**

The groundbreaking "Downtown Plan" adopted in 1985, was developed under the assumption that significant employment and office development growth would occur. New commercial development would provide new revenue sources to cover a portion of the costs of necessary urban service improvements. Specific programs were created to satisfy needs for additional housing, transit, childcare, open space, and art. The public art requirement created by this plan is commonly known as the "1% for Art" program. This requirement, now governed by Section 429 of the Planning Code, provides that construction of a new building or addition of 25,000 square feet or more within the downtown C-3 district, triggers a requirement that provide public art that equals at least 1% of the total construction cost be provided.

The Art Requirement was developed with great care and foresight. San Francisco at the time was the second city in the nation to require that developers provide public art as part of downtown projects. Prior to San Francisco's requirement only New York City had such an ordinance. After the Downtown Plan was adopted, more than 40 artists, art consultants, lawyers, art educators, developers, interested citizens spent weeks formulating the "Fine Art Guidelines" which clarified the intended implementation of the Art Requirement.

### **Today's Downtown Gallery**

More than 25 years since the adoption of the Downtown Plan, has seen the growth of an extensive outdoor gallery downtown that enriches the environment for workers and tourists alike. The spirit of the 1% for Art requirement is to ensure that the public has access to high-quality and variety in art.



***Today's Downtown Gallery Features Artist Anish Kapoor.*** As part of the existing 1% for Public Art requirement, in 1997 Birmingham Development decided to purchase Anish Kapoor's first public art sculpture in the United States called "Making the World Many" for the project at 235 Second Street. Subsequently Mr. Kapoor has become one of the world's foremost artist working in metal. He has completed such pieces as Cloud Gate in the Millennium Park; the 2012 Olympic Tower; and the Princess Diana Memorial Sculpture. (See Appendix C for a complete list and photos of today's Downtown Gallery.)

To help catalog the Downtown public art gallery and to increase public access to this art, the Planning Department is in the process of doing an inventory of all of the Downtown Art contributions that have been created since 1985. Our current results have confirmed that 26 pieces of art in public open spaces or publically accessible locations. There were three projects where we need to confirm the public art. Only one piece of art appeared to not be publically accessible. This inventory is a work-in-progress but our preliminary results show a very high level of compliance. The allegation that the pieces are in inaccessible lobbies has not been borne out by our survey to date.

The Department has contacted all property owners who have provided public art through the existing requirement and shared our preliminary survey results, seeking corrections where needed. Where we found properties that appear to be out of compliance with the

Code requirements (generally because there appeared to be no artist recognition or in the one instance where staff was unable to access the artwork) we reminded the owners of the requirements and requested compliance. The Department intends to open enforcement cases where we are unable to confirm compliance by December 1, 2011.

Our conclusion from reviewing the preliminary survey results is that current requirement has, in fact, created an exciting Downtown Gallery that greatly improves the district through the provision of permanent, monumental works of art. See Attachment C for photos and information on the Draft Inventory. That said, the time is right to re-evaluate the requirements in light of the results generated to date and in light of new circumstances and/or needs within San Francisco.

## **ISSUES AND CONSIDERATIONS**

**Permanent Monumental Works of Art Vs. Ephemeral or Smaller Works of Art**— More than 25 years since the adoption of the Downtown Plan, has seen the growth of an extensive outdoor gallery downtown that enriches the environment for workers and tourists alike. About one major project per year adds new art to this gallery. Overtime, the gallery has grown into an impressive, permanent public collection. Changing the requirement to allow ephemeral art, which if missed provide no lasting experience is a significant change to the future expression of this gallery. Similarly, allowing only half of the funding for on-site art reduces the opportunity for significant monumental works. Ephemeral arts that include performance art can offer an intense burst of activation for public spaces that while fleeting in experience is lasting in memory. In reevaluating the 1% for Public Art program, it may be possible to provide avenues to ensure that both types of art are provided.

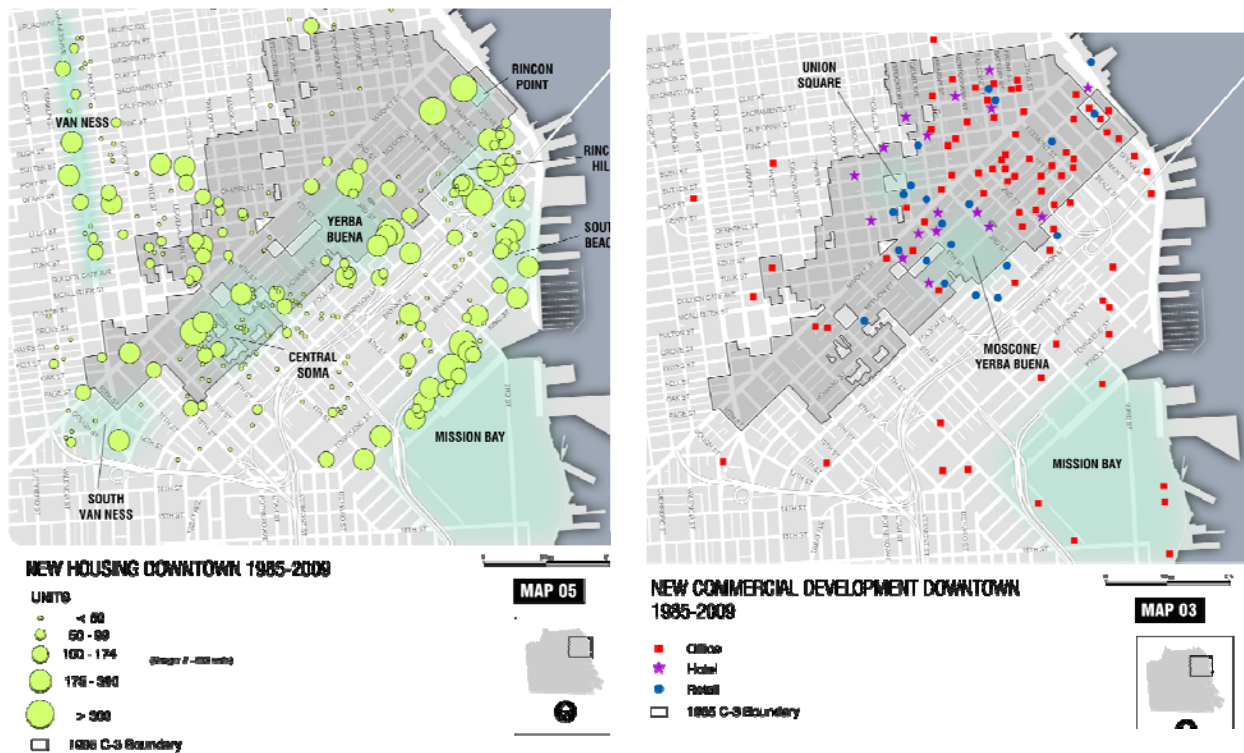
**Capital Facilities Improvements Funded by the Requirement.** There is a concern that capital improvements of one facility could consume the entire fund. The proposed Ordinance provides no cap on the amount of money that could be dedicated towards “capital improvements” of cultural facilities. Further, the proposed Ordinance currently provides no evaluation of how such facility will be determined to be “publically accessible”. Is a facility that sells \$50 event tickets publically accessible? Certainly art that is freely accessed in public open spaces presents a high bar for public accessibility. Use of public art funds for other uses should provide similar assurance that the public use of the money would be maintained.

**Expanding the Placement of Art Beyond the C-3 Boundary.** There are benefits in providing art that is associated with a specific project for both the property owner and the public. The property itself is enriched by the provision of public art. In the past, this has led property owners to spend more on the public than required by Code. This leveraging of private funds to create public art benefits the City and its residents. Project sponsors are unlikely to pay more into a fund than required but they may be inclined to enrich the property with art above and beyond the requirements. Expanding the placement of art by such a large ½ mile distance could dilute the City’s ability to create a concentrated Downtown Gallery.

**Benefits of Open Space Activation & Signaling “Public-ness” of Open Spaces with Art.** The leveraging of private funds to activate the public places created in associated with nonresidential developments. The non-residential buildings are required to provide POPOS. Art plays a critical role in both activating POPOS and providing an indication to the passerby that the space is public. Benefit of having artwork associated with a particular project. The Public Art created under this provision has been a success and has resulted in a delightful, inspiring, enjoyable, stimulating and sometimes amusing

outdoor gallery, easily accessible to anyone walking downtown and a great enrichment of the city's densest urban core.

**Re-evaluating Which Projects are Subject to the Art Requirement.** At the time of the Downtown Plan, it seemed significant development would be limited to the C-3 District and that this growth would be largely office development. The neighborhoods of SoMa and the Eastern Neighborhoods have experienced and expect further substantial non-residential growth. The "Downtown" has functionally expanded to effectively include much of SoMa and other nearby districts.



The map on the left shows new downtown housing in relation to the C-3 District.

The map on the right shows new downtown commercial development in relation to the C-3 District.

Maps courtesy of the "25 Years: Downtown Plan Monitoring Report, 1985-2009".

## REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.



## RECOMMENDATIONS

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance. Specifically, the proposed Ordinance should be modified as follows:

1. **Maintain the Downtown Gallery associated with buildings that have significant POPOS.** In the Department's analysis of the existing Downtown Gallery, arts provided in concert with POPOS play crucial roles. Artwork in these spaces signal that the space is public and provide critical activation of the space with permanent works of art. These spaces must be maintained. Further, artworks provided and maintained by private parties leverage private investment by relieving the City from responsibilities to seek, and secure art as well as to provide with future maintenance and upkeep—a duties that the City currently struggles to fund adequately.
  - a. **Maintain the existing requirement for on-site art for non-residential buildings with public open spaces that are over 3000 square feet and are located on the ground floor.** The Department believes that the cornerstone of the existing program should be maintained and that the large groundfloor POPOS should remain activated by permanent, monumental art. Given the complexities in making rooftop spaces readily accessible and the limitations of smaller open spaces, this requirement would be limited to projects with large open space requirements.
  - b. **Other than the non-residential buildings with a requirement for a public open space of at least 3000sf, allow all other project to choose to either provide on-site art or fee payment to the Trust.** If the critical element of the existing 1% for Art Requirement is maintained so that artworks are provided in conjunction with large public open spaces, then the Department is open to experimentation with other projects that would trigger the requirement.
  - c. **For very large projects with an art requirement of over \$1 million, only require the first \$1 million to be spent on-site. Fees above \$1 million could be either used on-site or deposited into the fund at the project sponsor's choosing.** There are have been projects in the past where the art requirement exceeded \$1 million. Providing artwork of \$1 million on-site should be sufficient for monumental art to activate the POPOS. The Department is open to flexibility in the use of remaining fees that exceed \$1 million for other uses including performance and ephemeral art.
  - d. **Apply requirement universally to all non-residential uses over 25,000sf in other commercial districts with substantial non-residential development, not just the C-3 District.** Given that large-scale development is not limited to the downtown C-3 District only, there appears to be no valid reason for not applying the fee to all non-residential uses of this size, particularly in areas of SoMa and the Eastern Neighborhoods where substantial non-residential growth is expected and where there are also requirements for POPOS<sup>2</sup>. There is a fair amount of office, hotel, institutional and retail development happening outside of the C-3 throughout SoMa

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<sup>2</sup> Planning Code Section 135.3 describes requirements for "Usable Open Space For Uses Other Than Dwelling Units, Group Housing And Live/Work Units Within The South Of Market And Eastern Neighborhoods Mixed Use Districts". Creating a new requirement for onsite public art to activate open spaces provided by this requirement seems consistent with the original intent.

and Eastern Neighborhoods mixed-use districts, and "Downtown" has functionally expanded to effectively include much of SoMa and other nearby districts. It would be more consistent with the current spirit of the requirement to extend to major non-residential outside of the downtown C-3 Districts.

2. **Allow more flexibility in how funds are spent, provided the expenditures are decided through a public process administered by the Arts Commission.** If the critical element of the existing 1% for Art Requirement is maintained so that artworks are provided in conjunction with public open space requirements greater than 3000 sf, then the Department is open to experimentation with other projects that would trigger the requirement.
  - a. **Instead of providing an option that prescribes percentages for on-site art and for fund payment, the Department suggests that the requirement for residential uses be divvied up in any amount between either on-site art or payment into the Artworks Trust of the sponsors choosing.** The proposed Ordinance is very prescriptive in the options. As long as the POPOS are activated with art as described above, the Department believes that it is permissible to allow project sponsors the flexibility to choose to contribute to the fund or provide onsite art or to choose any combination of the two options.
  - b. **If the Non-Residential requirement stays in place, there is no need for fiscal limits on how the Artworks Trust could be spent.**
    - i. The public process of the Art Commission allocation will ensure appropriate City review and opportunity for public involvement. While this process isn't yet articulated, the Art Commission pledges to resolve this in the near-term.
    - ii. The Department encourages removing the option of "designating" that the money be spent on a particular non-profit. This option presents too great of temptation for "gifting" of favors.
  - c. **Remove the proposed 5% discount for projects that provide both onsite artworks and pay into the fund.** The Department recommends not reducing the amount of money dedicated to the provision of artwork. There is no public benefit in reducing the fee for projects that provide a mixed contribution of both on-site artworks and fund payment, and there should not be an inherent preference between on-site art and payment of the fee. Allowing a project sponsor to pay a fee in lieu of providing art is already an inherent incentive for developers to choose fee payment over the provision of art on-site. Additional discounts only serve to reduce the amount of funding for works of art.
3. **Remove Art Commission Advisory Review for On-Ste Art.** There is already a review process for the placement the value, type, and location of artwork. Artworks on private sites provide many benefits to the City such as the indefinite maintenance and periodic restoration of the artwork by the building owner. Further, by allowing project sponsors to pick art associated with their own building, the City often benefits from owners who voluntarily exceed the requirement—as has happened in the past. As long as the City ensures "publicness" of the artwork, the Department feels it benefits the City to allow more freedom in choice of the artwork and city government should not be in the position of evaluating the content or artistic merit of art

on private property. The artwork provided to date is of undeniably high-quality; adding government review will not improve the quality of the art.

- 4. Consider adding alternative sources of funding for Public Art Projects administered by the Arts Commission.** The Department recognizes the severe funding constraints for administration of public art and programs by the Art Commission. Therefore, the City should explore additional avenues to fortify funding sources for the Art Commission. There is currently a Public Art requirement which provides that 2% of the construction cost of public projects goes towards public art. This program should also be evaluated for potential to provide additional funding.

## **ENVIRONMENTAL REVIEW**

The proposed amendments to the Planning Code are exempt from environmental review under a CEQA Article 18, Statutory Exemptions 15273.



## **PUBLIC COMMENT**

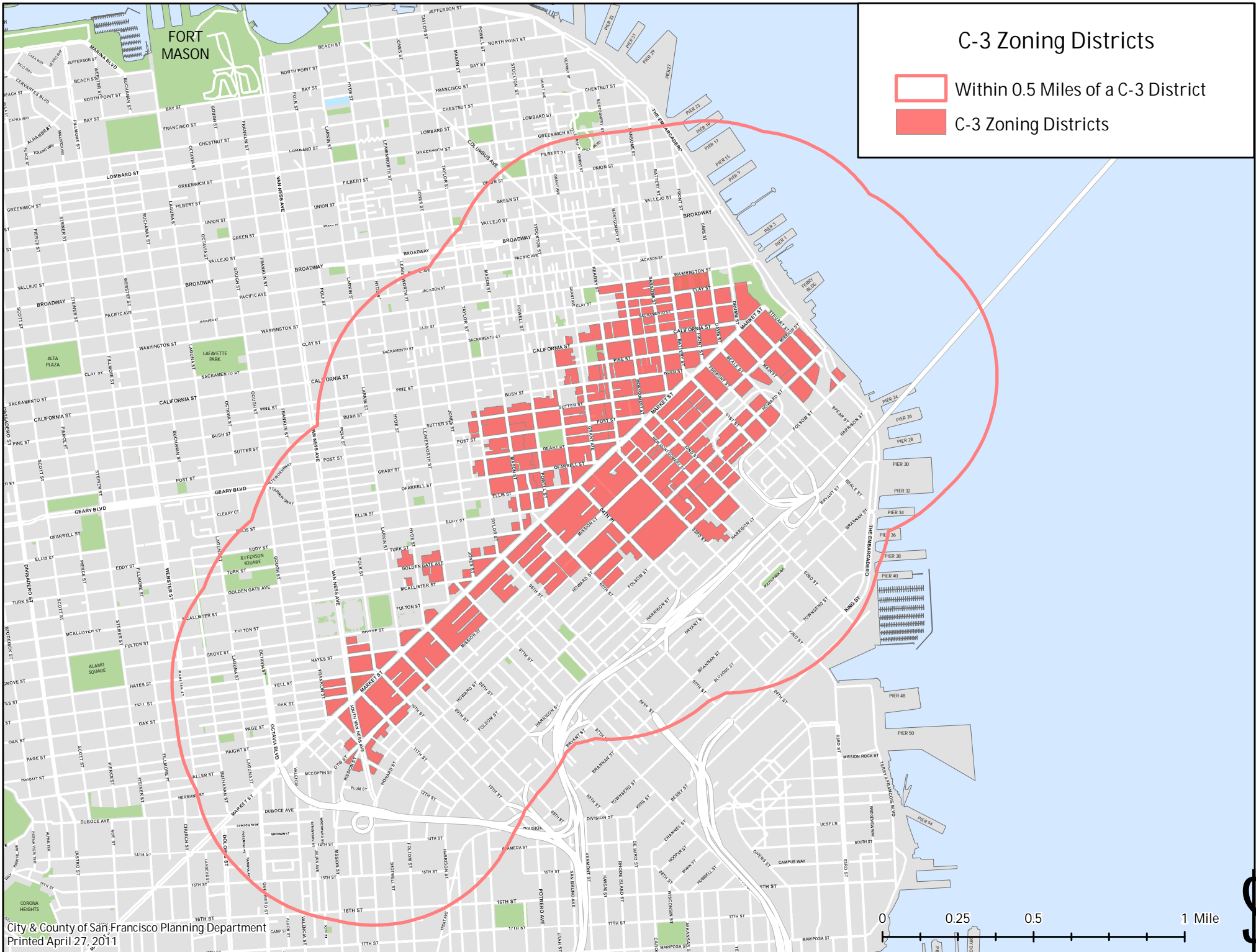
As of the date of this report, the Department has not received public comment.

<b>RECOMMENDATION:</b> <b>Recommendation of Approval with Modifications</b>
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- Attachment C: Draft Inventory: Photo Exhibit of the Existing Downtown Gallery  
Map available online at: <http://www.sf-planning.org/index.aspx?page=2879>
- Attachment D: Map of C-3 District and ½ Mile Buffer

# C-3 Zoning Districts

-  Within 0.5 Miles of a C-3 District
-  C-3 Zoning Districts



# Today's Downtown Gallery:

Public artwork

created by the 1% for Public Art program

codified in the Planning Code



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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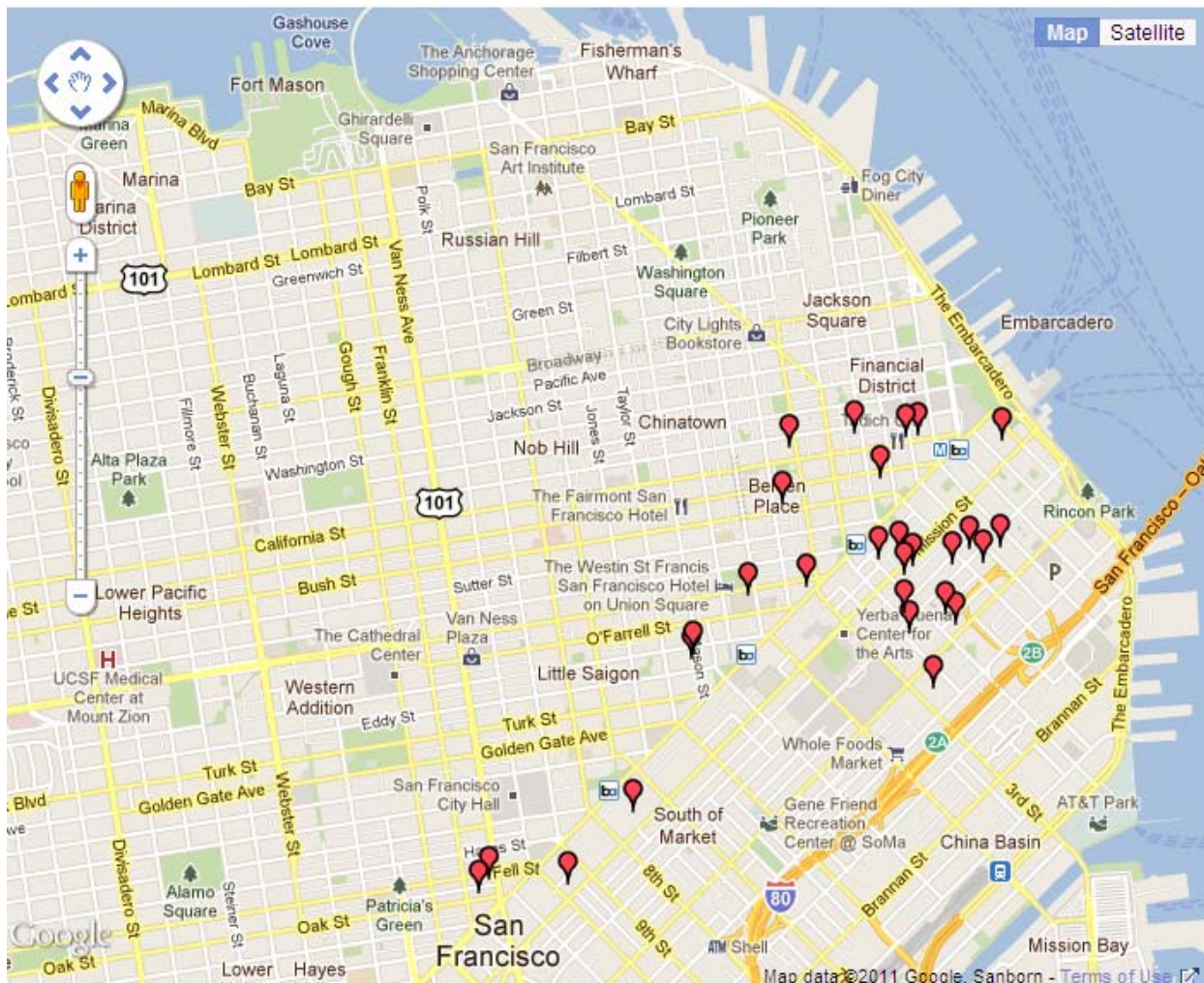
## San Francisco's 1% For Art Program

The groundbreaking "Downtown Plan" adopted in 1985, was developed under the fundamental assumption that significant employment and office development growth would occur. New commercial development would provide new revenue sources to cover a portion of the costs of necessary urban service improvements. Specific programs were created to satisfy needs for additional housing, transit, childcare, open space, and art. The public art requirement created by this plan is commonly known as the "1% for Art" program. This requirement, governed by Section 429 of the Planning Code, provides that construction of a new building or addition of 25,000 square feet or more within the downtown C-3 district, triggers a requirement that provide public art that equals at least 1% of the total construction cost be provided.

## Today's Downtown Gallery:

More than 25 years since the adoption of the Downtown Plan, has seen the growth of an extensive outdoor gallery downtown that enriches the environment for workers and tourists alike. The spirit of the 1% for Art requirement is to ensure that the public has access to high-quality and variety in art. To help catalog the Downtown public art gallery and to increase public access to this art, the Planning Department has created a map displaying the locations and images of public art in the downtown district. This maps shows that 31 private development projects have resulted in 39 pieces of art in public open spaces or publically accessible locations.

MAP:



## 600 California



### **“Guardian” by Bruce Beasley**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Top of the stairs of the California St. open space

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1986. 085X

*Project Description:* The proposed project would develop the building by adding approximately 221,430 gross square feet to the office space, 11 stories, and 22,200 square feet to the parking garage.

*Artist Link:* [http://en.wikipedia.org/wiki/Bruce\\_Beasley\\_\(American\\_sculptor\)](http://en.wikipedia.org/wiki/Bruce_Beasley_(American_sculptor))

# 600 California



## **“Three Bridges” by Kent Roberts**

*Type:* Sculpture

*Medium:* Steel, concrete, brass

*Location:* Near outside stairway of California St. open space

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1986. 085X

*Project Description:* The proposed project would develop the building by adding approximately 221,430 gross square feet to the office space, 11 stories, and 22,200 square feet to the parking garage.

*Artist Link:* <http://kentroberts.com/>



## 600 California



### **“Untitled” by Bella Feldman**

*Type:* Fountain sculpture

*Medium:* Stainless steel, water

*Location:* Bank lobby

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1986. 085X

*Project Description:* The proposed project would develop the building by adding approximately 221,430 gross square feet to the office space, 11 stories, and 22,200 square feet to the parking garage.

*Artist Link:* <http://www.bellafeldman.com/gallery/wtr/index.html>

## 600 California



### **“Elevator Doors” by Lee Lawrie**

*Type:* Art Deco Elevator doors

*Medium:* Bronze

*Location:* Outside of Sacramento St. entrance

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1986. 085X

*Project Description:* The proposed project would develop the building by adding approximately 221,430 gross square feet to the office space, 11 stories, and 22,200 square feet to the parking garage.

*Artist Link:* [http://en.wikipedia.org/wiki/Lee\\_Lawrie](http://en.wikipedia.org/wiki/Lee_Lawrie)

## 235 Pine



### **“Called to Rise” by Thomas Marsh, Qiliu Pan**

*Type:* Relief

*Medium:* Bronze

*Location:* Above office building entrance

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 1984.432X

*Project Description:* The proposed project would include the construction of a 325 foot tall office building with 27 stories. 235 Pine would contain approximately 147,500 square feet of office space, 5,000 square feet of retail space, 10,500 square feet of parking, and 3,540 square feet of open space.

*Artist Link:* <http://www.tmarshsculptor.com/index.htm>

# 1 Market



## **"Float" by Mark Lere**

*Type:* Sculpture

*Medium:* Metal, bronze

*Location:* Artwork is available from 7:00 a.m. to 6:30 p.m.

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 1998.135X

*Project Description:* The proposed project would add 51,822 square feet of office space to an existing office building. This addition would include seismically upgrading two, multi-story, light courts of the existing building.

*Artist Link:* <http://www.marklere.com/>

## Orchard Garden Hotel – 466 Bush



### **“Untitled” by Archie Held**

*Type:* Fountain sculpture

*Medium:* Bronze, glass

*Location:* Entrance lobby and façade

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2000.171X

*Project Description:* The proposed project would include the construction of a 10- story, approximately 99 foot tall tourist hotel. The hotel would be located on the north side of Bush street, and would contain 86 rooms.

*Artist Link:* <http://www.archieheld.com/>

## 560 Mission



### **“Annular Eclipse” by George Rickey**

*Type:* Sculpture

*Medium:* Aluminum

*Location:* Urban garden

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1998.321X

*Project Description:* The proposed project would demolish a 65,000 square foot building and parking lot to reconstruct an office building with 645,000 square feet for office space.

*Artist Link:* [http://en.wikipedia.org/wiki/George\\_Rickey](http://en.wikipedia.org/wiki/George_Rickey)

## 500 Howard



### **“Not Out of the Woods Yet” by Richard Deacon**

*Type:* Sculpture

*Medium:* Aluminum tread plate

*Location:* Under arcade of the plaza (Foundry Square)

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1998.902X

*Project Description:* The construction of Foundry Square includes four buildings on the corners of 1st and Howard streets. The proposed four buildings would all be 10-story, low-rise structures together containing 1,149,000 square feet of new office space. All of the projects would be mixed use buildings, with retail space on the ground floors. 500 Howard would contain approximately 216,000 square feet of new office space.

*Artist Link:* [http://en.wikipedia.org/wiki/Richard\\_Deacon\\_\(sculptor\)](http://en.wikipedia.org/wiki/Richard_Deacon_(sculptor))

## 400 Howard



### **“The Signature” by Richard Deutsch**

*Type:* Sculpture

*Medium:* Stainless steel

*Location:* Plaza in front of Foundry Square III

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 1998.902X

*Project Description:* The construction of Foundry Square would include four buildings on the corners of 1st and Howard streets. The proposed four buildings would all be 10-story, low-rise structures together containing 1,149,000 square feet of new office space. All of the projects would be mixed use buildings, with retail space on the ground floors.

*Artist Link:* <http://www.richarddeutsch.com/>



## 215 Fremont



### **“Urban Grit” by Gordon Huether**

*Type:* Glass panels

*Medium:* Glass

*Location:* Pathway to entrance

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 1998.497B

*Project Description:* The proposed project would add a 7th floor mezzanine with 23,000 square feet of office space, and 47,950 square feet of net new office space.

*Artist Link:* <http://www.gordonhuether.com/>

## 405 Howard



### **“Untitled” by Joel Shapiro**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Plaza in front of Foundry Square II

*Accessibility:* Artwork and open space are always accessible

*Downtown Required Art:* Yes, by Case No. 1998.902X

*Project Description:* The construction of Foundry Square includes four buildings on the corners of 1st and Howard streets. The four buildings would all be 10-story, low-rise structures together containing 1,149,000 square feet of new office space. All of the projects would be mixed use buildings, with retail space on the ground floors. 405 Howard, also known as Foundry Square II, would contain approximately 460,000 square feet of new office space.

*Artist Link:* [http://en.wikipedia.org/wiki/Joel\\_Shapiro](http://en.wikipedia.org/wiki/Joel_Shapiro)

## 199 New Montgomery



### **“Volute” by Albert Paley**

*Type:* Sculpture

*Medium:* Steel

*Location:* In front of lobby entrance

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2001.0669X

*Project Description:* The proposed project would construct a 150 foot tall building containing ground-level retail and approximately 168 residential units.

*Artist Link:* [http://en.wikipedia.org/wiki/Albert\\_Paley](http://en.wikipedia.org/wiki/Albert_Paley)

## 235 2nd St



### **"Making the World Many" by Anish Kapoor**

*Type:* Sculpture

*Medium:* Stainless steel

*Location:* Lobby/ indoor park

*Accessibility:* Open space and artwork are accessible from 8 a.m. to 6 p.m.

*Downtown Required Art:* Yes, by Case No. 1999.176B

*Project Description:* The proposed project would add 3 floors to a 4-story warehouse, which would become an office building. It would also erect a new, 7-story building with approximately 232, 789 square feet of office space, and 1,000 square feet of retail space. The two buildings would be integrated to act as one structure.

*Artist Link:* [http://en.wikipedia.org/wiki/Anish\\_Kapoor](http://en.wikipedia.org/wiki/Anish_Kapoor)

# 1 Hawthorne



## **“Landmark” by Robert Hudson**

*Type:* Mural

*Medium:* Porcelain enamel, steel

*Location:* Façade of building

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2004.0852X

*Project Description:* The proposed project would construct a 240- foot, 24-story tall residential building, containing up to 189 dwelling units.

*Artist Link:* [http://en.wikipedia.org/wiki/Robert\\_H.\\_Hudson](http://en.wikipedia.org/wiki/Robert_H._Hudson)

## 631 Folsom



### **“Frammenti” by Richard Deutsch**

*Type:* Water sculpture

*Medium:* Carrera marble

*Location:* Outside of building entrance

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2004.0296X

*Project Description:* The proposed project would construct a 21-story, 209-foot-high building containing up to 120 dwelling units and a garage with up to 64 parking spaces.

*Artist Link:* [http://en.wikipedia.org/wiki/Richard\\_Deutsch](http://en.wikipedia.org/wiki/Richard_Deutsch)

## 235 Geary



### **“Hothouse (Blue)” by Teresita Fernandez**

*Type:* Sculpture

*Medium:* Glass, cabochon mirrors

*Location:* Lois Vuitton entrance

*Accessibility:* Artwork is accessible Monday through Saturday from 10:00 a.m. to 7:00 p.m., and Sunday 12:00 p.m. to 6:00 p.m.

*Downtown Required Art:* Yes, by Case No. 1996.228X

*Project Description:* The proposed project would demolish the six-story Allen and Bally buildings, and construct a new 8-story building in their place. The project would also include the replacement of the façade of the building to make one, transparent façade.

*Artist Link:* [http://en.wikipedia.org/wiki/Teresita\\_Fernandez](http://en.wikipedia.org/wiki/Teresita_Fernandez)

## 125 Mason



### **“Untitled” by Mildred Howard**

*Type:* Façade

*Medium:* Various

*Location:* Façade of building

*Accessibility:* Artwork is always accessible

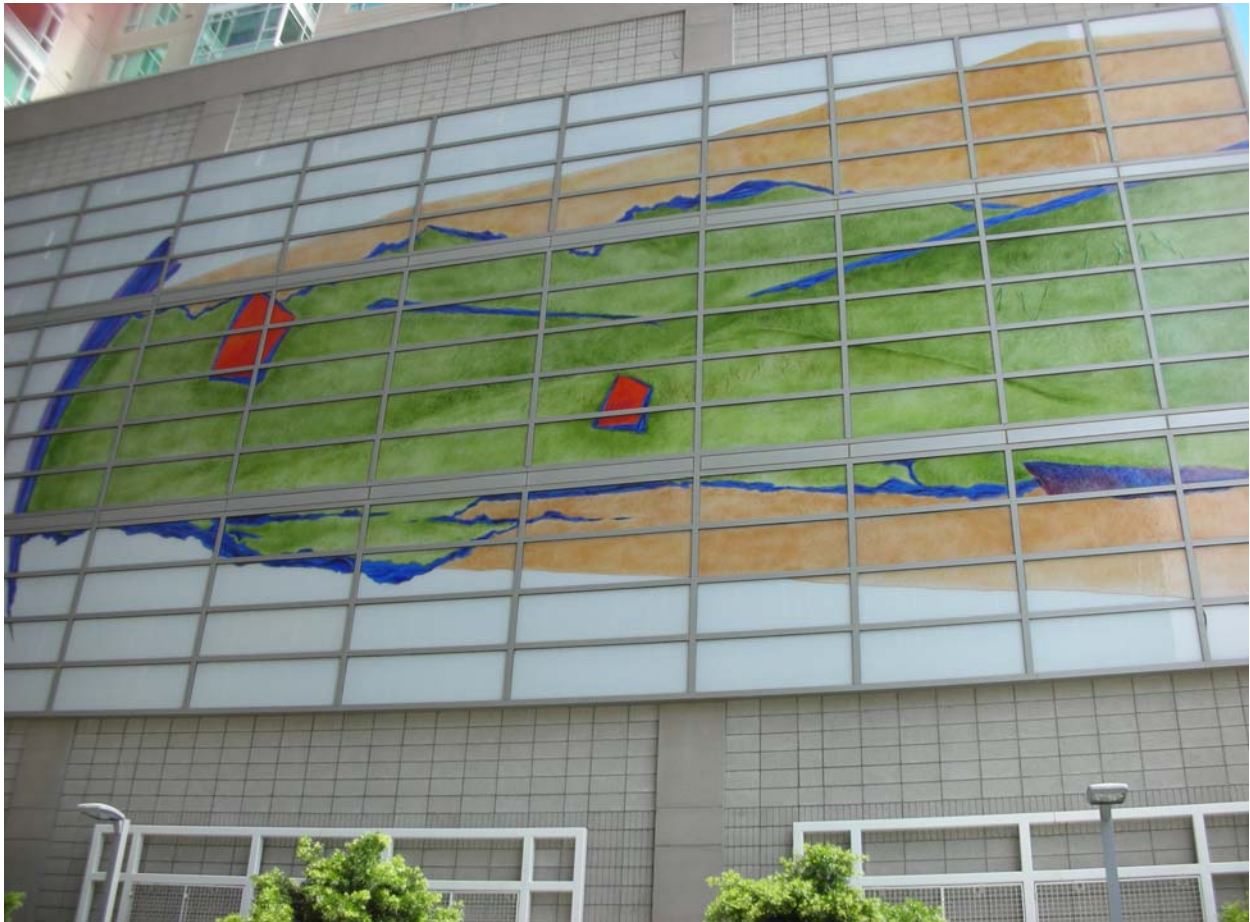
*Downtown Required Art:* Yes, by Case No. 2006.0691X

*Project Description:* The proposed project would demolish the existing parking lots on the Project Site and construct a fourteen story, 81 unit affordable family housing building including approximately 556 gsf of office space and 2,111 gsf of lounge and community meeting space, for a total of about 123,057 gsf of developed space.

*Artist Link:* <http://www.moellerfineart.com/artists/mildred-howard/>



## 1160 Mission



### **"Realm" by Dorothy Lenehan**

*Type:* Glass mural

*Medium:* Paint, glass

*Location:* Sides of building

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2006.0305X

*Project Description:* The proposed project would replace a single level parking lot with at 23 story, 497,000 square foot apartment building. This residential space would have 246 living spaces, a 504 space garage, 5,356 square feet of retail space, and would be 280 feet tall.

*Artist Link:* <http://www.lenehan.com/Artist.asp?>

## San Francisco Conservatory of Music – 50 Oak



### **“Exultadagio” by Daniel Winterich**

*Type:* Glass work

*Medium:* Glass

*Location:* Façade of the addition/ left of the main entrance

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2001.0862X

*Project Description:* The proposed project would merge 50 Oak Street and 70 Street to create one, 125,000 gross square foot building. 50 Oak Street would be retrofitted and made into a six story building, and 70 Oak Street would be demolished and reconstructed into a 6 story building.

*Artist Link:* <http://www.winterich.com/>

## 720 Market



### **“Angel”** Aby Stephen de Staebler

*Type:* Sculpture

*Medium:* Bronze

*Location:* Façade of the building

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 1986.21EX

*Project Description:* The construction of a ten story building containing approximately 49,963 gross square feet, which includes 8,092 gross square feet of retail space and 41,871 gross square feet of office space.

*Artist Link:* [http://en.wikipedia.org/wiki/Stephen\\_De\\_Staebler](http://en.wikipedia.org/wiki/Stephen_De_Staebler)

## 200 California



### **“Hawaiian” by Gwynn Murill**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Public right-of-way

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 1986.223

*Project Description:* The proposed project would demolish the existing 3-story, mixed-use office/retail structure, and construct a 26,983 gross square foot office building. The building would be 6 stories and 74 feet tall, adding approximately 17,594 square feet of office space to the structure and 723 square feet of open space. A clock tower would be the highest point of the building at approximately 103.5 feet tall.

*Artist Link:* <http://www.murrillsculpture.com/>

## 343 Sansome



### **“L'Octagon” by Pol Bury**

*Type:* Water sculpture

*Medium:* Stainless steel, marble

*Location:* Sacramento St. lobby

*Accessibility:* Artwork and open space are accessible from 9-5

*Downtown Required Art:* Yes, by Case 1985.079X

*Project Description:* 343 Sansome Street would concentrate both on the renovation of the existing 13- story office building, and the separation of one lot into two, 29- story office/retail buildings with parking. The new building would be approximately 212 feet tall with approximately 160,449 square feet of office space, 13,370 square feet of retail space, and 87 new parking spots.

*Artist Link:* [http://en.wikipedia.org/wiki/Pol\\_Bury](http://en.wikipedia.org/wiki/Pol_Bury)

## 343 Sansome



### **“Four Seasons” by Joan Brown**

*Type:* Obelisk

*Medium:* Tile

*Location:* Roof garden

*Accessibility:* Artwork and open space are accessible from 9-5

*Downtown Required Art:* Yes, by Case 1985.079X

*Project Description:* 343 Sansome Street would concentrate both on the renovation of the existing 13- story office building, and the separation of one lot into two, 29- story office/retail buildings with parking. The new building would be approximately 212 feet tall with approximately 160,449 square feet of office space, 13,370 square feet of retail space, and 87 new parking spots.

*Artist Link:* [http://en.wikipedia.org/wiki/Joan\\_Brown](http://en.wikipedia.org/wiki/Joan_Brown)

*Note:* The Department has sent a letter to the property owner of 343 Sansome Street requesting that a plaque be provided for these works of art.

## 101 2nd St



### **“Sumer No24” by Larry Bell**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Indoor park

*Accessibility:* Artwork is available from 8 am - 6 pm

*Downtown Required Art:* Yes, by Case 1997.484X

*Project Description:* The proposed project would alter the existing building to incorporate 152,000 square feet of office space and 13,400 square feet of institutional space.

*Artist Link:* <http://www.larrybell.com/>

## 101 2<sup>nd</sup> St.



### "Core" by Charles Arnoldi

*Type:* Painting

*Medium:* Canvas, acrylic

*Location:* Indoor park

*Accessibility:* Artwork is available from 8 am - 6 pm

*Downtown Required Art:* Yes, by Case 1997.484X

*Project Description:* The proposed project would alter the existing building to incorporate 152,000 square feet of office space and 13,400 square feet of institutional space.

*Artist Link:* <http://www.charlesarnoldistudio.com/>

*Note:* The property owner for 101 2nd Street has responded to the Department's letter requesting a plaque and is producing the required plaque for these works of art.



## SF Dtnw Courtyard by Marriott – 299 2nd



### **“Globe” by Topher Delaney**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Courtyard

*Accessibility:* Artwork is available from 8 am - 6 pm

*Downtown Required Art:* Yes, by Case 1997.689X

*Project Description:* The proposed project would include the construction of 17-story, 414 room hotel with 120 parking spaces.

*Artist Link:* <http://www.tdelaney.com/>

*Note:* The property owner for 299 2nd Street has responded to the Department’s letter requesting a plaque and is producing the required plaque for this work of art.

## 157 Mason



### **“Intertwined” by Johanna Poethig**

*Type:* Tile mosaic

*Medium:* Ceramic tile

*Location:* Façade of the building

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2006.0413X

*Project Description:* The proposed project would demolish the existing parking lots on the project site and construct an 8-story homeless housing building including supportive and administrative services with approximately 37,790 gsf of developed space, 56 rental studio apartments for formerly homeless persons, and 986 gsf of office space.

*Artist Link:* [http://www.johannapoethig.com/splashpage\\_ie.html](http://www.johannapoethig.com/splashpage_ie.html)

*Note:* The Department has sent a letter to the property owner of 157 Mason Street requesting that a plaque be provided for this work of art.

## 77 Van Ness



### **“New Life” by Paul D. Gibson**

*Type:* Sculpture

*Medium:* Patina bronze, stone

*Location:* Lobby

*Accessibility:* Building manager may ask why you are there. Artwork is accessible from 9:00 a.m. to 5:00 p.m. Photos aren't recommended.

*Downtown Required Art:* Yes, by Case No. 2000.074X

*Project Description:* The proposed project would construct an 8-story, approximately 90-foot tall building containing 50 dwelling units on floors four through eight, approximately 1,350 square feet of ground floor commercial space, and approximately 625 square feet of public open space in the lobby.

*Artist Link:* <http://www.pdgarts.com/>

*Note:* The Department has sent a letter to the property owner of 77 Van Ness Avenue requesting that a plaque be provided for this work of art.

# 150 California



## **“Arbor Arch” by Ed Carpenter**

*Type:* Sculpture

*Medium:* Aluminum pipe, stainless steel cables and hardware, dichroic glass

*Location:* Rooftop terrace

*Accessibility:* Artwork is accessible from 9:00 a.m. to 5:00 p.m. Photos aren't recommended.

*Downtown Required Art:* Yes, by Case No1998.084

*Project Description:* The project would include the construction of a 7 story retail/office building with approximately 58,650 square feet of office and retail space. The project sponsor plans on supporting Leidesdorff Street as a noon-time open space.

*Artist Link:* [http://en.wikipedia.org/wiki/Ed\\_Carpenter\\_\(artist\)](http://en.wikipedia.org/wiki/Ed_Carpenter_(artist))

*Note:* The Department has sent a letter to the property owner of 150 California Street requesting that a plaque be provided for this work of art.

## 66 9th Street



### **“Linking Hand Cloud” by Ball-Nogues Studio**

*Type:* Mural

*Medium:* Acrylic

*Location:* Lobby

*Accessibility:* Visible from street right-of-way

*Downtown Required Art:* Yes, by Case No. 2005.1127X

*Project Description:* The proposed project would construct a new, 11-story senior housing building containing approximately 107 dwelling units, 93,954 gross square feet, 10 off-street parking spaces, and ground & second floor ancillary space for community use.

*Artist Link:* <http://www.ball-nogues.com/>

## 66 9<sup>th</sup> Street



### **“Linking Hand Veil” by Ball-Nogues Studio**

*Type:* Mural

*Medium:* Acrylic beads

*Location:* 10th and Mission stair tower

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2005.1127X

*Project Description:* The proposed project would construct a new, 11-story senior housing building containing approximately 107 dwelling units, 93,954 gross square feet, 10 off-street parking spaces, and ground & second floor ancillary space for community use.

*Artist Link:* <http://www.ball-nogues.com/>

## 66 9<sup>th</sup> Street



### **“Linking Hand Veil” by Ball-Nogues Studio**

*Type:* Mural

*Medium:* Acrylic

*Location:* In windows on 10th street between Market and Mission

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Yes, by Case No. 2005.1127X

*Project Description:* The proposed project would construct a new, 11-story senior housing building containing approximately 107 dwelling units, 93,954 gross square feet, 10 off-street parking spaces, and ground & second floor ancillary space for community use.

*Artist Link:* <http://www.ball-nogues.com/>

## 55 2nd Street



### **“Waterfall Series” by Joe Goode**

*Type:* Painting

*Medium:* Oil on canvas

*Location:* Solarium

*Accessibility:* Open space and artwork are accessible from 8 a.m. to 6 p.m.

*Downtown Required Art:* Yes, by Case No. 1997.215B

*Project Description:* The proposed project would construct a 25-story, 33 foot tall mixed use building, containing approximately 283,301 square feet of office and retail space, 109 parking spaces, and 8,492 square feet of public open space.

*Artist Link:* <http://www.joegoodestudio.com/>



## 555 Mission



### **“Moonrise Sculptures: March, October and December” by Ugo Rondinone**

*Type:* Sculpture

*Medium:* Aluminum

*Location:* Plaza

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 2001.798X

*Project Description:* The proposed project would demolish the existing buildings on the site and construct a 33-story, approximately 481.5 foot tall building with 549,000 gross square feet (gsf) of office space, approximately 4,000 gsf of ground story retail space, at least 11,140 square feet of public open space, and a two-story below grade parking garage.

*Artist Link:* [http://en.wikipedia.org/wiki/Ugo\\_Rondinone](http://en.wikipedia.org/wiki/Ugo_Rondinone)

## 555 Mission



### **“Human Sculptures” by Jonathan Borofsky**

*Type:* Sculpture

*Medium:* Steel

*Location:* Plaza

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes, by Case No. 2001.798X

*Project Description:* The proposed project would demolish the existing buildings on the site and construct a 33-story, approximately 481.5 foot tall building with 549,000 gross square feet (gsf) of office space, approximately 4,000 gsf of ground story retail space, at least 11,140 square feet of public open space, and a two-story below grade parking garage.

*Artist Link:* [http://en.wikipedia.org/wiki/Jonathan\\_Borofsky](http://en.wikipedia.org/wiki/Jonathan_Borofsky)

## 100 1st Street



### **“Linear Fountain” by John Luebtow**

*Type:* Water wall sculpture

*Medium:* Granite, glass

*Location:* Roof garden

*Accessibility:* Artwork is accessible from 9:00 a.m. to 5:00 p.m.

*Downtown Required Art:* No., by Case No. 1983.331.

*Project Description:* The proposed project was to demolish 6, 40-year-old buildings, and erect a 27 story office building in its place. The new building would be 350 feet tall, and have 396,313 square feet of office space.

*Artist Link:* <http://www.luebtow.com/>

## 505 Montgomery



### **“Untitled” by Pepo Pichler**

*Type:* Fountain sculpture

*Medium:* Concrete, granite, stone, cast bronze

*Location:* Empire Park

*Accessibility:* Artwork is accessible during daylight hours.

*Downtown Required Art:* No, by Case No. 1982.463.

*Project Description:* The project would include the construction of a 24-story, 345 foot office building, and the rehabilitation of 2 existing buildings at 641 and 653 Commercial Street. There would be 314,000 square feet of office space, 15,900 square feet of ground floor retail office space, 23 basement parking spaces, and a 2,000 square foot open air pocket park (Empire).

*Artist Link:* <http://www.pepopichler.com/>

## 49 Stevenson



### **"Escalietta I" by Manuel Neri**

*Type:* Sculpture

*Medium:* Ordinario marble

*Location:* 49 Stevenson entrance

*Accessibility:* Artwork is always accessible.

*Downtown Required Art:* Yes, by Case 1985.657

*Project Description:* The existing buildings (49, 53, and 55 Stevenson Street) would be demolished and replaced with a 15- story office building. 49 Stevenson would be 253 feet tall with about 169,600 gross square feet of office space. The ground and second floor of the new building would only consist of retail space, taking up a total of 9,800 gross square feet.

*Artist Link:* [http://en.wikipedia.org/wiki/Manuel\\_Neri](http://en.wikipedia.org/wiki/Manuel_Neri)

## 525 Market



### **“Waterfall Walls” by Elyn Zimmerman**

*Type:* Water sculpture

*Medium:* Granite

*Location:* Open space on side of 525 Market

*Accessibility:* Open space and artwork are always accessible

*Downtown Required Art:* Yes by, 1989.325.

*Project Description:* The proposed project would build a new 3-unit condominium.

*Artist link:* <http://elynzimmerman.com/>

## Embarcadero Center West – 275 Battery



### **“Baile Merengue” by Bill Barrett**

*Type:* Sculpture

*Medium:* Bronze

*Location:* Lobby of 275 Battery

*Accessibility:* Artwork is always accessible

*Downtown Required Art:* Although this project preceded the adoption of the Downtown Plan, this project's approvals were guided by the spirit of the pending plan, resulting in public art at this site.

*Project Description:* (none)

*Artist link:* [http://en.wikipedia.org/wiki/Bill\\_Barrett\\_\(artist\)](http://en.wikipedia.org/wiki/Bill_Barrett_(artist))



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