

Pier 70 Arts Building

Concept Design Study

February 11, 2025

Jensen Architects



Project Team

CAST Team

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Design Team - Jensen

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Principal

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Designer

A photograph of an outdoor basketball court. The court is made of concrete and has a yellow safety mat at the base of the hoop. In the background, there is a chain-link fence, a utility pole, and a building with dark siding and white trim. The sky is clear blue. A large blue rectangular overlay is positioned in the upper right quadrant of the image, containing the text "Project Overview" in white.

Project Overview

Project Introduction

Design Team Introduction

At Jensen Architects, we are passionate about creating buildings and environments that enrich the experience of individuals, organizations, and their communities. Our portfolio features notable arts-related and community-serving projects including visual arts studios, performance and event spaces, retail, outdoor program areas, and more. We have successfully supported numerous clients at the early project phase, and our team is adept at strategic planning, design visioning, programming, and concept design. Collaboration is a core philosophy of our practice, and our work relies on rigorous engagement with all stakeholders to create a project reflective of their unique aspirations, goals, and vision.

Concept Design Study

The Concept Design Study for the Pier 70 Arts Building establishes the design criteria for the artist relocation spaces from the existing Noonan Building at Pier 70, which is set to be demolished within the framework of the broader Pier 70 SUD Design for Development (D4D) master plan. The Concept Design Study builds upon the vision, intent, use, character, and requirements set forth in the Pier 70 SUD

D4D. The existing Noonan Building has been the home of a thriving arts community for over five decades. New artist studio spaces are the key programming components of the proposed project and the starting point for the Concept Design Study.

Through a comprehensive and inclusive community engagement process the study also contemplates potential supplementary arts and community programming scenarios that are responsive to the needs and desires expressed by the participants of the visioning/planning workshops. However, decisions about what will ultimately be included in the future Arts Building will be made later in the development process.

The design studies presented in this report is meant to support the next stages of the concept development, which includes financial and market analysis. In addition, the framework and priorities defined through the community engagement set the stage for future design phases. As the project moves forward, more voices will be included in the process, as the goals and priorities for the projects continue to be refined.



View of Building 21 and Noonan Building adjacent to Project Site

Key Components of Pier 70 Arts Building

Art Studios

The proposed studios will offer the Noonan artists and other local artists an affordable space to create, experiment, and collaborate. These studios will accommodate a wide range of artistic disciplines, from painting and sculpture to digital media and ceramics, as well as photography and music to name just a few. The studios will provide artists and art practitioners with the resources and environment they need to hone their craft and bring their visions to life including supporting programs such as shop space as well as community building social spaces.



Noonan Artist Connie Harris's Studio

Performing Arts and Rehearsal Spaces

The project includes multiple rehearsal studios filling an identified gap in the Bay Area ensuring that local performing artists have a space to practice and prepare. A flexible, multifunctional performing arts space will accommodate a diverse array of performances from theater and dance to musical concerts and lectures.

Complementary Retail Space

Consistent with the district's development guidelines for priority retail frontage zones to create a vibrant, walkable retail core along designated parks and open space, the project scope includes active retail space at the ground level to be fitted out by the specific tenant when identified. Possible permitted uses include retail sales, restaurant, PDR, entertainment, arts, and recreation uses.



SF MOMA Rooftop Garden

Community Gathering & Event Spaces

Versatile community event spaces will cater to a variety of functions, including art exhibitions, cultural festivals, lectures, workshops, offices, and community gatherings. These indoor and outdoor areas will be designed to foster interaction, inclusivity, and engagement, enhancing the community's sense of connection and belonging.



SHED



Engagement

Engagement Overview

Design Team's Approach

The design team enjoyed spending many months working together with CAST, the Noonan artists and the broader arts and culture community in the Bay Area in envisioning the future Arts Building on Pier 70.

The design team's approach to community engagement was to create an interactive and inclusive process to better understand the needs and desires of the diverse range of stakeholders, build consensus and set priorities that served as a framework for the Concept Design Study.

Through the course of two workshops, the design team engaged participants in hands-on ideation activities that inspired insightful conversations and uncovered pain points and opportunities.



PIER 70 ARTS BUILDING Concept Design Study

Community Engagement - CAST

CAST's community engagement process centers artists, cultural workers, and community in the real estate development process. They start with building trust and relationships through programming, such as Dreaming Spaces.

Dreaming Spaces is a process and approach that represents CAST's commitment to inclusive, welcoming, and accessible community engagement. Each Dreaming Spaces engagement is unique and co-created with artists, cultural workers, and community members, as well as designers, planners, and other technical experts to establish a vision, goals, and guiding principles to support the dreams of the community. It strengthens the capacity and agency of community partners to secure spaces for creative place-making, place-keeping, and belonging.

Given the Noonan Artists' role in successfully advocating for the inclusion of an arts building at Pier 70, and that it is required to include permanent affordable studio space for artists, CAST first engaged the current occupants of the Noonan Building in a Dreaming Spaces process to listen, learn, and share ideas about their goals for their artist studio spaces and collective needs for their new home.

CAST then reached out to a broader network of artists, cultural workers, collectives, and organizations, starting with the surrounding neighborhood—including the Dogpatch, Bayview-Hunters Point, and Mission Bay—and expanding to



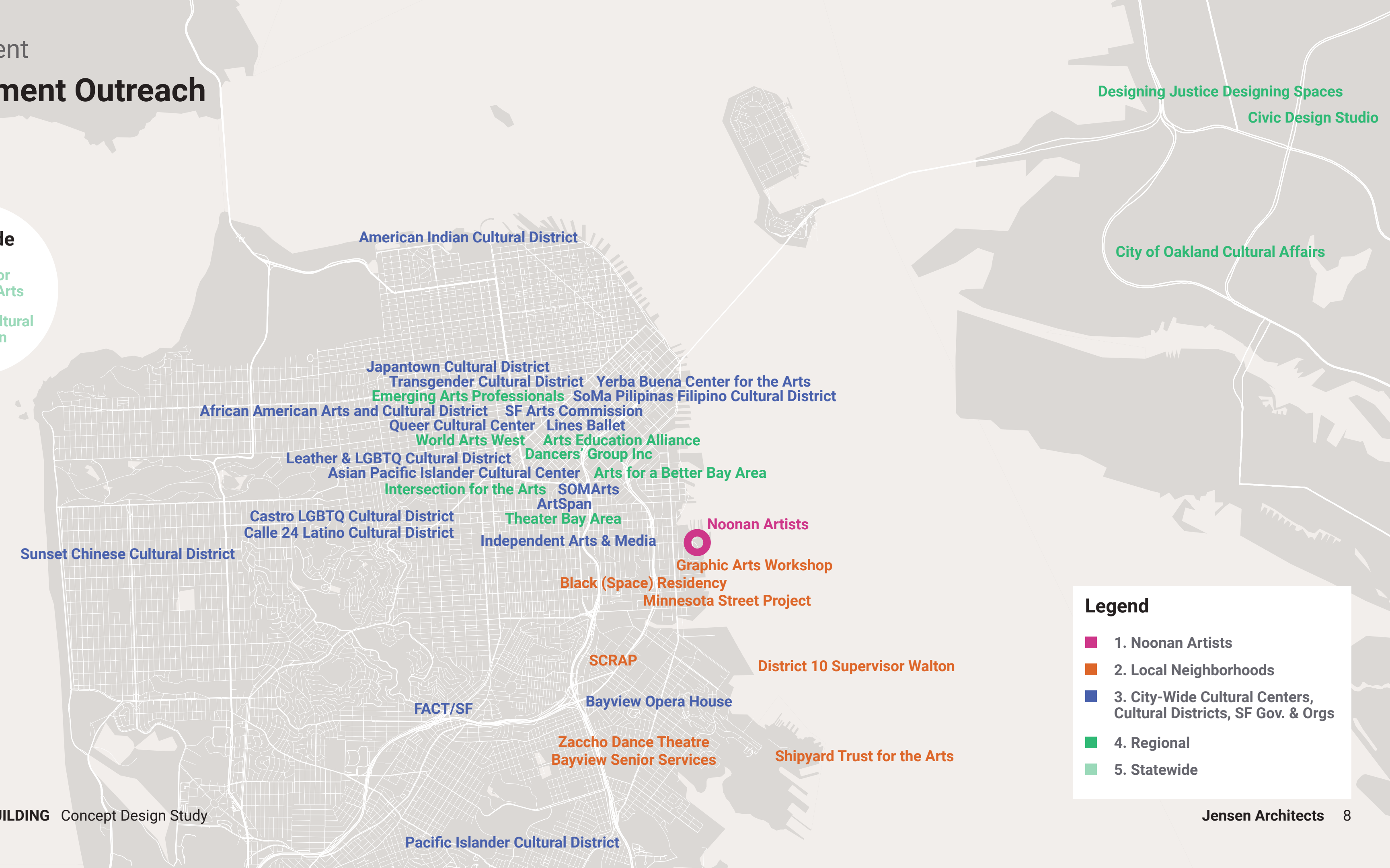
the greater Bay Area. CAST engaged with individual artists, arts organizations, City Cultural Centers and Cultural Districts, as well as arts service organizations like Dancers' Group (100+ dance programs), Intersection for the Arts (170 artist projects), Theater Bay Area (180 theater producing companies, 1200 theater making artists), and Emerging Arts Professionals (core of 200+ alumni in their network).

Through these parallel and overlapping points of contact, CAST has been in conversation with almost 200 artists and community members. This is just the beginning of the process. Continued participation and feedback from the community throughout the many future stages of the project development will be vital for its success.

Engagement Outreach

Statewide

- Alliance for Traditional Arts
- Center for Cultural Innovation



Designing Justice Designing Spaces
Civic Design Studio

City of Oakland Cultural Affairs

American Indian Cultural District

Japantown Cultural District
Transgender Cultural District
Emerging Arts Professionals
African American Arts and Cultural District
Queer Cultural Center
World Arts West
Leather & LGBTQ Cultural District
Asian Pacific Islander Cultural Center
Intersection for the Arts
Castro LGBTQ Cultural District
Calle 24 Latino Cultural District
Sunset Chinese Cultural District

Yerba Buena Center for the Arts
SoMa Pilipinas Filipino Cultural District
SF Arts Commission
Lines Ballet
Arts Education Alliance
Dancers' Group Inc
Arts for a Better Bay Area
SOMArts
ArtSpan
Theater Bay Area
Independent Arts & Media

Noonan Artists

Graphic Arts Workshop
Black (Space) Residency
Minnesota Street Project

SCRAP

District 10 Supervisor Walton

Bayview Opera House

Zaccho Dance Theatre
Bayview Senior Services

Shipyard Trust for the Arts

FACT/SF

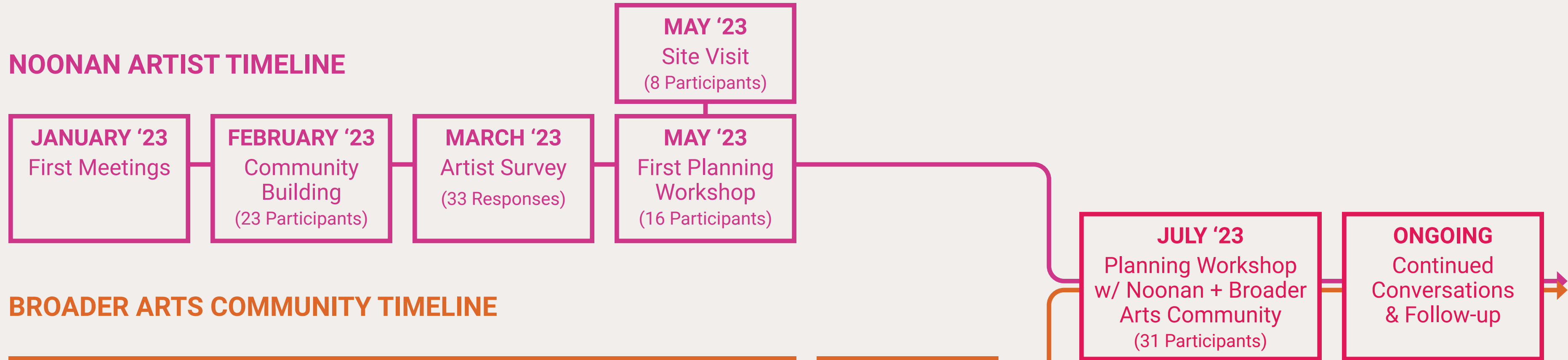
Pacific Islander Cultural District

Legend

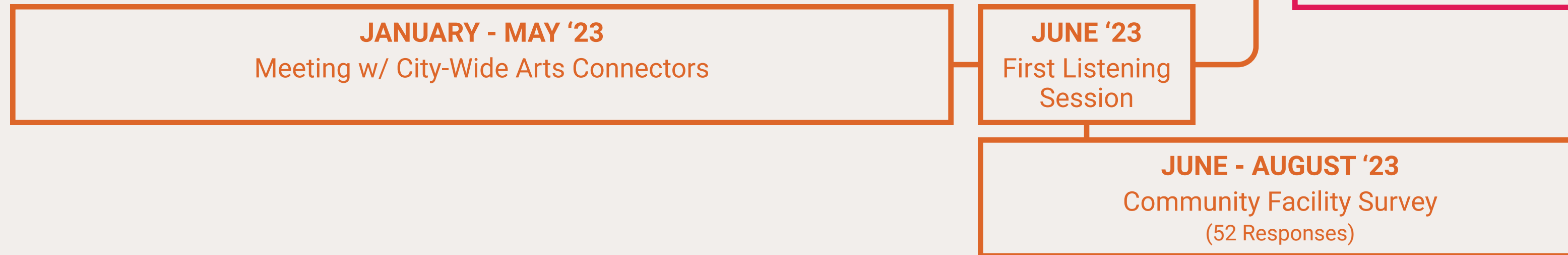
- 1. Noonan Artists
- 2. Local Neighborhoods
- 3. City-Wide Cultural Centers, Cultural Districts, SF Gov. & Orgs
- 4. Regional
- 5. Statewide

Engagement Timeline

NOONAN ARTIST TIMELINE



BROADER ARTS COMMUNITY TIMELINE



Noonan Building Site Visit

Overview

Accompanied by CAST, the design team visited the Noonan building on May 3rd, 2023.

The site visit provided not only the opportunity to see the existing studio spaces, but also engage with the artists in their own spaces and get a glimpse of their work and process.

Understanding the qualities and deficiencies of the existing building and the impact of the surroundings provided the design team a context for the artists' experiences and stories.



View of the Bay from upper levels



Noonan Artist Suzy Barnard's Studio



Exterior view of the existing Noonan Building



Noonan Artist Luke Idziak's Studio

Workshop 1 - Noonan Artists

Overview

Workshop 1 took place on May 25th, 2023. It focused on the Noonan Artists' needs and vision for the future Arts Building.

The goal was to collect specific information regarding architectural features and technical requirements for the artist studios and building infrastructure, and to begin building consensus around shared amenities and project vision.

Some of the key takeaways from Workshop 1 include:

- Studio features: counter with sink, access to views and daylight, operable windows, ventilation, and better electrical infrastructure.
- Shared Spaces: shops and specialty spaces, gallery, outdoor work spaces and roof gardens.
- Building vision: a hidden gem for artists & makers w/ resources dedicated to the arts community, prioritizing space for artist studios.

Note: A list of individual participants is included in the appendix.



Engagement

Workshop 1: Introduction Boards

Pier 70 Arts Building | Introduction

Jensen Architects

Why Jensen Architects?

Art Ensembles: Collaborative with nonprofit arts & cultural institutions have been instrumental for our practice and the region as a whole. We focus on developing the cultural and economic priorities that define how organizations work in a community and how they can best serve the public community-wide, diverse and non-traditional.

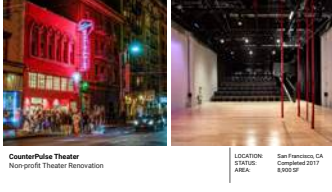
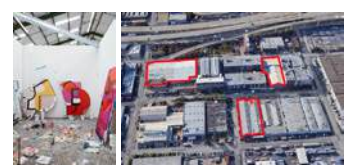
Planning & Programming: Our integrated process engages broad-based stakeholders in a collaborative process to identify and define the program and functional priorities that define how organizations work in a community and how they can best serve the public community-wide, diverse and non-traditional.

Care and Attention to Detail: Our design and construction process is thorough and detailed, and we work closely with our clients and the community to ensure the final design and construction reflects the vision of the community and the client.

Creative Collaboration: We work with our clients to ensure that the design and construction process is a collaborative one, and we work closely with the community to ensure the final design and construction reflects the vision of the community and the client.



- Arts Education
- Artist Residences
- Artist Studios
- Galleries
- Performance Space
- Museums
- Artist's Work



Location: San Francisco, CA
Date: August 2012

Location: San Francisco, CA
Date: August 2012

Location: San Francisco, CA
Date: August 2012



Pier 70 Arts Building | Introduction

What We Heard

Summary of key themes & findings from previous engagements with CAST

Project Goals:

What success feels like:

To be in an affordable, inspiring, and functional space for art making and community building.

What success feels like:

To be connected to the surrounding environment with access to daylight and views of the bay.

What success feels like:

To have your sense of seclusion, focus and privacy protected while balancing it with public/community spaces/needs.

What success feels like:

To support a variety of artists and makers with a mix of flexible and specialty spaces.

What success feels like:

To have the freedom to create and carry productive explorations.

What success feels like:

To be an active community of working artists and makers fostering productive exchanges.

Current Studio Uses:

Artist Media:

Drawing	Ceramics	Graphic Design	Filmmaking
Photography	Printmaking/Letterpress	Architecture	Music/Sound
Painting	Sculpture	Metal Works	Floral Design
Multimedia	Writing/Journalism	Jewelry Design	Candle/perfume making

Informal Uses:

Meeting	Exhibiting	Teaching	Movies, talks, clubs
Administrative	Community Activities	Social Gatherings	Informal performances

Strengths & Weaknesses:

Strengths	Weaknesses
Daylighting & Views	Privacy/Quiet/Isolated
Simple usable spaces	Construction Noise
Freedom to use/lax rules	Subpar Windows
Location	Layout/Space Config.
Affordable	Inadequate site light
Rich History	Inadequate interior lighting
Wood Structure	Lack of sinks
	Lack of outlets
	Too many events
	Too compartmentalized
	Lack of elevator
	Lack of Communal Spaces
	Diverse group

In your words:

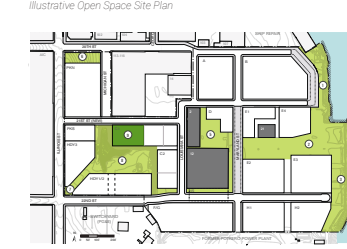
- "A delicate balance between autonomy, privacy and community."
- "It's funky, not over fussy."
- "The location has always been something magical."
- "The natural light reflected from the water is an unspoken factor that affects our work."
- "A great array of talent through different media."
- "Peace and quiet, community, soulful space with memories."



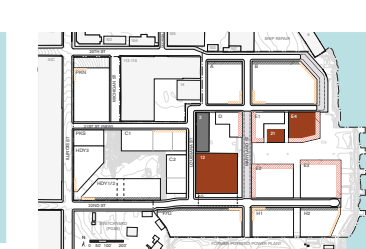
Pier 70 Arts Building | Introduction

Pier 70 Parcel E4 Site

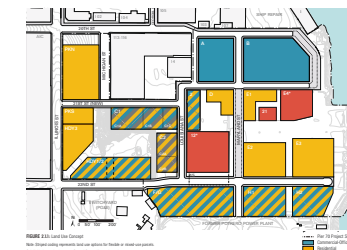
Excerpts from Pier 70 SUD Design for Development Report by SITELAB issued on April 26, 2022



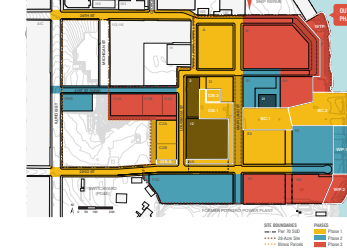
Public Open Spaces



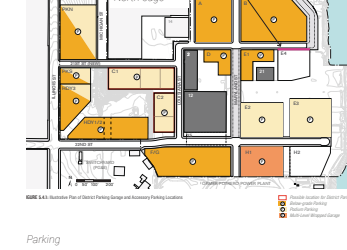
Ground Floor Frontage



Land Use



Phasing



Parking

Zoning Overview:

Permitted Uses:

- Institutional, Retail, Office, Entertainment, Arts, Recreation, Industrial, PDR
- Office on the ground floor not permitted
- Max. 10,000 ASF or retail and restaurant, Min. 1,000 SF of public use space (DDA Exhibit B6)

Ground Floor Frontage:

- 33% of East and South frontage must be occupied by:
- Retail and service use
- PDR use (including industrial)
- Entertainment, arts & recreation

Site Info:

- Lot Area: 33,350 SF
- Max. Allowable Height: 50'
- Total Arts Building Area: 90,000 SF



Workshop 1: Breakout Session Activities

Methodology:

Participants were divided into 2 small groups and asked to complete 2 dot vote activities in which dot stickers were used as votes to indicate their top choices.

Both groups were asked to select the top 3 must have studio features. The list of pre-selected features was based on information gathered from a survey and previous engagements between CAST and the Noonan Artists.

For the second dot vote activity, one group was asked to select the top 3 building features, while the other group was asked to select the top 3 sustainability goals for the project.

The intent of these activities was to set priorities and confirm the technical studio and building requirements from the artists' point of view.

Pier 70 Arts Building | Programming Details

Artists Studios

Activity Goal: Confirm studio requirements from previous engagements and set priorities.

Place a dot next to the top 3 must have studio features. If you have a feature/requirement that is not shown on the board, sketch/write it down and stick it up on the board.

Room Data Sheet:

Help us fill in the gaps.

GENERAL		Movable Furniture Equipment	Work tables, flat files, chairs	PLUMBING	
Total Assignable Area SF	500 SF (Average) Existing ranges from 75 - 2,100 SF	Window Treatment	Rolling shades, black-out at select locations	Fixture Req.	Sink w/ plaster/paint trap
Adjacencies	Adjacent to other studios	Special Considerations		Special Considerations	
Number of Occupants	1 or 2 per 500 SF	MECHANICAL		TELECOMMUNICATION, DATA & A/V	
Hours of Occupancy	24/7 artist access	Temperature Range	68°F to 76°F	Telephone/Data Cabling	Yes, from common service
ARCHITECTURAL		Exhaust, Special Ventilation	Yes	A/V Systems capabilities	access point for projector w/ input from portable source
Floor	Concrete w/ epoxy coating	Special Considerations		ACOUSTICS	
Walls	Painted Gyp. Board w/ plywood backing at select locations	Outlets / Special Outlets	120V, 20A, select grounded 240-volt, 48A for kilns	Sound Isolation	STC-40
Ceiling	Exposed structure or finish ceiling w/ backing for hanging support	Special Equipment	Kilns, heavy tools	Background Noise	NC-35
Ceiling Height	High ceilings, 10' min.	General Lighting	High efficient direct/indirect linear w/ accent track light	SECURITY	
Exterior Door/ Openings	Operable windows; direct access to daylight	Light Control	Fixtures on continuous dimming w/ occupancy sensor	Access Control	Yes
Interior Door/ Openings	Oversized door, 6'W x 9'H	Special Considerations		Special Considerations	
Built-in Casework/ Equipment	Storage cabinet and counter with sink				

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Pier 70 Arts Building | Programming Details

Functional Building: Infrastructure

Activity Goal: Confirm building requirements from previous engagements and set priorities.

Place dots on the must have building features. If you have a feature/requirement that is not shown on the board, sketch/write it down and stick it up on the board.

Waste management: recycling, composting, toxic material disposal

Skylight in corridors

Pier 70 Arts Building | Programming Details

Sustainability Goals

Activity Goal: Set priorities for the new arts building sustainability goals.

What are the key sustainability goals for the new Arts Building? Place dots on the top 3 goals. If you have an idea that is not shown on the board, sketch/write it down and stick it up on the board.

Carbon Neutral:	Location & Context:	Health & Wellbeing:
Solar panels + battery storage	Maximize exterior open space & reduce heat island effect	Use non-toxic renewable building materials
Reduce waste & pollution w/ optimal waste management	Urban habitat: green roof & bioswales	Passive heating & cooling strategies
All-electric building systems (no combustion)		Air filtration/exhaust
Water & Heat Recovery & Reuse	Building that showcases, inspires & educates the community	Integrate biophilic elements (plants, water, natural materials)

Freight elevator

Loading Area

restroom facilities, better

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Workshop 1: Breakout Session Results - Artist Studios

Top Studio Features:

1. Counter w/ utility sink (15)
2. Natural light (14)
3. Access to views (13)
4. Operable windows (12)
5. More outlets (11)
6. Better lighting (10)
7. Ventilation/exhaust (8)

Note: Number of votes (X) indicates the sum of all dot votes across the 2 breakout session groups.

Pier 70 Arts Building | Programming Details

Artists Studios

Activity Goal: Confirm studio requirements from previous engagements and set priorities.

Place a dot next to the top 3 must have studio features. If you have a feature/requirement that is not shown on the board, sketch/write it down and stick it up on the board.

Room Data Sheet:

Help us fill in the gaps.

GENERAL	Total Assignable Area SF: 500 SF (Average) Existing ranges from 75 - 2,100 SF	Adjacencies: Adjacent to other studios	Number of Occupants: 1 or 2 per 500 SF	Hours of Occupancy: 24/7 artist access
ARCHITECTURAL	Floor: Concrete w/ epoxy coating	Walls: Painted Gyp. Board w/ plywood backing at select locations	Ceiling: Exposed structure or finish ceiling w/ backing for hanging support	Ceiling Height: High ceilings, 10' min.
	Exterior Door/ Openings: Operable windows; direct access to daylight	Interior Door/ Openings: Oversized door, 6'W x 9'H	Built-in Casework/ Equipment: Storage cabinet and counter with sink	
	Movable Furniture Equipment: Work tables, flat files, chairs	Window Treatment: Rolling shades, black-out at select locations	Special Considerations: Adjacent to other studios	
MECHANICAL	Temperature Range: 68°F to 76°F	Exhaust, Special Ventilation: Yes	Special Considerations: Access point for projector w/ input from portable source	
ELECTRICAL	Outlets / Special Outlets: 120V, 20A, select grounded 240-volt, 48A for kilns	Special Equipment: Kilns, heavy tools	General Lighting: High efficient direct/indirect linear w/ accent track light	
	Light Control: Fixtures on continuous dimming w/ occupancy sensor	Special Considerations: Sink w/ plaster/paint trap		
TELECOMMUNICATION, DATA & A/V	Telephone/Data Cabling: Yes, from common service	A/V Systems capabilities: access point for projector w/ input from portable source		
ACoustICS	Sound Isolation: STC-40	Background Noise: NC-35		
SECURITY	Access Control: Yes	Special Considerations: Exhibit Space		

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Pier 70 Arts Building | Programming Details

Artists Studios

Activity Goal: Confirm studio requirements from previous engagements and set priorities.

Place a dot next to the top 3 must have studio features. If you have a feature/requirement that is not shown on the board, sketch/write it down and stick it up on the board.

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	Movable Furniture Equipment: Work tables, flat files, chairs	Window Treatment: Rolling shades, black-out at select locations	Special Considerations: Adjacent to other studios	
MECHANICAL	Temperature Range: 68°F to 76°F	Exhaust, Special Ventilation: Yes	Special Considerations: Access point for projector w/ input from portable source	
ELECTRICAL	Outlets / Special Outlets: 120V, 20A, select grounded 240-volt, 48A for kilns	Special Equipment: Kilns, heavy tools	General Lighting: High efficient direct/indirect linear w/ accent track light	
	Light Control: Fixtures on continuous dimming w/ occupancy sensor	Special Considerations: Sink w/ plaster/paint trap		
TELECOMMUNICATION, DATA & A/V	Telephone/Data Cabling: Yes, from common service	A/V Systems capabilities: access point for projector w/ input from portable source		
ACoustICS	Sound Isolation: STC-40	Background Noise: NC-35		
SECURITY	Access Control: Yes	Special Considerations: Exhibit Space		

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Workshop 1: Breakout Session Results - Building Features & Sustainability Goals

Top Building Features:

1. Freight elevator (6)
2. Storage (5)
3. Waste management (5)
4. Wider/taller circulation (4)
5. Loading area (4)
6. Better security (4)
7. Skylight in corridors (4)

Top Sustainability Goals:

1. Showcase, inspire & educate (7)
2. Air filtration/exhaust (7)
3. Maximize exterior open space (6)
4. Use non-toxic materials (5)
5. Solar panels + battery (5)
6. All eclectic building (5)
7. Passive heating/cooling (5)

Pier 70 Arts Building | Programming Details

Functional Building: Infrastructure

Activity Goal: Confirm building requirements from previous engagements and set priorities.

Place dots on the must have building features. If you have a feature/requirement that is not shown on the board, sketch/write it down and stick it up on the board.

Other features in a new building construction include adequate restroom facilities, better exterior lighting, bike facility, ADA parking & EV charging.

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Pier 70 Arts Building | Programming Details

Sustainability Goals

Activity Goal: Set priorities for the new arts building sustainability goals.

What are the key sustainability goals for the new Arts Building? Place dots on the top 3 goals. If you have an idea that is not shown on the board, sketch/write it down and stick it up on the board.

Carbon Neutral:	Location & Context:	Health & Wellbeing:
<ul style="list-style-type: none"> Reduce waste & pollution w/ optimal waste management Solar panels + battery storage All-electric building systems (no combustion) Water & Heat Recovery & Reuse 	<ul style="list-style-type: none"> Maximize exterior open space & reduce heat island effect Urban habitat: green roof & bioswales Prioritize local materials, suppliers & collaborators Building that showcases, inspires & educates the community 	<ul style="list-style-type: none"> Use non-toxic renewable building materials Passive heating & cooling strategies Air filtration/exhaust Integrate biophilic elements (plants, water, natural materials)

Handwritten notes include: 'Public Plaza Performance Art Installations', 'Reclaimed Materials', 'Fast reliable Internet', 'Hazardous / Old Building Material Remediation', and 'Exterior work space'.

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Workshop 1: Group Activity - Common Spaces & Amenities

Methodology:

We invited participants to use 3 dot stickers to vote for the top 3 types of common and amenities spaces they would find most desirable in the future Arts building.

Key Takeaways:

- According to the Noonan artists, there is no need for dedicated screening & performance space: performance can happen on the ground, roof & flexible spaces.
- Shops (16) & specialty spaces (10) are two of the most desired common spaces. They can be attractors for the broader arts community. The key question is who will manage these spaces. Potential rental opportunities.
- Gallery (12), outdoor work space (9) and roof garden (16) also ranked high among Noonan artists.
- Participants noted that kitchen and lounge spaces should be combined.



Pier 70 Arts Building | Programming Details

Common Spaces and Amenities

Activity Goal: Build consensus and set priorities for the types of common/amenities spaces.

What types of common/amenities spaces would you like to see in the new Arts Building? Place a dot on the top 3 types of spaces that you would find most desirable. If you have an idea that is not shown in the images, write it down and stick it up on the board.

SHARED SHOPS W/ TOOL LIBRARY
e.g. tools, sewing, wood, fabric, painting, etc.

SHARED SPECIALTY SPACES
e.g. recording, film, photography, etc.

SHARED MATERIALS LIBRARY
Source: UW Free Materials Library

GALLERY, EXHIBITION, EVENT SPACE
Source: Fort Mason Gallery, SF

PERFORMANCE SPACES
Source: Counterpoint

SCREENING ROOM, AUDITORIUM
Source: Yerba Buena Center for the Arts screening room

COMMON LOUNGE + Kitchen & Dining
Combine kitchen & dining lounge

CONFERENCE, MEETING
Source: Headlands Moss Hall & Kitchen

KITCHEN & DINING
Source: Headlands Moss Hall & Kitchen

OUTDOOR WORK SPACE
Source: Ecole des Ponts ParisTech

OUTDOOR REFLECTION SPACE
Source: CCA Debarco writing studio garden

ROOF GARDEN / DECK
e.g. pollinator garden, food production, urban ecology
Source: Brooklyn Grange

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Workshop 1: Group Activity - Arts Building Community

Methodology:

We invited participants to brainstorm what types of supplementary activities, services, programs they would like to see in the future Arts building. We then grouped their post-it notes into the following categories:

Public Programming:

- Venue for events, live music, jazz club
- Food trucks
- Bar, restaurant
- Coffee shop, cafe (natural foods, affordable)
- Groceries (Rainbow)
- Bakery
- Fish Market
- Bookstore (Bird & Beckett)
- Library
- Kindergarten
- Community space
- Bike store/bike & kayak rentals

- Wildlife refuge, SPCA outpost (animals)
- Greenhouse
- Active estuary, tidal garden, H2O arts

Artist Support Programming:

- Art supply store
- Gallery
- Shared lounge
- Quiet private hallway, not only an open space to access studios
- Wood shops, tech shops
- Tool lending library
- Specialty spaces, makerspace
- Secure indoor bike storage
- Dispensary

Institutions:

- CCA: could need more space after campus consolidation
- Creativity Explored: non-profit



Workshop 1: Group Activity - Semantic Differentials

Methodology:

Participants were asked to place a dot sticker onto the line in the location that best corresponded to how they envision the future Arts building. Each line was meant to indicate a spectrum between 2 opposing statements. The goal was to gauge the artists' position regarding the project vision, which sometimes requires balancing conflicting desires.

Key Takeaways:

- From the Noonan artists' point-of-view, the new building should be **a hidden gem for artist and makers** with a focus on **maximizing space for private studios**. The resources provided in the new arts building should be **dedicated to the arts community** and have **specific functions and equipment** that support art making. The general public is **welcome at specific events** but not at all times. The building identity is strongly tied to art making.



Pier 70 Arts Building | Arts Building Community

Semantic Differentials

Activity Goal: Gauge artists' position regarding the project's vision.

Place a dot onto the line in the location that best corresponds to how you envision the future arts building.

Statement 1: Building Identity

The new arts building is a thriving arts hub & destination. The new arts building is a hidden gem for artists and makers.

Statement 2: Individual vs. Shared

The building should maximize space for private studios. The building should leverage shared amenities & resources w/ more efficient studios.

Statement 3: Broader Community

The building resources should be available to the broader community (District 10). The building resources should be dedicated to the arts community.

Statement 4: Visitors/General Public

Visitors/general public are welcome year-long for performances, gallery visits & other public programming. Visitors/general public are welcome at specific scheduled events and by appointment.

Statement 5: Shared Space Types

Most of the shared spaces should be flexible/multi-purpose. Most of the shared spaces should have specific functions & equipment.

CAST JENSEN

Workshop 1: Parking & Loading Questions/Concerns

Parking:

- What will the cost of parking be? It needs to be factor in the total cost for the artist in addition to studio rental.
- Will there be dedicated assigned parking for Noonan artists?

Loading:

- Moving materials in/out of the studios is an integral part of the practice; Circulation should accommodate maneuvering of 4'x8' sheets at the very least.
- Loading happens all day long; Multiple people load simultaneously
- Carts could be made available near freight elevator
- Potential solution: conduct survey on how often & how long loading is used and create a system for booking it.
- Potential solution: fenced-in multi-purpose yard



FIGURE 5.4.1: Illustrative Plan of District Parking Garage and Accessory Parking Locations

- ▭ Possible location for District Parking Garage
- Below-grade Parking
- Podium Parking
- Multi-Level Wrapped Garage

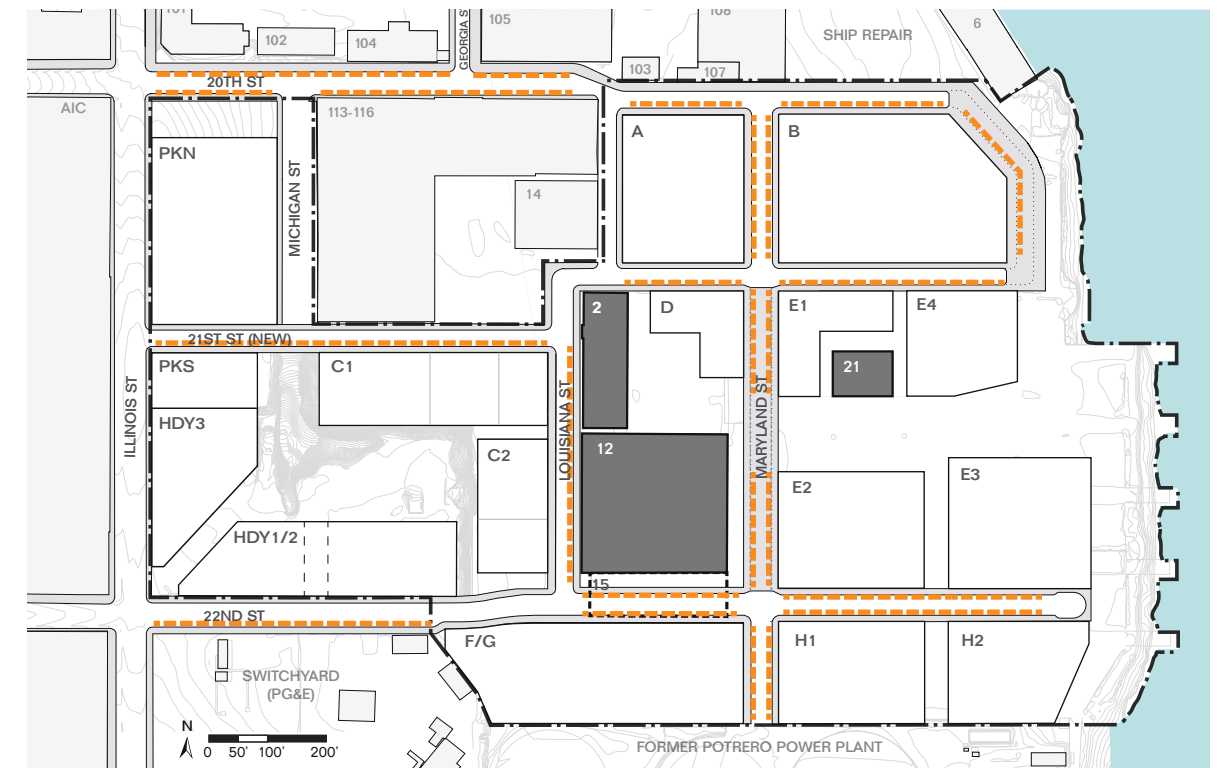


FIGURE 5.3.1: Illustrative Locations for On-street Parking

Note: Diagram shows illustrative locations of parking lanes. Some locations may eliminate on-street parking stalls in order to accommodate for SFFD or other circulation requirements.

On-street Parking

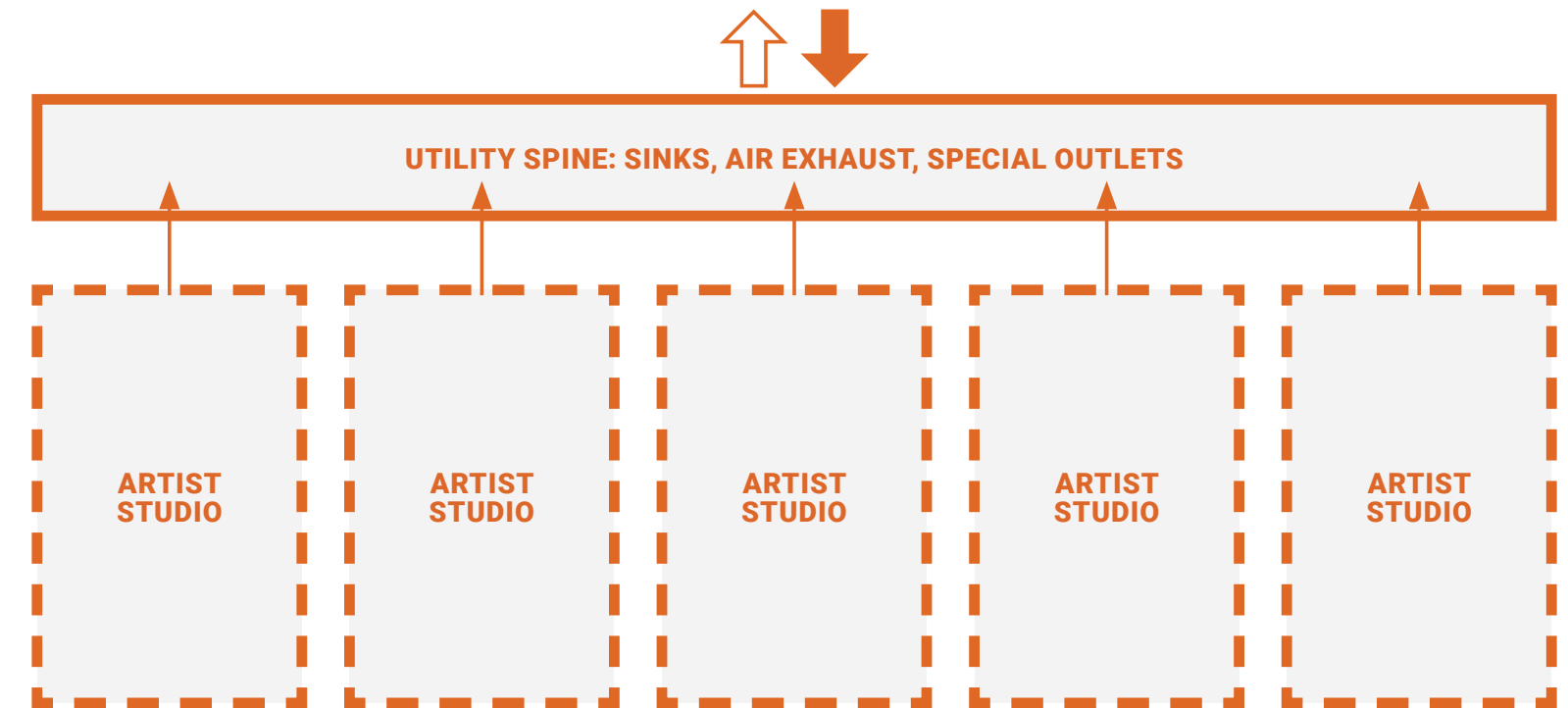
Excerpts from Pier 70 Design for Development

Workshop 1: Concept Diagrams

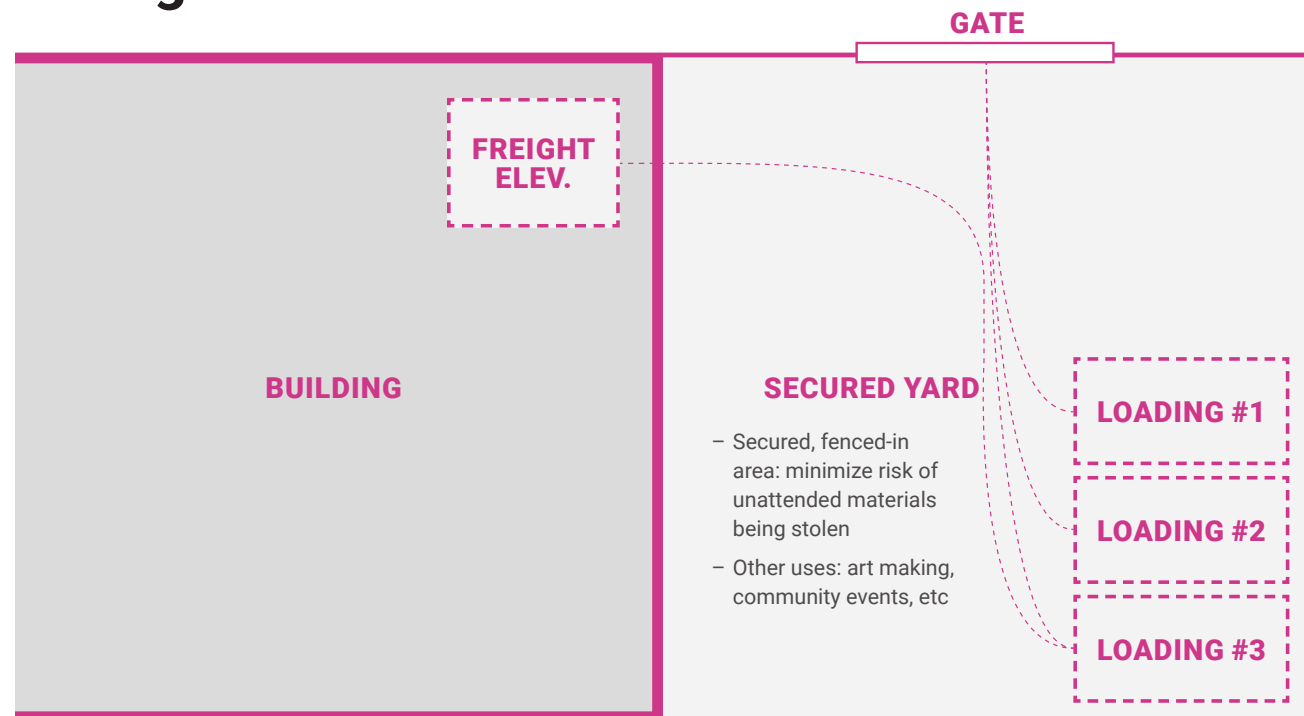
Degrees of Sharing:



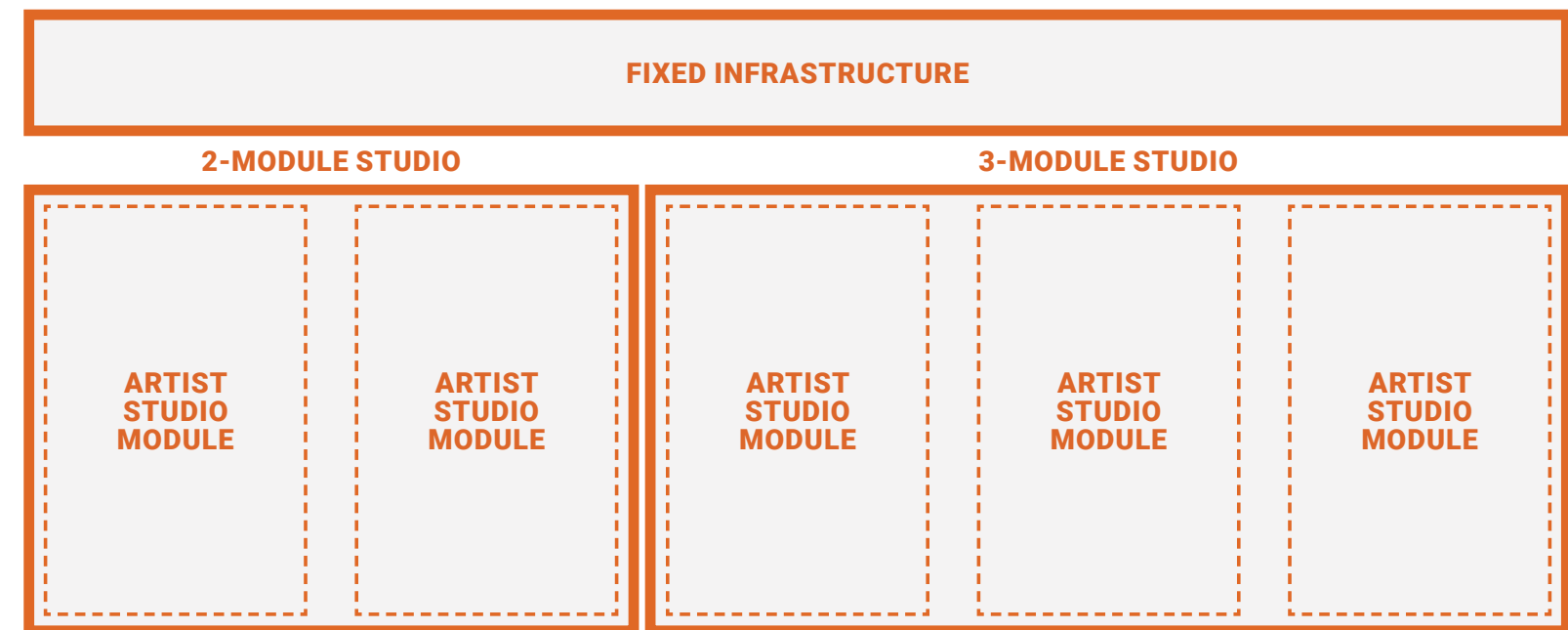
Central Utility Spine:



Multi-Purpose Loading Yard



Modular Studios: Flexible configuration that evolves over time



Workshop 2 - Greater Arts Community

Overview

Workshop took 2 took place on July 20th, 2023.

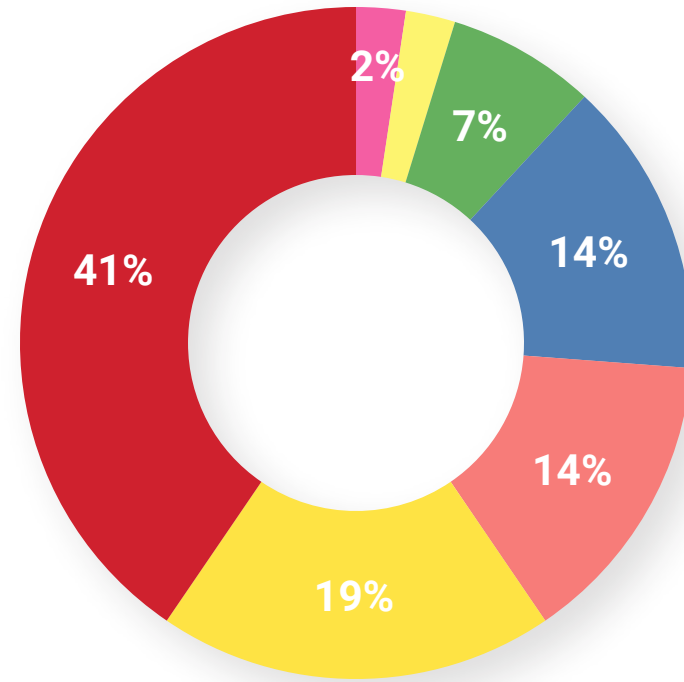
The goal was to identify the greater Arts community's position in regards to the project vision, gauge their interest and preferences for space types, programs, and building features; and provide a safe space for sharing their thoughts and opinions. Noonan artists were also included in this workshop.

The design team focused on easy-to-engage visual activities that built upon the themes and topics that the CAST team collected in their listening sessions and 1:1 conversations with the representatives of the broader Arts community in preparation for the workshop.

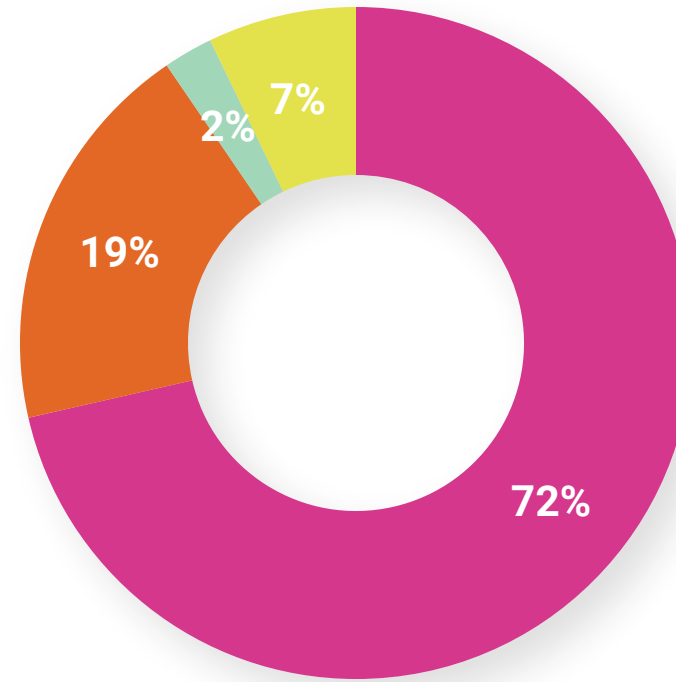
The guidelines and recommendations of the Concept Design Study report are inspired by the key takeaways from the workshops and by the participants' insights, stories and wisdom. We are grateful for all those who took the time to participate and enrich this study. A full list of participants are included in the Appendix.



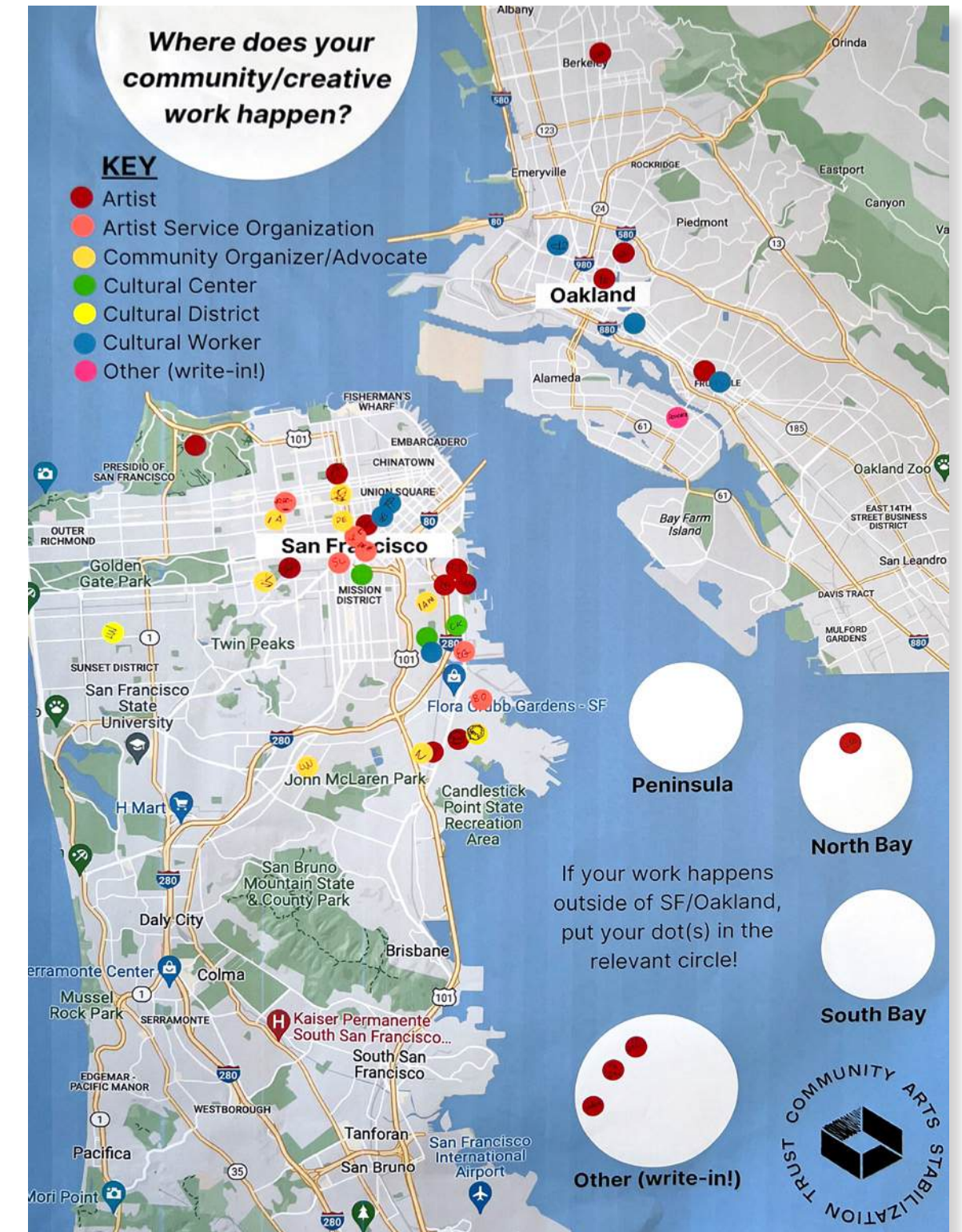
Workshop 2: Participants



- Artist
- Community Organizer/Advocate
- Artist Service Organization
- Cultural Worker
- Cultural Center
- Cultural District
- Other



- San Francisco
- East Bay
- North Bay
- Other



Note: A list of individual participants and their affiliations is included in the appendix.

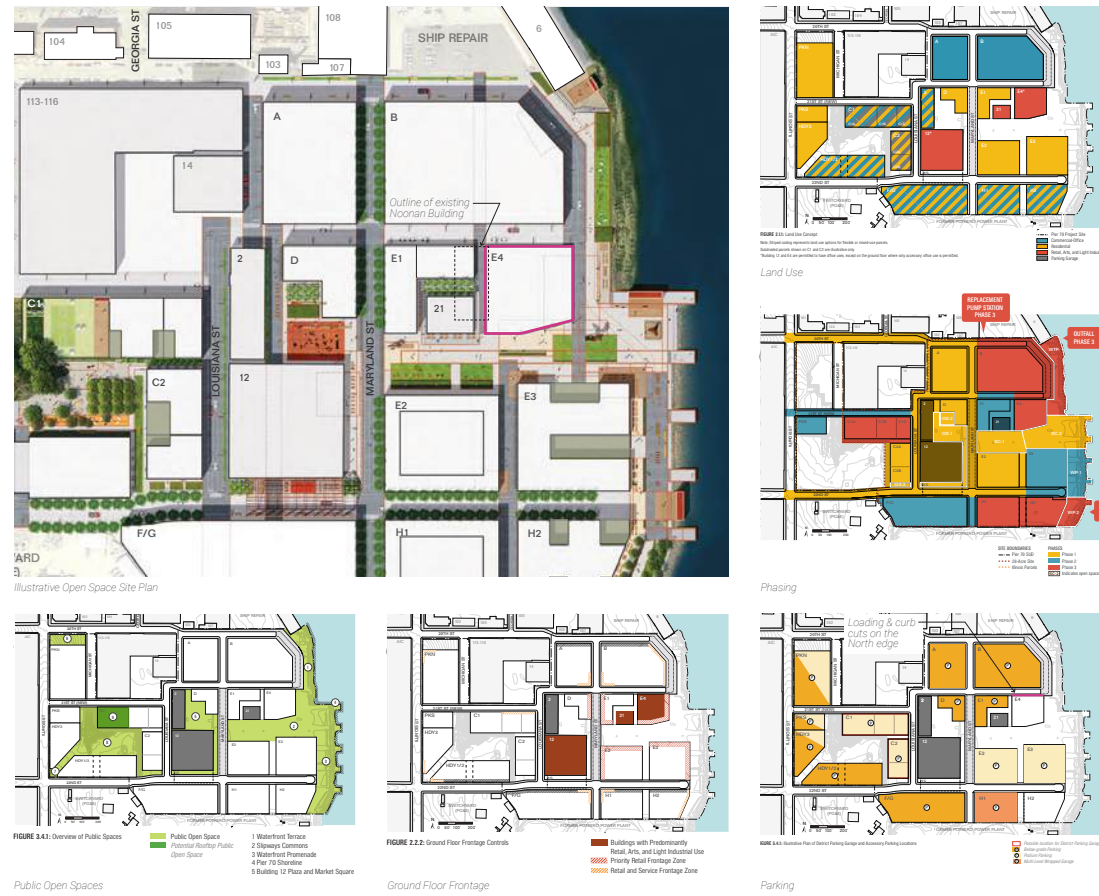
Engagement

Workshop 2: Introduction Boards

Pier 70 Arts Building | Introduction

Pier 70 Parcel E4 Site

Excerpts from Pier 70 SUD Design for Development Report by SITELAB issued on April 26, 2022



Zoning Overview:

Permitted Uses:

- Institutional, Retail, Office, Entertainment, Arts, Recreation, Industrial, PDR
- Office on the ground floor not permitted
- Max. 10,000 ASF or retail and restaurant; Min. 1,000 SF of public use space (DDA Exhibit B6)

Ground Floor Frontage:

- 33% of East and South frontage must be occupied by:
- Retail and service use
- PDR use (including industrial)
- Entertainment, arts & recreation

Site Info:

- Lot Area: 33,350 SF
- Max. Allowable Height: 50'
- Total Arts Building Area: 90,000 SF



Pier 70 Arts Building | Introduction

What We Heard - Noonan Artists

Summary of key themes & findings from meetings, surveys and workshop with Noonan Artists.

Project Goals:

What success feels like:

To be in an affordable, inspiring, and functional space for art making and community building.

What success feels like:

To be connected to the surrounding environment with access to daylight and views of the bay.

What success feels like:

To have your sense of seclusion, focus and privacy protected while balancing it with public/community spaces/needs.

What success feels like:

To support a variety of artists and makers with a mix of flexible and specialty spaces.

What success feels like:

To have the freedom to create and carry productive explorations.

What success feels like:

To be an active community of working artists and makers fostering productive exchanges.

Workshop Summary:

Top Studio Features:

- Counter w/ utility sink
- Access to views, natural light
- Ventilation, exhaust
- More outlets, better lighting

Top Building Features:

- Freight elevator
- Storage, waste management
- Loading area, wider circulation
- Better security

Top Sustainability Goals:

- Showcase, inspire & educate
- Air filtration/exhaust
- Maximize exterior open space
- Use non-toxic materials

Key Takeaway:

- Artist support programming: arts supply, gallery, shops, tool library
- Community spaces, childcare
- Retail & food: bookshop, coffee shop, groceries, bar, restaurant

Key Takeaway:

- Performance in flexible spaces
- Shops & specialty spaces as attractors to broader community
- Gallery, outdoor workspace, roof garden highly desirable.

Noonan Artists



In your words:

- "A delicate balance between autonomy, privacy and community."
- "It's funky, not over fussy."
- "The location has always been something magical."
- "The natural light reflected from the water is an unspoken factor that affects our work."
- "A great array of talent through different media."
- "Peace and quiet, community, soulful space with memories."



Pier 70 Arts Building | Introduction

What We Heard - Broader Arts & Culture

Summary of key themes from the listening sessions, community voice survey, and 1:1 meetings with CAST.

Space/Facility Needs:

- Meeting spaces
- Studio + storage space
- Training/resource center
- Performance spaces
- Communal open spaces
- Shared event spaces

Considerations:

- Mix of long- & short-term tenants is ideal
- Curators: communal space needs
- Artists: emerging & established
- Audience: traditionally excluded groups
- Sense of ownership: avoid gate-keeping

Models Referenced:

- Minnesota Street Project
- Impact Hub
- Intersection for the Arts
- YBCA
- Arts Ed Alliance
- Crosstown Arts
- Agency Oakland
- The Berkeley Rep
- Light Rail Studios

Principles & Qualities:

- Meeting artists' essential needs
- Affordable
- Attracting investment
- Accessible
- Controlled fire + smoke friendly
- Permanence
- Child-friendly
- Multi-use, multi-disciplinary, multi-language
- Equity-centered leadership
- Flexible, right-sized

Regional Arts Center Impact & Vision:

- Hub of inclusivity, accessibility, community & creativity
- Intentionality, shared-goals, values-aligned
- Reciprocal partnerships
- A place for truth in the arts
- Community of intergenerational creatives
- Centering marginalized & local folk

Engagement at a Glance:

- 23 One-to-One Meetings
- 4 Listening Sessions with 21 Participants
- 2 Upcoming Listening Sessions
- 43 Completed Community Voice Surveys + 62 Incomplete
- 62 Invitees to Pier 70 Planning Workshop



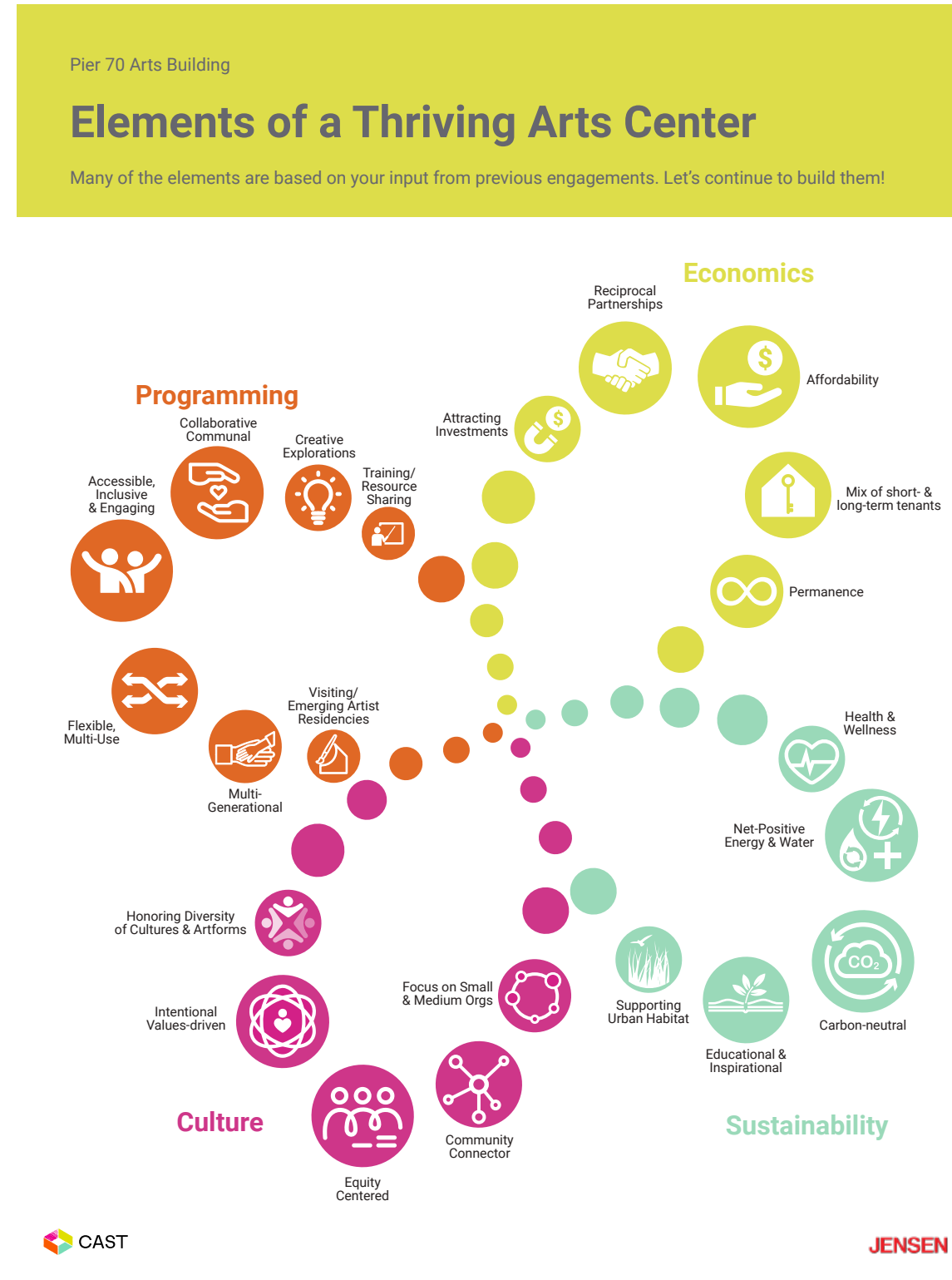
Workshop 2: Breakout Session Activity

Methodology:

Participants were asked to select 3 elements of a thriving Arts Center that matter most to them and write a few words explaining their thinking.

The elements were based on emerging themes gathered in one-to-one conversations and listening sessions conducted by CAST prior to workshop 2.

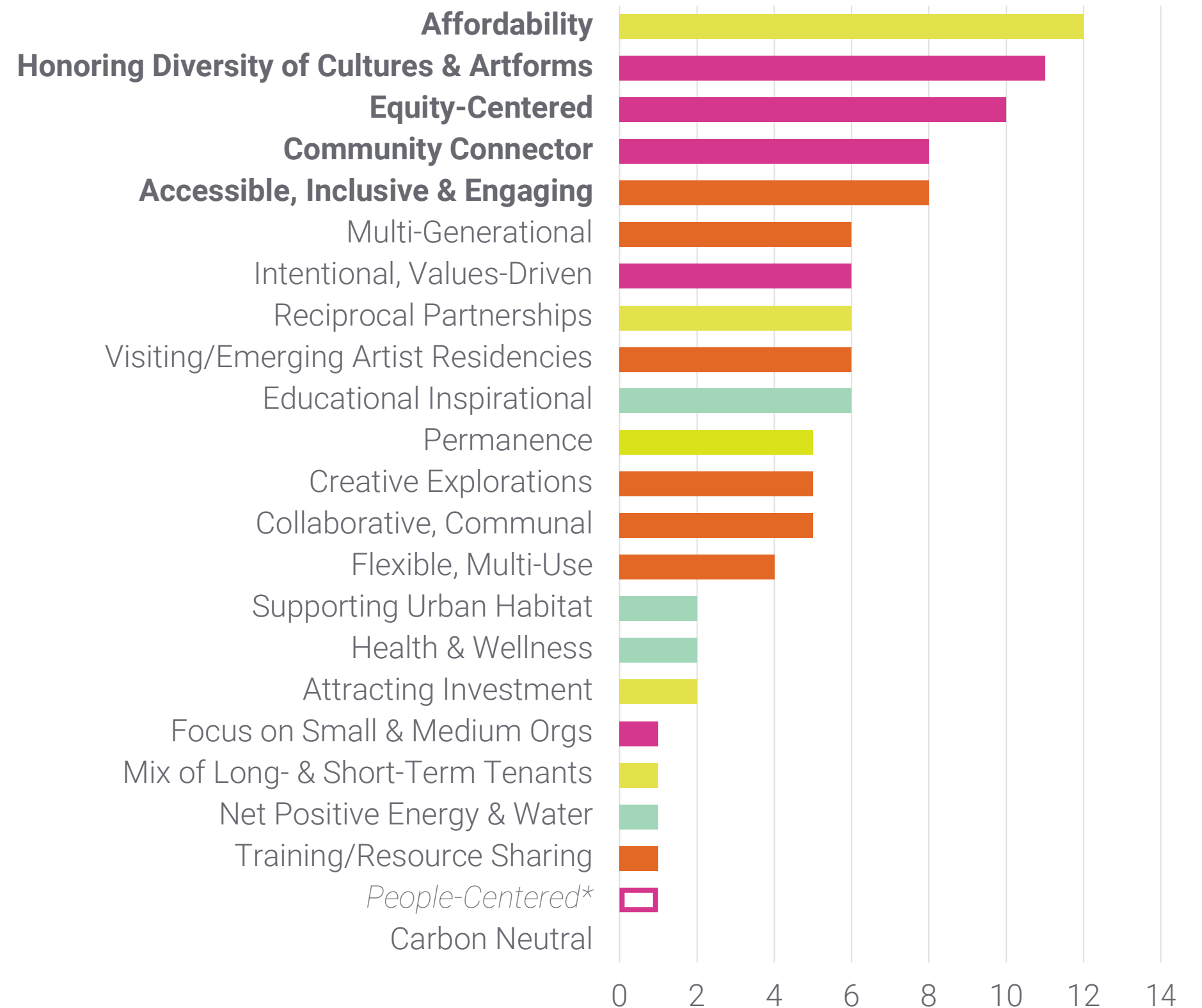
The intent of the activity was to provide a framework for dialogue as well as prioritize the goals for the project.



Workshop 2: Top Elements of Thriving Arts Center

Top Elements:

1. **Affordability:** affordability is key to accessibility - little value if people can't afford to be there; permanent affordability; removes barriers; de-marginalizes.
2. **Honoring Diversity of Cultures & Artforms:** to expand upon existing culture & artforms; centering around people and the different cultures they represent; giving access to space, funds, and development of ideas to grow the culture through arts.
3. **Equity-Centered:** fairness/justice/inclusion of all; lift-up voices that may not otherwise be heard; access+affordability.
4. **Community Connector:** connecting culture city-wide; to foster a robust network of culture bearers regionally, and keep advancing caliber of artistic output & vision.
5. **Accessible, Inclusive & Engaging:** accessible to all who desire; recognizing the different needs that artists & audiences bring to the spaces they activate; make it easy for people to come; free+open to the public.



*Indicates new element added by participant**

Workshop 2: Breakout Session Discussion

Group 1 takeaways:

- **Long-term affordability:** concern that as soon as a place is “fixed-up”/made secure, people don’t feel welcomed anymore.
- **Community connector:** community as verb; community-centric
- **Equity:** claiming ownership for everyone, in particular people who don’t normally “own”. “Equity is everyone owning our share”.
- **Creative explorations:** everyone being able to express creatively, even voices that normally don’t get heard.
- **Investment:** attracting investment to make it affordable.

Group 2 takeaways:

- **Artists as a workforce:** elevate, respect, and provide proper professional resources/platform; inspire younger generation with a visible example/model of success.
- **Multiple generations in one place:** pass down culture, history & legacy; although different generations may disagree on many topics, the center would be a place where their common love for the arts brings them together.
- **Intentional, values-driven:** it is important for guiding the community & creating sense of ownership; not too narrow as to not exclude; values are relative.
- **Urban Habitat:** Pier 70 is a prime location to bring visibility to our connection to nature/surrounding.
- **Artist Residencies:** opportunities for artists to discourse, build, connect and grow their work & community
- **People-centered:** putting existing community at the heart of decisions.

Group 3 takeaways:

- **Legacy/Multi-generational:** passing forward the Noonan legacy through multi-generational inclusion to establish permanence. Learning from the elders & establish next generation. Raises the question: Who gets to be a Noonan Artist? Issue of governance.
- **Permanence:** stemming the artists exodus from the city, and creating an internal community.
- **Affordability:** mentioned by almost all participants; tied to permanence; most artist/cultural workers in the Bay Area are constantly living w/ impermanence.
- **Diversity, equity-center, accessible:** expanding to transit; must be not only centrally-located, but also centrally-available to all users through transit. Building as a physical manifestation of the diversity of the Bay Area.
- **Investment in the workforce:** goes hand in hand with investment in building; investment in the sustainability for artist/cultural workers to be able to afford to stay, live, work.

Workshop 2: What Matters Most

"Reconnect with communities; bridging the elders to the youth, rooting inclusivity + passing on knowledge + experience".

"Sustainability comes from many avenues of support, collaboration, and connection".

"In 2023 we are still living in a world where the majority of funding goes to Euro-American art forms. It would be great to see the resources of this center leveraged to support the diverse cultural communities that the Bay Area is home to".

"Health & Wellness for artist to have dedicated space where their mind/body/spirit wellness is prioritized".

"Artists + arts organizations are deeply passionate – but there is always a fear of loss of funding, or impermanence that our community lives with".

"People-centered: Putting (existing) community at the heart of decisions and activities. Any core programming be centered by the people who are here. Recognize & honor the struggles of our community. Do not replace us".

"Professional platform for all".

"Residencies create opportunities for artists to discourse, build, connect and grow their work & community".

"Permanence for artist to have reliability and consistency in their making/creating work & lasting cultural asset. "

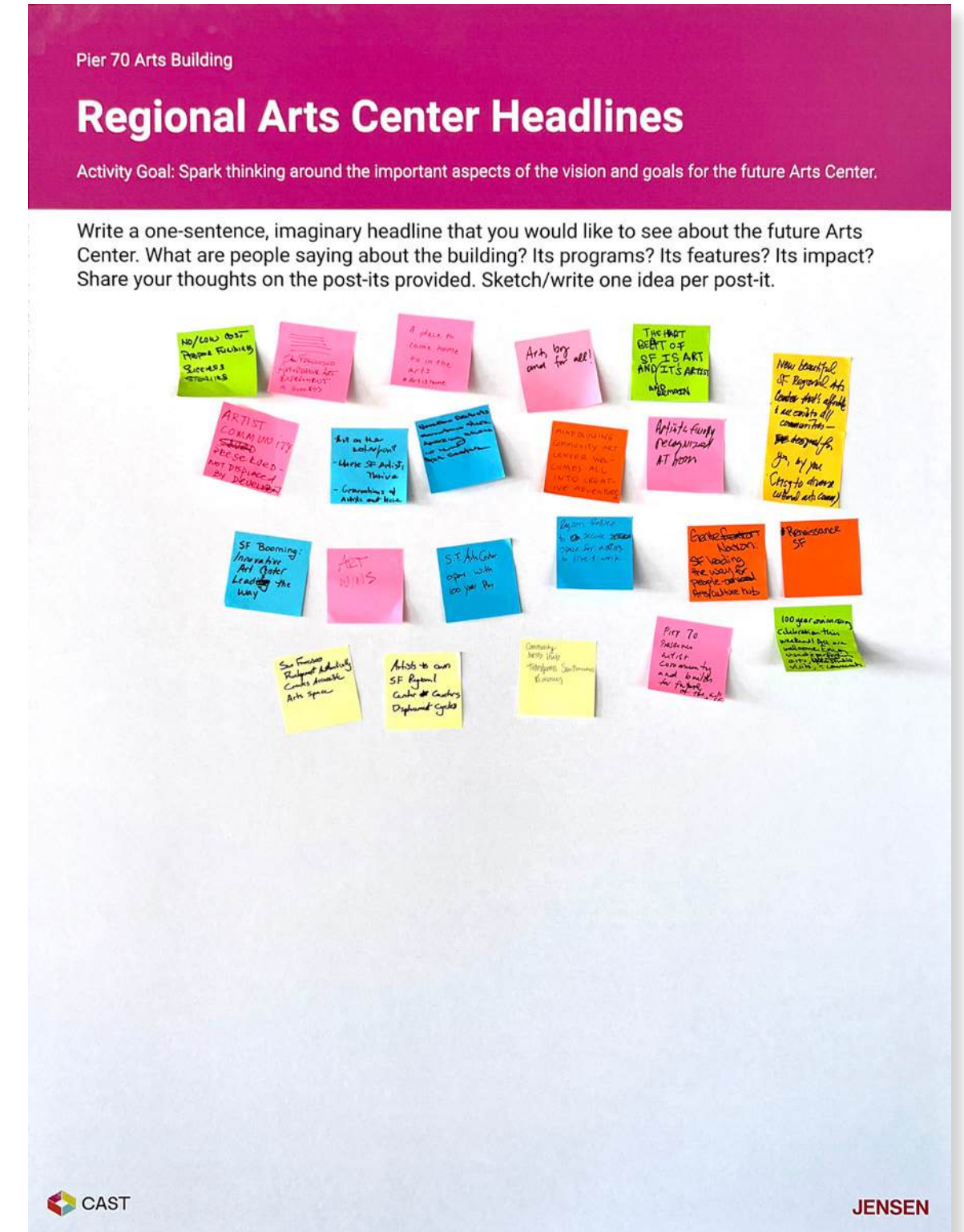
Workshop 2: Headlines

Methodology:

We asked participants to write a one-sentence, imaginary headline that they would like to see about the future Arts Center. We asked them to consider what people are saying about the building, its programs, features, and impact.

Takeaway:

The headlines generated revealed a consensus around the future arts center as a **permanent, affordable, accessible, inclusive, and innovative** place where **artists are celebrated**, and a catalyst for **broader regional and global impact**.



Workshop 2: Headlines

CELEBRATING ART & ARTISTS

"Designed for you, by you (message to diverse cultural arts community)".

"SF Booming: Innovative Art Center leads the way".

"SF Arts Center opens with 100 year plan".

"The heartbeat of SF is (and remains) Art and its Artists".

ACCESSIBILITY & INCLUSIVITY

"Generations of artists meet here".

"Celebration. Recognition by mayor of how innovative model built SF to global arts hub".

"Artist Community preserved: not displaced by development".

"Artists finally recognized at home".

"Community Arts Hub transforms San Francisco's economy".

Renaissance SF

PERMANENCE

"New Pier 70 Arts Center celebrates opening with inclusive cross-section of SF communities".

BROADER IMPACT

"Gentefication Nation: SF leading the way for people-centered Arts/Culture hub".

"Region rallies to secure space for artists to live and work".

#Arts wins

"Art, by and for all".

"San Francisco Affordable Act experiment a success".

"Artists to own SF Regional Center: counters displacement cycles".

"Art on the waterfront: where SF artists thrive".

"Pier 70 preserves the artist community and builds for future of the Arts in SF".

"A place to come home to in the arts. # Art is home".

"San Francisco development authentically creates accessible Arts space".

"New beautiful SF Regional Arts Center that is affordable and accessible to all communities".

"Noonan artists maintains their amazing studios in new Arts Center".

AFFORDABILITY

"No/low cost proper funding success stories".

"100 year anniversary celebration this weekend! All are welcome. Enjoy visual & performing arts, food, music, studio visits, and community".

Workshop 2: Arts Center Spaces

Methodology:

We invited participants to use 3 dot stickers to vote for their top 3 space types that they would like to see in the future Arts Center.

Some of the space types were left blank and we asked participants to add their model references of similar types of spaces. Some participants used this as an opportunity to add space types that were not included on the board such as “live/work spaces”.

The goal of the activity was to build consensus and set priorities for the types of spaces/activities in the future Arts Center.



Pier 70 Arts Building

Arts Center Spaces

Activity Goal: Build consensus and set priorities for the types of spaces/activities.

What types of spaces/activities would you like to see in the future Arts Center?
Place a dot on the top 3 spaces/activities that you would find most desirable.
If you have an idea that is not shown, write it down and stick it up on the board.

<p>FORMAL & INFORMAL MEETING/STUDIO SPACES Reference: Impact Hub US</p>	<p>WELCOMING, SERENDIPITOUS LOBBY Reference: Minnesota St Project</p>	<p>PROFESSIONAL OFFICE, RESOURCES, CONSULTING AREA Add your model reference here</p>
<p>MULTI-CULTURAL GATHERING SPACES Add your model reference here</p>	<p>PERFORMANCE & REHEARSAL SPACES Reference: Counterpoint</p>	<p>MAKERS/PRODUCTION SPACES Reference: The Crucible</p>
<p>FLEXIBLE GALLERY, EVENT, FOOD SPACES Reference: 1400 N. Housing Design</p>	<p>RETAIL, FOOD, MARKET HALL Reference: Swift's Market</p>	<p>COMMUNAL KITCHEN & LOUNGE Reference: Impact Hub Oakland</p>
<p>OUTDOOR EVENT & PERFORMANCE Reference: Ocean Studios in Plymouth UK</p>	<p>MULTI-GENERATIONAL, CHILD-FRIENDLY SPACES Add your model reference here</p>	<p>ROOFTOP GREEN/OPEN SPACES Reference: Brooklyn Grange</p>

CAST

JENSEN

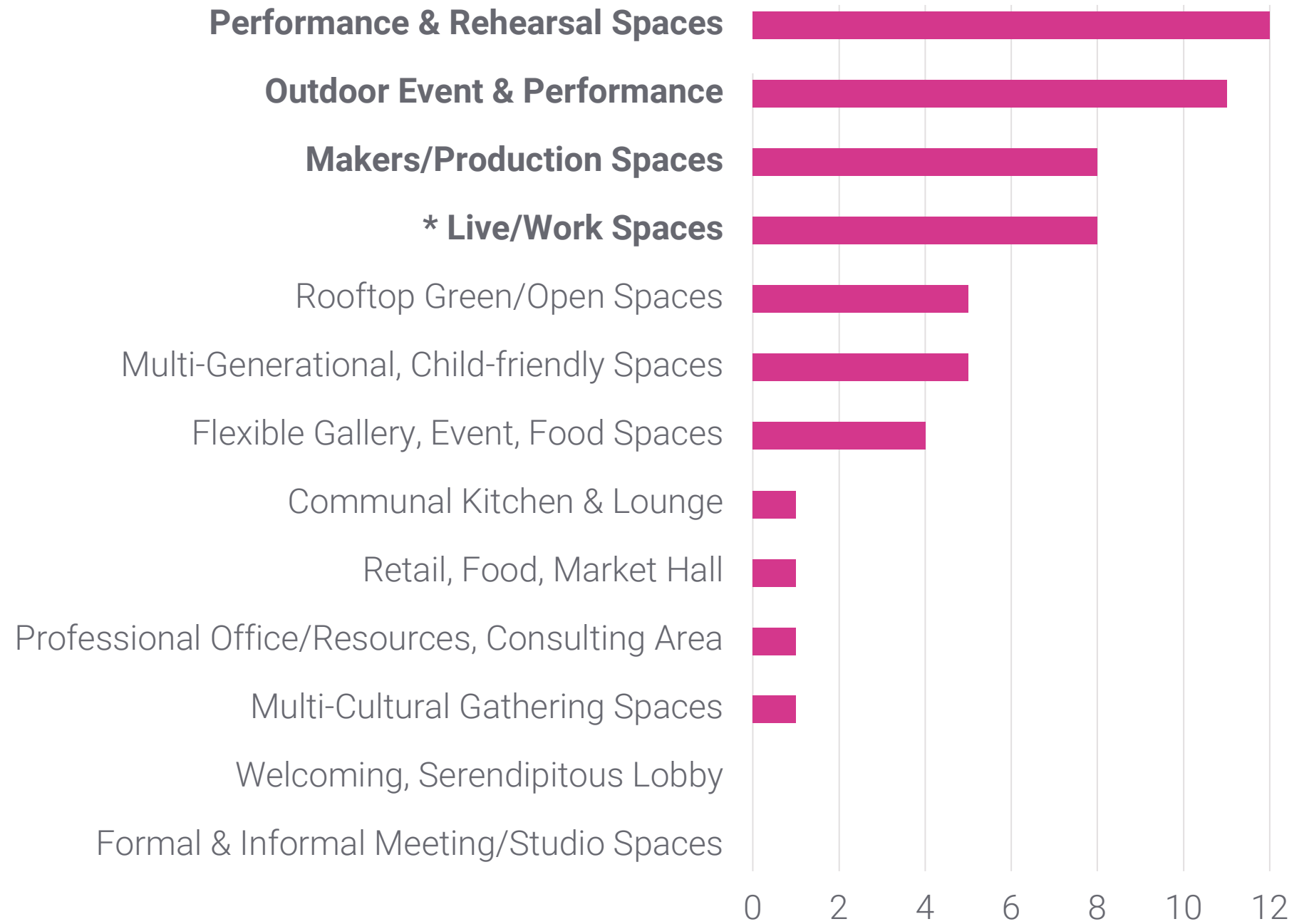
Workshop 2: Top Arts Center Spaces

Key Findings:

The top 4 spaces/activities the participants would like to see in the future Arts Center:

1. Performance & Rehearsal Spaces
2. Outdoor Event & Performance
3. Artists/Makers Spaces
4. Live/Work Spaces*

*Note: Residential use is not permitted on parcel E4.



*Indicates new space type added by participants**

Workshop 2: Semantic Differentials

Key Takeaways:

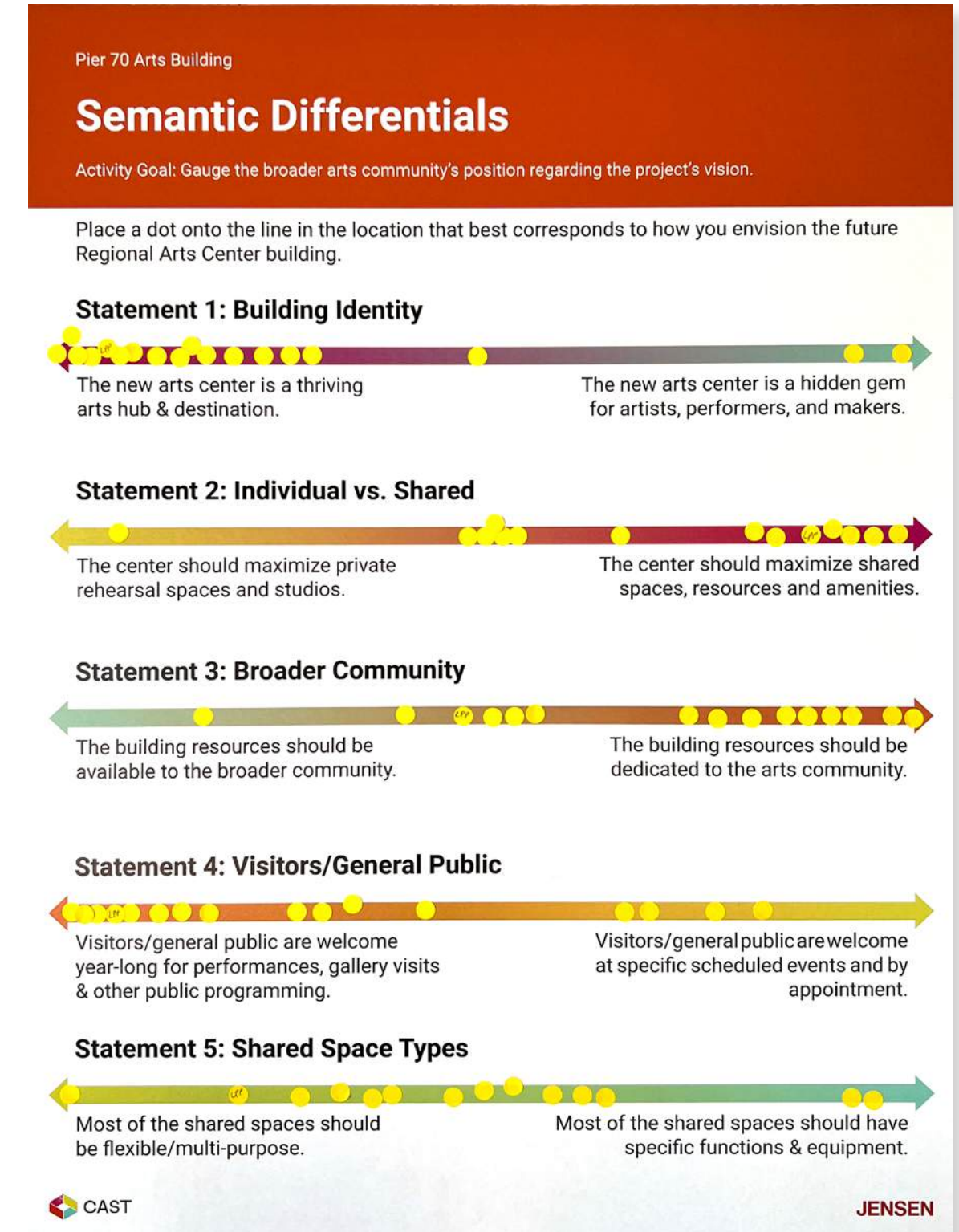
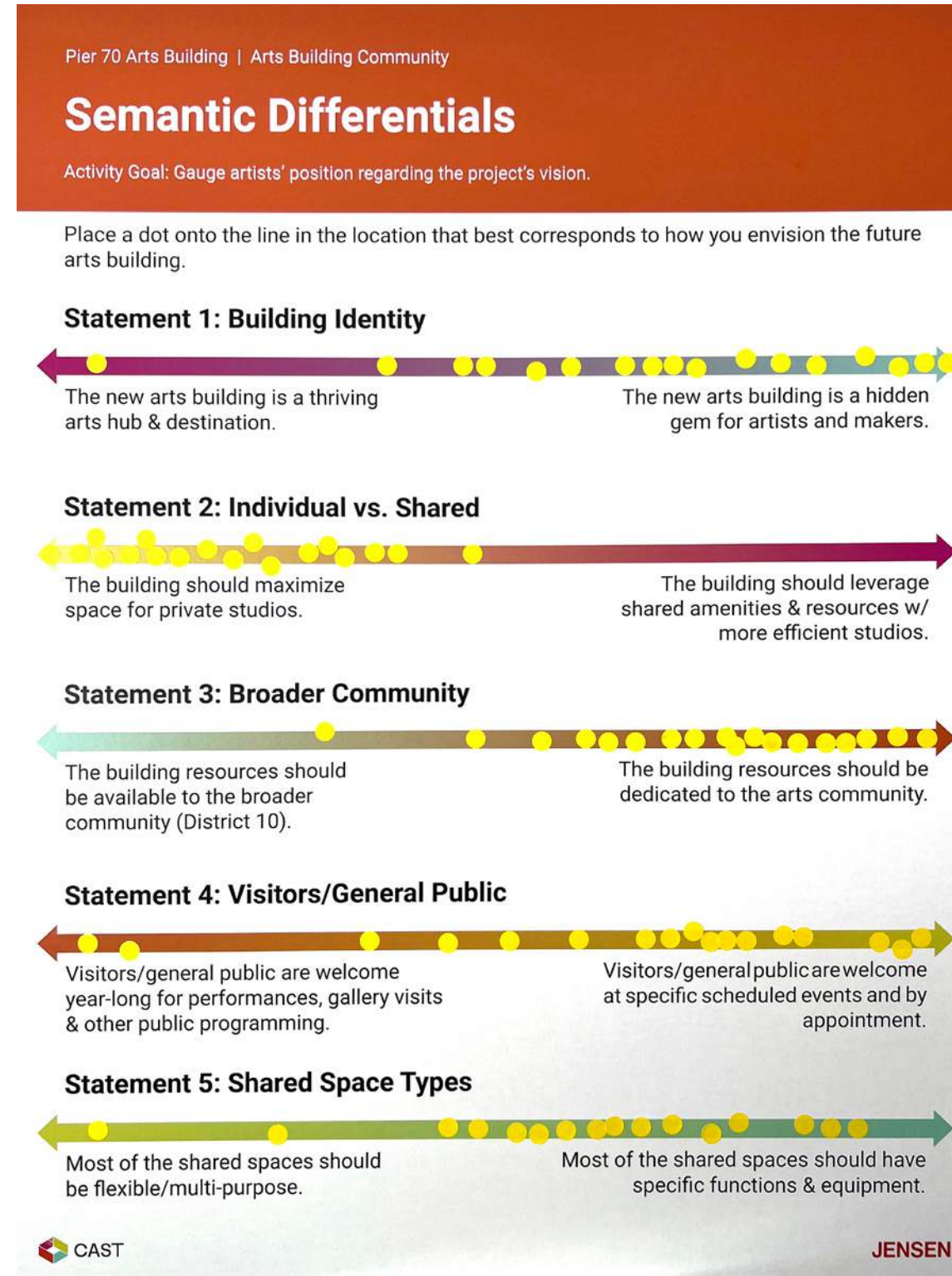
- Participants from both workshops agree that the building's resources should be **dedicated to the arts community** (statement 3).
- When it comes to shared space types, although the two groups trend in opposite directions, the concentration of dots around the center seem to indicate a consensus on **balancing flexible/multi-purpose spaces** with spaces with **specific functions & equipment** (statement 5).
- Workshop 1 participants would like the future arts center to be **focused on art and making**, **maximizing private studio** spaces and limiting access to the general public to **specific scheduled events** (statements 1, 2 & 4).
- Workshop 2 participants see the future arts center as a **thriving arts hub and destination**, **maximizing shared** spaces, resources and amenities, and **welcoming the public** year long (statements 1, 2 & 4).

WORKSHOP 1

Noonan Artists

WORKSHOP 2

Broader Arts & Culture + Noonan Artists



Recommendations

Guiding Principles:

- We heard that making the future Arts Center **diverse, equitable, accessible, and inclusive** is a high priority.
- Consider the Arts Center’s wider regional and global impact. Success is key. Develop an exemplary, innovative and sustainable model that provides **permanent and affordable spaces** for anyone who wants to produce/engage in the arts.
- **Focus on existing Bay Area arts community**, in particular historically marginalized groups, including, but not limited to district 10 neighborhoods.
- **Artists** should be **at the center of process** and decision making. The Arts center should provide a platform for **elevating/celebrating** artists and art making.

Programming Scenarios:

- Develop 3 programming scenarios with distinct identity/focus in addition to the Noonan Artist Studio Spaces:
- **(A) Artists/Makers**: artist studios, wood shop, specialty spaces, outdoor making
- **(B) Performance**: artist studios, rehearsal spaces, indoor and outdoor performance.
- **(C) Community/Collaboration**: artist studios, flexible event space, training/workshop spaces, formal/informal meeting, professional office/consulting areas (“All Cultural Districts Mini-Hub”).
- From these 3 base options, consider **hybrid options**.
- Explore options with robust **outdoor spaces**.
- Provide a **mix of flexible and specialty spaces**.

Building Features & Qualities:

- The design of Arts Center should communicate that it is a place **welcoming to all**.
- The building circulation should provide **clear wayfinding** for the general public while **protecting the privacy of the artists**.
- Spaces should accommodate a wide range of **culture-specific activities**.
- Provide spaces that are family-friendly, child-friendly, **fostering interactions between different generations**.
- The design should allow/encourage artist to make the space their own in order to foster a **sense of belonging/ownership**. Spaces should not be “too precious”. E.g. Reconfigurable furniture, movable panels/walls, murals and other means of expressing identity.
- Interior design, art, furnishing, and imagery should reflect the **various cultural identities**. Include cultural colors, objects & iconography.

Programming Overview

Approach

Through the engagement process, the design team identified 3 main categories of spaces to be considered in the programming studies: Artists/makers spaces, performance spaces, and community/collaboration spaces. The programming scenarios also include a retail component and supporting spaces.

The design team worked iteratively with the CAST team to create a variety of scenarios with different programming mixes to demonstrate a range of programming possibilities at the E4 site. These studies are informed by previous studies on the artist's needs, as well as by models (existing built projects) referenced by the engagement participants, CAST, and the design team.

The programming studies also include hybrid programming schemes that captures what we heard from the Noonan artists and broader arts and culture community.

Noonan Studio Relocation

The key programming component for future Arts Building on Pier 70 is the relocation studio and supporting spaces for the Noonan Artists. The design team carried out a careful inventory of all currently occupied studio spaces in the existing Noonan Building, cross-referencing with Port lease documents and information gathered from surveys. This inventory is the basis for the Noonan studio relocation spaces that are considered throughout the programming and design strategy studies.



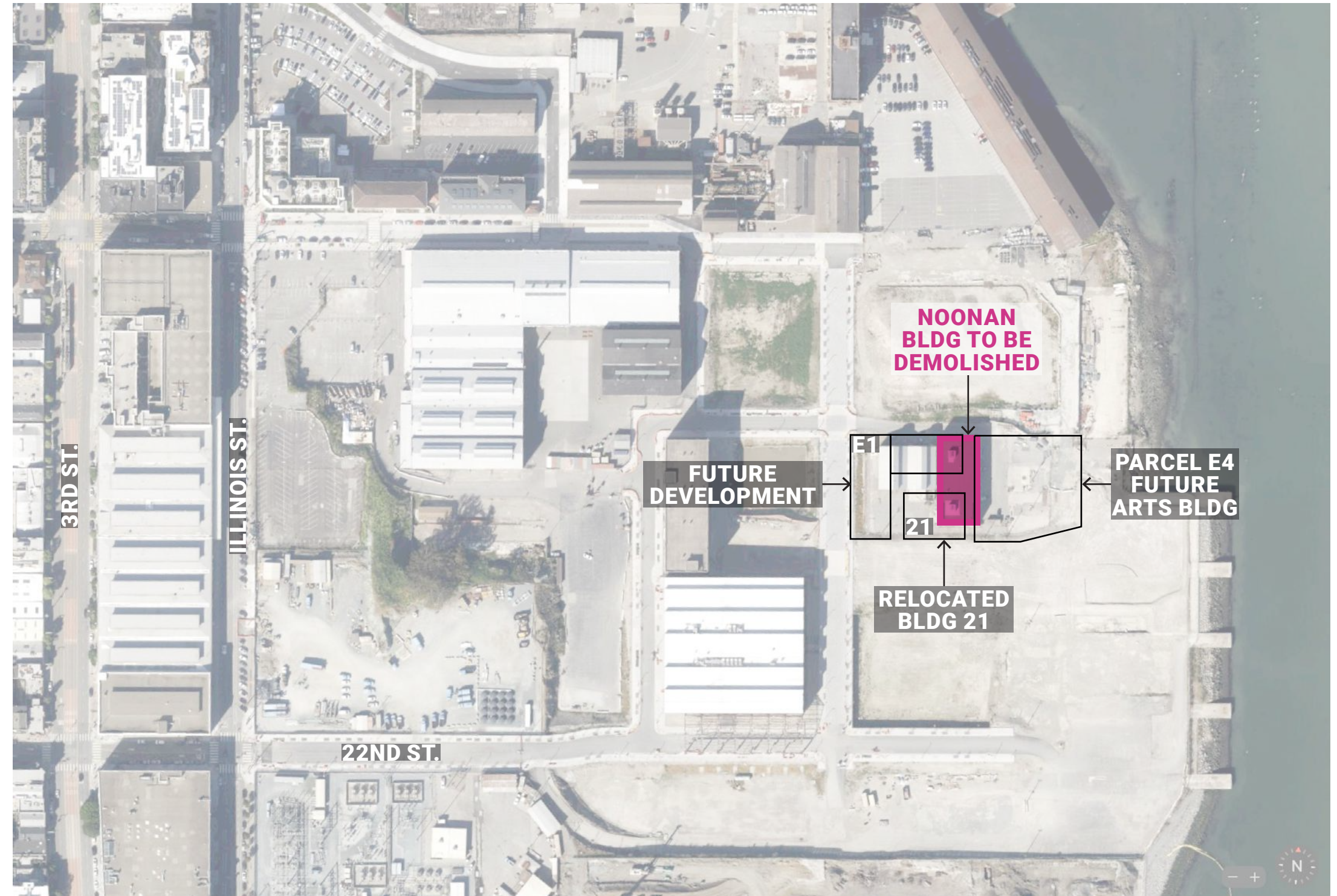
Noonan Artist Pamela Axelson's Studio

Noonan Building

Overview

The Noonan Building is a large wood framed structure located on Pier 70. It has served as an affordable work space for artists, designers and fabricators for several decades. It is one of the few facilities managed and leased by the Port that provides below market rent spaces for artists.

The existing Noonan building is set to be demolished as part of the broader Pier 70 SUD master plan, which includes raising the grade of much of the waterfront site to accommodate projected sea level rising, including where the Noonan building currently stands. It will also make way for the future Arts building, located on parcel E4 of the master plan.



Aerial map showing existing Noonan Building location in relation to future developments under the Pier 70 SUD master plan.

Noonan Studio Space Inventory

Process:

- The port lease plans have been cross-referenced with information gathered from the engagement process and survey to identify all occupied studio spaces and corresponding areas.
- Studio room areas were then sorted by ascending size and converted into modules of 12' by 24' and rounded to the nearest whole module. This conversion was done in order to simplify the test fits studies, while still maintaining the total number of studios and total area of all studios close to the existing numbers.

Takeaways:

- Total existing occupied studio area based on survey and roster is approximately **24,000 SF**.
- Total number of occupied studios is **26**.
- Studio sizes range from **140 SF - 2,100 SF**.
- A total of **84** studio modules will be considered for the test fit studies, using a 12'x 24' grid, which is equivalent to **288 SF**. The total area of 84 modules at 288 SF each is approx. **24,200 SF**, which is slightly more than of the total existing occupied Noonan studio area (24,065 SF).

NOONAN STUDIO AREAS CONVERTED TO NEAREST WHOLE MODULES (12'x24')

ROOM #	# ARTISTS	(E) SIZE (ASF)	# MODULES	# MOD. ROUND	UPDATED SIZE	DELTA FROM (E)
201	2	140	0.5	1	288	105.71%
202 ¹	1	320	1.1	1	288	-10.00%
310	1	400	1.4	1	288	-28.00%
311	1	400	1.4	1	288	-28.00%
321	1	400	1.4	1	288	-28.00%
Unknown ²	2	400	1.4	2	576	44.00%
316	1	430	1.5	2	576	33.95%
106A	2	600	2.1	2	576	-4.00%
319	1	600	2.1	2	576	-4.00%
108 (B)	5	660	2.3	2	576	-12.73%
209	3	730	2.5	3	864	18.36%
218	3	780	2.7	3	864	10.77%
305	3	800	2.8	3	864	8.00%
220	2	880	3.1	3	864	-1.82%
221	1	900	3.1	3	864	-4.00%
303	1	930	3.2	3	864	-7.10%
317	2	1,070	3.7	4	1,152	7.66%
213	1	1,100	3.8	4	1,152	4.73%
103	1	1,170	4.1	4	1,152	-1.54%
320	1	1,250	4.3	4	1,152	-7.84%
312	1	1,295	4.5	4	1,152	-11.04%
208	1	1,590	5.5	6	1,728	8.68%
214	2	1,600	5.6	6	1,728	8.00%
210-212	3	1,700	5.9	6	1,728	1.65%
108 (A)	1	1,800	6.3	6	1,728	-4.00%
304-308	2	2,120	7.4	7	2,016	-4.91%
TOTAL	45³	24,065	84	84	24,192	0.53%

Notes:

1. Port lease drawings indicate space is leased but artist(s) not were identified during engagement process. Table assumes 1 artists occupying 202.
2. Survey indicates 2 artists sharing a 400 SF space but room number was not identified.
3. 41 artists were identified during engagement. Some artists occupy more than 1 space in the building.

Implementing What We Heard - Programming

Overview:

The key takeaways from the various community engagements that took place during the Concept Design Study phase have been categorized and summarized in the following matrices. See the “Engagement” chapter for the full documentation.

Some topics/themes are directly addressed in this report, while others will need to be further investigated at later stages of the project.

The goal for this phase is to document what we heard and establish a framework to inform future project design and development.

Engagement Participants:

- ▶ Noonan Artists
- ▶ Broader Arts & Cultural Community

What We Heard	Implementation
Balance flexible/multi-purpose spaces with specialty spaces (w/ specific functions & equipment, e.g. woodshop, darkroom, etc.)	▶ Programming scenarios include a mix of flexible/multi-purpose & specialty spaces, including robust makers/art making spaces.
Galleries & outdoor work spaces are highly desired amenities.	▶ Programming scenarios include galleries & outdoor work spaces.
Dedicated combined kitchen and lounge space for Noonan Artists.	▶ Programming scenarios include lounge/kitchen spaces; in some scenarios they are dedicated, in others they are shared with other building users.
Gathering spaces that are welcoming to all.	▶ Programming scenarios include flexible/multi-purpose community spaces and various lobbies/open spaces that will be available for community use. Community kitchen/lounge also featured in the programming scenarios.
Flexible, affordable, medium-sized performance & rehearsal spaces, with changing rooms separate from bathrooms.	▶ Programming scenarios include flexible performance and rehearsal spaces.
Outdoor event & performance spaces	▶ Programming scenarios feature outdoor event & performance spaces.
Training/resource center for artists	▶ Programming scenarios include offices and meeting spaces that could support training.
Affordable housing; Live/work spaces	▶ The zoning for this site does not allow residential uses. Potential amenities such as locker rooms w/ showers, kitchen and lounge could support artists with long commutes.
Shared offices, meeting spaces and human resources for small arts orgs (to reduce costs). Adjacency to rehearsal/performance spaces would further benefit these orgs.	▶ some programming scenarios include offices and meeting spaces that can support a series of small orgs that can share resources/spaces.
Family-friendly spaces	▶ Programming scenarios include flexible spaces that could accommodate youth programming.

Programming Scenarios

Artists / Makers

- Focused on art & making
- In addition to Noonan studios, provide more artist studio spaces and a variety of specialty spaces to support art making.
- Program alignment w/ Noonan studio spaces. Art making resources are shared among all artists.

Performing Arts

- Artists studios (Noonan) + performance and rehearsal spaces
- Provide flexible performance/event spaces for medium size orgs.
- Consider indoor and outdoor performance and event spaces.
- Separate artists spaces from public-facing theater spaces. Potential to share rehearsal & support spaces with Noonan artists.

Community/Collaboration

- Artists studios (Noonan) + community hub.
- Provide workspace, flexible event space, training/workshop spaces, formal/informal meeting, professional office/consulting areas.
- Separate artists spaces from public-facing community spaces. Potential to share meeting spaces and other resources with Noonan artists.

Hybrid Scenarios

- Artist studios (Noonan) + performance & community spaces
- Provide flexible, multi-purpose spaces for performances & community gathering.
- Consider engagement w/ waterfront, plaza & internal open spaces.
- Separate artists spaces from public-facing performance & community spaces.



Reference: The Crucible



Reference: ODC Theater



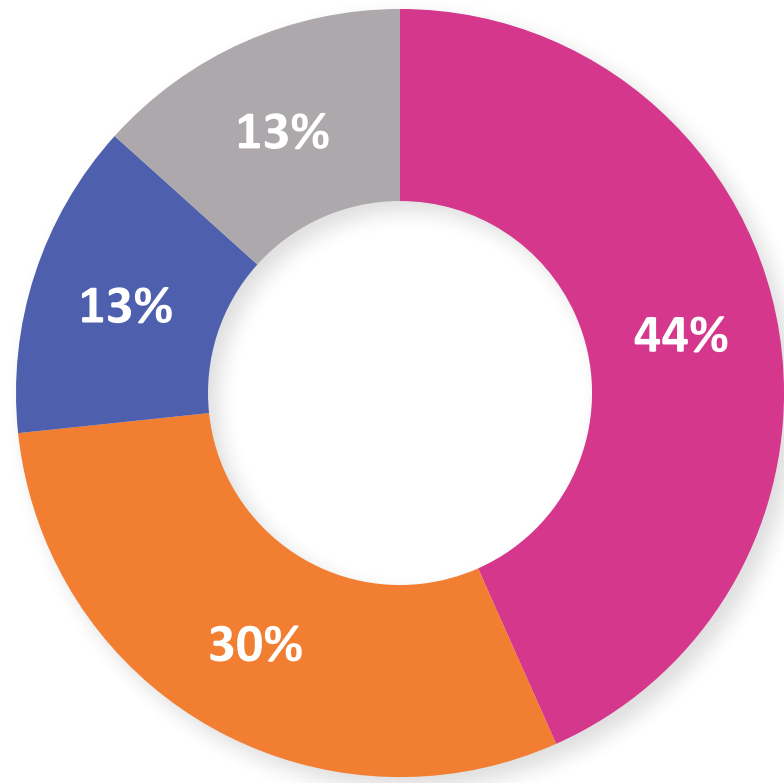
Reference: Impact Hub Oakland



Reference: The Shed

Scenario A: Artists / Makers

Overview



- Noonan
- Art Production
- Retail
- Support

SCENARIO A - ARTISTS / MAKERS

NOONAN ARTIST SPACES	QUANTITY	SIZE (ASF)
Artist Studios (24 varying sizes)	1	24,000
Restrooms	1	600
Shared Spine (sinks, special equipment, etc)	5	160
Lounge w/ Kitchenette	1	600
TOTAL NOONAN SPACES		26,000

STUDIOS & MAKING SPACES	QUANTITY	SIZE (ASF)
Artist Studios	14	575
Outdoor Workspace / Production Yard	1	3,000
Specialty Spaces - X-Large	1	1,400
Specialty Spaces - Medium	2	600
Specialty Spaces - Small	4	360
Lobby / Gallery	1	1,200
Offices - Private	3	144
Offices - Open	1	500
Meeting Room - Small	1	300
Breakroom, lounge, kitchenette	1	480
TOTAL STUDIOS & MAKING SPACES		18,000

RETAIL	QUANTITY	SIZE (ASF)
Restaurant - Café	1	800
Retail - Medium	1	2,700
Retail - Large	1	4,500
TOTAL RETAIL SPACES		8,000

SHARED SUPPORT SPACES	QUANTITY	SIZE (ASF)
Loading & Trash	1	2,000
Restrooms	2	600
Central Mail Room (Shipping & Receiving)	1	300
Utilities (IDF, Mech, Elec)	1	4,500
TOTAL SHARED SUPPORT SPACES		8,000

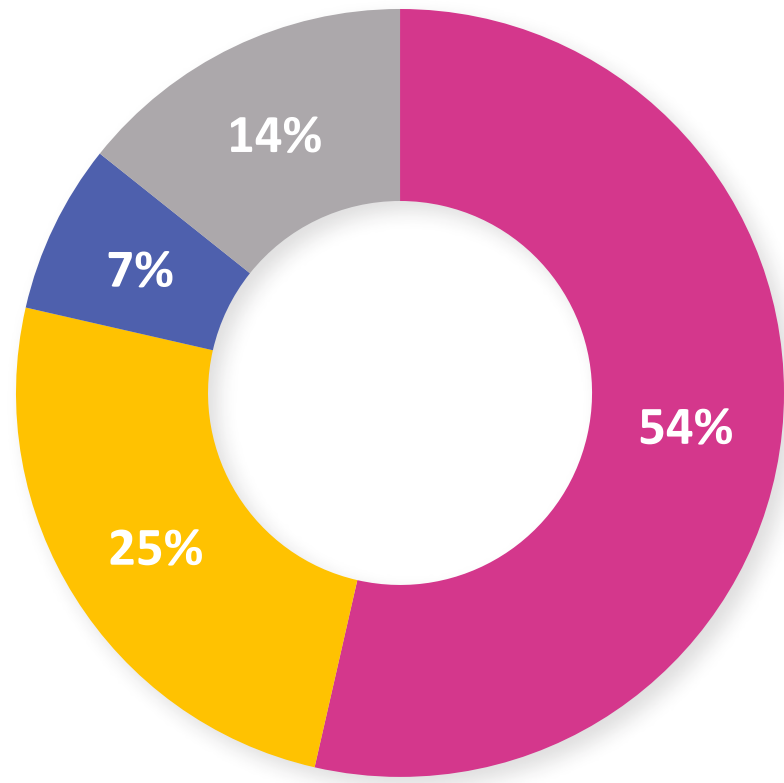
TOTAL PROGRAM AREA	60,000
TOTAL GSF AREA W/ 1.5 CIRCULATION MULTIPLIER	90,000

*Note: Circulation factor/multiplier varies. In a typical commercial building the circulation factor ranges 25-35% of the total building area. A 1.5x multiplier of net assignable program area translates roughly to a 33.33% circulation factor.



Scenario B: Performing Arts

Overview



- Noonan
- Performance
- Retail
- Support

SCENARIO B - PERFORMING ARTS

NOONAN ARTIST SPACES	QUANTITY	SIZE (ASF)
Artist Studios (24 varying sizes)	1	24,000
Lobby	1	600
Restrooms	1	600
Shared Spine (sinks, special equipment, etc)	6	150
Specialty Spaces - Large	2	800
Specialty Spaces - Medium	1	500
Lounge w/ Kitchenette	1	500
Gallery	1	1,300
TOTAL NOONAN SPACES		30,000

PERFORMANCE SPACES	QUANTITY	SIZE (ASF)
Theater	1	6,000
Technical Room	1	600
Storage Room	2	600
Rehearsal Room - Small	2	600
Rehearsal Room - Medium	1	1,200
Dressing Room	2	300
Backstage Shower/WC	1	150
Green Room	1	300
Lobby	1	1,000
Box Office	1	90
Coat Check	1	70
Offices - Private	2	144
Offices - Open	1	500
Meeting Room - Small	1	300
Breakroom, lounge, kitchenette	1	500
TOTAL PERFORMANCE SPACES		14,000

RETAIL	QUANTITY	SIZE (ASF)
Café	1	1,000
Retail - Medium	1	3,000
TOTAL RETAIL SPACES		4,000

SHARED SUPPORT SPACES	QUANTITY	SIZE (ASF)
Loading & Trash	1	2,000
Restrooms	2	600
Central Mail Room (Shipping & Receiving)	1	300
Utilities (IDF, Mech, Elec)	1	4,500
TOTAL SHARED SUPPORT SPACES		8,000

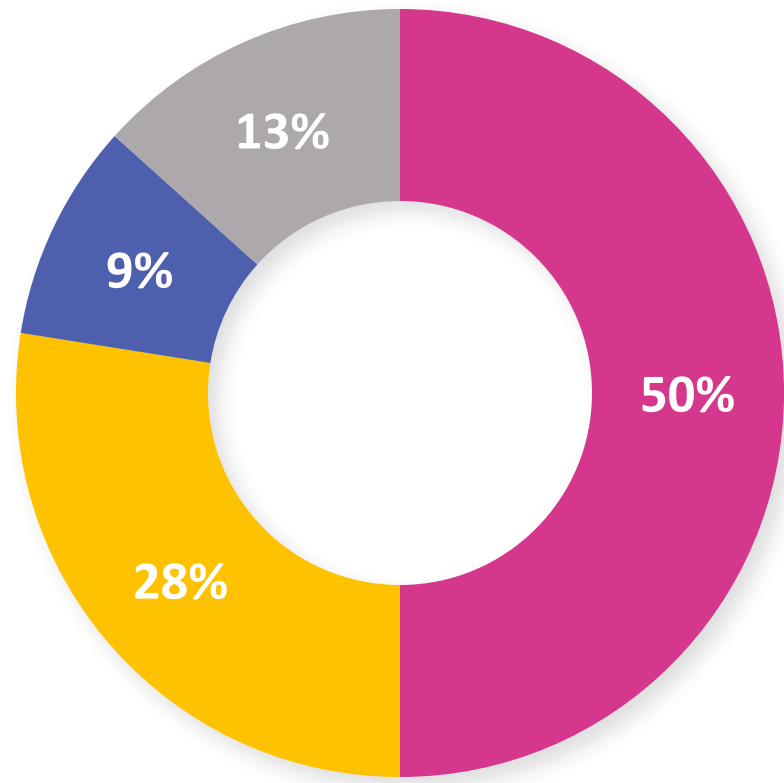
TOTAL PROGRAM AREA	56,000
TOTAL GSF AREA W/ 1.5 CIRCULATION MULTIPLIER	84,000

*Note: Circulation factor/multiplier varies. In a typical commercial building the circulation factor ranges 25-35% of the total building area. A 1.5x multiplier of net assignable program area translates roughly to a 33.33% circulation factor.

B

Scenario C: Community/Collaboration

Overview



- Noonan
- Community
- Retail
- Support

SCENARIO C - CO-WORKING / COMMUNITY

NOONAN ARTIST SPACES	QUANTITY	SIZE (ASF)
Artist Studios (24 varying sizes)	1	24,000
Lobby	1	600
Restrooms	1	600
Shared Spine (sinks, special equipment, etc)	6	150
Specialty Spaces - Large	2	800
Specialty Spaces - Medium	1	500
Lounge w/ Kitchenette	1	500
Gallery	1	1,300
TOTAL NOONAN SPACES		30,000

COMMUNITY	QUANTITY	SIZE (ASF)
	1	3,600
Community Hall	1	3,600
Workshop/Classroom	3	900
Co-working workstation	30	80
Offices - Private	10	144
Reception	1	270
Kitchenette	1	180
Print/Copy	2	80
Storage	4	100
Meeting - Medium	2	500
Meeting - Large	1	750
TOTAL COMMUNITY SPACES		16,500

RETAIL	QUANTITY	SIZE (ASF)
Restaurant - Large	1	4,000
Retail - Medium	1	1,500
TOTAL RETAIL SPACES		5,500

SHARED SUPPORT SPACES	QUANTITY	SIZE (ASF)
Loading & Trash	1	2,000
Restrooms	2	600
Central Mail Room (Shipping & Receiving)	1	300
Utilities (IDF, Mech, Elec)	1	4,500
TOTAL SHARED SUPPORT SPACES		8,000

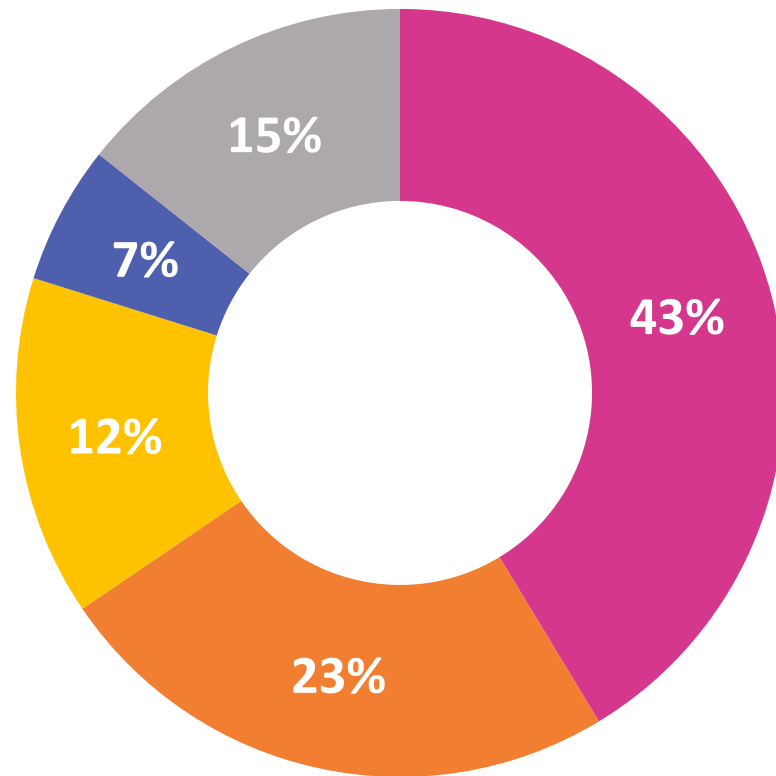
TOTAL PROGRAM AREA	60,000
TOTAL GSF AREA W/ 1.5 CIRCULATION MULTIPLIER	90,000

*Note: Circulation factor/multiplier varies. In a typical commercial building the circulation factor ranges 25-35% of the total building area. A 1.5x multiplier of net assignable program area translates roughly to a 33.33% circulation factor.



Scenario D: Performer/Community Oriented Flexible Spaces

Overview



- Noonan
- Art Production
- Performance/Community
- Retail
- Support

SCENARIO G - PERFORMER ORIENTED FLEX (3 Levels)

NOONAN ARTIST SPACES	QUANTITY	SIZE (ASF)
Artist Studios (24 varying sizes)	1	24,000
Shared Spine (sinks, special equipment, etc)	5	160
TOTAL NOONAN SPACES		24,800

STUDIOS & MAKING SPACES	QUANTITY	SIZE (ASF)
Lobby / Gallery	1	1,000
Artist Studios / Offices	9	575
Specialty Spaces - X-Large	1	1,700
Specialty Spaces - Large	3	800
Offices - Private	2	144
Offices - Open	1	400
Meeting Room	1	600
Community Kitchen & Lounge	1	1,800
TOTAL STUDIOS & MAKING SPACES		13,400

PERFORMANCE / COMMUNITY SPACES	QUANTITY	SIZE (ASF)
Multi-Purpose Community Hall	1	1,800
Multi-Purpose Flexible Space	1	2,600
Technical Room	1	300
Storage Room	1	300
Rehearsal Room - Medium	1	1,200
Dressing Room	2	300
Backstage Shower/WC	1	150
Green Room	1	150
Lobby / Event	1	1,400
Box Office	1	100
TOTAL PERFORMANCE/COMMUNITY SPACES		6,800

RETAIL	QUANTITY	SIZE (ASF)
Retail - Large	1	3,500
TOTAL RETAIL SPACES		3,500

SHARED SUPPORT SPACES	QUANTITY	SIZE (ASF)
Loading & Trash	1	2,000
Restrooms	3	600
Central Mail Room (Shipping & Receiving)	1	300
Utilities (IDF, Mech, Elec)	1	4,500
TOTAL SHARED SUPPORT SPACES		8,600

TOTAL PROGRAM AREA	57,100
TOTAL GSF AREA W/ 1.5 CIRCULATION MULTIPLIER	85,650

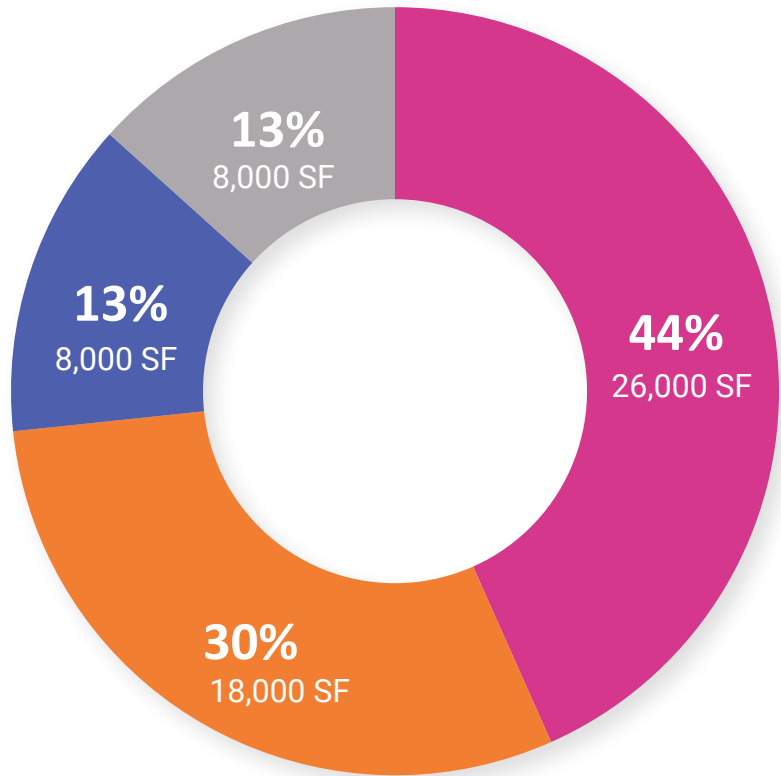
*Note: Circulation factor/multiplier varies. In a typical commercial building the circulation factor ranges 25-35% of the total building area. A 1.5x multiplier of net assignable program area translates roughly to a 33.33% circulation factor.



Summary of Programming Scenarios

Artists / Makers

90,000 GSF

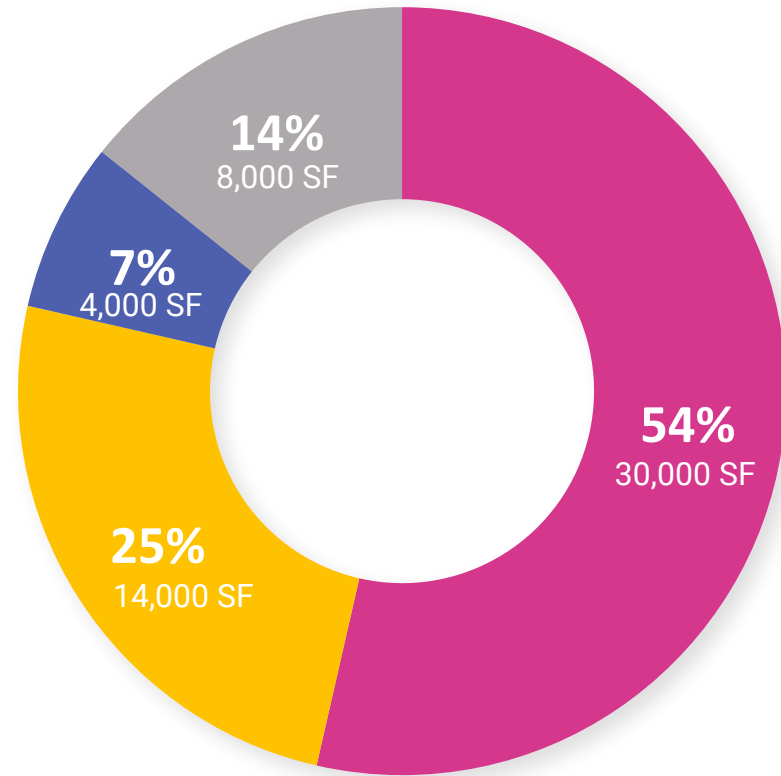


- Noonan
- Art Production
- Retail
- Support

A

Performing Arts

84,000 GSF

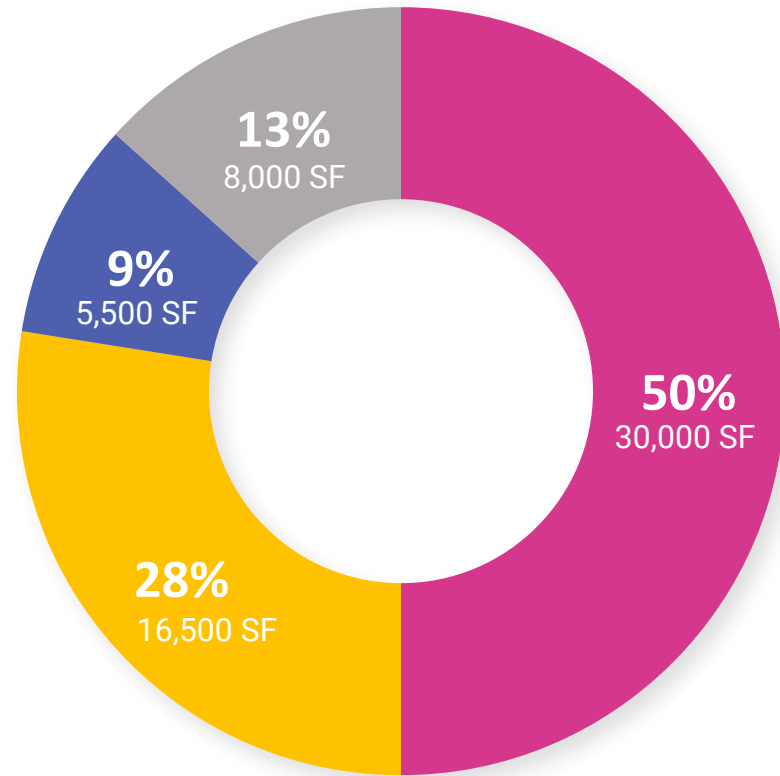


- Noonan
- Performance
- Retail
- Support

B

Community/Collaboration

90,000 GSF



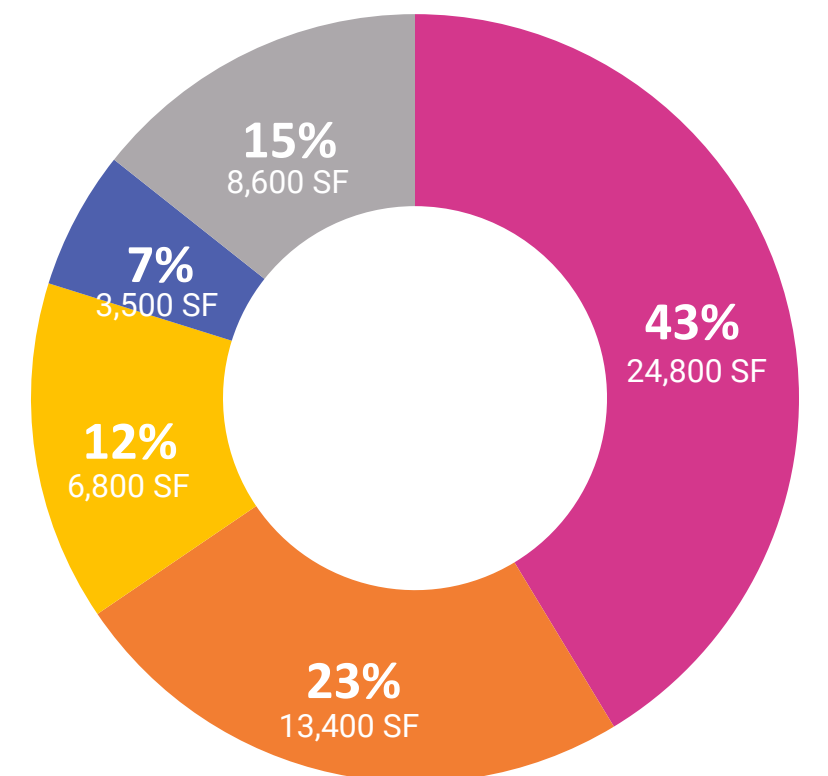
- Noonan
- Community
- Retail
- Support

C

Selected option for
Concept Design Study

Performer/Community Hybrid

85,650 GSF



- Noonan
- Art Production
- Performance/Community
- Retail
- Support

D

Concept Design Study - Program Diagram

