



# MIDTOWN PARK APARTMENTS

Mercy Housing

San Francisco Arts Commission  
Civic Design Review

Conceptual Design / Schematic Design

March 18, 2019

**PYATOK**







GEARY BOULEVARD TOWARDS SCOTT STREET



INTERSECTION AT GEARY BOULEVARD AND DIVISADERO STREET



GEARY BOULEVARD INTO COURTYARD

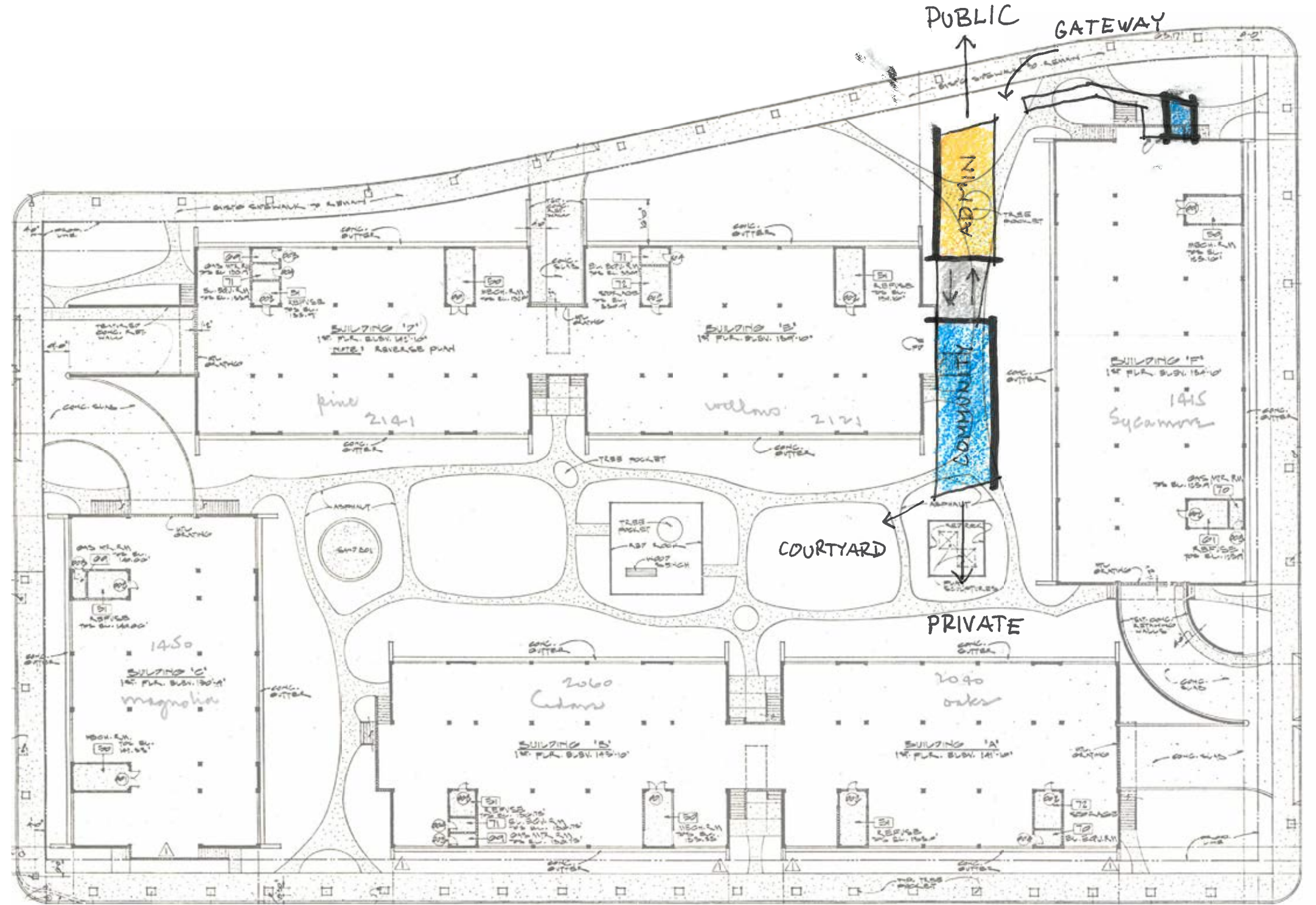


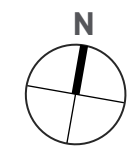
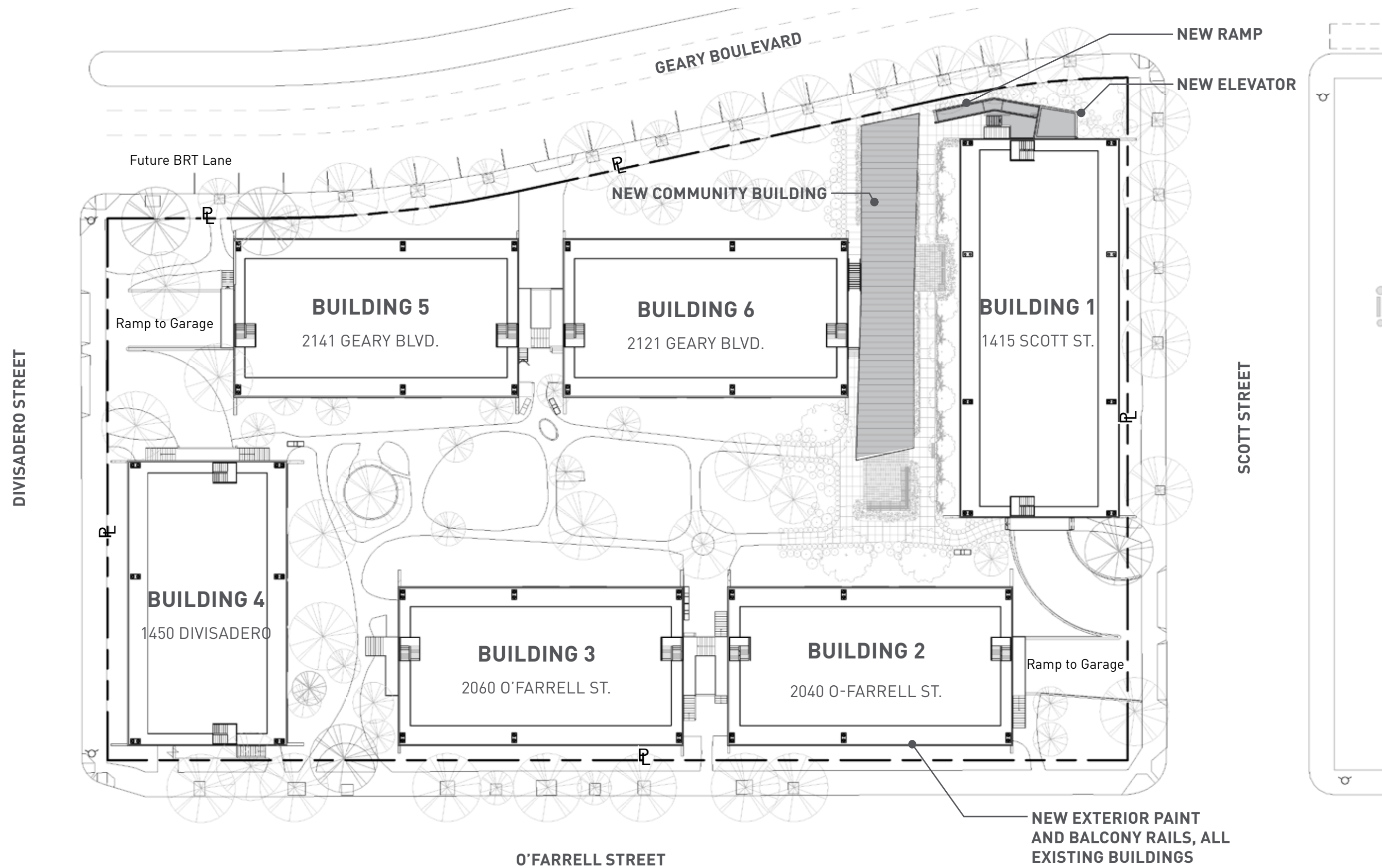
INTERSECTION AT GEARY BOULEVARD AND SCOTT STREET





THE COMMUNITY BUILDING ADDITION TO MIDTOWN PARK APARTMENTS PERFORMS LIKE A SPRING, MITIGATING THE TENSIONS INHERENT BETWEEN PUBLIC AND PRIVATE, OLD AND NEW. PROGRAMMATICALLY, THE PROPOSED NEW STRUCTURE REACHES OUTWARD TOWARD THE PUBLIC SPHERE WITH ADMINISTRATIVE SPACES ORIENTED TOWARD GEARY BOULEVARD WHILE REACHING INWARD WITH COMMUNITY SPACE ORIENTED TOWARD AN EXISTING COURTYARD. A BUTTERFLY ROOF EXPRESSES THIS DUAL ENGAGEMENT, OPENING IN OPPOSITE DIRECTIONS TOWARD EACH REALM. ON THE PRIVATE SIDE, GRACIOUS GLAZING ENGAGES AN EXISTING VERDANT COURTYARD, THE HEART OF THIS DEVELOPMENT. ON THE PUBLIC SIDE, THE STREET FACING FAÇADE IS ANGLED TO ENGAGE THE SIDEWALK AND STREET. THE NEW ELEVATOR AND RAMP REINFORCE THIS GESTURE, REACHING TOWARD THE NEW COMMUNITY BUILDING TO DEFINE A GATEWAY TO THE SITE. IN A SIMILAR VEIN, THE PROPOSED INTERVENTION ACTS AS A DYNAMIC COUNTERPOINT TO THE EXISTING BUILDINGS. THE PROPOSED FORMS AND MATERIALS ARE CLEARLY LEGIBLE AS CONTEMPORARY ADDITIONS, ALLOWING THE PURE RATIONALITY OF THE EXISTING BUILDINGS TO REMAIN INTACT WHILE COEXISTING WITH THE NEW CONSTRUCTION.







WELCOMING ENTRY TO MIDTOWN PARK

NEW OVERHEAD LIGHTING  
ALONG ENTRY PATH

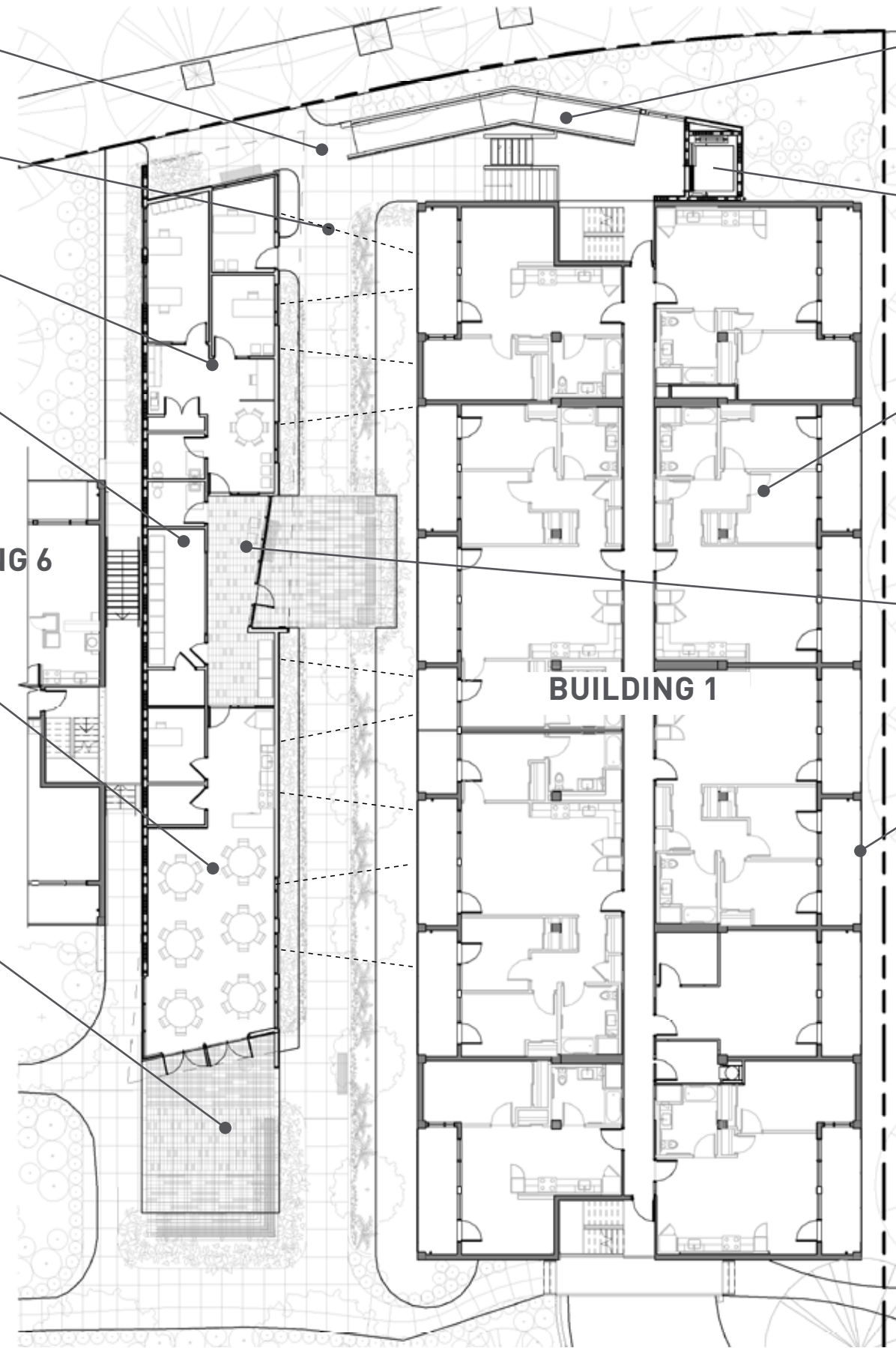
NEW BUILDING MANAGEMENT  
OFFICES

SHARED LAUNDRY AVAILABLE  
FOR ALL RESIDENTS

**BUILDING 6**

COMMUNITY ROOM OPENING TO  
COURTYARD

COMMUNITY TERRACE  
WITH SEATING AND  
OVERHEAD TRELLIS



NEW RAMP TO PROVIDE ACCESSIBLE  
ROUTE TO GROUND FLOOR

NEW ELEVATOR SERVING BUILDING 1

NEW FULLY ACCESSIBLE FLATS

ENTRY LOBBY FOR NEW COMMUNITY  
BUILDING

NEW BALCONY RAIL ART  
INSTALLATION

context

plans

landscape

elevations

perspectives





OVERHEAD WOOD TRELLIS



BUILT-IN WOOD BENCH WITH BACK



BENCH AT ENTRY



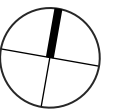
CONCRETE UNIT PAVER



BIKE RACK



PLANTER POT





TREES



MAIDENHAIR TREE  
GINKGO BILOBA 'AUTUMN GOLD'



MADRONE  
ARBUTUS MENZIESII



FERN TREE  
DICKSONIA ANTARCTICA



CORAL BARK JAPANESE MAPLE  
ACER PALMATUM 'SANGO KAKU'

SHRUBS



FLOWERING MAPLE  
ABUTILON SOUVENIR DE BONN



BUSH ANEMONE  
CARPENTERIA CALIFORNICA



JAPANESE PITTOSPORUM  
PITTOSPORUM TOBIRA



HUCKLEBERRY  
VACCINIUM OVATUM



COMMON MANZANITA  
ARCTOSTAPHYLOS MANZANITA

PERENNIALS



WESTERN SWORD FERN  
POLYSTICHUM MUNITUM



BLUE EYED GRASS  
SISYRINCHIUM BELLUM



LINDHEIMER'S BEEBLOSSOM  
GAURA LINDHEIMERI



DIETES BICOLOR  
FORTNIGHT LILY



PURPLE NEEDLEGRASS  
NASSELLA PULCHRA

GROUND COVERS



STAR JASMINE  
TRACHELOSPERMUM JASMINOIDES



FOOTHILL SEDGE  
CAREX TUMULICOLA



ERIGERON GLAUCUS  
BEACH ASTER



COMMON YARROW  
ACHILLEA MILLEFOLIUM





HORIZONTAL WOOD  
SLAT RAILING



METAL PANEL CLADDING



T&G WOOD WALL AND SOFFIT

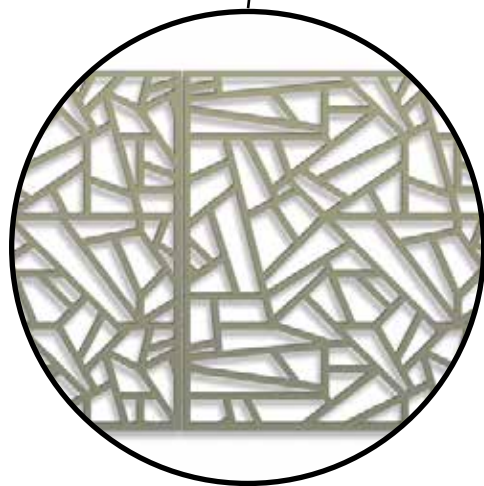


DARK BRONZE  
ALUMINUM WINDOW

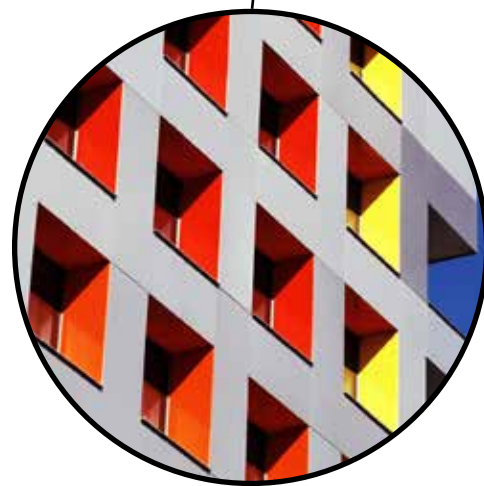


BUTTERFLY ROOF FORM





METAL PANEL BALCONY RAILING



PAINTED RECESS AT BALCONY



DARK BRONZE ALUMINUM WINDOW



METAL PANEL CLADDING





STANDING SEAM METAL ROOF



BUTTERFLY ROOF FORM



DARK BRONZE ALUMINUM  
STOREFRONT



METAL PANEL CLADDING



T&G WOOD SOFFIT





COLOR OPTION 2







