Southeast Working Group Meeting Summary  
November 20, 2014  
Aesthetics and Design: Biosolid Digester Facilities

**Opening Plenary**

Leamon Abrams (SEWG Coordinator)

At the first meeting of the Southeast Working Group in July 2014 we talked about the tremendous opportunity we have to make a statement for the Bayview neighborhood and community. General Manager, Harlan Kelley and Assistant General Managers, Juliet Ellis and Tommy Moala have talked about making the Southeast Treatment Plant “a destination” and source of pride for the community. The objective of this meeting is to get community input on the design opportunities for the Biosolid Digester Facilities project. While addressing the performance of the facility, how do we it enhance its compatibility with the neighborhood?

This is a particularly exciting opportunity as everyone--technical, non-technical, student, professional, resident, business owner--knows what type of architecture/design they prefer. This meeting will focus on what community member’s value in making something look pleasing as well as functional. Different design concepts will be explored through several images that exemplify various approaches and concepts. Please do not get wedded to a particular image or design as what will be shown are just concepts. For example, an image may have a grove of trees—the question would be what you think of the concept of incorporating more green space.

There will be a discussion about edges, which refers to the edges of the Biosolids Digester Facilities project area as well as the edge or boundaries around the Southeast Treatment Plant and the SFPUC’s adjacent properties. The staff at each of the break out tables will help you make the distinction.

The initial design planning focused on the aesthetic components of the Biosolid Digester Facilities project, however the SFPUC also wants to look more expansively and consider design efforts for the entire plant and adjacent facilities.

The biosolids project technical team is in the process of evaluating different site layouts. However the team thought it better to have the Southeast Working Group inform the SFPUC on general concepts and values early in the process. The project planning is in the very early stage and the feedback received will help to inform future work. There will be many opportunities for public input. Although the biosolids project has changed since the Digester Taskforce work in 2009, we have included some of that early work as a reference point in the presentation.
The architect that will lead the design discussion Michael Willis was introduced. Michael Willis, Principal with Michael Willis Architects (MWA), a San Francisco-based design firm with offices in Oakland and Portland. MWA is committed to creating architecture characterized by excellent design, positive social impact, and sensitivity to site and the environment. Some of MWA’s projects include:

- Fillmore Streetscape and Urban Design Improvements
- African American Museum and Library in Oakland
- The Cecil Williams Glide Community House
- Carnation Wastewater Treatment Facility, This is a LEED Certified wastewater treatment facility in Carnation, WA

Michael Willis (Architect – Michael Willis Architects)

The benefit of having an architect on the project team today is that it allows SFPUC the opportunity to consider the technical, process related issues that make the plant and other facilities work; while concurrently understanding design elements that will make the end result more attractive, better integrated into the neighborhood and a functional place that the operators can use and the neighborhood can appreciate. SFPUC will facilitate a series of community conversations in the coming months designed to gather input about community values on aesthetics and design of the new and renovated facilities at the Southeast Plant.

As the project architect, MWA’s work is of course about the facilities. However, the project team must also consider people: SFPUC management and staff, neighbors who live and/or work near the site, worker who move around inside the site, ratepayers and the consultant team. These stakeholders will help set the standard for project, in support of SSIP goals and Levels of Service. The architects have spent time with the management staff, now it is time for the design team to outreach to the stakeholders for community input.

The planning and design process starts from the inside-out, to understand how the plant must work to be effective and efficient. The outside-in process is to understand how the plant and surrounding facilities relate to the community.

The beginning stage of the architectural design process is programming. The goals of the programming stage are to identify stakeholder’s values, articulate the project goals and document the facility needs.

The second stage in the architectural design process is site planning, which informs the Alternative Analysis Report (AAR). Site Planning evaluates the existing site and surroundings to determine the project edge or boundary conditions, develop site planning guidelines, create site layout alternatives and evaluations of issues such as odor potential, noise potential, truck traffic, safety, public tour access, setback and edge conditions and scale and arrangement of the facilities. The AAR is scheduled to be completed at the end of 2014.
To orient the group to what is meant by edges; the map shown on the PowerPoint slide indicates the area the design team would like to receive input on. The boundaries of the site are Phelps Street to the east, Evans Avenue on the north, Oakdale Avenue to the south and the Caltrain rail line to the west.

There will be 3 breakout Group Tables of which everyone assembled will attend. Participants will have 25 minutes at each group, before moving to the next group.

Group Table 1 will discuss the opportunity for the new facilities to have a distinct appearance that conveys civic purpose and reinforces the community identity. The questions that will guide the group’s conversation are:

- What design elements would you suggest to make the facilities an attractive addition to the city skyline (e.g. colors, textures, materials, shapes, lighting, movement)?
- What unique part of Bayview art, history or culture would you suggest be included in the design of the facilities?
- Are there particular architectural themes (e.g. industrial, maritime, natural, regional, modern) that the facilities could incorporate?

Several images were shown that illustrated plant facilities and concepts. These concepts were: a facility with a relationship to a city skyline; a tower idea where one could look out over the entire plant operation; architectural screening that could hide the facilities yet have an interesting look from the outside; celebrating the form of the architectural treatment by providing an opportunity to bring the community up close to the facilities; using color to highlight monolithic structures or openings where one can view inside; deliberately exposing the plant operations by having the pipes and mechanical equipment visible for everyone to see; using lighting as an architectural tool to make a statement; and, expressing cultural identity or history with the use of art on the skin of a building structure.

Group Table 2 will discuss the edges or boundaries of the project/campus site. This table will speak to preferences on how the edges meet the industrial and residential neighborhood adjacent to it. The questions that will guide this group’s conversation are:

- Would you like to see more public activity around the plant boundaries? If so, would you prefer recreational spaces (e.g. jogging/walking/biking paths), gathering spaces (e.g. public plazas, meeting space, sitting areas), or something else?
- Would you like to see more and landscaping features around the plant boundaries? If so, what kind?
- Would you like the opportunities to have view into the plant and learn more about what is going on inside or prefer to have the facilities screened from public view?

Several images were shown that illustrated design opportunities and activities at the edges. The images illustrated the following ideas: creating the separation of public activity and plant operational activity without using walls; the use of water as a celebrated feature, landscaping and seating that allows the community to enjoy the destination; walkways or stair towers that would
allow landscape views of the plant operations; using vegetation and plant life as a living wall for screen facilities; building facility operation underground with open green space above for community and recreational activity; emphasizing the industrial reality of a plant by exposing the steel; large box structures with architectural openings that allow for viewing plant operations; and education/information installation outside the facilities.

Group Table 3 will discuss the plant boundaries by looking at the places, destinations and activities in a broader (community-wide) context that the plant design will influence. The questions that will guide this group’s conversation are:

- Would you like the Southeast Plant to become a destination and public attraction for people from outside the neighborhood? If so, how?
- Would you like to see a connection of the Southeast Plant to the community (e.g. Third Street, Produce Market and Islais Creek)? If so, how?
  Would you like the Southeast Plant to help define a unique neighborhood within the Bayview? If so, how?

Several images were shown that illustrated how connections could be made to broader community destinations and activates. The images illustrated the following: architectural or artistic design of a gateway to a location; street or transit station artistic design that distinguish one location from others; the use of colored glass and etching to inform people about the history of a location; seating installation that creates a playful frame at the gateway of a neighborhood or space; bike and pedestrian paths that connect and facilitate movement from community location to a destination; elevated walkways that support travel from one location to another; the use of art as a destination and way of identifying a place where people would gather; water features for activities or play; and facilities dedicated to supporting educational programming.

The group was adjourned and participants moved to their first Group Table discussion.

**Closing Plenary**

Follow the participant’s rotation through all three groups, Michael Willis reassembled the group. Each of three group facilitators was asked to give a few highlights or common themes that were expressed during their table discussions.

Group Table 1 reported that there were several questions about the height of the digesters and how they would fit into the neighborhood. There was a preference for neighborhood amenities versus having the facilities make a “statement” from the 280 freeway.

Group Table 2 reported that educational and informational opportunities at the plant were an important amenity to incorporate into the planning and design. Open space for gathering and family activities, outside and inside community space, jogging and walking paths were also priorities. Where possible, it was suggested that the planning design remove walls from the street edge. In general, the group wanted to ensure proper maintenance of the facility and surrounding areas and expressed the view that the facilities should be planned and designed keeping in mind future generations and their use of the facilities.
Group Table 3 reported that youth participation in the design and planning process was an important value expressed during their group discussions. There was a preference of seeing the architecture more industrial and celebrated, and that there be more public accessibility to the plant and adjacent facilities. In general, the group valued facilities and spaces that had inviting, usable uses that honored community leaders; and connecting the plant and adjacent facilities to other destination in the neighborhood, e.g. The Opera House. The idea of the facilities becoming a destination was important value mentioned to help ward off the location becoming isolated from the community as a whole.

Michael Willis

The information the design team received for the group sessions was exactly the kind of input that was needed. There is a lot of information to distill; however, all of the comments made and recorded will help the project team focus on the areas that were identified as values of the community. Thank you for your time and attention.

Announcement (Leamon Abrams)

November 21 at 5:30 PM Bayview Tree Lighting Celebration at the Bayview Opera House.
Saturday, November 22 from 10:00 AM – 2:00 PM, Urban Agriculture Resource Hub in Adam Rogers Park

Meeting Adjourned
Southeast Working Group Meeting Summary
November 20, 2014
Aesthetics and Design: Biosolid Digester Facilities
Breakout Group: Creating Attractive Facilities

OVERVIEW

Following an introductory presentation by Greg Robley of Michael Willis Architects, SEWG and members of the public began their discussion on the opportunity for the new facilities to have a distinct appearance that conveys civic purpose and reinforces the community identity. The questions to guide the group’s conversation are:

1) Would you like the new facilities to become a recognizable and celebrated part of the city skyline?
2) Would you like the architectural design of new facilities to have a more industrial or more urban aesthetic?
3) Would you like to see art, history and culture of the Bayview incorporated into the architectural design of the new facilities?

Several images were shown that illustrated plant facilities and concepts. These concepts were: a facility with a relationship to a city skyline; a tower idea where one could look out over the entire plant operation; architectural screening that could hide the facilities yet have an interesting look from the outside; celebrating the form of the architectural treatment by providing an opportunity to bring the community up close to the facilities; using color to highlight monolithic structures or openings where one can view inside; deliberately exposing the plant operations by having the pipes and mechanical equipment visible for everyone to see; using lighting as an architectural tool to make a statement; and, expressing cultural identity or history with the use of art on the skin of a building structure.

DISCUSSION ISSUES on the subject of Creating Attractive Facilities

<table>
<thead>
<tr>
<th>What was the general reaction from the group on the topic?</th>
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<tbody>
<tr>
<td>• The design of SEP should tie-in with the design of the other large projects in the area</td>
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<td>• Young residents of the area should be a part of the outreach about the design</td>
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<tr>
<td>• The design should connect SEP with the rest of the community</td>
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<tr>
<td>• SEP should create open space that is safe and accessible to residents, particularly younger residents</td>
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<tr>
<td>• SEP should bring the community together by referencing iconic features in other parts of the community</td>
</tr>
<tr>
<td>• SEP should be safe park like area that is welcoming to people of all ages from all parts of the City</td>
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<tr>
<td>• Create spaces and facilities residents can use and enjoy instead of on designs to hide or mask the digesters</td>
</tr>
<tr>
<td>• SEP should be designed to create a desirable transition from community to the more industrial area. There shouldn’t be a wall (barrier) between the two</td>
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</tbody>
</table>
### Aesthetics and Design: Biosolid Digester Facilities

#### Breakout Group: Creating Attractive Facilities

<table>
<thead>
<tr>
<th>Summary of Input</th>
<th>Issue</th>
<th>Suggestions</th>
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</thead>
</table>
|                  | What design elements would you suggest to make the facilities an attractive addition to the City skyline? | • Use transparent covering to tell the story  
• Use old and new high tech “stuff”  
• Tie-in and make design consistent with South East Community Facility.  
• Screening that helps transition from residential to industrial  
• Blend into neighborhood as much as possible  
• Varied heights for different components  
• Focus on street perspective  
• Blend Industrial facility  
• Design from perspective of residents, not cars on 280  
• Water features  
• Youth focused  
• Safety  
• Accessible to residents and public  
• Park like setting with seating areas  
• Public event spaces  
• Lighting features  
• People friendly  
• Like City Hall  
• Elemental – wood, water, rocks |
|                  | What unique part of Bayview art, history or culture would you suggest be included in the design of the facilities? | • Draw on cultural competencies of area residents of all ages  
• Shell Mounds  
• Use technology to tell the stories  
• Shipyard crane  
• Chinese fishing village / cottage  
• Sculpture itself  
• Plantwall  
• Silos  
• Murals  
• Ohlone history  
• Children  
• Ship building |
|                  | Are there particular architectural themes the facilities could incorporate? | • Tie into other architecture in the area  
• Shell mounds  
• Hide pipes – office building look  
• Blend into residential area of neighborhood  
• Tie-ins for small businesses |
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### Aesthetics and Design: Biosolid Digester Facilities

#### Breakout Group: Creating Attractive Facilities

- Park like atmosphere
- Eco-industrial park concept
- Connect plant and produce market
- Accessible to the public
- Blend into community
- Connect to Islais Creek and beyond ... not isolated
- Youth oriented destination
- Openness, welcoming to people from all parts of the City
- Grandstand / amphitheater / tiered progression
- Parkland

### Additional Comments And Ideas

- Need for youth input
- Environmental campus/education and training facility
- Locating digesters in central shops area has less impacts on produce market
- Create a business district
- Security should be addressed
- Don’t want something that is isolated and not welcoming
- Not a “turf line;” Open to all from throughout the City
- Youth friendly ... people friendly

### Staff Contact:
Greg Robley, grobley@mwaarchitects.com, (415) 489-1252
Southeast Working Group Meeting Summary  
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Breakout Group: Creating Facilities for the Neighborhood

OVERVIEW

Jean von Bargen Root, architect with Michael Willis Architects introduced herself and Technical Environmental Engineer Summer Bundy as the facilitators of the breakout session. Jean began the session by stating to the group that this discussion and those that will follow would be an opportunity for the Bayview community to set a precedent for establishing community values through design. Jean directed the group’s attention to the three questions the group was charged to answer:

1) Would you like to see more public activity around the plant boundaries? If so, would you prefer recreational space (e.g. jogging/walking/biking paths), gathering space (e.g. public plazas, meeting space, sitting areas), or something else?
2) Would you like to see more landscape features around the plant boundaries? If so, what kind?
3) Would you like to have views into the plant and learn more about what’s going on inside or prefer to have the facilities screened from public view?

Jean asked the group to discuss their values and the kind of activities they would like to see or not see around the plant and the other campus facilities’ perimeter. What steps should the SFPUC take to promote activities the community wants to see around the perimeter and discourage those that are not desired?

Several images were shown that illustrated plant facilities and concepts. These concepts were: the introduction of water as a way to define boundaries; hiding all or a part of the facilities underground and creating open green public spaces on the surface; encouraging walking, jogging or biking by introducing paths at the perimeter, exposing and celebrating the industrial nature of facilities; the use of natural landscaped public spaces around the industrial facilities that makes the facilities secondary to the well planned open space; screening elements in various size, shapes and materials to either hide facilities and operations or draw attention to the architectural features of the screen elements; opportunities on the edge of facilities where there are views inside of the operations; and educational opportunities on the inside and outside—an physical structure onsite dedicated to passive and/or active learning or kiosks at the perimeter that provide information, education and history.

Jean continued the discussion by referencing features of several of the photos images presented in the opening presentations and asking the group participants to think about the elements they would like to introduce into the biosolids facilities design.
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**DISCUSSION ISSUES**

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<tr>
<th>What was the general reaction from the group on the topic?</th>
<th>Summary of Input</th>
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<tbody>
<tr>
<td>• The plant is very industrial and uninviting. Design should blend the facilities into the neighborhood fabric</td>
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<td>• Green space open to the community is valued</td>
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<td>• Emphasis on information and education for people of all ages from all parts of the city</td>
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<td>• Community facilities for events, meetings and celebrations</td>
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<tr>
<td>• Would you like to see more public activity around the plant boundaries? If so, would you prefer recreational space (e.g. jogging/walking/biking paths), gathering space (e.g. public plazas, meeting space, sitting areas), or something else?</td>
<td></td>
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<tr>
<td>o The facility should be a destination with some educational components (education center) where people of all ages from all parts of the city can come and take tours and learn about our water and wastewater systems. It should be a family destination.</td>
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<tr>
<td>o The facility should make sure that the plant provides educational opportunities, and consider how to connect it to STEM initiates in nearby parts of the City (e.g., Willie Brown STEM School).</td>
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<td>o The plant should create a space that is not segregated from the community. It should include facilities where the public can host meetings, activities, social events and celebrations. E.g. mini amphitheater</td>
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<tr>
<td>o Consider routing bike and pedestrian traffic off of Phelps and moving them to a surfaced path on the SFPUC property. Generally provide better pedestrian space along Phelps. Consider traffic calming on Phelps, which is currently used by vehicles to avoid stop lights on 3rd.</td>
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<td>o Opportunities to jog/walk/exercise pets around the facilities would be a great asset to the community.</td>
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<td>o Adding a water feature to the design would be a nice amenity; however, the purpose should have a function and be clear to the user a balance between the use of water features and drought education should be part of planning of water features. Could use of recycled water be incorporated?</td>
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<tr>
<td>o Parks with features for kids would be a positive contribution, because there are lots of kids in the neighborhood. Could incorporate educational features into the parks.</td>
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<tr>
<td>o The upgraded facilities could provide synergy and a gateway that would connect the neighborhood to the Produce Mart and Islais Creek.</td>
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- Would you like to see more landscape features around the plant boundaries? If so, what kind?  
  - The current look of the plant is too industrial. The plant is located in a residential neighborhood and should blend better with fewer high walls and more landscaping at the edges.  
  - Screening with green vegetation on architecture elements makes the edges feel more inviting.  
  - Find ways to reduce the hardscape and increase greenscape.
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- Long-term maintenance costs of the selected should be considered. Homeowner’s should not pick up costs of any new landscaping.
- Artistic, thoughtful, and interesting night lighting such as that provided by the Highline.
- Climate change, heat resiliency, and sea level rise should be considered in the plant’s design.
  - Would you like to have **views into the plant** and learn more about what’s going on inside or prefer to have the facilities screened from public view?
    - Screening: Grassy knoll that covers all or a portion of the facilities/operations—a place where you can come to and hang out. The precedent image showing the screen alongside the bike path was viewed positively by several participants, and was perceived as “softening” and “welcoming.”
    - View inside:
      - The facilities should not look too modern, yet have the ability for the community to see inside and at the edges, get information and learn about the functions of the plant.
      - Views inside the plant speak to transparency.
      - If there are information kiosks, they could be properly scaled and interactive both inside and outside of the facilities.
      - “Ticker tape” LED screen was not viewed positively by any participant.
    - “Friendly facilities” should be placed along the Jerrold edge; the digesters should be located away from residents to the degree possible.
    - History: Glass panels could be used to highlight the Bayview and plants history, while providing opportunities to view inside. History should be highlighted, including the area’s strengths and struggles. Shale mounds and Bayview hills were noted.

Additional Comments And Ideas
- Consider using lighting as an architectural design element. What the facilities look like at night is important
- Engage businesses on Phelps in the design values conversation (materials and presentation in multiple languages)
- Consider how the campus facilities connect with the proposed Caltrain Station
- Look for way to tie the facility activities and operations with educational initiatives
- Maintenance, durability and livability—build facilities that will last.
- If exercising pets on the facilities is a value, promote good dog-owner etiquette
- Interest in connecting with “Vision Zero”, a city funding source developed to increase and improve walkable areas in the community, including along Evans.
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<table>
<thead>
<tr>
<th>Action Items / Next Steps</th>
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<tbody>
<tr>
<td>• Develop a plan for engaging businesses on Phelps</td>
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<td>• Report back to the SEWG in the Spring of 2015</td>
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<tr>
<th>Staff Contact:</th>
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<tbody>
<tr>
<td>Jean van Bargen Root, <a href="mailto:jvonbargen@mwaarchitects.com">jvonbargen@mwaarchitects.com</a>, (415) 489-1252</td>
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OVERVIEW

Architect Michael Willis explained to the group how the biosolids team is approaching the design for the new digesters facilities. He emphasized that they had spent a good deal of time with plants operators to determine what they needed to manage the plant efficiently and effectively. Willis said now it was time to talk with the Working Group and the general public about what they would issues including the edges of the facilities, how the entire campus should look, as well as how the facilities interact with the community.

The architects are in the early stages of surveying the area and determining how to they might pursue the design considering what exists around the area and what plans there are for future nearby developments. Before the team determines a site for the new digesters facilities within the plant, they want to hear from members of the public about their thoughts and suggestions. The project is in the planning stage and will complete its Alternative Analysis Report early next year.

The questions to guide the group’s conversation are:

1) Would you like the Southeast Plant to become a destination and public attraction for people from outside the neighborhood? If so, how?
2) Would you like to see connection of the Southeast Plant to the community (e.g. Third Street, Produce Market or Islais Creek)? If so, how?
3) Would you like the Southeast Plant to help define a unique neighborhood within the Bayview? If so, how?

Several images were shown that illustrated plant facilities and concepts. These concepts were: open public space with multiple active and passive uses, architectural installations that define a destination, community gathering spaces that promote interaction, dog play areas; visitor or education facilities open to the public; connecting pedestrian and bike paths from one community destination to another; defining the gateway of a neighborhood through the introduction of glass and etchings chronicling the history of a location; and, the use of signage to define a location.

There were three break-out group discussions. Two others focused on creating edges around the Plant’s facilities and the aesthetics for the new facilities and plant improvements. This group focused on how the new facilities could distinguish and make connections within the Bayview community.

DISCUSSION ISSUES

<table>
<thead>
<tr>
<th>What was the general reaction from the education</th>
<th>Education was a recurring theme: Creating a facility that would also educate the community and visitors about what the plant does, how it fits into the community and the history of the facility within the community.</th>
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<td></td>
<td>“Develop wastewater academy—real learning center....”</td>
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</table>
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### Breakout Group: Creating Facilities for the Bayview

**group on the topic?**

- “We need to tell our story....about historic leaders in water and environment”
- Reflect on story of African Americans and other community leaders
- “Make it a broader environmental education center”

Secondly, groups were very vocal about involving youth and making it something that young people felt was a credit to the neighborhood.

- “benefit the children in the community”
- “whatever we do, it should be youth friendly”
- “Make sure young people are attracted by it”

**Address sustainability**

- “Provide means to benefit the community
- “needs to wear well and look good over time”
- “holistic connection with neighborhood—residents and other businesses”
- “find way to support the community in a manner that is sustainable”
- “beyond state-of-the-art”

**Would you like the Southeast Plant to become a destination and public attraction for people from outside the neighborhood? If so, how?**

- One group responded a resounding “yes”. A second group needed to better understand how the neighborhood could be defined the plant plant”.
- “in other parts of the city where sewage plants are located they are not even noticeable”
- “plant needs to blend with neighborhood, not be definition of neighborhood”
- “make plant destination with educational focus”
- “When you create a destination, you need to account for transportation, shuttles and other amenities”
- “community event destination although we need to be mindful of scale—people are living around here” or “people live right next to any “destination” we build”

**Would you like to see a connection of the Southeast Plant to the community (i.e. Third Street, Produce Market, Islas Creek, etc.)? If so, how?**

- “Holistic connection—physical connection”
- “plant needs to be more a part of the urban context of neighborhood
- “Produce Market could be a connection”
- “tie into visitor opportunities with market and other parts of SE community”
- “need interaction with other community businesses around the site ---- eliminate the borders”
- “build something like NYC’s “high-line” to connect to Islas Creek or to blue greenway”
- “Connection is key” ....blue greenway, Bayview gateway, Lennar
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- developments, Opera House, town center, heron’s head, produce market…..”
  - “like to see connection between Potrero as well as other sections of Bayview”
  - “make others feel welcome living and working beside the plant”
- Would you like the Southeast Plant to help define a unique neighborhood within the Bayview? If so, how?
  - “hyper-local--would like the design to really connect with locals and be appreciated by others”
  - “Think of this as whole campus rather than group of facilities—what can be done at the campus? Are there ways for others to use the space?”
  - “What are the synergistic uses: how can it benefit the community?”
  - “there is a deficit of parks and open spaces in this area”
  - “Consider the large developments planned so the plant is integrated”
  - “Green infrastructure installations could improve the neighborhood”
  - “Greenery, cultural elements would be inviting aesthetics for the neighborhood”
  - “new facilities should not look isolated from what’s around it –bring old and new together”
  - “liked how they repurposed old brick building that has become new 100% College Prep facility—windows made a big difference”
  - “Make a facility that can be used by everyone—accessibility is important”

Additional Comments And Ideas
- “Windows would be nice in plant; no more walls”
- “Light and more transparency would be good”
- “Remove boundaries and soften edges”
- “Transparency to inside the plant would be desirable”
- “Display metrics of what’s happening inside plant; where the wastewater goes”
- “Much influx into the area of new folks”
- “Rapid change....challenge to maintain origin and identity of area”
- “Safety inside and outside of plant is concern…..”construction, traffic, pedestrian safety can’t be overlooked”
- “SECF was always an eyesore”

Staff Contact: Michael Willis, mwillis@mwaarchitects.com, (415) 489-1240