



CALL FOR ARTISTS / REQUEST FOR QUALIFICATIONS

730 Stanyan, San Francisco, California

Budget: \$400,000

Submission Deadline: Thursday, **May 26, 2022 (5:00pm PST)**

INTRODUCTION

730 Stanyan Associates, L.P. (the "Owner"), a partnership of Chinatown Community Development Center (CCDC) and Tenderloin Neighborhood Development Corporation (TNDC), as the "Sponsor" of new 100% affordable housing development in Haight-Ashbury neighborhood at the gateway to Golden Gate Park, invites qualified artists and artist teams - with preference for artists residing in the Bay Area - to submit qualifications for the commission of public art.

The Haight Ashbury neighborhood has a rich and multilayered history that the selected artist or artist team will interpret in a way that engages the new 100% affordable housing development in Haight-Ashbury neighborhood at the gateway to Golden Gate Park.

LOCATION

[730 Stanyan Street](#), San Francisco, CA 94117

See Page 8 for potential locations for public art.

REQUEST FOR QUALIFICATIONS (RFQ)

ELIGIBILITY

Open to artists or artist teams, preferably residing in the Bay Area. BIPOC, emerging artists, and artists with experience in community engagement are encouraged to apply.

BUDGET

The estimated not-to-exceed total budget is \$400,000 regardless of the scale or size of the artwork and should include all related costs of artist design, materials, fabrication, installation, travel, and insurance. Artists are permitted to allocate 10% of budget (\$40k) as an artist design fee. Please note, once the state financing for the project is approved by mid-2023, the exact budget will be determined and shared.

HOW TO APPLY

Please submit the following items in one (1) PDF by Thursday, **May 26**, 2022 (5pm PST) to bo.han@chinatowncdc.org. The size of the compiled PDF should not exceed **20** Megabytes. No incomplete or late entries will be accepted. Please do not submit a design or concept at this time.

- 1) Registration Form* (see Attachment A)
- 2) Letter of interest describing why you are interested in this project, compatible project experience, and community engagement experience (1 page max.)
- 3) Resume or bio (1 page max per team member)
- 4) Five to ten images of past work. Indicate each image with a description number.
- 5) Description of numbered images: Include title of artwork, media, dimensions, year, location, budget and commissioning agency if appropriate.

**Artist teams please submit only one application.*

FREE WORKSHOP

730 Stanyan has hired [Forecast Public Art](#) to offer 'Making It Public', a FREE 5-week intensive workshop designed for artists of any discipline who are interested in exploring a career in pursuing opportunities in public art. This workshop has been offered to hundreds of artists in several states.

730 Stanyan urges potential RFQ applicants in the Bay Area to utilize this free educational opportunity.

This workshop, comprising of five 90-minute virtual workshop sessions, (one per week), covers practical and tactical subject matter such as site analysis, stakeholder considerations, community engagement, RFPs vs RFQs, funding opportunities, contracting, and insurance. Select sessions include guest public art professionals, both local and national, adding a depth of knowledge about the field of public art, the profession, and its contemporary issues. Making It Public is facilitated by Forecast Public Art Consultant [Candida Gonzalez](#) on the Zoom platform.

WORKSHOP DATES: Thursdays 6:00pm – 7:30pm PST starting March 17 and ending April 21.

An additional pre-recorded video session will be emailed prior to each meeting.

WORKSHOP REGISTRATION: Opens February 17, 2022 and will close March 10, 2022.

Registration is on a first come, first served basis and is limited to 50 individuals. Register [HERE](#).

TIMELINE*

RFQ Opens + Artist Workshop Registration Opens	February 17, 2022
Artist Workshop Registration Closes	March 10
Artist Workshop (5 weekly sessions)	March 17 – April 14
RFQ Q + A Session: Zoom link: https://us02web.zoom.us/j/88985615250?pwd=UnNDdW9JZ1czTnlvL2dSd05OTlJnZz09 Meeting ID: 889 8561 5250 Passcode: 724700 Mobile +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) 877 853 5257 US Toll-free 888 475 4499 US Toll-free	April 28 at 5pm (PDT)
RFQ Closes	May 26
Selection of 3 Finalists	By June 16
Site Visit for 3 Finalists	Week of June 20
Finalist Proposals Due	July 11
Community Input Session 1	Week of August 8
Community Input Session 2 (Survey)	Week of August 15 - 26
Final Selection of Artist	Week of September 12
Initial Design and Collaboration with Architect Team	Start End of September
Community Input Session 3	Week of December 5
Design Development and Collaboration with Architect Team	TBD
Approval by Appropriate Agencies	By end of March 2023
Final Design Documentation	TBD
Fabrication and Installation of Artwork	TBD Construction schedule 2023 - 2025

*Subject to change

FINALISTS SELECTED BASED ON THE FOLLOWING:

- Letter of Interest
- Compatible project experience
- Community engagement experience
- Artistic excellence based on image samples
- Connection of Artist to San Francisco or Bay Area community

SELECTION PROCESS

Phase I: An eight-person selection committee consisting of representatives of the Development team from CCDC and TNDC, two from the Architect team, and two Art Professionals from the community will select three semi-finalists among the applicant pool to visit the site and submit design proposals. An honorarium of \$1,000 will be awarded to each semi-finalist upon presentation of their proposal.

Phase II: Each of the three semi-finalists will present their proposal to the selection committee. Public input will be solicited during this phase. The Panel will make their selection based on eligibility and scoring criteria described above, as well as any added design information or updates shared with semi-finalists at the site visit. The San Francisco Planning Department staff will have final review and comment before the final artist is contracted.

The Project will be funded in part by the San Francisco Mayor's Office of Housing and Community Development (MOHCD), and therefore there are certain governmental ordinances that may apply to the artist contract. Throughout the artist selection process, the Sponsors will work with the artist closely to assess if these ordinances apply given the size of the contract and the proposed artwork.

ADDITIONAL INFO

730 Stanyan Elevations and Ground Floor Plan (with dimensions) can be found at:

<https://www.dropbox.com/sh/m22jnu820oqrjgh/AAD9bswwTTGHwhyOxQW8P1f7a?dl=0>

ALL INQUIRIES

Bo Han, Senior Project Manager and copy Lagi Tevaseu, Assistant Project Manager, Chinatown Community Development Center bo.han@chinatowncdc.org and copy lagi.tevaseu@chinatowncdc.org

ALL SUBMISSIONS

Bo Han, Senior Project Manager, Chinatown Community Development Center bo.han@chinatowncdc.org

ATTACHMENTS

A – Artist Registration Form

B– 730 Stanyan Insurance Requirements for Selected Finalists

Attachment A

ARTIST REGISTRATION FORM

Artist Full Name / Name of Lead Artist on Artist Team:

Gender Pronoun (she/her; he/him; they/them; e.g.):

Mailing Address:

City, State, Zip:

Telephone:

Email:

Website:

Social Media:

CCDC and TNDC value diverse cultural and artistic expressions as essential to more equitable and vibrant public spaces. We also recognize that some artists may have experienced barriers to accessing professional development opportunities due to race, gender, disability, sexual orientation, class, age, and geography. CCDC and TNDC intend to prioritize equity in access to this opportunity. This may include but is not limited to prioritizing artists who identify Black Indigenous People of Color (BIPOC) and/or are rooted in rural communities.

Available sites for public art are listed in the order of importance. Artist will indicate the selection location(s) on the Registration Form. The location(s) may be the first option or the first option combined with the other option(s).

1. 8-story East Property Wall adjacent to Amoeba Music building
2. Along Haight Street Storefront
3. Waller Street curved corner

Native American Tribute – optional if the artist qualifies per Page 10.

(Optional)

Please share how you identify:

Black

Indigenous

People of Color

White

Prefer not to answer

If you selected “Indigenous”, please share your tribal affiliation. If you selected “Person of Color”, please specify. If you selected “Prefer not to answer”, please help us understand why.

Attachment B

730 Stanyan Insurance Requirements for Selected Finalists

a. Required Insurance. Artist shall maintain all required insurance continuously from the time originally specified, throughout the term of this Agreement until Final Acceptance of the Work.

(1) Workers Compensation, in statutory amounts with Employers' Liability Limits not less than \$1,000,000 each accident, injury or illness. Artist shall obtain such insurance prior to certification of this Agreement. To the extent Artist warrants, in writing, that Artist is not an employer and has no employees as defined by the California Labor Code Sections 3351-3351.1, Artist need not provide to the City proof of Workers Compensation insurance.

(2) Professional Liability Insurance for all design professionals (such as architects, landscape architects or engineers), applicable to contractor's profession, who provide Artist with signed stamped drawing or calculations. Such insurance shall have limits not less than \$2,000,000 each claim with respect to negligent acts, errors and omissions. Artist or Artist's subcontractors shall obtain such insurance when Artist subcontracts for any work from such a design professional, and prior to the submittal of Construction Documents. Any design professional required to obtain professional liability insurance shall maintain such insurance, and proof thereof, for the term of this Agreement.

(3) Commercial General Liability Insurance, with limits no less than \$1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations. Artist shall obtain such insurance prior to commencing the fabrication of the artwork and shall maintain through the transportation and installation of the Work at the Site.

(4) Automobile Liability Insurance: If Artist is an individual, Personal Automobile Liability Insurance with limits not less than \$100,000/\$300,000 each occurrence. If Artist is a corporation or other legal entity, Commercial Automobile Liability Insurance with limits not less than \$1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable, unless a lesser amount is approved by project sponsors. Artist shall obtain such insurance prior to certification of this Agreement.

(5) Fine Arts Insurance or other insurance against loss in an amount equal to the total payment specified under Section 4 (Budget) of the contract. Artist shall obtain such insurance prior to commencing fabrication of the Artwork.

6) Transportation and/or Installation Coverage, as necessary and appropriate.

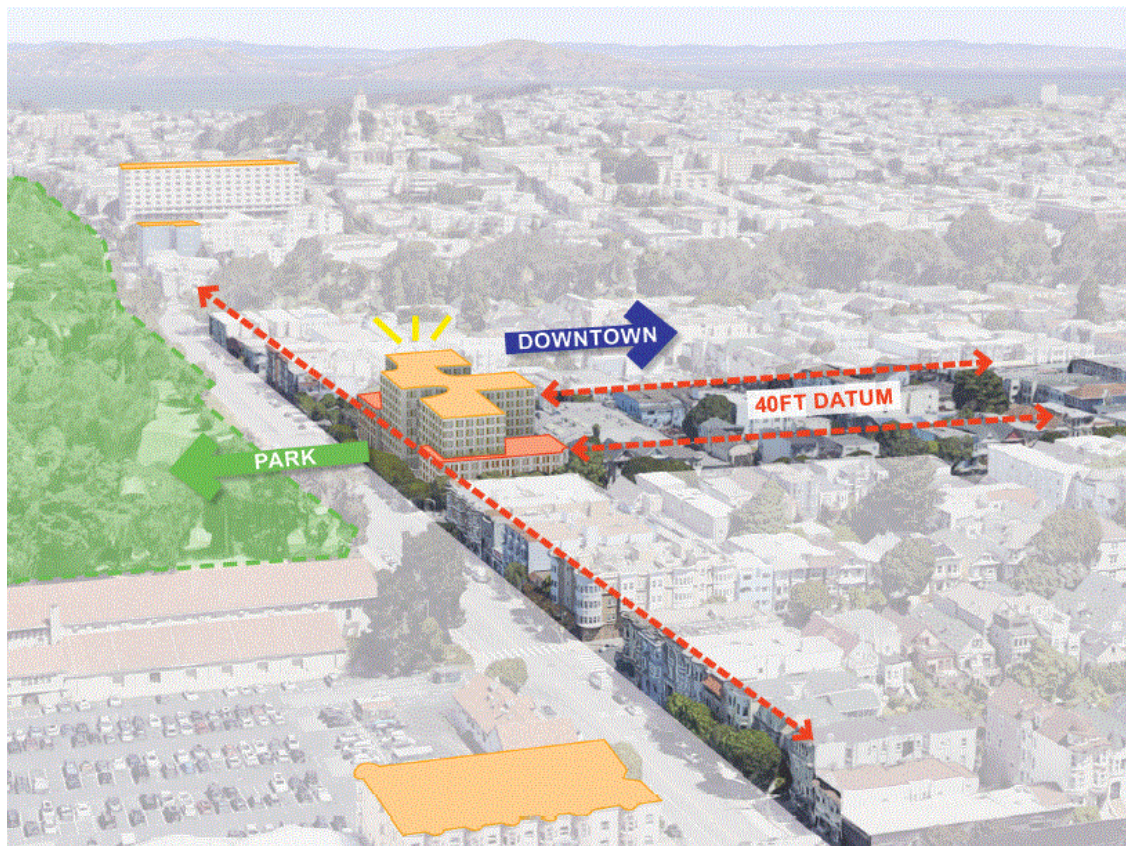
b. Additional Insured

- Tenderloin Neighborhood Development Corporation
- Chinatown Community Development Center
- 730 Stanyan Associates, L.P.
- City and County of San Francisco Mayor's Office of Housing and Community Development

SITE PLAN – entire length of the block along Stanyan Street facing the Golden Gate Park between the commercial Haight Street corridor and residential Waller Street.

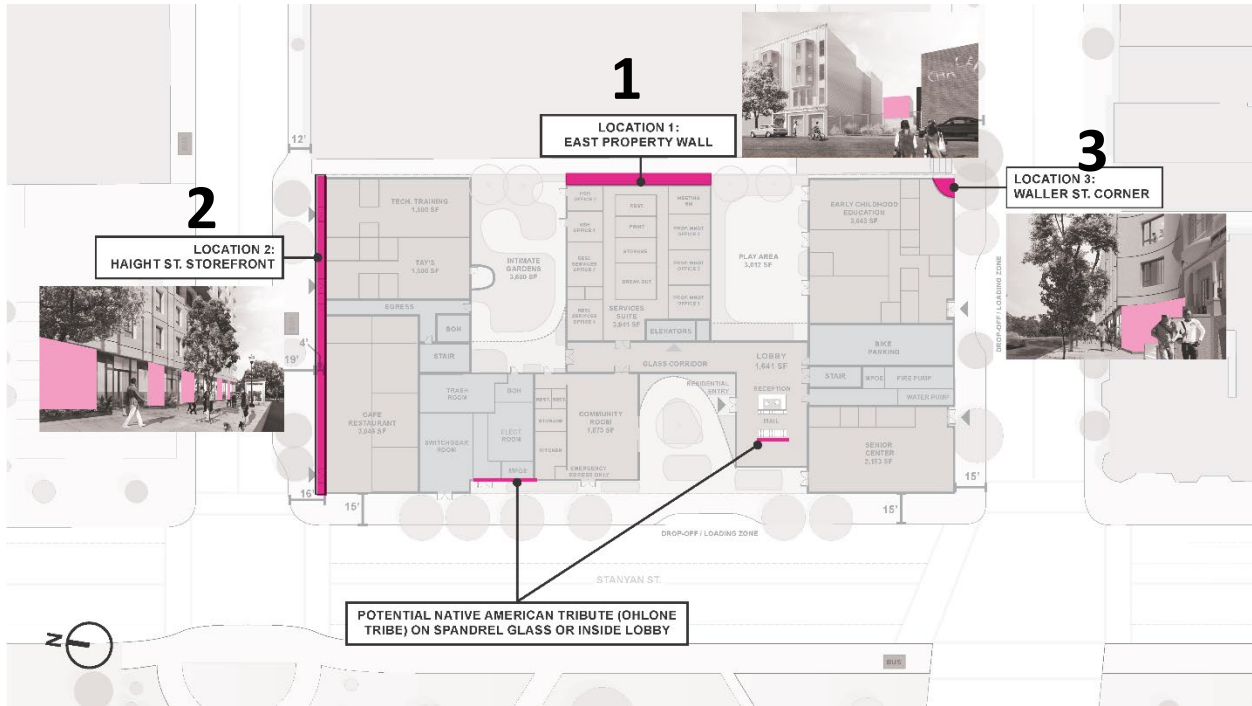


730 Stanyan in the surrounding neighborhood context



Three (3) Potential Locations for Public Art:

Location 1 must be included in the artist proposal. Locations 2 and 3 are optional locations that may be included in addition to Location 1.



1. East Property Wall - View from Haight Street adjacent to Amoeba Music



2. Haight Street Storefront



3. Waller Street Curved Corner



Stanyan Street storefront for Potential Native American Tribute:

*Separate from this RFQ, the Project sponsors are in consultation with local Native American representatives through the San Francisco Planning Department to design and install a public interpretation at the project site acknowledging that this project will be built on traditional Ohlone land. Two possible locations for the interpretation and acknowledgement on the Stanyan Street side facing Golden Gate Park are next to the community room or next to the main entrance. The interpretive program may include a combination of artwork, **preferably by local Native American artists**, educational panels or other informational displays, a plaque, or other interpretative elements.*

The Public Art RFQ artist applicant should notify the Sponsors if they are also interested in addressing the Native American Tribute in their proposal. However, the final determination of the artist for the tribute as well as the appropriateness of the proposal for the Native American Tribute will be based on consultation with the local Native American representatives through the San Francisco Planning Department.

Stanyan Street Entry Views





Southwest corner at Stanyan and Waller Streets



PROJECT OVERVIEW

PROJECT BACKGROUND

730 Stanyan is being designed as a new 8-story building with 160 units to accommodate very low to moderate income Families and Transitional Age Youth (TAY), including those exiting homelessness. The ground floor will include offices for Property Management and Resident Services along with a Community Room. In addition, there will be five commercial spaces to serve the residents as well as the surrounding community of District 5.

730 Stanyan Affordable Housing is currently in the Design Development phase and will consist of 160 units of rental apartments including, studio, 1-, 2-, 3-bedroom unit types with 75% for Families and 25% for Transitional Age Youth (TAY) earning between 0% to 100% San Francisco Area Median Income. The building will be total of eight stories including ground floor commercial spaces to be operated by nonprofits providing Early Childhood Education space, Senior Center, TAY Drop-in Center, Tech Training, and Mini Food Hall/Chef Incubator space for healthy affordable food options. The new construction is scheduled to commence in the third quarter of 2023 and will last approximately 2 years. We anticipate installation of the artwork at one or combination of two to total of four locations, depending on the inclusion of the Native American tribute.

The operators of ground floor commercial spaces will be selected via public open RFP process to partner with the project Sponsor to serve the residents of the housing as well as those in the community. The new housing will be sited on land leased from the Mayor's Office of Housing and Community Development (MOHCD) utilizing public funding, and the Sponsor is required to expend a portion of the overall construction budget for the provision of public art. Furthermore, the City requires that the art be installed to be clearly visible from the public street(s) and meet the guidelines of the [San Francisco Arts Commission](#) that "the selected artwork may not be didactic" (i.e., a word-by-word description or other plaque-like concept will be turned down).

SITE HISTORY

The history of the Haight-Ashbury is entwined with the history of Golden Gate Park, which began in 1870 when the California legislature created the Park Commission to supervise and survey the part of the Outside Lands (the western part of the City) that San Francisco had purchased to create Golden Gate Park. By 1883, the first cable car line opened on Haight Street to bring people to the Park. The influx of visitors brought more commerce related to recreation —poolhalls, taverns, restaurants, livery stables, hotels, boarding houses, bicycle shops, and even a water park (which lasted from 1895 to 1902).

By the 1890's home builders realized that the cable cars that brought the weekend crowd to the Park could also carry working people to jobs downtown. Haight-Ashbury became a fashionable suburb of downtown for the upper and middle classes.

The 1906 earthquake and fire left over 200,000 homeless San Franciscans. Golden Gate Park was used as a tent encampment. More fortunate families found temporary shelter in the hotels along Stanyan Street. A second wave of building in the Haight Ashbury followed. The new homes were frequently tract houses or flats sold to the middle classes. The Great Depression forced families to “double up”—three or four families to a house, flat, or apartment built for one family. During World War II, many servicemen and war workers came to San Francisco. Building codes were relaxed, and the neighborhood became more working class as the upper and middle classes left for other neighborhoods. During the early 1960s, the first black property owners displaced from the Western Addition by urban renewal received settlements and purchased homes on both sides of the Panhandle. By 1970, the neighborhood was 33% African-American.

The Haight-Ashbury is known for its hippies, counter-culture, and Summer of Love, but there is a lot more to its history—The Freeway Revolt of the 1950s and 1960s, the nation’s first public playground, the nation’s first urban free health clinic, and the nation’s first drop-in center for counseling troubled youth. The first huge anti-war marches of 1967 and 1968 happened in the Haight-Ashbury—Kezar Stadium was the terminus of the 1967 March. The Haight-Ashbury was also part of Harvey Milk’s supervisorial district.

Directly across the site on Stanyan Street is the skateboard park, popular among youth, also marking the entry to the park. The City purchased the 730 Stanyan site in late 2017 when it was occupied by McDonald’s. Prior to the City posting the RFQ in September 2019 for affordable housing development on the site, the neighborhood groups went through an RFP process with the City regarding interim use of the site. However, the site sat vacant until its use as a Safe Sleeping Site during the COVID-19 pandemic under the City’s Department of Emergency Management to temporarily provide shelter, restrooms, shower facility and meals for unhoused individuals. Contracted through the City, the nonprofit Homeless Youth Alliance had been directly managing the site for 40+/- individuals since early June 2020 to June 2021.

The team of TNDC and CCDC was brought onboard by MOHCD in January 2020 to co-develop the site, and the Sponsors started a listening tour of the various community groups to hear their perspectives and expectations of the project. Through an open public RFQ process, in May 2020, the Sponsor selected the joint venture team of YA Studio based in San Francisco and OMA based in New York City to be the Architect of the project. Since June of 2020, the Development and Design Team has hosted six virtual community meetings and an in-person on-site meeting to introduce the team, share the project site history and site analysis, concept and schematic design, and the pre-application community outreach. The recordings of previous meetings and other project related information can be found on the [project website](#).

On the 730 Stanyan website, there is a [HISTORY](#) section with six headings, which are Golden Gate Park, Cable Cars, Harlem of the West, Summer of Love, Creative Culture, and Haight Ashbury Free Clinic. Under the Creative Culture section, there is a photo of Grateful Dead playing at the Golden Gate Park taken by Greg Gaar. Greg Gaar was a long-time resident of

Haight Ashbury, who in 2021 shared over 1,100 photos of San Francisco rock history from 1971 to 1980s on the OpenSFHistory site to be downloaded for free*.

*<https://www.sfchronicle.com/local/article/Greg-Gaar-photographed-S-F-rock-history-Now-16045616.php>

Additional Site Information

The new affordable housing building will be total of eight (8) stories, but with the massing adjusted to address different street conditions. The portion facing the Haight Street commercial corridor is only 4 stories with a 4-foot set back to accommodate outdoor seating and activity along the sidewalk. Right along Waller Street, the proposed housing is also 4 stories to reflect 40-foot datum height common throughout the City's residential neighborhoods, while scooping out the southeast corner to meet the next-door Victorian house setback. The 4-story masses on Haight and Waller turn the corner toward Stanyan Street and step back up to the 8-story mass. The main entry to the building is on Stanyan Street facing the Park within a 42-foot wide by 45-foot-deep U-shaped courtyard, a "scoop" that creates an open outdoor space embracing the Park across the street. The green spaces throughout project vary in function and levels of privacy, from the public facing curved entry Gathering Court on Stanyan to Intimate Gardens for residents located on the east side of the building. Above the street level, the 5th floor urban agricultural garden on the Waller Street side will produce edible vegetables, while a separate 5th floor resident terrace adjacent to a communal laundry room will be a place where the residents can enjoy the view of the park while doing their laundry, and a green roof on the 8th floor will be for stormwater management.

Although the length of the **Haight and Waller Street facades** are shorter with around 135 feet compared to the 275 feet block length of Stanyan Street, **the two streets play critical roles in completing the end of a major commercial corridor as well as a residential street, respectively.**

730 STANYAN STREET

The project seeks to achieve the highest standards of sustainable design including minimum LEED GOLD and PASSIVE HOUSE Certifications based on [PHIUS](#) Standards for a healthy, efficient building. The project will also include Solar PV panels and landscape areas for stormwater management as well as urban agriculture with planted vegetables.

The Planning department will review to make sure that the artwork meet the requirements of the Public Art Ordinance as described in Section 149 of the San Francisco Planning Code and in the brochure "[Fine Arts Guidelines](#)"



Looking at 730 Stanyan building model from the corner of Stanyan Street and Haight Street from the edge of Golden Gate Park