

# COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

## RESOLUTION NO. 44-2022

*Adopted November 1, 2022*

### **CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE AFFORDABLE HOUSING PROJECT OF APPROXIMATELY 151 RENTAL UNITS FOR SENIORS AND APPROXIMATELY 2,945 SQUARE FEET OF COMMERCIAL SPACE AT THE WESTERN HALF OF BLOCK 2 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA; TRANSBAY REDEVELOPMENT PROJECT AREA**

WHEREAS, In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, section 33000 et seq. the “Community Redevelopment Law”), the Redevelopment Agency of the City and County of San Francisco (“Former Agency”) undertook programs for the redevelopment of blighted areas in the City and County of San Francisco (“City”), including the Transbay Redevelopment Project Area (“Project Area”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99-06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016) (“Redevelopment Plan”); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”) and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and the Development Controls and Design Guidelines for the Transbay Redevelopment Project (“Development Controls”) define and regulate land uses, and Zone Two, in which the Planning Code applies. Zone One is intended to be developed with predominantly residential uses. The Office of Community Investment and Infrastructure (“OCII”) solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require Successor Agency action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005); and,

WHEREAS, The Development Controls set forth development requirements and design guidelines that apply to development within the Project Area and implement the Redevelopment Plan’s authorization for the development of land uses within Zone One and provide additional guidance for the development of Zone One, including Transbay Block 2 (“Block 2”), Assessor’s Block 3739 Lot 014. Block 2 comprises an approximately 42,627 square-foot parcel generally located at 200 Folsom Street, bounded by Folsom, Main and Beale Streets and extending approximately 155 feet northwest from Folsom Street (the “Site”); and,

WHEREAS, By Resolution No. 09-2021 (April 6, 2021), the Commission authorized the Executive Director to enter into an Exclusive Negotiations Agreement (“ENA”) with affiliates of Mercy Housing California (“Mercy”) and Chinatown Community Development Center (“CCDC”) (together, the “Co-Developers”) to undertake predevelopment activities on Block 2 with the expectation that the ENA would lead to long-term ground leases and the construction of improvements; and,

WHEREAS, The Commission, through its approval of the ENA, adopted a Design Review and Document Approval Procedure (“DRDAP”) that sets forth the procedure for design submittals of the plans and specifications for the development of the Project. Under the DRDAP, project approval shall consist of three components or stages, Schematic Design Documents, Design Development Documents and Final Construction Documents. Schematic Design Documents shall relate to schematic design level of detail for the Project and the review of OCII shall include consideration of such items as the architectural design, site planning and landscape design; and,

WHEREAS, The Co-Developers have submitted two Schematic Design Documents for Block 2. The combined program will provide a total of 335 residential units and 11,351 square feet of commercial space, and related streetscape improvements. In accordance with the Development Controls, Block 2 is divided by a 25-foot-wide publicly accessible pedestrian mews running north to south through the center of the Site. The proposed building located to the east of the pedestrian mews includes 184 rental housing units (183 affordable units and one unrestricted manager’s unit) that will serve low-income households and formerly homeless households, resident-serving amenities, approximately 1,959 square feet of retail space, and an approximately 6,447 square foot childcare facility (the “2 East Project”). Mercy will be the lead developer and long-term owner and operator of the 2 East Project. The proposed building located to the west of the pedestrian mews includes 151 rental housing units (150 affordable units and one unrestricted manager’s unit) that will serve low-income senior households and formerly homeless seniors, resident-serving amenities, and 2,945 square feet of retail space (the “2 West Project”). CCDC will be the lead developer and long-term owner and operator of the 2 West Project (CCDC is the “2 West Project Sponsor”). Together, the Blocks 2 East and West Projects comprise the “Block 2 Project”; and,

WHEREAS, To accommodate the proposed program, the Co-Developers have requested amendments to certain provisions of the Development Controls applicable to Block 2 and an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) to facilitate an increased massing and thus an increased number of affordable housing units for the Block 2 Project; and,

WHEREAS, The Development Controls allow the Agency to establish a lower ratio of off-street loading spaces than what would otherwise be required, based on a development-specific loading scenario. The Development Controls require a ratio of one off-street loading space for a development the size of the Block 2 Project. The Co-Developers prepared a development-specific loading scenario that proposed the Block 2 Project’s loading demand be met at designated on-street loading spaces surrounding the Site without the provision of an off-street loading space, curb cut or driveway (“Block 2 Project Loading Scenario”). The Block 2 Project Loading

Scenario is on page 84 of the 2 West Project Schematic Design Document and has been reviewed by OCII staff, by City staff at the San Francisco Public Works and San Francisco Municipal Transportation Agency departments, and by representatives of the City's waste management contractor, Recology, who have determined that the Block 2 Project Loading Scenario adequately fulfills the requirements to meet the Block 2 Project's future demand for commercial and residential loading, ongoing commercial and residential pick-up and delivery of goods and waste products, and passenger pick-up and drop-offs, without the need for an off-street loading space on the Site; and,

WHEREAS, By Resolution No. 41-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") to increase a certain maximum floor plate size on Block 2 (the "Plan Amendment"), but the Plan Amendment does not affect the approval of the 2 West Project that is the subject of this Resolution; and,

WHEREAS, By Resolution No. 42-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Development Controls, consistent with the Plan Amendment, to revise certain provisions of the Development Controls applicable to Block 2, as more particularly identified in Resolution No 42-2022, the "Development Control Amendment"; and,

WHEREAS, OCII, in consultation with the San Francisco Planning Department and other City Agencies, has reviewed and recommends approval of the 2 West Project's Schematic Design Document, which is consistent the Redevelopment Plan, and accompanying Plan Documents, including the Development Controls, as amended by Resolution No. 41-2022; and,

WHEREAS, A presentation of the Schematic Designs for the 2 West Project (along with the Schematic Designs for the 2 East Project), including the 2 West Project's need for a Development Controls Amendment, was reviewed and approved by the Transbay Citizens Advisory Committee ("CAC") at its September 8, 2022 meeting; and,

WHEREAS, Under the DRDAP, the Commission shall review and approve, conditionally approve, or disapprove the application for Schematic Designs. The 2 West Project Sponsor has created an attractive development project and has responded to OCII's and the CAC's comments and revisions to the design for the 2 West Project. However, as is typical with large development projects, a number of detailed items remain to be resolved in subsequent Project approval stages (i.e., Design Development Documents and Final Construction Documents); and,

WHEREAS, A copy of the 2 West Project Schematic Design Document is on file with the Commission Secretary in the OCII office and attached to this resolution as Exhibit A; and,

WHEREAS, On November 1, 2022, the Commission adopted Resolution No. 39-2022 by which the Commission determined that the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (the “FEIS/EIR” as defined in said resolution), together with further analysis provided in Addendum No. 10 to the FEIS/EIR (the “Addendum” as defined in said resolution), remains adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., “CEQA”) and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) for purposes of evaluating the potential environmental effects of the Proposed Actions (including approval of the 2 West Project’s Schematic Design Document); and,

WHEREAS, The environmental effects of the development of the Block 2 Project in accordance with the Schematic Design Document have been analyzed in the environmental documents as described in Commission Resolution No. 39-2022. Copies of the FEIS/EIR and Addendum No. 10 are on file with the Commission Secretary; and,

WHEREAS, OCII staff has reviewed the Schematic Design Document and, in accordance with its Commission Memorandum and supporting information provided to the Commission and incorporated herein by reference, finds the Schematic Design Document to be acceptable and consistent with the goals, objectives and requirements of the Redevelopment Plan and the Development Controls (as amended concurrently with this resolution), and recommends approval thereof; now therefore be it

RESOLVED, That in Resolution No. 39-2022, the Commission adopted findings that various actions, including approval of the Schematic Design Document for the 2 West Project, were in compliance with CEQA and the CEQA Guidelines, said findings, which are on file with the Commission Secretary, being in furtherance of the actions contemplated in this Resolution and made part of this Resolution by reference herein; and, be it further

RESOLVED, That for the purposes of compliance with CEQA and the CEQA Guidelines, the Commission hereby adopts the findings and determinations set out in Resolution No. 39-2022, adopted concurrently herewith, that the Schematic Designs for the Block 2 Project are within the scope of the project analyzed by the FEIS/EIR and its Addendum No. 10; and, be it further

RESOLVED, The Commission hereby approves the Schematic Design Document for the 2 West Project, attached hereto as Exhibit A, and subject to the following conditions, which require further review and approval by the Executive Director, or his designee:

#### CONDITIONS OF APPROVAL:

*Beginning in Design Development the Developer shall:*

1. **Coordination with 2 East Project.** Continue close coordination with Mercy and the Block 2 architects throughout the remaining design phases of the 2 East Project and of the 2 West Project, and through the construction of the entire Block 2 Site, to ensure cohesive designs, and implementation of said designs, that seamlessly unite the western half with



the eastern half of the Site in accordance with the Block 2 Schematic Design Documents and their Conditions of Approval. Coordinate with Mercy and the Block 2 architects, consultants, contractors, and future tenants to ensure that the Block 2 ground-level mews, courtyards and streetscape improvements are designed, developed, and maintained in a harmonious manner, emphasizing the public or shared nature of the spaces, human activation, retail activation, and safety.

2. **Building Exterior Materials and Colors.** Continue to develop and refine the building exterior materials palette, wall systems, glazing, screening and other materials, in coordination with OCII staff.
  - a. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor.
  - b. Outline graffiti prevention strategies and demonstrate the durability and/or replaceability of ground-floor materials. Specify graffiti coating for ground floor utility doors, porcelain tile panels, concrete panels, as well as all exposed concrete.
  - c. Materiality of stoops and stoop planters shall be subject to further coordination with OCII staff to ensure compatibility with the Clementina Streetscape and the design of the Transbay Block 3 Park.
  - d. Explore additional opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged.
  - e. Physical material and color samples shall be provided to OCII in advance of mock-up design and construction.
3. **Architectural Mock-Up Scope.** Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for a physical design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping.
4. **Landscape Plans.**
  - f. Provide detailed landscape plans, including plans for the pedestrian mews and common residential courtyards, all building setback zones, patios and stoops and mechanical and utility screening.
  - g. Provide enlarged landscape plans and sections showing details for all planting, paving and furnishing on Beale, Folsom and Clementina Streets. Drawings shall include all underground utility lines and their clearances, proposed soil conditions encouraging root growth away from utility lines, and irrigation systems, etc.
  - h. The Beale Street sidewalk shall be designed to extend the character of the public right-of-way community gathering spaces, similar to those as exist on Beale Street to the south of Folsom Street of Folsom Street, with seating designed to encourage small group conversations. Paving at these gathering spaces may be highlighted through color and/or texture of materials. These spaces shall have adequate buffer from the proposed bicycle lanes to discourage pedestrians from entering the lanes. The buffer may be composed of impassable planting at least three feet tall and fifty percent transparent.
  - i. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Landscaping shall mitigate all ground-floor blank wall areas adjacent to public rights-of-way and the pedestrian mews.
  - j. All landscape plans are subject to further review and approval by OCII.

5. **Unit Layouts.** In coordination with OCII staff, further study the unit layouts, floor to ceiling heights, and other residential elements that may impact livability of the units. This may include but is not limited to:
  - k. Continued study of the location of structural columns in the living spaces of the units and identify methods to minimize or mitigate undesirable column protrusions or creation of “dead spaces” or otherwise unusable square footage.
  - l. Close coordination of structural, mechanical, electrical, and plumbing elements to limit ceiling soffits and maintain the highest possible floor-to-ceiling heights in as much of unit living areas as possible.
6. **Open Space Parcel Fencing and Railings.** Continue to develop the designs, scale, materiality and transparency of the courtyard fence and the Senior Terrace open railing proposed for the courtyard areas of the open space parcel, as visible from the publicly accessible pedestrian mews. Final fence designs for these areas are subject to further review and approval by OCII. Study a gate design that allows it to remain open during courtyard public access hours.
7. **Dog Relief Area.** Continue to evaluate the feasibility for maintaining the dog-relief as proposed along the Beale Street public right-of-way, through owner maintenance or a potential maintenance agreement between the owner and the East Cut Community Benefit District and/or San Francisco Public Works. If maintenance is determined to be infeasible, the design of this space shall be subject to further review and approval by OCII.
8. **Value-Engineering and Substantive Design Changes.** In the event that substantive exterior architectural design elements are reconsidered post-Schematic Design approval, the Developer shall engage OCII staff early in the value-engineering process and all exterior architectural value-engineering decisions shall be subject to further review and approval by OCII.
9. **Glazing and Transparency.** Aside from potential opaque glazing necessary to screen mechanical and utility uses, clear, un-tinted low-reflectivity glass shall be used to reduce glare and allow maximum visual interaction between exterior and interior of the building, particularly at the ground-floor. Maintain the approved proportion of glazed surface façade area on all building elevations, as shown in the Schematic Design submittal.
10. **Utility and Mechanical Infrastructure.** All mechanical equipment shall be located within the building footprint, below pedestrian grade or on the roof, per the approved Schematic Design. No additional meters or mechanical equipment shall be located within setback zones or within the pedestrian mews, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening will be subject to further OCII review and approval.
11. **Ground-Floor and Retail Facades.** Design of the ground-floor facades shall be subject to further design review to ensure that the frontage (1) activates the pedestrian realm and maintains a pedestrian scale, (2) maximizes glazing transparency, and (2) integrates with the overall building design.
12. **Retail Exhaust.** Ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcel shall be integrated into the building. No ducts or exhaust pipes should encroach within areas designated for open space. All Type I retail kitchen exhaust shall vent through the roof and any noise or odor impacts from Type II retail vents adjacent to the public realm or pedestrian mews shall be fully mitigated.
13. **Residential Soundproofing.** Ensure sufficient soundproofing in residential units that are adjacent to common amenity spaces, such as commercial spaces and common courtyards.
14. **Roofscape**
  - a. Roof design should utilize non-reflective, low intensity colors.

- b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
  - c. Roofline railing and glass should be as inconspicuous and transparent as possible, and compatible with the building's architecture.
  - d. Develop a design of the structures housing the mechanical vents located on the rooftop of the Townhouse parcel to ensure their attractiveness when viewed from the rooftop open space, from the Transbay Block 3 Park, and from Beale Street, by screening the mechanical nature of the vents and integrating them with the architecture of the building.
15. **Signage.** Developer shall submit a signage plan prior to or concurrent with the Design Development submittal. All building signage, including building name, common space and wayfinding signage, as well as retail storefront signage locations, shall be subject to further OCII staff review and approval during Design Development, or may be deferred to the Construction Document phase at OCII's discretion. Detailed retail signage will be part of separate tenant improvement permits.
16. **Lighting Plan.** Provide a detailed building lighting plan. Lighting should be subtle and reinforce the overall façade design.
17. **Phasing Plan:** Describe any anticipated phasing of construction or temporary improvements, including temporary or interim parking facilities, construction staging areas, and interim infrastructure, if any, shall be indicated. Address construction phasing and access to the Site considering the possible unavailability of the Clementina parcel due to the buildout of the right-of-way.
18. **Retail Vendor Cart at Mews.** The final configuration and features of the proposed retail vendor cart station along the pedestrian mews, including proposed utility connections, shall be subject to further review and approval by OCII.
19. **Streetscape:**
- m. Continue to coordinate the Clementina streetscape design with San Francisco Public Works for crosswalk locations, signalized crossing infrastructure (signal light locations, electrical conduit, etc.), curb layouts, bulb-out configurations, and street light locations.
  - n. Inform and coordinate with San Francisco Public Works on the final plans specifying tree and paving band spacing, as well as a photometric analysis to confirm street light locations.
  - o. Continue to coordinate the design and materiality of streetscapes for Beale and Folsom Streets per requirements of various City Departments.

*In advance of the start of construction, Building Permit issuance, materials procurement, and Tenant Improvements ("TI"), the Developer shall:*

1. **Construction Communication.** During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Transbay and other stakeholders.
2. **Architectural Mock-Up Construction.** Prior to procuring façade materials, construct a physical material mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.

3. **Ground-Floor Activation.** Prior to TIs, the Developer shall inform tenants of the Project's commitment to the activation of the public realm by enhancing the pedestrian experience on public streets and along the mews. This includes ensuring that the TIs conform to the Schematic Design, the Development Controls and Design Guidelines for the Transbay Redevelopment Project and the Planning Department's Standards for Storefront Transparency. No vinyl adhesives or film on ground-floor glass surfaces shall be permitted. Ground-floor childcare and residential uses, including amenity spaces, shall be allowed to use internal window coverings, such as drapery or adjustable blinds, for privacy.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of November 1, 2022.

  
Commission Secretary

EXHIBIT A: Schematic Design Document for the Transbay Block 2 West Project





# **Transbay Block 2 West**

## **Schematic Design Document**

21 October 2022



# Project Directory

## OWNER / DEVELOPER:

CHINATOWN COMMUNITY DEVELOPMENT CENTER  
1525 GRANT AVENUE  
SAN FRANCISCO, CA 94133

## OWNER'S REPRESENTATIVE:

REGENT CM  
SAN FRANCISCO, CA

## CONTRACTOR:

SWINERTON | RUBECON JOINT VENTURE  
260 TOWNSEND STREET  
SAN FRANCISCO, CA 94107

## EXECUTIVE ARCHITECT:

MITHUN  
660 MARKET STREET SUITE #300  
SAN FRANCISCO, CA 94104

## ASSOCIATE ARCHITECT:

KERMAN MORRIS ARCHITECTS  
139 NOE ST  
SAN FRANCISCO, CA 94114

## SURVEYOR:

MARTIN RON ASSOCIATES  
859 HARRISON ST #200,  
SAN FRANCISCO, CA 94107

## GEOTECHNICAL ENGINEER:

LANGAN  
135 MAIN STREET, SUITE 1500,  
SAN FRANCISCO, CA 94105

## LANDSCAPE ARCHITECT:

PLURAL  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

## CIVIL ENGINEER:

LUK & ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547

## UTILITY / JOINT TRENCH:

URBAN DESIGN CONSULTING ENGINEERS  
350 TOWNSEND ST STE 409  
SAN FRANCISCO CA 94107

## STRUCTURAL ENGINEER:

DCI ENGINEERS  
135 MAIN STREET, SUITE 1800  
SAN FRANCISCO, CA 94105

## ASSOCIATE STRUCTURAL ENGINEER:

OLMM ENGINEERS  
156 ELLIS ST 2ND FLOOR,  
SAN FRANCISCO, CA 94102

## MEP DESIGN ENGINEER:

ENGINEERING 350  
870 MARKET STREET, SUITE 458  
SAN FRANCISCO, CA 94102

## ACOUSTIC CONSULTANT:

CSDA DESIGN GROUP  
364 BUSH STREET 2ND FLOOR  
SAN FRANCISCO, CA 94104

## LIGHTING CONSULTANT:

TUCCI  
660 YORK ST. SUITE 217  
SAN FRANCISCO, CA 94110

## SUSTAINABILITY CONSULTANT:

AR GREEN CONSULTING  
333 MAIN ST. 9B.  
SAN FRANCISCO, CA 94105

## WATERPROOFING CONSULTANT:

4EA  
1528 WEBSTER STREET  
OAKLAND, CA 94612

## TRASH CONSULTANT:

AMERICAN TRASH MANAGEMENT, INC.  
1900 POWELL STREET, SUITE 890  
EMERYVILLE, CA 94608

## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 2

Project Directory	2	<b>04 Floor Plans</b>	<b>53</b>
Index	3	Level 1 Plan	54
<b>01 Site Context</b>	<b>4</b>	Level 2 Plan	55
Project Description	5	Level 3-5 Plans	56
Vicinity Map	6	Level 6 Plan	57
Neighboring Projects	7	Level 7 Plan	58
Land Use and Open Space / Neighborhood Amenities	8	Level 8 Plan	59
Transit Diagram	9	Level 9 Plan	60
View Studies	10	Roof Plan	61
Color Studies	11	<b>05 Enclosure Design</b>	<b>62</b>
Block 2E and 2W Combined Program and Unit Mix Data	13	Building Elevations	63
Parcel Plan	14	Building Sections	69
Setback Diagram	15	Open space - townhome diagram	71
Building Height Diagram	16	Combined Exterior Materials Palette	72
Site Plan	17	Exterior Materials Palette	73
<b>02 Project Overview</b>	<b>18</b>	Eye Level Perspectives	75
Transbay Block 2W - Project Description	19	Block Level Axonometrics	78
Program and Unit Mix Data - Block 2W Senior Building	21	<b>06 Appendix</b>	<b>80</b>
DCDG Requested Amendments Matrix	22	Site Survey	81
Site Circulation Diagram	23	Grading Plan	82
Parking and Loading Diagram	24	Block 2 Average Grade Diagram	83
<b>03 Landscape Design</b>	<b>25</b>	Block 2 Project Loading Scenario	84
Urban Design Diagram - District	26	Clementina Improvement Diagram	85
Urban Design Diagram - Programming	27	Commercial Adjacent to TB3 Park	86
Illustrative Site Plan	28	Utility Plan	87
Streetscape Plan	29	Block 2W - Wet Utility Plan	88
Street Sections & Street Perspective	30	Block 2W - Dry Utility Plan	89
Courtyard & Mews Plan	34	Green Point Rated Checklist	90
Courtyard & Mews Perspectives	35		
Site Materials Plans, Palettes, & Imagery	40		
Site Planting Plans, Palettes, & Imagery	44		
Stormwater Management Approach	50		
Level 6 Roof Terrace Plan	51		
Roof Plan	52		





# 01 - Site Context



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 4

plural



**MITHŪN**



Chinatown Community  
Development Center  
華協中心



# Project Description

Address: 200 Folsom Street, San Francisco, CA

The Project will include two buildings: Transbay 2 West with 151 units of affordable residential rental housing for seniors, which will be developed and owned by Chinatown Community Development Center, and Transbay 2 East with 184 units of affordable residential rental housing for families, which will be developed and owned by Mercy Housing.

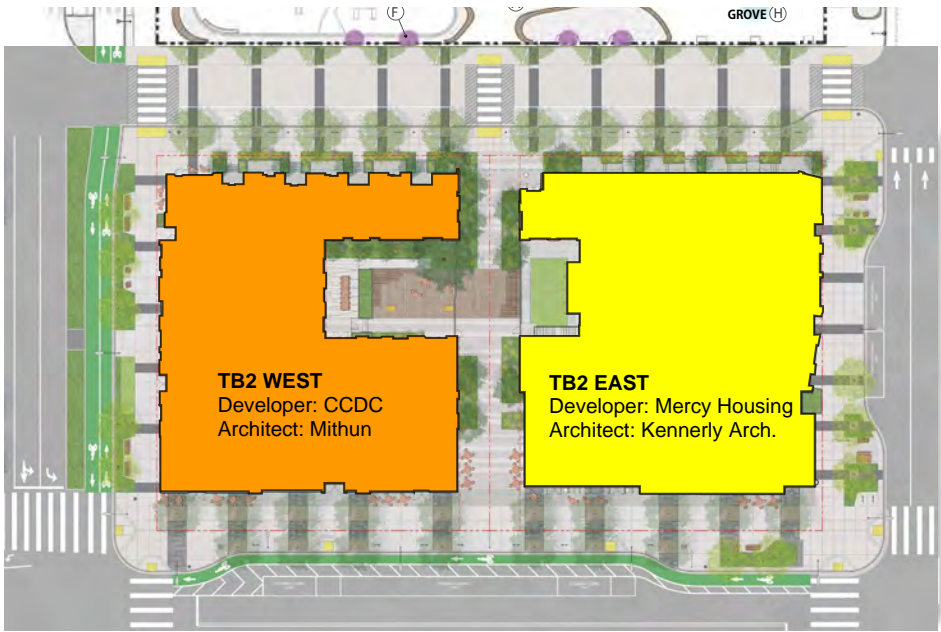
As the keystone parcel in the Transbay District, Block-2 catalyzes the ambitions of the Master Plan through its programming, urban design, and architectural potential. Our vision for Block-2 delivers on this potential, with affordable housing for seniors and families in two buildings that will activate the key public spaces with a vibrant mix of ground floor uses and the multi-generational mix of new residents and households.

Block-2 defines the southern edge of the new Transbay Park, the design of this frontage is critical. Our concept proposes private residential stoops on Clementina Street anchored by retail at the corner of Beale Street and the Childcare Facility at the midblock pedestrian crossing. Together these elements strongly engage with the new park at Block 3 extending the public realm into Block 2.

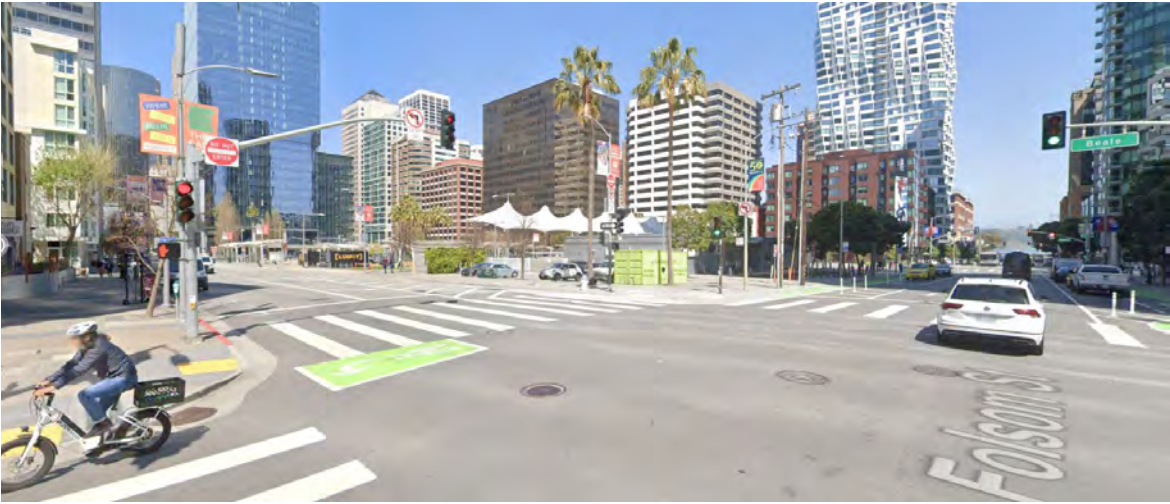
Unique to Block-2, the through-block mews is flanked by a necklace of active uses including retail spaces, active multipurpose rooms, and the child-care courtyard. We envision this as a Commons for outdoor dining, retail overflow, or simply as a place to decompress.

Folsom Street is lined with flexible retail frontage split by the mews and the building lobbies. The retail uses wrap the corners onto the mews, as well as Beale and Main streets where the garden rooms and allées of the Living Streets continue to the park.

Above, the two buildings are a complementary pair, sharing a unifying low rise townhouse massing fronting the park and a common masonry material sensibility establishes the block as its own precinct in contrast with the glassy towers across Folsom Street.



FOLSOM STREET



FOLSOM AND BEALE STREETS



FOLSOM AND MAIN STREETS

## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 5



## Site Context - Vicinity Map



### Transbay Block 2

Schematic Design Document

21 October 2022

Page 6

plural



KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING



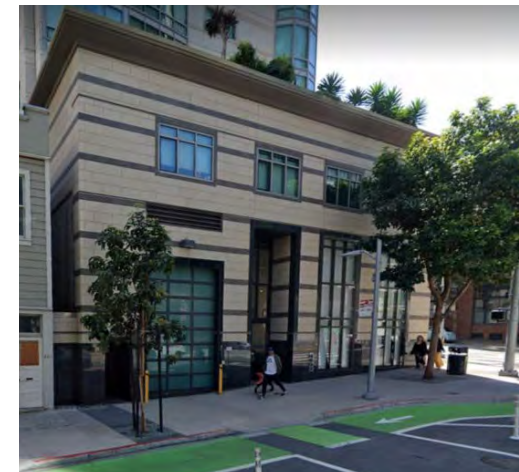
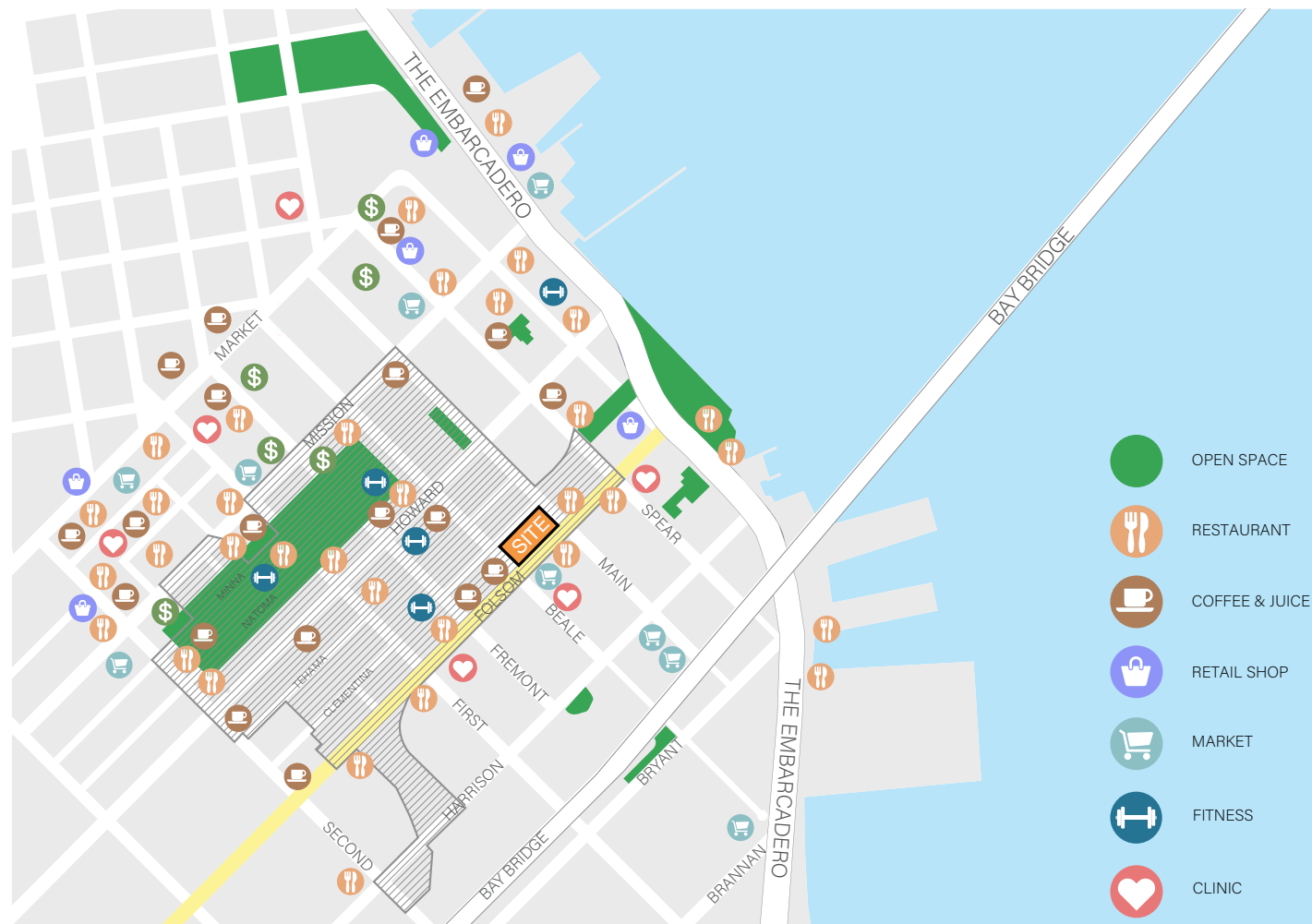


Site Context - Neighboring Projects





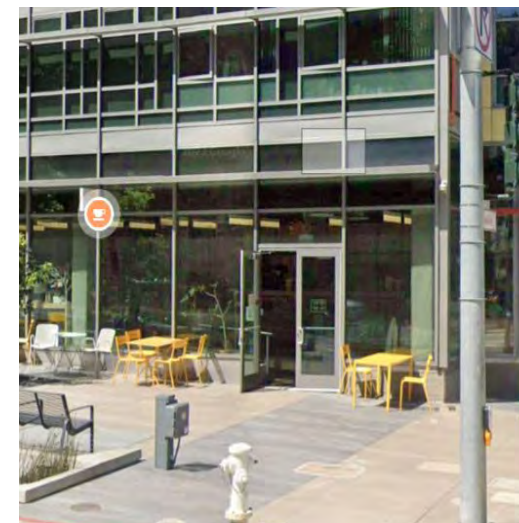
## Site Context - Land Use and Open Space / Neighborhood Amenities



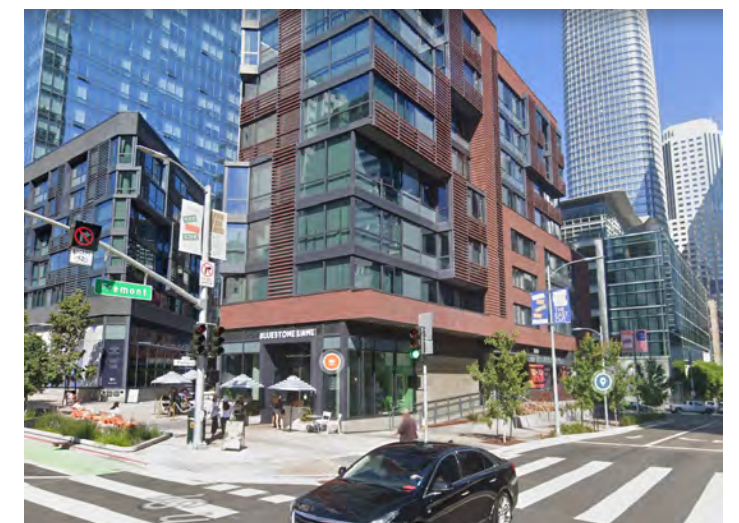
CLINIC: CIRCLE MEDICAL @ FOLSOM & FIRST



OPEN SPACE: SALESFORCE PARK



RETAIL &amp; STREET CAFE: PHILZ AT FOLSOM &amp; MAIN



RETAIL & OPEN SPACE: BLUESTONE LANE CAFE AT FOLSOM AND FREMONT



FITNESS; COREPOWER YOGA ON FREMONT



MARKET: WOODLAND MARKET AT FOLSOM BETWEEN MAIN & BEALE

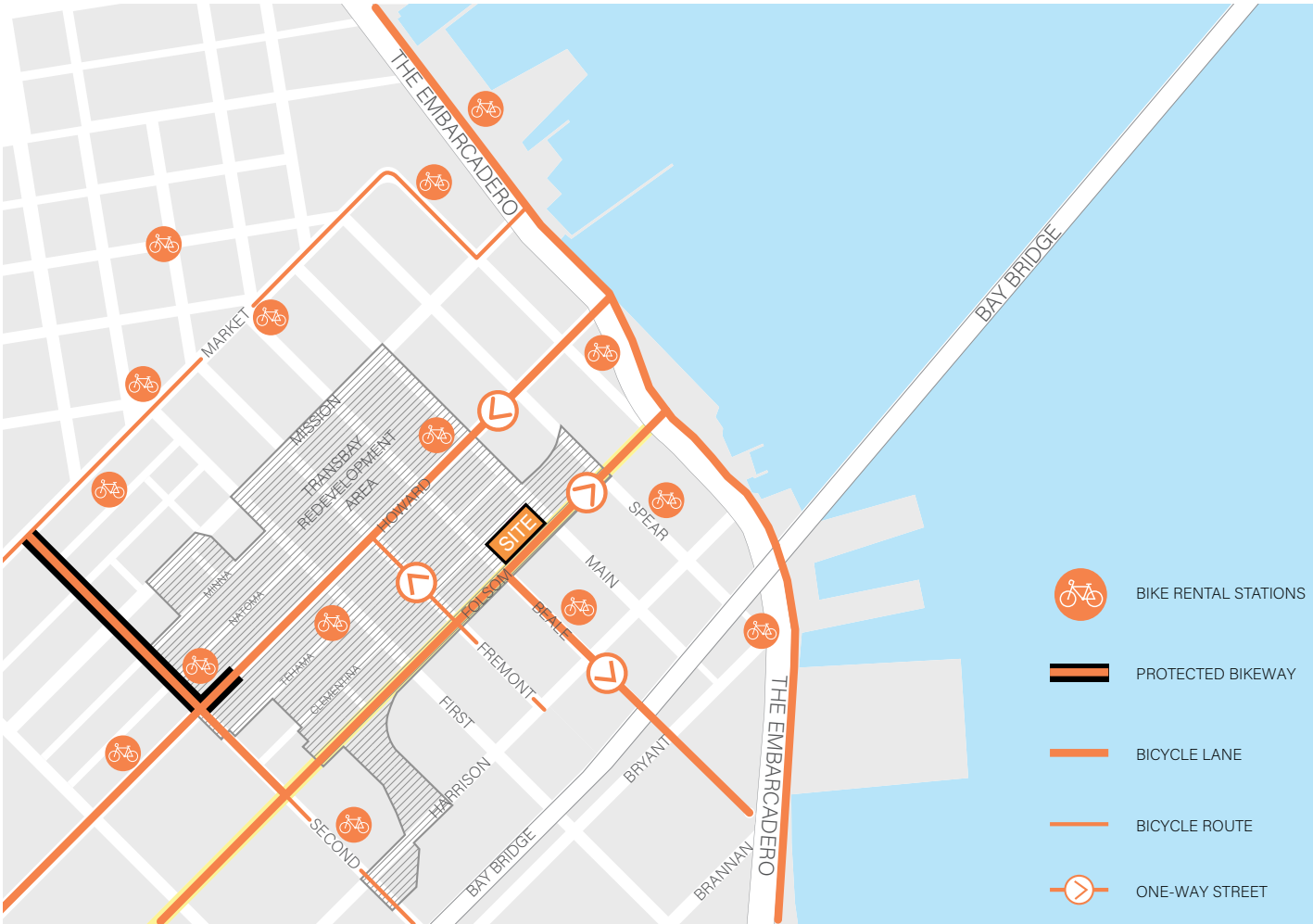
## Transbay Block 2

# Schematic Design Document

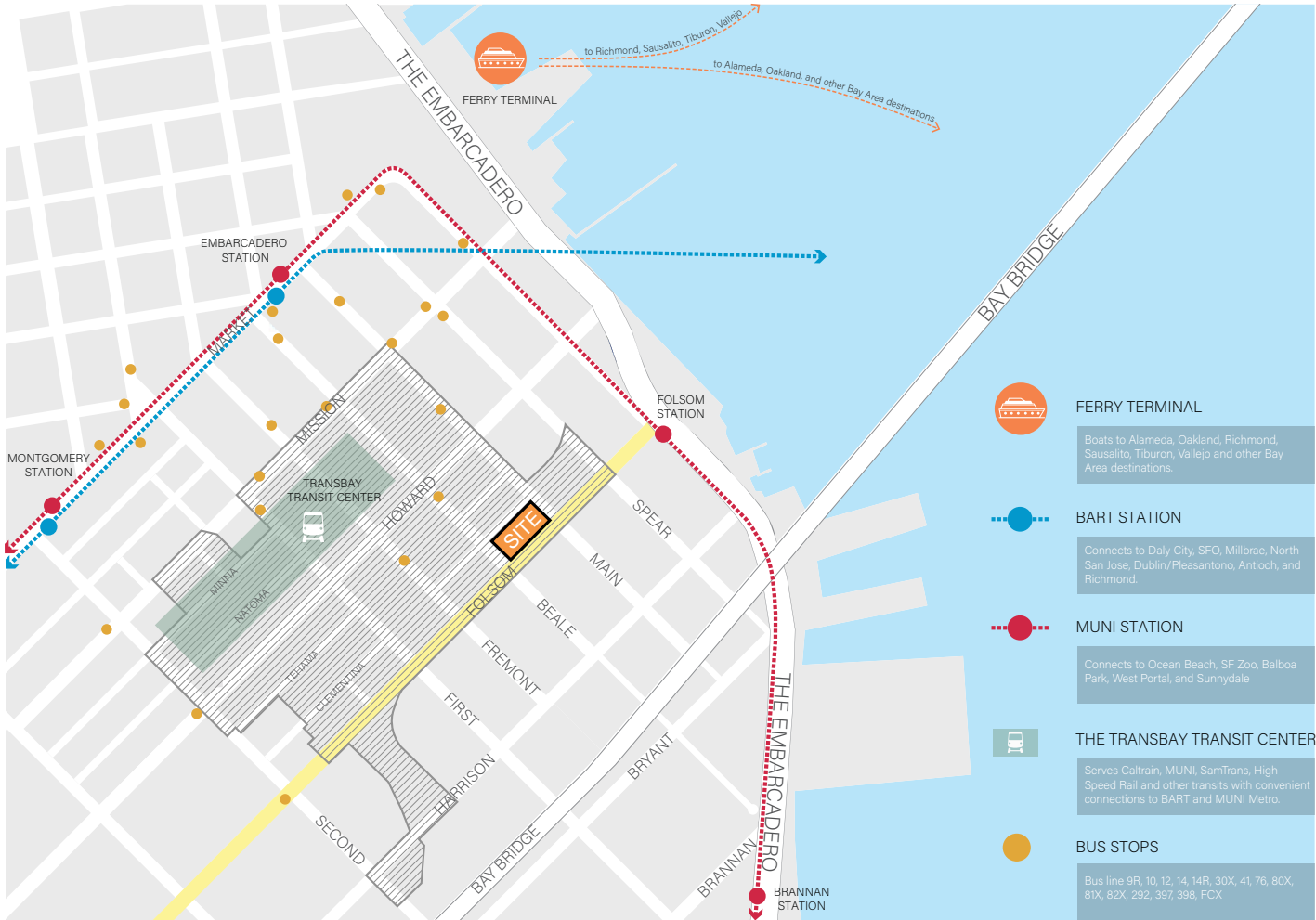
21 October 2022

Page 8

# Site Context - Transit Diagram



Bicycle Paths and Rental Stations



Public Transportation

## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 9



Site Context - View Studies

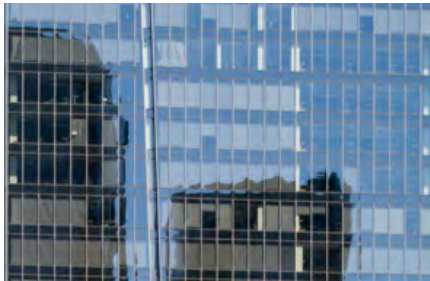




Site Context - Color Studies



301 Howard St



Block 5 - Park Tower



211 Main St



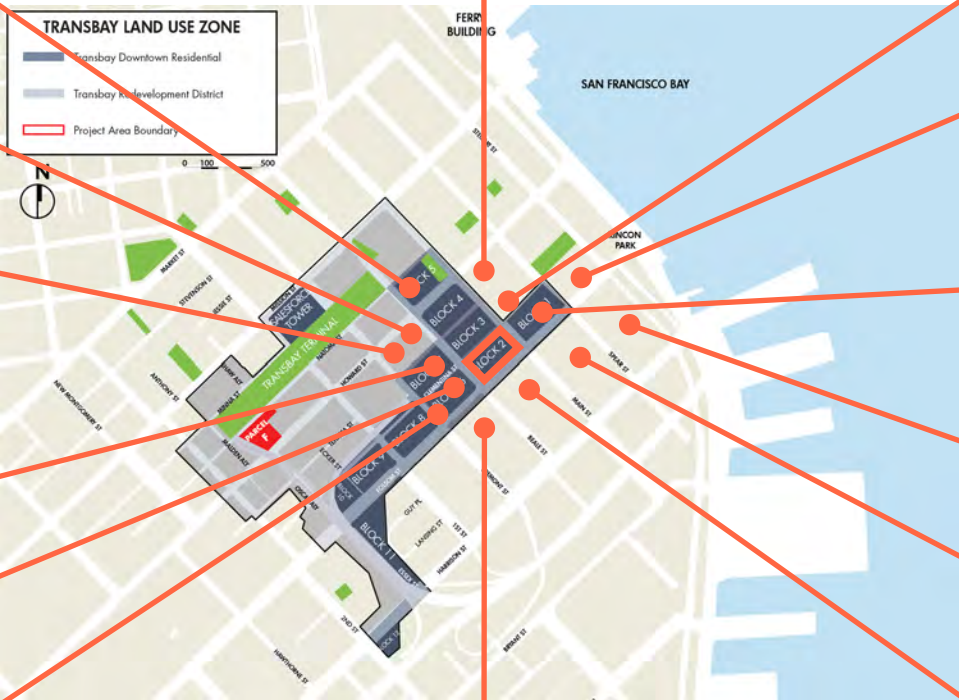
221 Main St



GAP



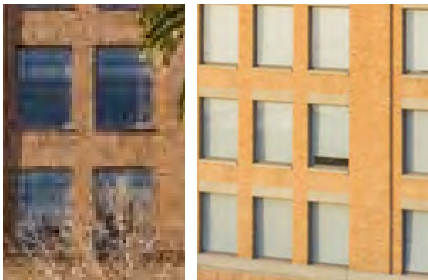
215 Fremont



Block 1 - Mira



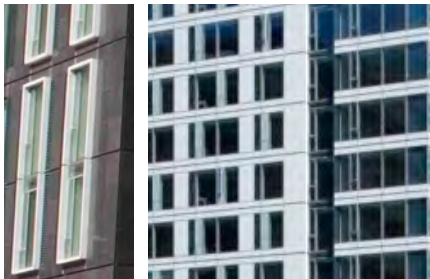
Block 7 - Natalie Gubb



Hills Brothers / Hills plaza



Block 6 - Natalie Gubb Commons



Block 6 - Solaire



Coffin-Redington Building



Lumina



Infinity

Transbay Block 2



# Site Context - Color Studies - Complimentary Pairs



301 Howard St



215 Fremont



211 Main St



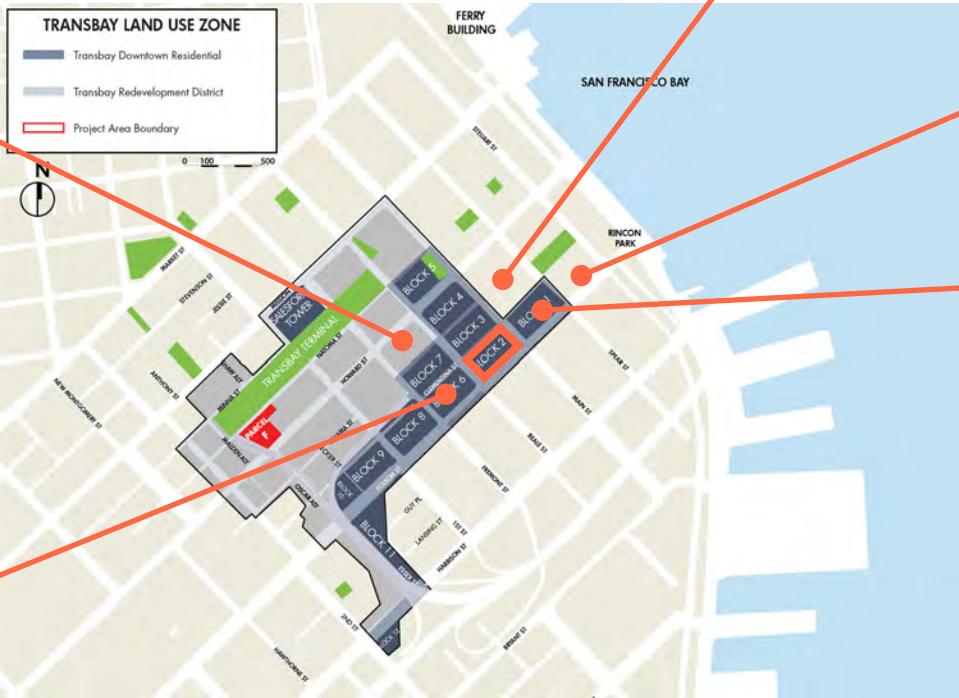
221 Main St



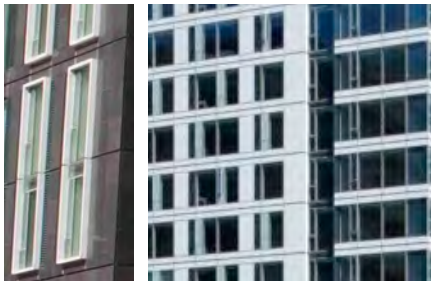
GAP



Block 1 - Mira



Block 6 - Natalie Gubb Commons



Block 6 - Solaire

## Transbay Block 2



## Program and Unit Mix Data - Block 2 East and 2 West Combined

**ADDRESS & LOCATION:** FOLSOM STREET BETWEEN MAIN STREET AND BEALE STREET  
SAN FRANCISCO, CA 94105

**BLOCK / LOT:** LOT 5, 2 FM 6. (APN 3739-014)

**COMBINED BLOCK 2 EAST AND WEST LOT AREA:** 42,627 SQ. FT.

**COMBINED BLOCK 2 EAST AND WEST GROSS BLDG AREA 308,127 SQ. FT.**

**BLOCK 2 EAST AND WEST TOTAL RESIDENTIAL UNITS: 335 UNITS (100% AFFORDABLE)**

**BLOCK 2 EAST - BIKE PARKING (CLASS 1)**  
**BLOCK 2 WEST - BIKE PARKING (CLASS 1)**  
**COMBINED BLOCK 2 EAST & WEST BLDG BIKE PARKING (CLASS 1)**

**COMBINED BLOCK 2 EAST & WEST SITE BIKE PARKING (CLASS 2)**

**LOADING SPACES**  
**ACCESSIBLE LOADING SPACES (ON-STREET)**  
**PASSENGER LOADING (ON-STREET)**  
**COMMERCIAL LOADING (ON-STREET)**

REQUIRED	PROVIDED
58	92
12	12
70	104

0 PER DCDG	16
------------	----

PROVIDED
4
245'-6"
54'

		UNIT MATRIX				
		FLR	STUDIO	1B	2B	3B
BLOCK 2 EAST - FAMILY BUILDING	R	0	0	0	0	0
	17	2	2	3	2	9
	16	2	1	3	2	8
	15	1	5	4	2	12
	14	1	5	4	2	12
	13	1	5	4	2	12
	12	1	5	4	2	12
	11	1	5	4	2	12
	10	0	5	3	3	11
	9	0	5	3	3	11
	8	0	5	3	3	11
	7	2	3	3	2	10
	6	0	2	3	2	7
	5	1	8	4	3	16
	4	1	8	4	3	16
	3	1	8	4	3	16
	2	0	3	1	1	5
1	3	1	0	0	4	
SUBTOTAL		17	76	54	37	184

BLOCK 2 WEST - SENIOR BUILDING	R	0	0	0	0	0
	9	3	12	1	0	16
	8	4	13	0	0	17
	7	4	11	0	0	15
	6	4	10	0	0	14
	5	6	17	0	0	23
	4	6	17	0	0	23
	3	6	17	0	0	23
	2	6	10	0	0	16
	1	0	4	0	0	4
	SUBTOTAL	39	111	1	0	151

COMBINED BLOCK 2 EAST AND WEST TOTALS	STUDIO	1B	2B	3B	TOTAL UNITS
	56	187	55	37	335
RESIDENTIAL UNIT MIX	16.7%	55.8%	16.4%	11.0%	100.0%
OCII UNIT AREA	400 SF	500 SF	800 SF	1100 SF	

BUILDING AREA (GROSS SQUARE FEET)							
RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	BACK OF HOUSE GSF	CIRCULATION GSF	RETAIL GSF	CHILDCARE GSF	SUBTOTALS: (GSF / FLR)
0	0	0	1,196	367	0	0	1,563
6,585	0	0	301	1,537	0	0	8,423
6,005	682	0	301	1,537	0	0	8,525
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
8,604	0	0	301	1,641	0	0	10,546
7,138	416	0	301	1,644	0	0	9,499
5,742	1,993	0	301	1,667	0	0	9,703
11,588	0	0	301	2,194	0	0	14,083
11,588	0	0	301	2,194	0	0	14,083
11,588	0	0	301	2,194	0	0	14,083
3,703	1,203	755	761	2,487	0	3,216	12,125
1,840	1,744	754	3,080	2,056	1,959	3,231	14,664
134,609	6,038	1,509	9,552	31,005	1,959	6,447	191,119

0	0	0	207	435	0	0	642
8,927	0	0	253	1,608	0	0	10,788
8,927	0	0	253	1,608	0	0	10,788
7,759	0	0	588	1,609	0	0	9,956
7,176	1,365	0	282	1,926	0	0	10,749
12,004	0	0	253	2,024	0	0	14,281
12,004	0	0	253	2,024	0	0	14,281
12,004	0	0	253	2,024	0	0	14,281
7,923	0	0	415	1,996	0	0	10,334
2,073	1,835	1,475	2,228	2,999	2,945	0	13,555
78,797	3,200	1,475	4,985	18,253	2,945	0	109,655

RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	UTILITY / STORAGE GSF	CIRCULATION / OTHER GSF	RETAIL GSF	CHILDCARE GSF	SUBTOTALS: (GSF / FLR)
213,406	9,238	2,984	14,537	49,258	4,904	6,447	300,774

GROSS AREA PER PLANNING GSF
2,051
8,810
8,896
10,918
10,918
10,918
10,918
10,918
10,918
10,918
9,838
10,130
14,577
14,577
14,577
12,709
14,963
<b>198,472</b>

OPEN SPACE SF	CHILDCARE OPEN SPACE SF
1,285	
2,949	
	1,200
	604
4,234	1,804

642
10,788
10,788
9,956
10,749
14,281
14,281
14,281
10,334
13,555
109,655

2,418	
2,418	0

GROSS AREA PER PLANNING GSF	308,127
-----------------------------------	---------

<b>OPEN SPACE SF</b>	<b>CHILDCARE OPEN SPACE SF</b>
<b>6,652</b>	<b>1,804</b>

## Notes

- 1 Residential area measured to Corridor side of corridor wall, centerline of demising walls, and exterior face of exterior walls.  
2 Gross building area per SF Planning Code 102.9 (Excludes roof penthouse, open spaces, and double height spaces).  
3 Amenity gross area includes lobbies, common residential gathering, laundry, mail/package spaces, and common restrooms.  
4 Retail area includes restrooms and trash.

Notes, continued.

- 5 Management area includes office and associated spaces including restrooms.  
6 Circulation area includes corridors, stairs, and elevators.  
7 Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.  
8 Open Space: Includes occupiable area.

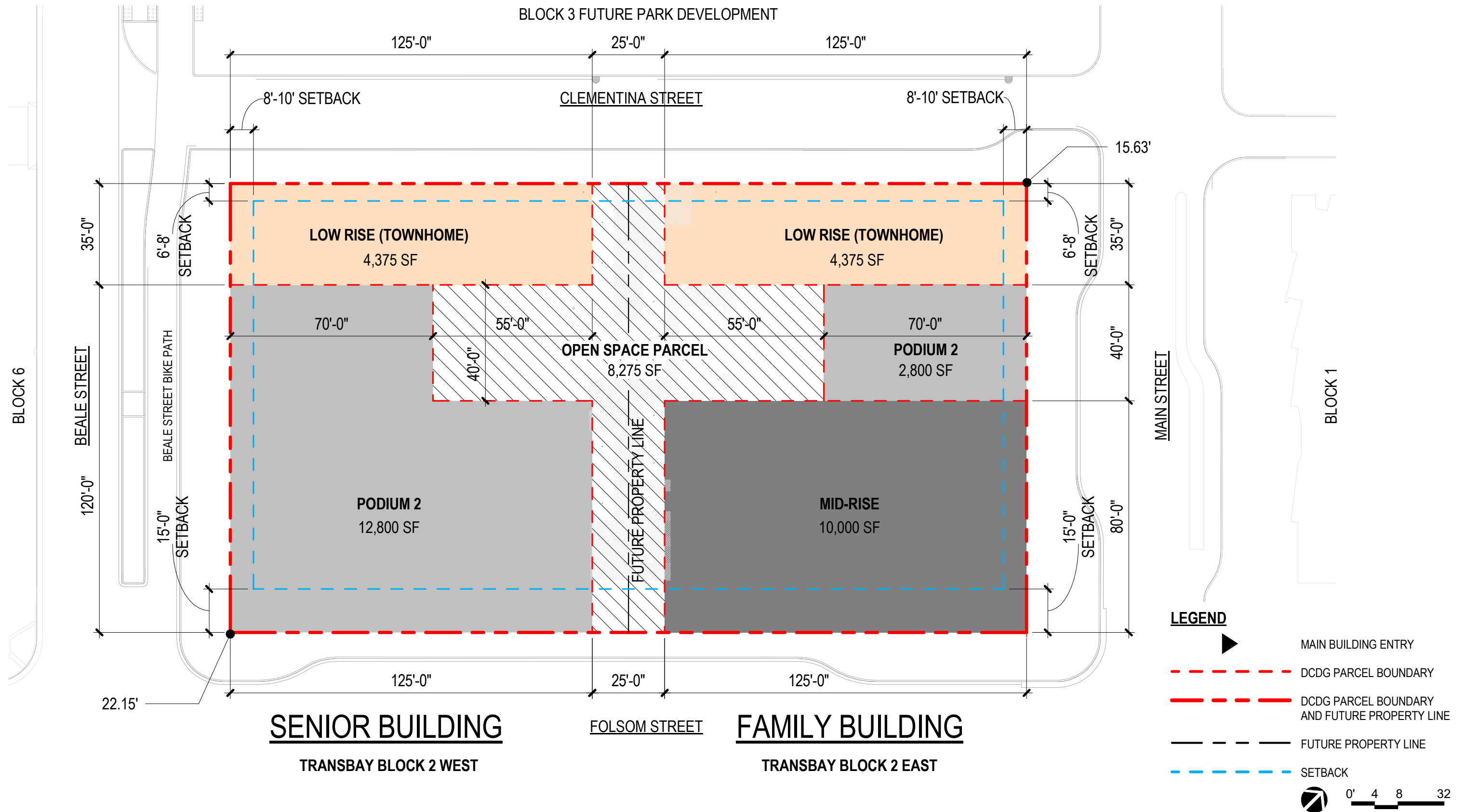
## Transbay Block 2

# Schematic Design Document

21 October 2022

Page 13





## Transbay Block 2

Schematic Design Document

21 October 2022

Page 14

## Parcel Plan

plural

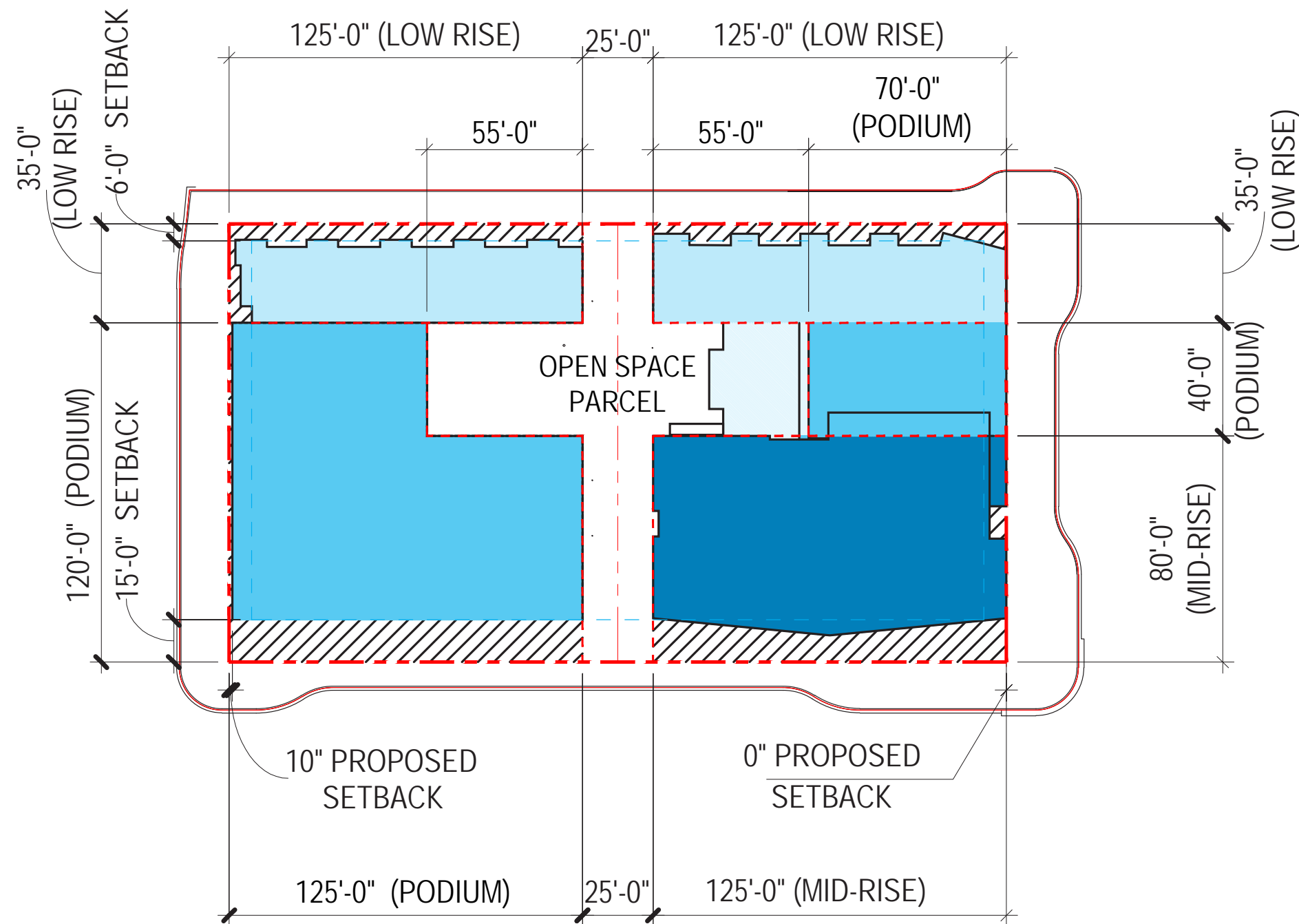


KENNERLY ARCHITECTURE & PLANNING

MITHUN

mercyHOUSING





SENIOR BUILDING

FAMILY BUILDING

## Transbay Block 2

Schematic Design Document

21 October 2022

Page 15

## Setback Diagram

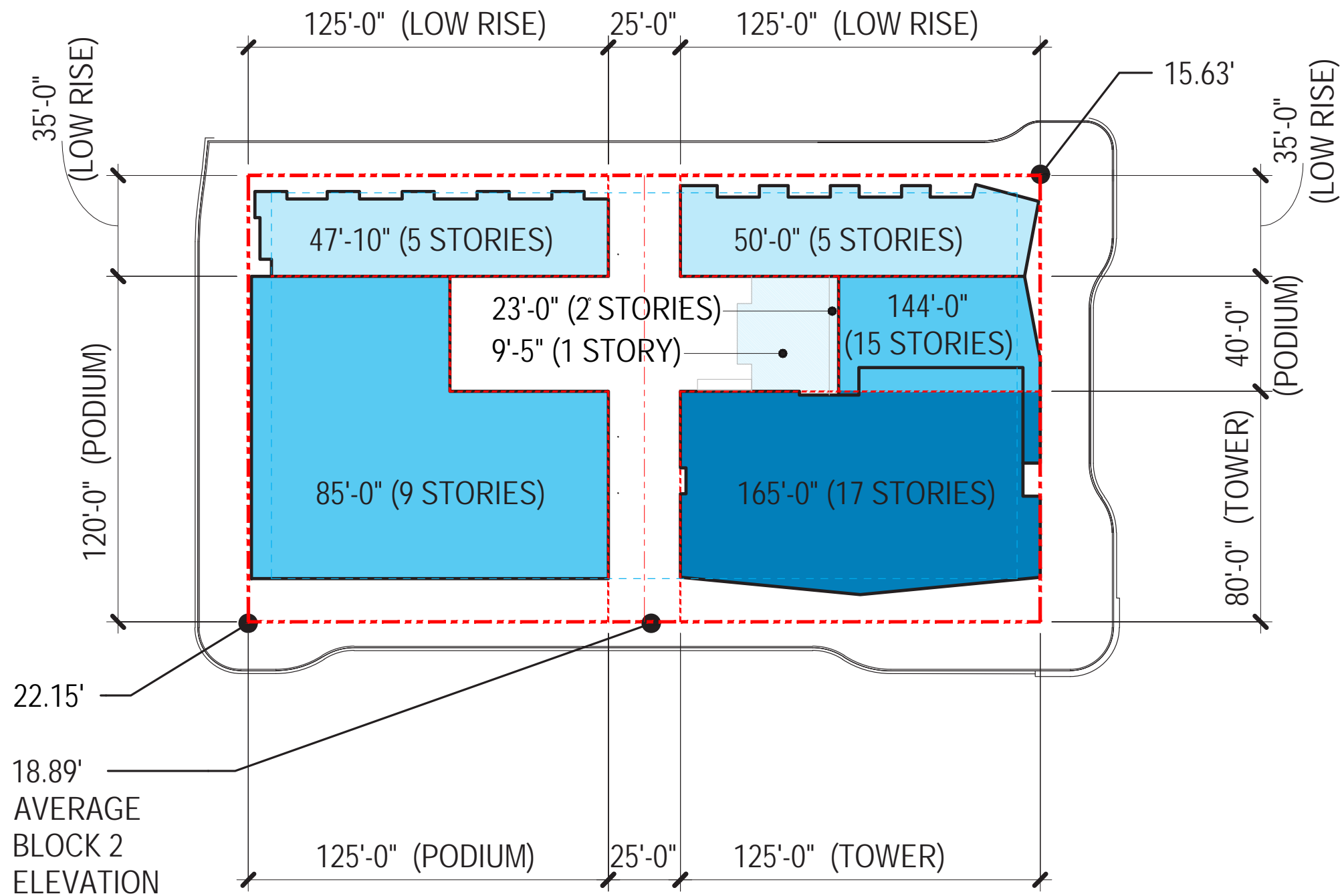


KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING





SENIOR BUILDING

FAMILY BUILDING

## Transbay Block 2

Schematic Design Document

21 October 2022

Page 16

## Building Height Diagram



KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING







# 02 - Project Overview



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 18

plural



MITHŪN



Chinatown Community  
Development Center  
華協中心

# Transbay Block 2 West - Project Description

## Senior Living in the City

The Transbay Block 2 West - Senior Building is designed to foster resident community, reduce isolation, and support the greater neighborhood. Forming the western half of the block the building shelters a central courtyard and engages with the through-block mews connection between the new Transbay Park and Folsom Street. The continuation of Clementina from the blocks to the east and west, with its expression of townhomes, forms the backdrop to the park. Stoops and terraces activate the street edge, allowing the residents to freely interact with the neighborhood. Generous bay windows afford residents sweeping vistas over the park.

The Transbay Block 2 West - Senior Building will provide 151 100% affordable residential units (in a total Block 2 West residential area of 78,797 sf) out of a total 335 residential units across the entire Transbay Block 2.

The building's ground floor promotes retail activity with flexible commercial spaces (totalling 2,945 sf) anchoring the corners, engaging with the Folsom Street retail precinct and reaching out to the adjacent park. Double-height ceilings, maximized glazing, canopies and integrated signage enhance the pedestrian experience. The retail space at the corner of the mews and Folsom is proportioned to allow for subdivision, encouraging small businesses.

### Sense of Place

Entered from Folsom Street the welcoming residential lobby and lounge further activate Folsom Street with views and a direct connection to the midblock courtyard. Adjacent the main resident's laundry and a multipurpose room, a resident's lounge opens onto the courtyard and mews. This core of services and amenities provides a welcoming heart for the residents, focuses activity to encourage engagement within the community and in the outdoor mews, and connection to the neighborhood beyond.

Activities in the active multipurpose room could include coffee hour / tea time, meditations, small group activities, receptions, small therapy groups and case conferences.

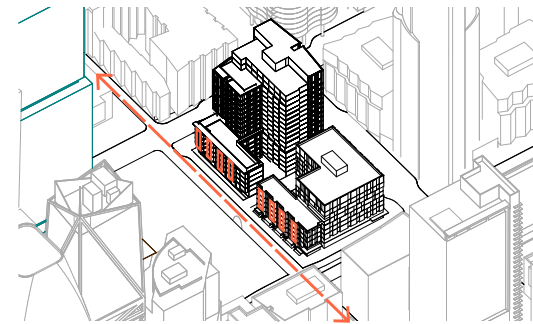
### High Quality Living Spaces

Within the 151 residential units, living areas are welcoming and light filled with ample windows placed to maximize daylight while reducing solar heat gain and glare. Ceiling heights are maximized with skimmed concrete ceilings in the bedrooms and living areas; utilities will be carefully coordinated to this end.

At the sixth floor, a sunny roof deck overlooks the park with views to the city beyond. The community room overlooks Beale Street and opens directly to the deck encouraging residents to meet and socialize outdoors. The courtyard and roof deck gardens provide a variety of zones for both quiet reading as well as larger community gatherings. We envision high sensory engagement through planting with year-round bloom color and fragrant flowers that attract hummingbirds and other native pollinators.

### Respectful Neighbor

The exterior is conceived as a highly articulated block that expresses the rhythms and scale of the individual units while providing a generous pedestrian-level experience for the community. A richly textured precast concrete façade composes the primary volume above an expressed base with retail storefronts and the lobby entry along Beale and Folsom Streets. The townhouse volumes on Clementina Street are scaled to reflect typical San Francisco neighborhood streets and enhance the residential feel along the park and mews with individual stoops and entries. The light, warm-toned masonry façade will compliment and contrast the darker tones of the Family building and the materials and colors of the adjacent developments, such as the glassy Lumina across Folsom Street.



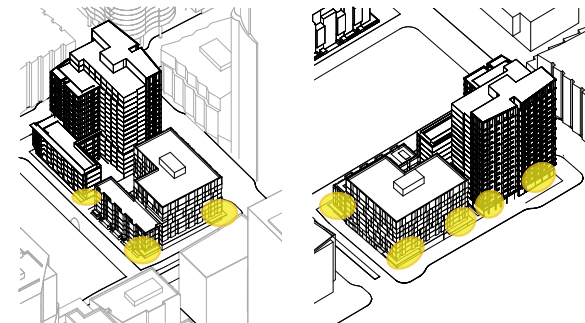
Connecting the lane



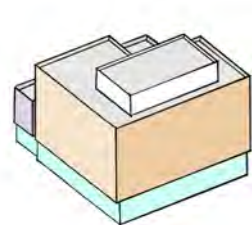
Clementina wrapped corners



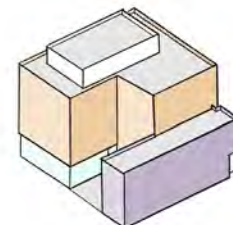
From park to building



Anchoring retail



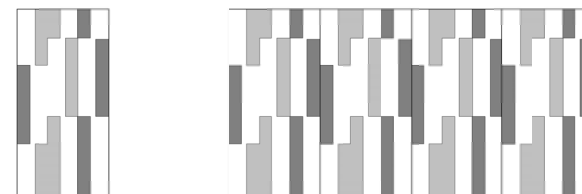
Primary volume



Townhome volume



Texture - Jewelry box



Texture - Patterned facade

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 19

plural

km

MITHŪN

Chinatown Community Development Center  
華協中心



# Transbay Block 2 West - Project Description

## Sustainability Narrative

The building will be Green Point Rated - currently Platinum targeted.

Notable sustainability features include:

- Drought tolerant appropriate plant species
- Vegetated roof
- Solar PV array to offset house loads
- All electric building
- High performance envelope
- Water efficient plumbing fixtures
- No VOC / low VOC healthy building materials

## Energy Systems Narrative

### Mechanical Systems

The mechanical systems will be a cost effective and functional system that will meet the energy performance and low maintenance targets of the project. The project is located in the SF Planning Article 38 Air Filtration Zone and as such a hermetic air filtration system is required. Units will be ventilated via fans on the roof through vertical supply and exhaust shafts.

The corridors will be served by a central tempering roof mounted AHU with heat recovery.

The common areas will be provided with Air Conditioning through a variable refrigerant flow (VRF) heat recovery system. Technical spaces shall be ventilated by supply and exhaust fans.

Dwelling units will be heated and cooled by a slimline air-cooled heat pump located at the outside wall of each unit. The PTAC condenser heat of rejection intake and discharge louvers (typically 8" round) will be integrated into the façade of each module.

### Electrical Systems

Electrical service will be obtained from PG&E. The electrical system will consist of two PG&E owned transformers, pad mounted underground on the south side of the building.

The residential units shall be individually metered. Common areas and central systems shall be centrally metered. Energized 3 Phase Panels (200A) for each of the retail spaces shall be provided. Retail spaces will be all electric and each tenant shall have provisions for an individual utility.

A PV system covering 15% of the roof area shall be provided to offset the house energy loads.

## Courtyard

A generous courtyard (1690 SF) flows directly off the mews. At the western side it steps up to the senior terrace (approximately 510 SF) which is at the same elevation as the ground floor of the building. The senior terrace will be accessible from both the building lounge and to the remainder of the courtyard.

The courtyard and senior terrace will be able to be secured with a 7'-2" high gate and movable fence. A security fob will provide access to Block 2 West - Senior Building residents and guests when the gate and fence are closed.

Adjacent to the courtyard there will be a leasable vendor cart pad in the mid-block pedestrian mews with utility lines and nearby public seating.

## Living roof

Living or vegetated roofs have been shown to have many economic, social and environmental benefits. Specific to Block 2 West - Senior Building the living roofs will help to reduce the volume of stormwater, reduce heat gain by providing shade and slowing the flow of heat into the building, improve air quality, capture greenhouse gases, and provide an aesthetic connection to the landscape from neighboring buildings.

## Structural Narrative

### Foundations

The building will be constructed on a variable thickness mat foundation supported on ground improvements. The thickness of the mat under the concrete shear walls will be increased to resist over-turning forces and the higher concentration of gravity loads. High-strength reinforcing (80 KSI) will be utilized in the mat foundation to reduce the amount of reinforcing steel.

### Concrete Floor Framing

The top of the mat foundation at Level 1 will serve as the ground floor slab, with steps as required due to varying site grades. All of the elevated slabs will be post-tensioned concrete in order to reduce thickness, material quantities, and the mass of the building. Based on typical floor plate sizes and the preliminary column configuration, it is estimated the slabs will be 7 inches thick at the typical residential areas. Elevated exterior patio/courtyard slabs, such as at the Level 6 and the roof, will be sloped on top to create drainage. One typical concrete column size will be used throughout the building to streamline the formwork coordination and construction. The columns will also utilize high-strength (80 KSI) reinforcing for the hoops and ties.

### Lateral Force Resisting System

A suite of concrete shear walls, consisting of straight walls in each orthogonal direction, form the lateral force resisting system of the building. Two of the straight walls in the northern part of the U-shape drop off as the building steps back at Level 6. Straight shear walls allow for simpler conventional formwork construction, efficient shotcrete operations, and simpler fabrication of boundary element cages. The shear walls will include high-strength reinforcing (80 KSI) for the boundary element hoops and ties. However, the vertical and horizontal reinforcement will use 60 KSI reinforcement since this is required by the building code for shear walls.

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 20



Program and Unit Mix Data - Block 2 West Senior Building

BLOCK 2 WEST - ADDRESS & LOCATION:	CORNER FOLSOM STREET AND BEALE STREET SAN FRANCISCO, CA 94105
BLOCK 2 WEST - LOT NUMBER:	WESTERN HALF OF LOT 5, 2 FM 6. (APN 3739-014)
BLOCK 2 EAST AND 2 WEST - LOT AREA:	42,627 SQ. FT.
BLOCK 2 WEST - LOT AREA:	21,313 SQ. FT.
BLOCK 2 WEST - GROSS BUILDING AREA:	109,655 SQ. FT.
BLOCK 2 WEST - RESIDENTIAL UNITS: (100% AFFORDABLE)	(151) UNITS  (76) MOBILITY UNITS - 50% (16) UNITS WITH COMMUNICATION FEATURES - 10%
BLOCK 2 WEST - CONSTRUCTION TYPE:	TYPE I-B

COMMUNITY ROOM AREA

949 SF

LAUNDRY (RES UNITS /10)

REQUIRED	PROVIDED	
COMBO	WASHERS	DRYERS
16	11	15
	5	9
16	16	24

LEVEL 1

LEVEL 6

TOTAL

BIKE PARKING

BLOCK 2 WEST - (CLASS 1) - IN BUILDING

COMBINED BLOCK 2 E & 2 W - (CLASS 2) - SITE

REQUIRED	PROVIDED
12	12
0 PER DCDG	16

BLOCK 2 EAST AND 2 WEST - LOADING SPACES

ACCESSIBLE LOADING SPACES (ON-STREET)

PASSENGER LOADING (ON-STREET)

COMMERCIAL LOADING (ON-STREET)

PROVIDED
4
245'-6"
54'

OPEN SPACE

(16 SF/ RES UNITS)

REQUIRED	PROVIDED
2,416 SF	2,418 SF

GROSS AREA PER PLANNING	
LEVEL	SQ. FT.
ROOF	642
LEVEL 09	10,788
LEVEL 08	10,788
LEVEL 07	9,956
LEVEL 06	10,749
LEVEL 05	14,281
LEVEL 04	14,281
LEVEL 03	14,281
LEVEL 02	10,334
LEVEL 01	13,555
	109,655
BLOCK 2 WEST - RETAIL AREA	
RETAIL 2W - A	1,421 SF
RETAIL 2W - B	905 SF
RETAIL 2W - C	619 SF
TOTAL	2,945 SF

		UNIT MATRIX				
FLR TO FLR	FLR	STUDIO	N1B (NESTED)	1B	2B	SUBTOTALS: (UNITS/ FLR)
	R	0	0	0	0	0
10'-0"	9	3	3	9	1	16
8'-11"	8	4	3	10	0	17
8'-11"	7	4	2	9	0	15
8'-11"	6	4	2	8	0	14
10'-0"	5	6	3	14	0	23
8'-11"	4	6	3	14	0	23
8'-11"	3	6	3	14	0	23
8'-11"	2	6	3	7	0	16
11'-6"	1	0	0	4	0	4

SUBTOTALS	STUDIO	1B		2B	TOTAL UNITS
	39	22	89	1	151
RESIDENTIAL UNIT MIX	25.8%	73.5%		0.7%	100.0%
OCII SUGGESTED UNIT MIX	20%	80%			
AVERAGE AREA/ UNIT*	410 SF	541 SF		982 SF	
OCII SUGGESTED UNIT AREAS	400 SF	500 SF		N/A	

Notes

- 1 Residential area measured to Corridor side of corridor wall, centerline of demising walls, and exterior face of exterior walls.
- 2 Gross building area per SF Planning Code 102.9 (Excludes roof penthouse, open spaces, and double height spaces).
- 3 Amenity gross area includes lobbies, common residential gathering, laundry, mail/package spaces, and common restrooms.
- 4 Retail area includes restrooms and trash.

BUILDING AREA (GROSS SQUARE FEET)										
RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	SUBTOTALS: (GSF / FLR)	ENCLOSED BLD AREA: (GSF / FLR)	EFF	OPEN TO BELOW GSF	OPEN SPACE SF
0	0	0	0	435	207	642	642	0.0%		
8,927	0	0	0	1,608	253	10,788	10,788	82.7%		
8,927	0	0	0	1,608	253	10,788	10,788	82.7%		
7,759	0	0	0	1,609	588	9,956	10,752	77.9%	796	
7,176	1365	0	0	1,926	282	10,749	10,749	79.5%		2,418
12,004	0	0	0	2,024	253	14,281	14,281	84.1%		
12,004	0	0	0	2,024	253	14,281	14,281	84.1%		
12,004	0	0	0	2,024	253	14,281	14,281	84.1%		
7,923	0	0	0	1,996	415	10,334	14,005	76.7%	3,671	
2,073	1,835	1,475	2,945	2,999	2228	13,555	13,555	28.8%		

RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	SUBTOTAL GSF	ENCLOSED BLDG AREA GSF	EFF	OPEN TO BELOW GSF	OPEN SPACE SF
78,797	3,200	1,475	2,945	18,253	4,985	109,655	114,122	74.8%	4467	2418

Notes, continued.

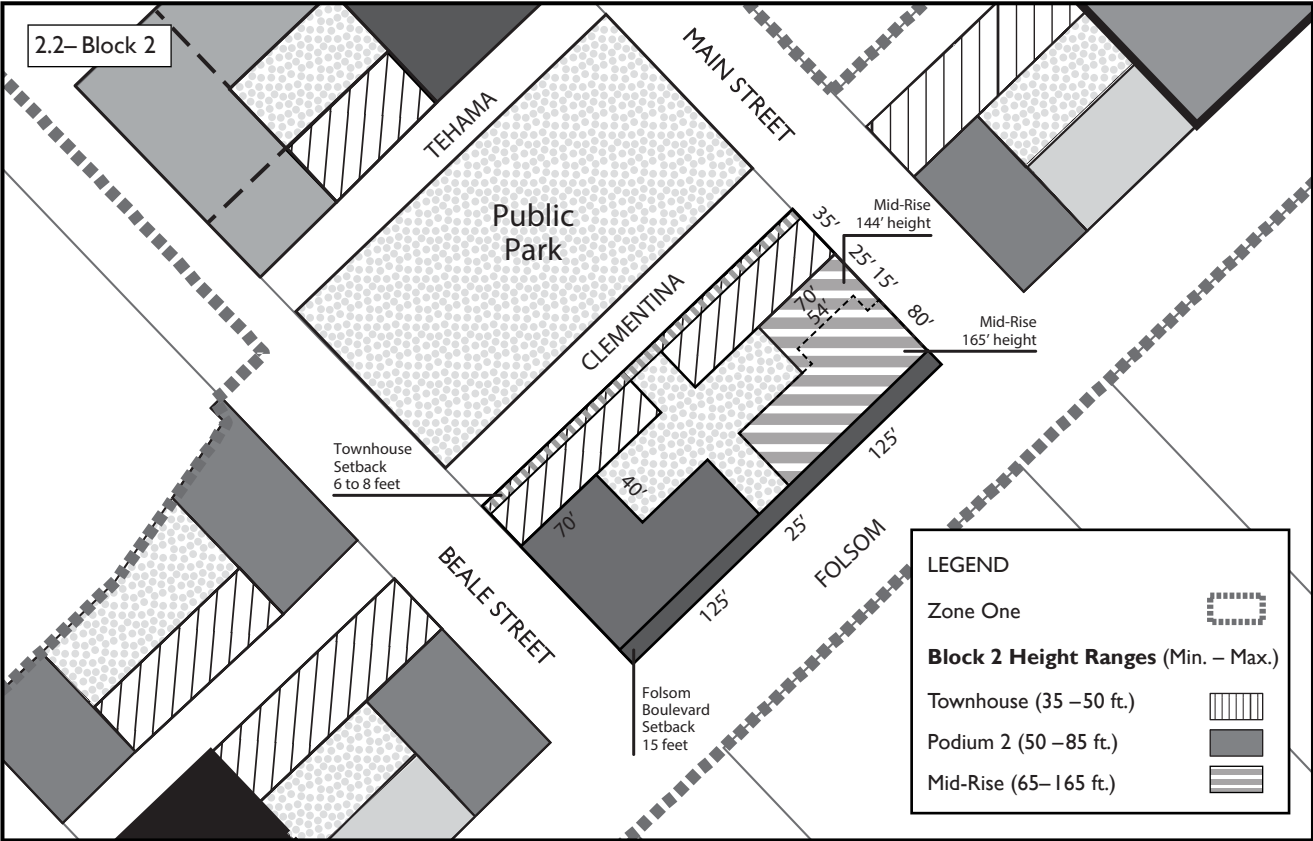
- 5 Management area includes office and associated spaces including restrooms.
- 6 Circulation area includes corridors, stairs, and elevators.
- 7 Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.
- 8 Open Space: Includes occupiable area.

Transbay Block 2W - Senior Building

# DCDG Requested Amendments Matrix

Transbay Block 2 Requested DCDG Amendments			
No.	Topic	Development Control	Proposed Amendment
Block 2 Alternative Development Controls: Overall Block			
1	Retail Bays	Retail bays must be created every 25-35' to allow multiple storefronts, even if initial retail tenants occupy more than one bay.	Retail bays must be created every 20 to 35 feet to allow multiple storefronts, even if initial retail tenants occupy more than one bay.
2	Active Ground Floor Uses	Ground floor commercial spaces are required along the Folsom Boulevard frontage, along the retail mews of Block 2, and at the corners of buildings on Howard Street. These commercial spaces must conform to the general standards and guidelines for ground floor retail development below.	The Block 2 mews shall include a mix of retail, childcare and affordable housing supportive service uses.
3	Open Space Parcel Softscape	At least 40 percent of the shared open space parcel must be softscaped.	At least 19 percent of the shared open space parcel must be softscape.
4	Open Space Parcel Allocation	A portion of an open space parcel may be reserved for childcare facilities.	The first floor of the eastern building may encroach onto the open space parcel to accommodate childcare services or neighborhood-serving retail. The roof of the encroachment shall be open space.
Block 2 Alternative Development Controls: Townhouse Parcels			
5	Townhouse Floors	The "Maximum Number of Floors" in the Townhouse Parcels shall be four.	The "Maximum Number of Floors" in the Townhouse Parcels shall be five.
6	Townhouse Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Bay window projection dimensions over the setback on Clementina Street shall not exceed 4 feet in depth and 12 feet in width. The maximum area of any individual projection shall be 48 square feet.
7	Retail Floor Height	Ground floor commercial spaces must have at least 15' floor-to-floor heights.	Ground floor commercial spaces with an entrance from a Townhouse Parcel must have at least 11-foot floor-to-floor heights.
8	Retail Depth	In order to make commercially viable spaces, the minimum depth of any retail space shall be 30'. Exceptions may be made for liner retail designed to wrap around larger floor plate retailers.	Retail spaces fronting Clementina Street shall have a minimum depth of 27 feet.
9	Townhouse Setback Softscape	At least 40% of the front yard setback area for townhouses must be softscaped, and a maximum of 60% of the space may be hardscaped, impermeable surfaces.	At least 24 percent of the front yard setback area for townhouses must be softscaped, and a maximum of 76 percent of the space may be hardscaped, impermeable surfaces.
10	Retaining Wall Height	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 3' in height.	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 5 feet 9 inches in height.
11	Townhouse Module Width	Development is to consist of individually accessible townhouse units with a maximum width of 30' per unit, facing along alleyways and neighborhood streets.	The 30-foot maximum width of the Townhouse modules shall be applied to the architectural façade expression of the Townhouse Parcel, and not to the interior demising walls of the units.
Block 2 Alternative Development Controls: Podium 2 Parcel			
12	Podium 2 Floors	The "Maximum Number of Floors" in the Podium 2 Parcel shall be eight.	The "Maximum Number of Floors" in the Podium 2 Parcel shall be nine.
Block 2 Alternative Development Controls: Mid-Rise Parcel			
13	Mid-Rise Floor Plate	The "Maximum Floor Plate" area for the portion of the Mid-Rise Building between 85 feet and 250 feet shall be 7,500 square feet.	A "Maximum Floor Plate" area of 11,100 square feet is permitted for the portion of the building between 85 feet and 144 feet in height and a "Maximum Floor Plate" area of 9,200 square feet is permitted for the portion of the building between 144 feet and 165 feet in height.
14	Mid-Rise Maximum Plan Dimension	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 100 feet.	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 125 feet.
15	Mid-Rise Maximum Floor Plate Aspect Ratio	The "Maximum Floor Plate Aspect Ratio" for the Mid-rise Building shall be 1:6.	The "Maximum Floor Plate Aspect Ratio" for the Mid-Rise Building shall be 1:1.76.
16	Mid-Rise Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Building projection dimensions over the setback on Folsom Street shall not exceed 8 feet-5 inches in depth and 60 feet-4 inches in width. The maximum area of any individual projection shall be 254 square feet.

FIGURE 2.2– BLOCK DEVELOPMENT ALTERNATIVE  
Block 2 Alternative



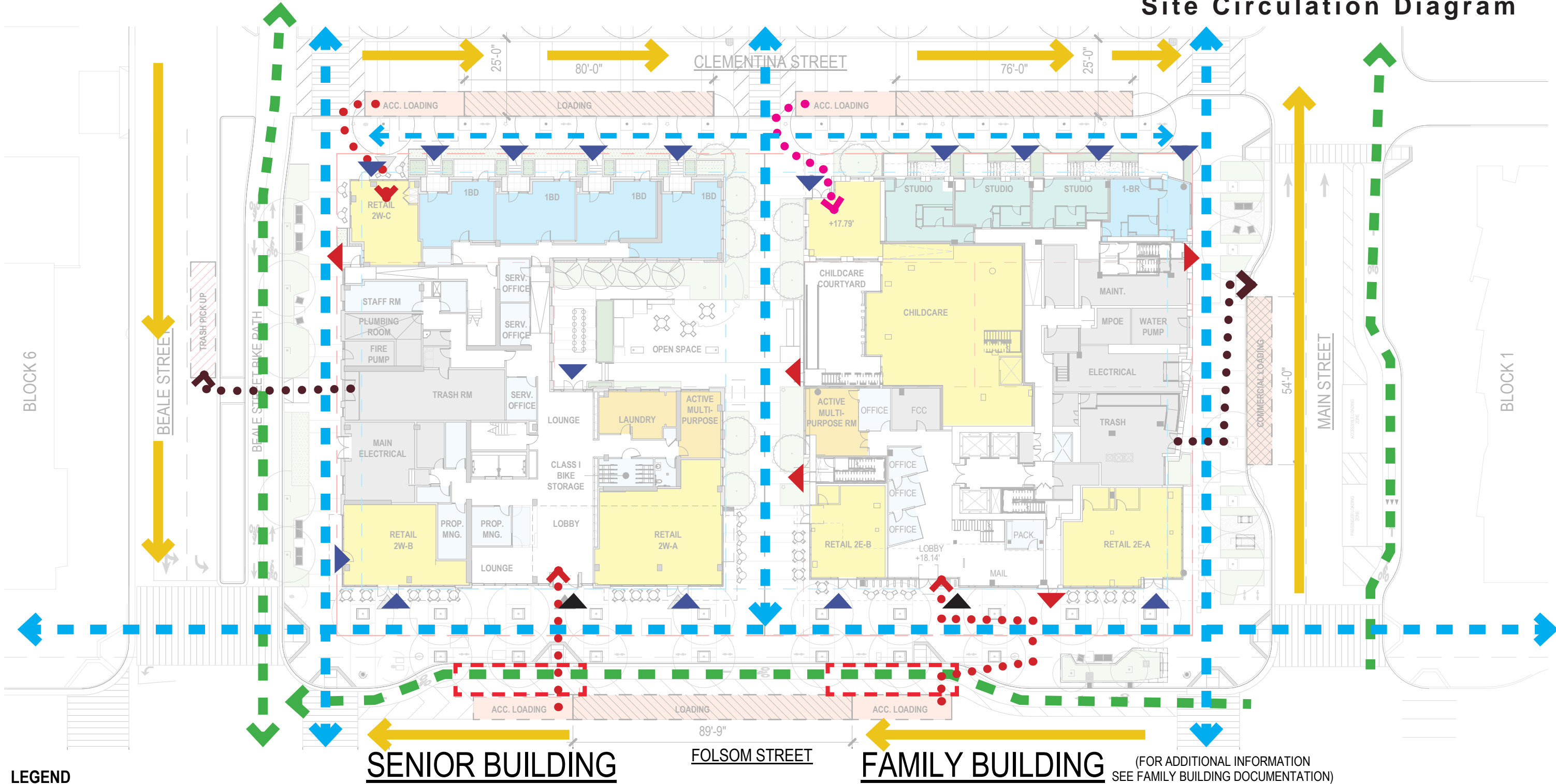
## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 22

Site Circulation Diagram



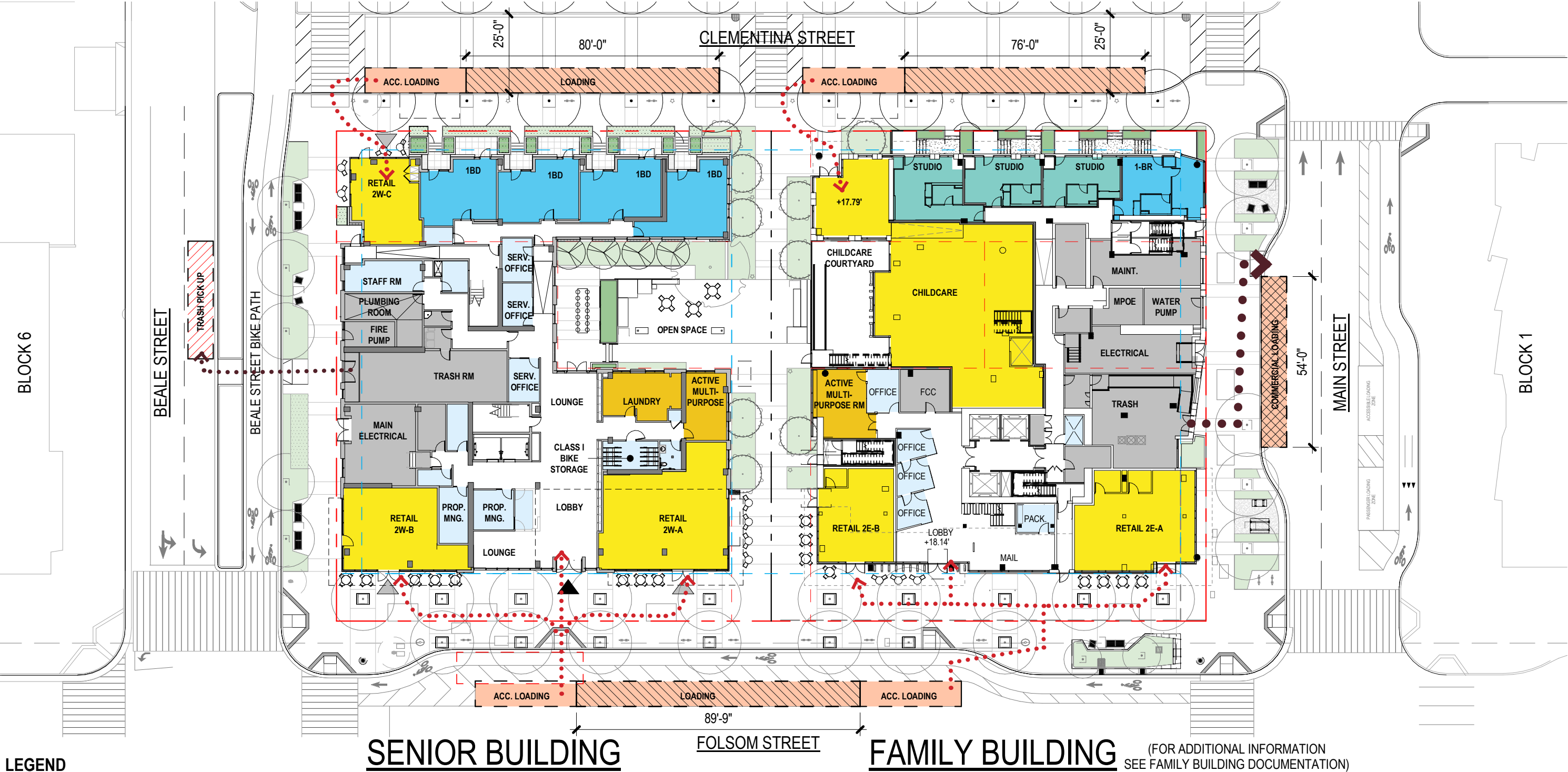
LEGEND

- MAIN BUILDING ENTRIES / BUILDING EMERGENCY ENTRY AND EGRESS
- BUILDING EMERGENCY EGRESS
- PRIMARY PEDESTRIAN CIRCULATION
- PEDESTRIAN BUILDING ENTRIES
- CHILDCARE PICKUP / DROP OFF ROUTE
- ACCESSIBLE ROUTE
- TRASH CIRCULATION
- FIRE APPARATUS / EMERGENCY VEHICLE
- VEHICULAR CIRCULATION
- PRIMARY BICYCLE CIRCULATION

Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 23

Parking and Loading Diagram



LEGEND

- ▶ MAIN BUILDING ENTRY
- .....➔ ACCESSIBLE PATH
- .....➔ TRASH PICK UP PATH
- ACCESSIBLE LOADING ZONE
- PASSENGER LOADING ZONE
- COMMERCIAL LOADING ZONE
- TRASH PICK UP: RECOLOGY WILL STAGE TRUCK AT THIS LOCATION AND PICK UP UNCOMPACTED BINS FROM THE TRASH ROOM. PICK UP WILL OCCUR OVERNIGHT.

**Transbay Block 2**  
Schematic Design Document  
21 October 2022  
Page 24



# 03 - Landscape Design



## Transbay Block 2

Schematic Design Document

21 October 2022

Page 25



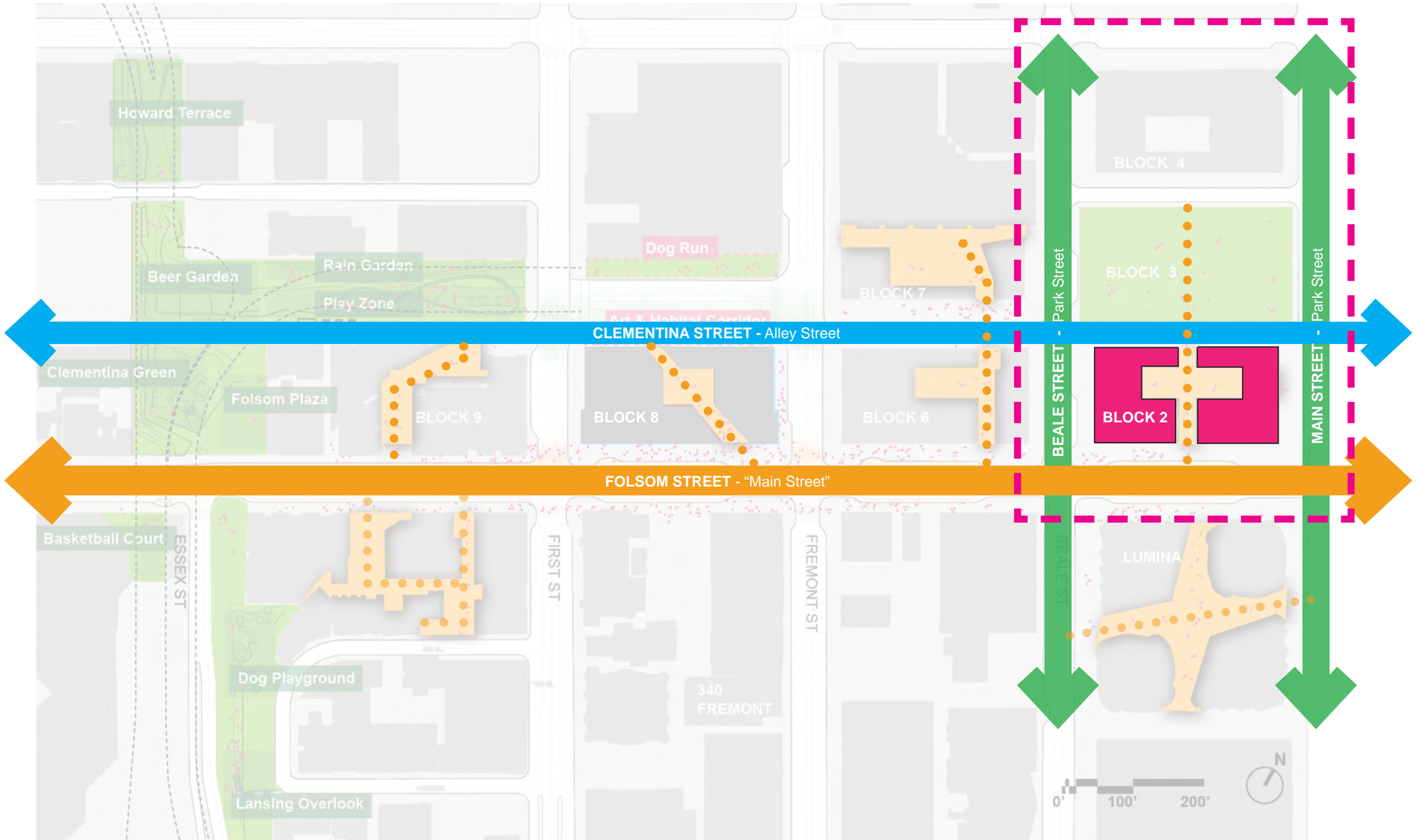
KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING



Urban Design Diagram - District

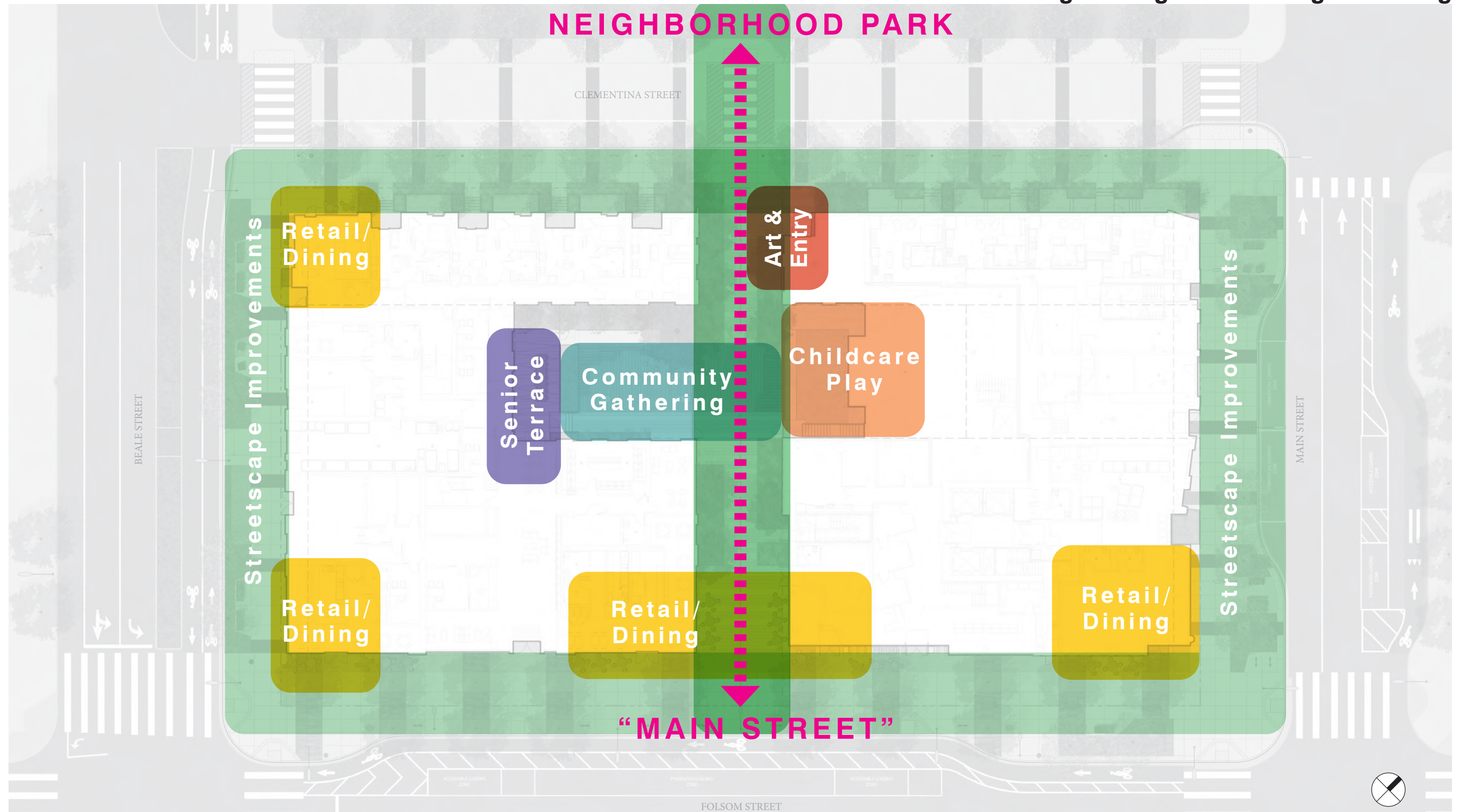


Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 26



# Urban Design Diagram - Programming



## Transbay Block 2

Schematic Design Document

21 October 2022

Page 27



**KENNERLY** ARCHITECTURE & PLANNING

**MITHŪN**

**mercy** HOUSING



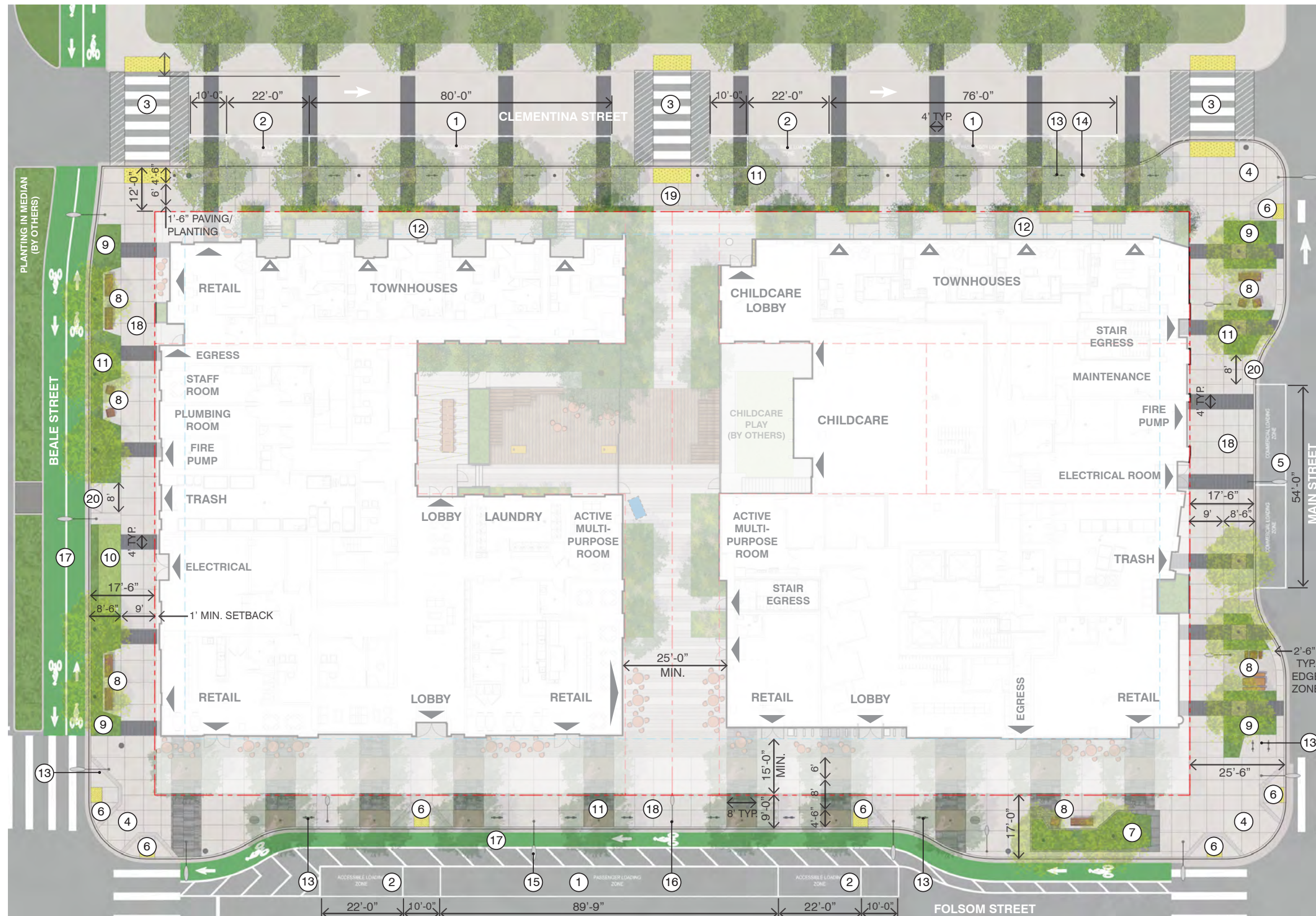


Illustrative Site Plan





# Streetscape Plan



- ① PASSENGER LOADING ZONE
- ② ACCESSIBLE LOADING ZONE
- ③ RAISED TABLE TOP CROSSING
- ④ BULBOUT
- ⑤ COMMERCIAL LOADING
- ⑥ ACCESSIBLE RAMP
- ⑦ RAIN GARDEN
- ⑧ SEATING AREA WITH FIXED FURNITURE  
Color and material to be coordinated with The East Cut District
- ⑨ PLANTING AREA IN RIGHT-OF-WAY
- ⑩ DOG RELIEF AREA IN RIGHT-OF-WAY\*
- ⑪ STREET TREES, TYP.
- ⑫ STOOPS/PATIOS AT TOWNHOUSES, TYP.
- ⑬ BIKE RACK, TYP.  
Class 2, SFMTA Approved Standard
- ⑭ POST TOP PEDESTRIAN LIGHTS, TYP.  
Selux Cut-off LED per SFPUC
- ⑮ ROADWAY LIGHTS, TYP.
- ⑯ PEDESTRIAN LIGHT, TYP.
- ⑰ BIKE LANE  
Folsom Street - Included in TB2 Scope  
Beale and Main Streets - Installed by SFPW
- ⑱ ENHANCED CONCRETE SIDEWALK WITH GRANITE BANDS
- ⑲ ENHANCED CONCRETE SIDEWALK WITH ENHANCED CONCRETE BANDING
- ⑳ DRIVEWAY FOR TRASH PICKUP

**NOTES:**  
Streetscape designs are subject to change upon City departments' final review.

\*Inclusion of proposed dog relief area pending maintenance agreements.

## Transbay Block 2

Schematic Design Document

21 October 2022

Page 29

plural



KENNERLY ARCHITECTURE & PLANNING

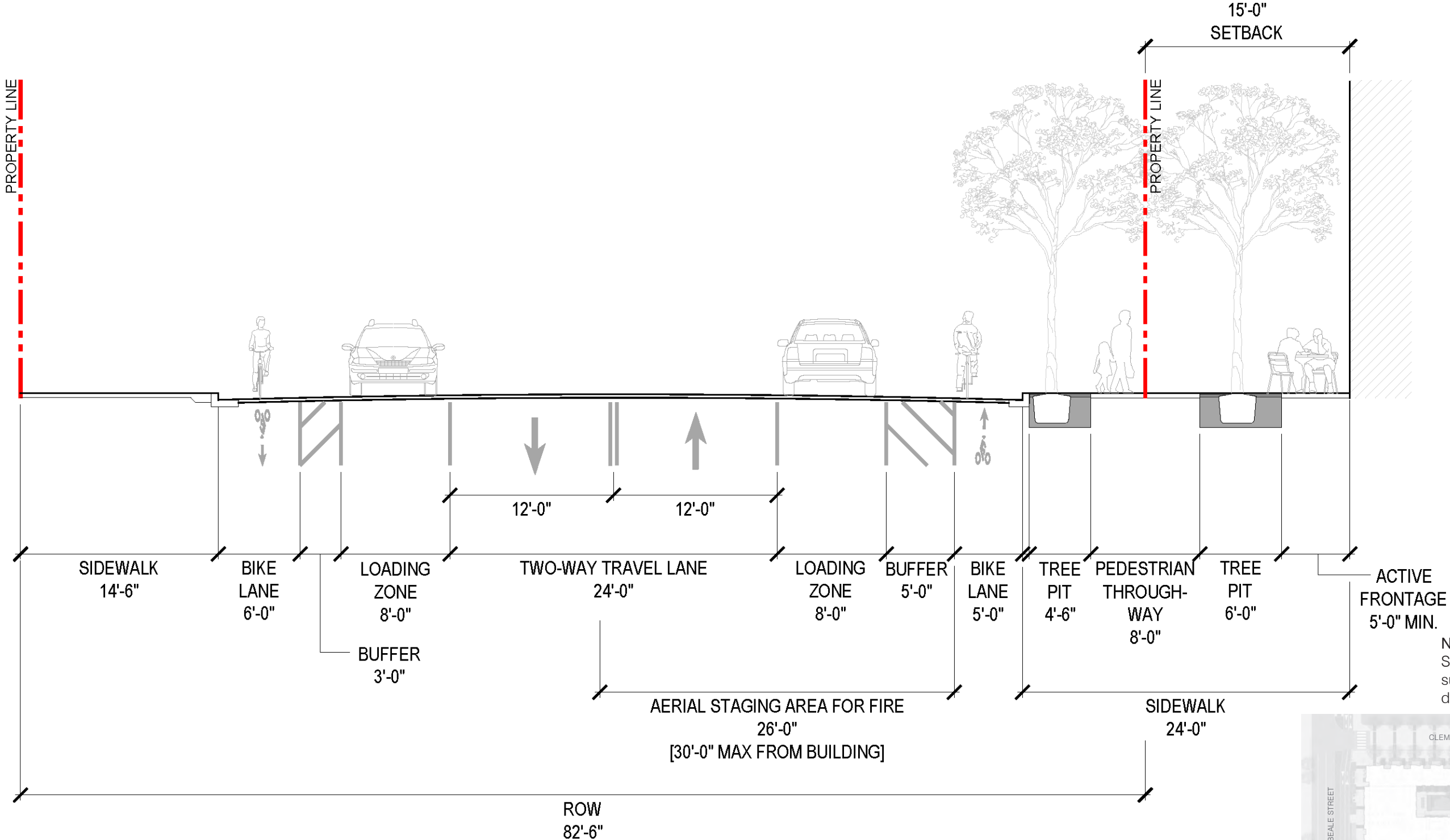
MITHUN

mercyHOUSING

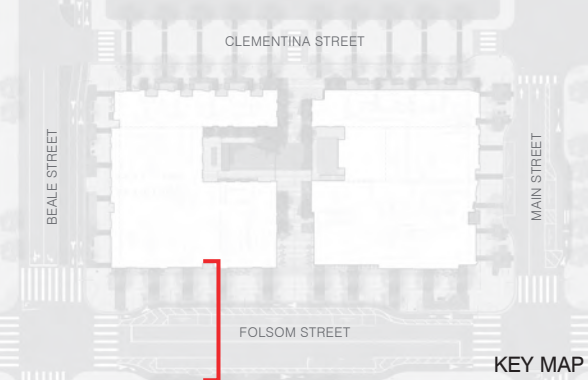




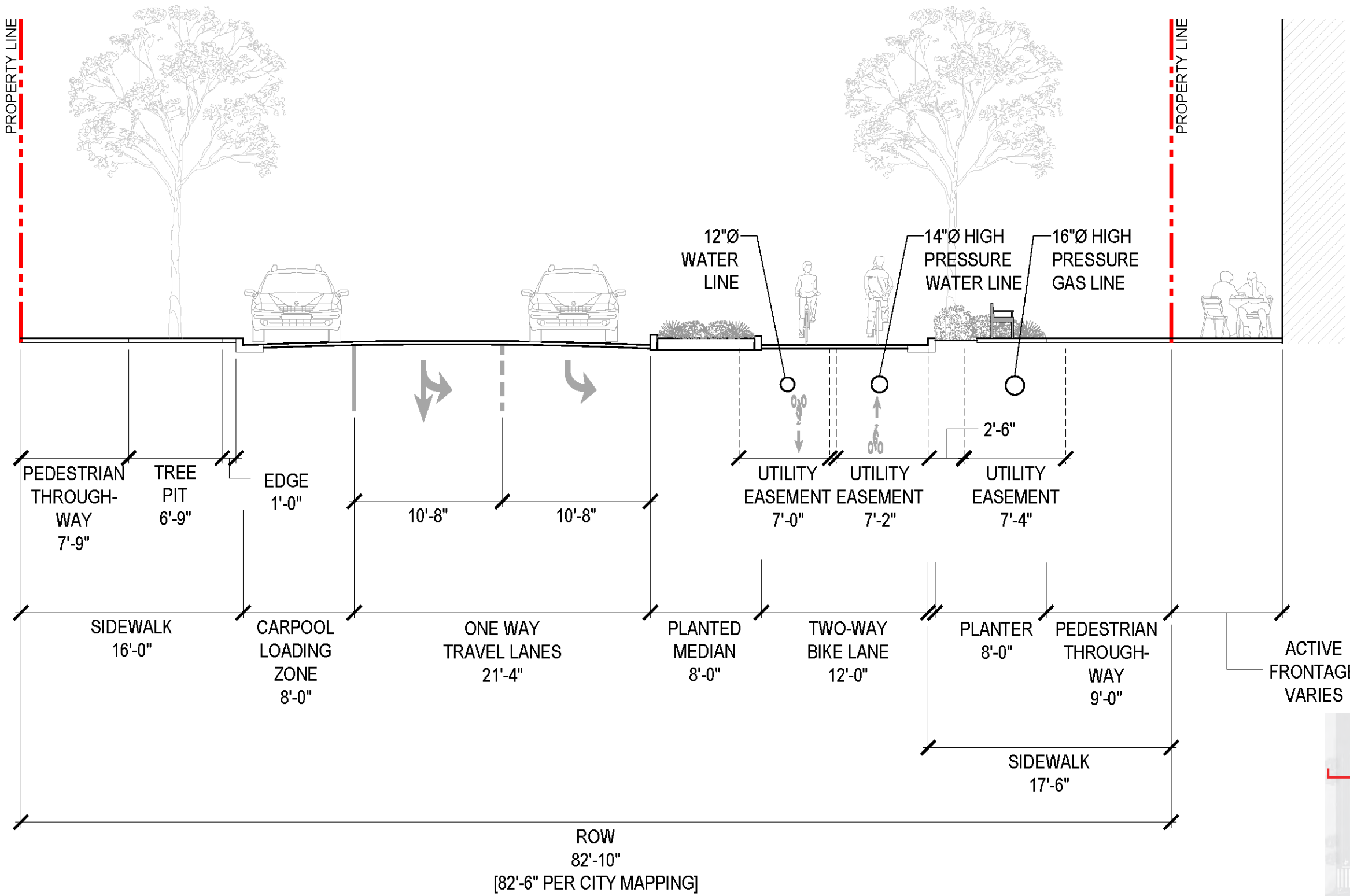
Street Sections - Folsom Street



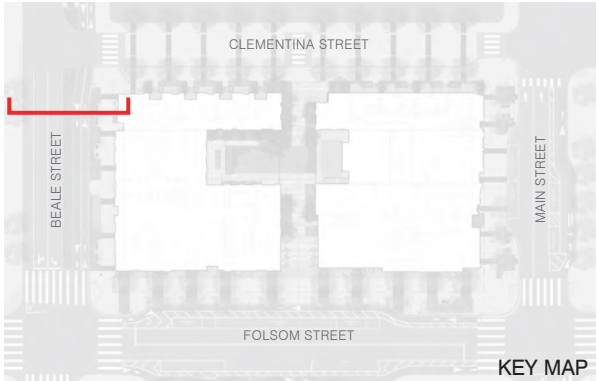
NOTE:  
Streetscape design is  
subject to change upon City  
departments' final review.



Street Sections - Beale Street



NOTE:  
Streetscape design is  
subject to change upon City  
departments' final review.

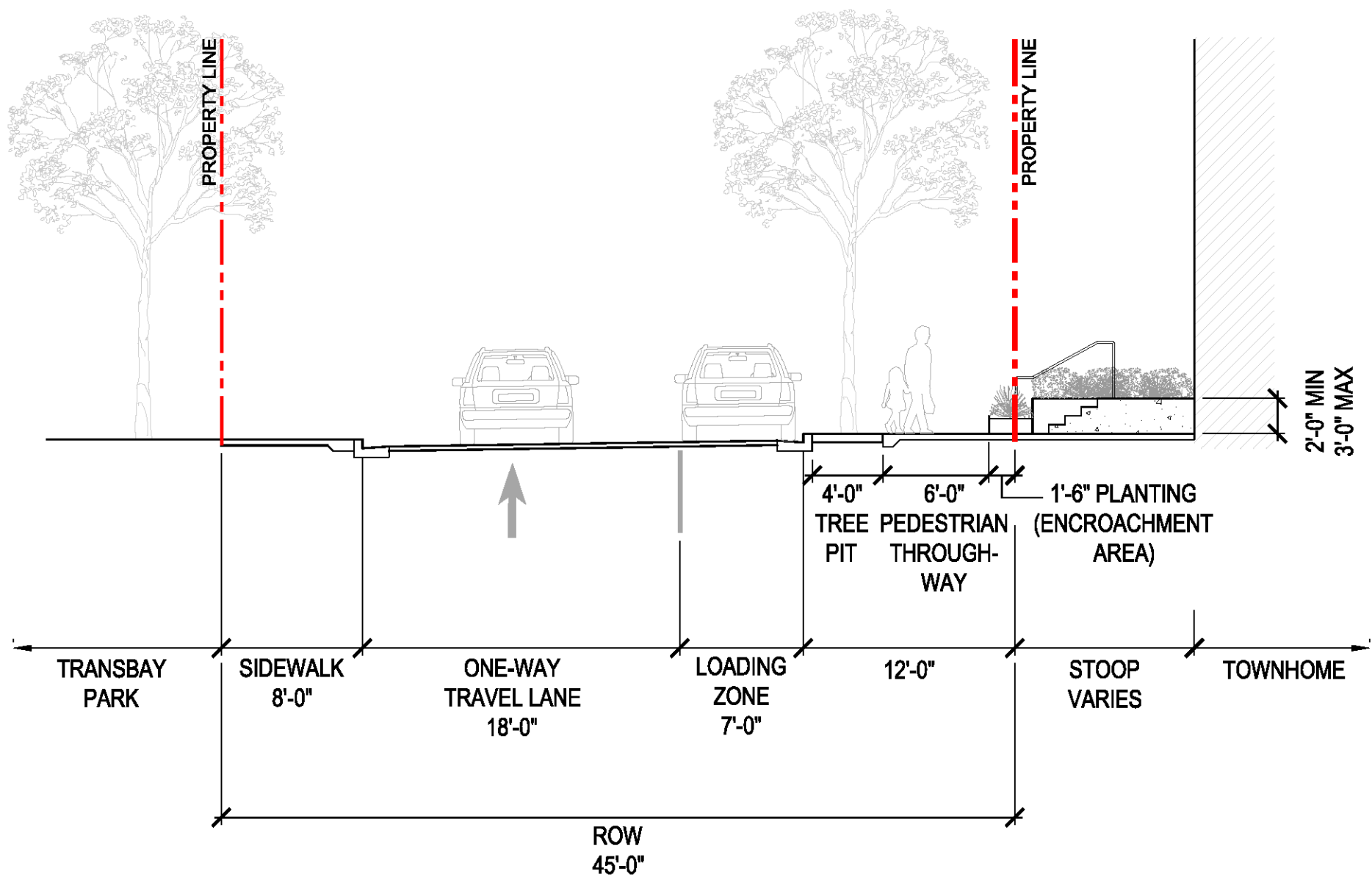


Transbay Block 2W - Senior Building

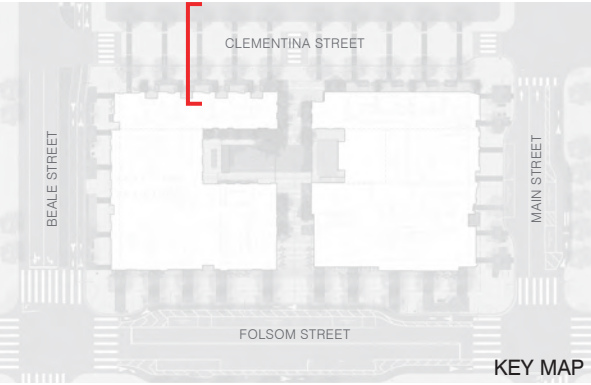
Schematic Design Document  
21 October 2022  
Page 31



# Street Sections - Clementina Street at Senior Building



NOTE:  
Streetscape design is  
subject to change upon City  
departments' final review.



## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 32



## Street Perspective - Clementina Street at Senior Building



### Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 33

plural



MITHŪN



Chinatown Community  
Development Center  
華協中心





## Courtyard & Mews Plan



### Transbay Block 2

Schematic Design Document

21 October 2022

Page 34

plural



KENNERLY ARCHITECTURE & PLANNING

MITHUN

mercyHOUSING





Mews Perspective - View From Folsom Street





## Mews Perspective - View From Clementina Street



### Transbay Block 2

Schematic Design Document

21 October 2022

Page 36

plural



KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING





Mews Perspective - View Toward Courtyard





## Senior Building Courtyard Perspective - Daytime



### Transbay Block 2

Schematic Design Document

21 October 2022

Page 38

plural



KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING





## Senior Building Courtyard Perspective - Evening



### Transbay Block 2

Schematic Design Document

21 October 2022

Page 39

plural



KENNERLY ARCHITECTURE & PLANNING

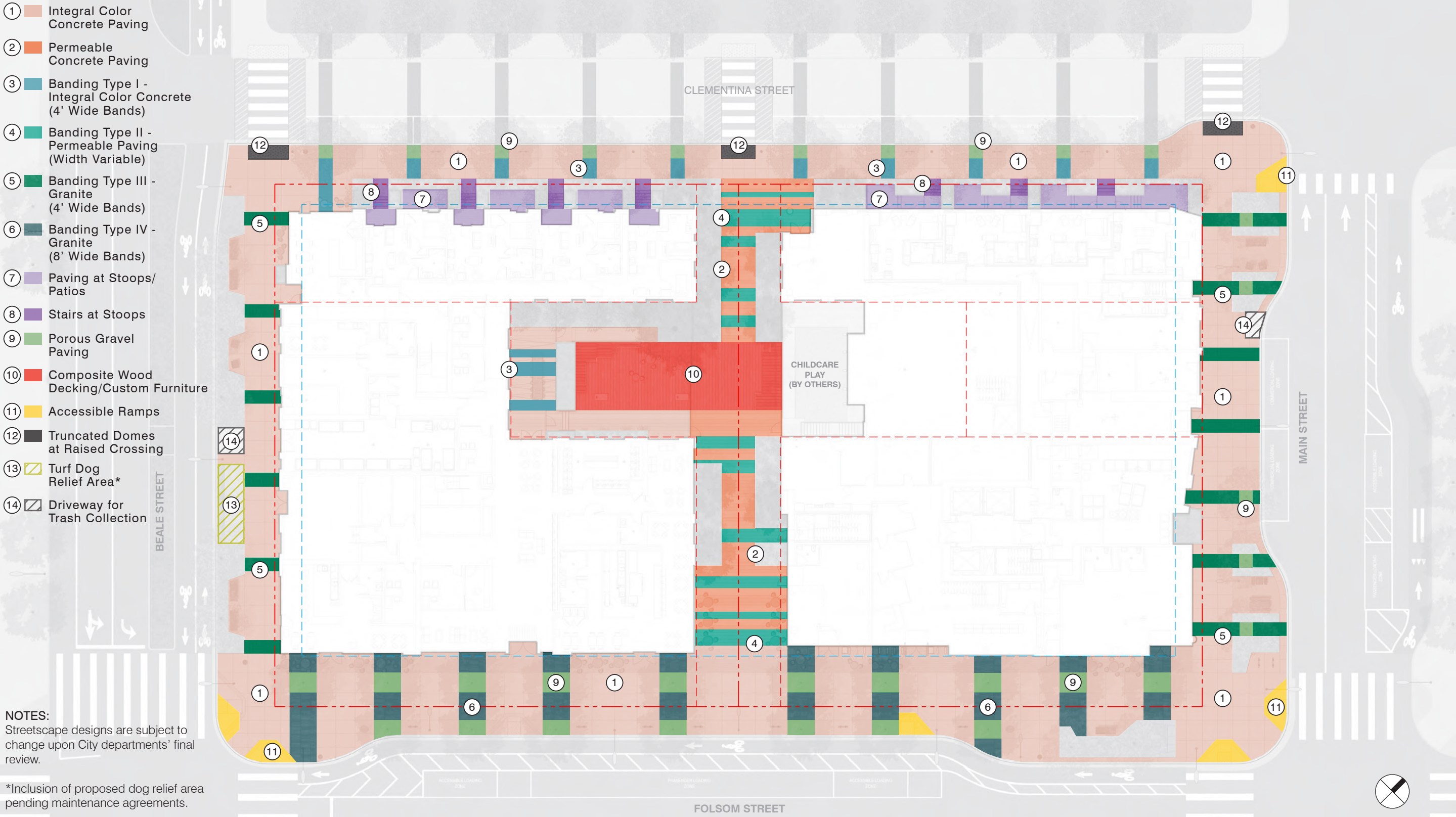
MITHŪN

mercyHOUSING



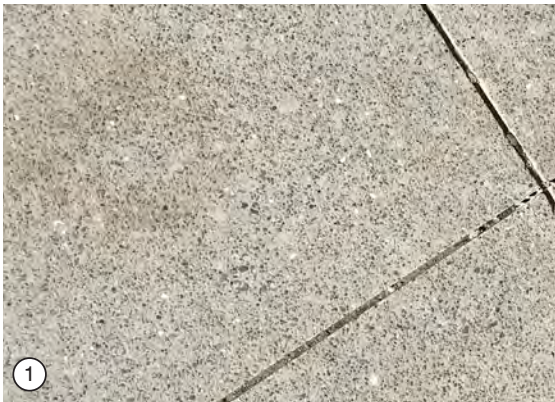


Site Materials Plan: Paving





# Site Materials: Paving Palette & Imagery



1

Integral Color Concrete Paving



2

Permeable Paving



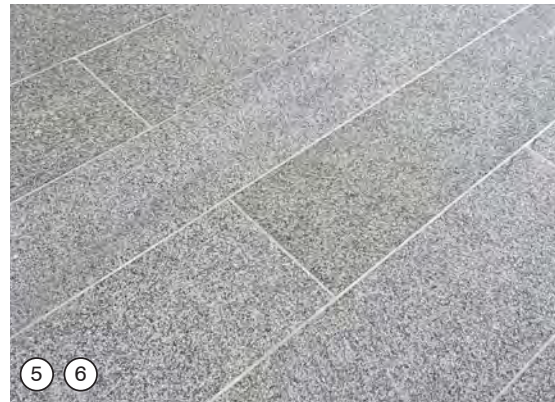
3

Integral Color Concrete Banding



4

Permeable Paving Banding



5

Granite Bands



7

Concrete Paving At Stoops



8

Stairs At Stoops



9

Porous Gravel Paving



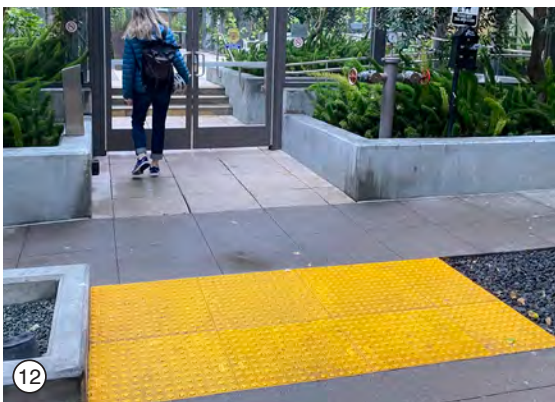
10

Composite Wood Decking



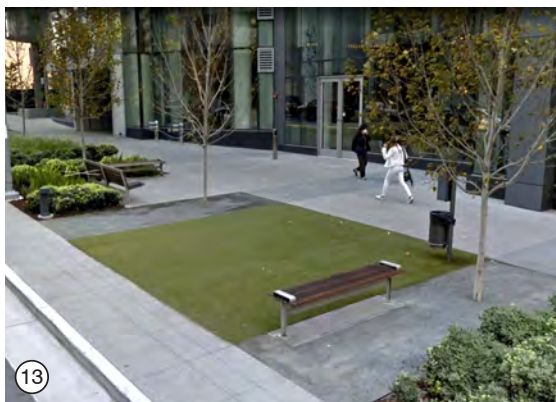
11

Accessible Ramps



12

Truncated Domes at Raised Crossings



13

Turf Dog Relief Area



14

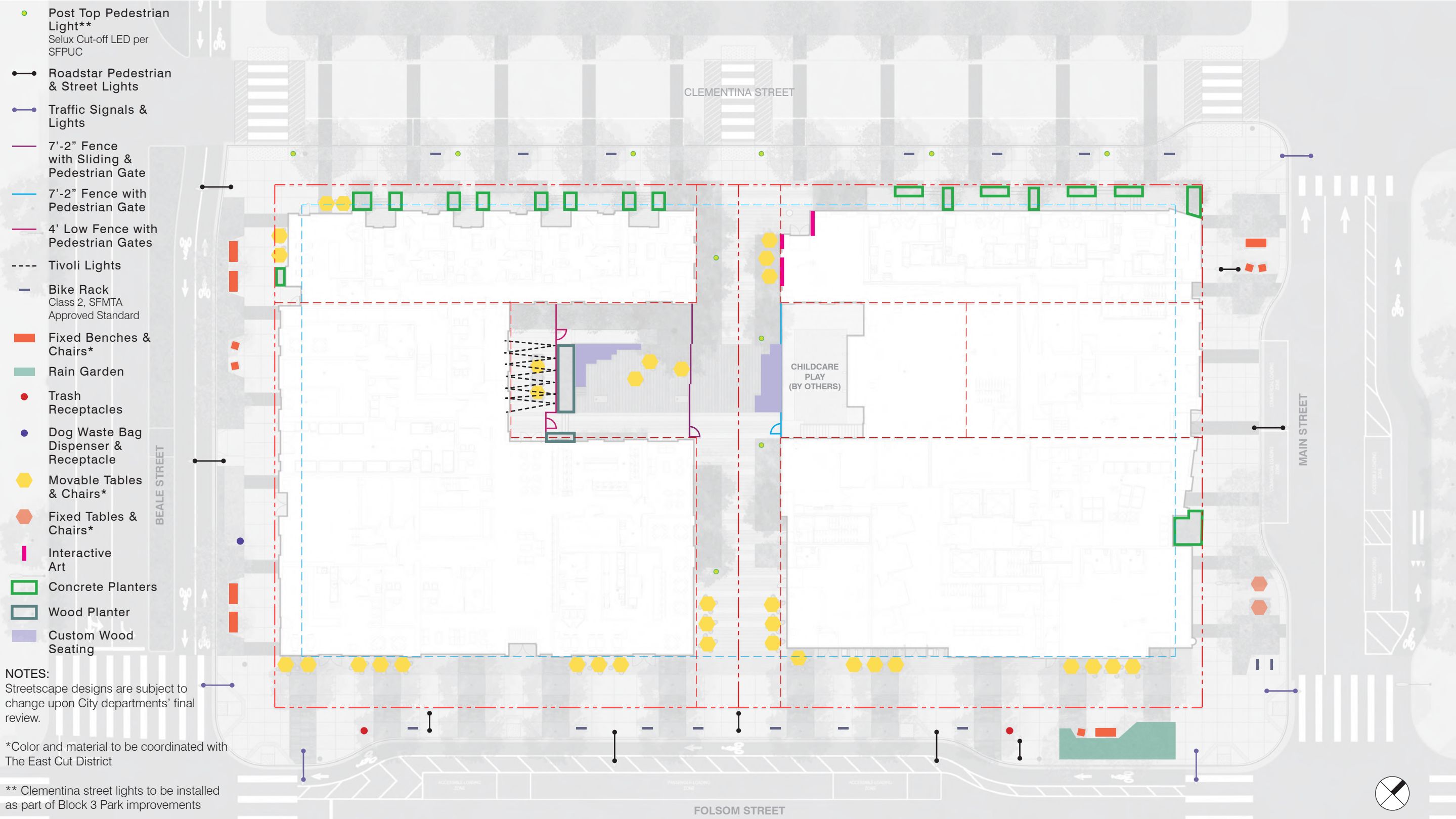
Driveway for Trash Collection

## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 41



# Site Materials Plan: Elements





Site Materials: Elements Palette & Imagery



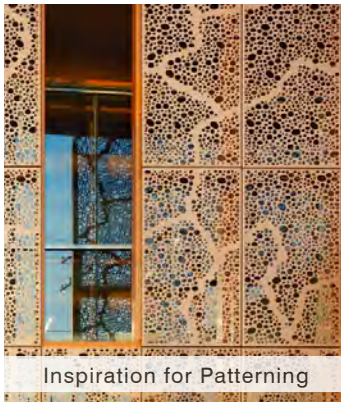
● Post Top Pedestrian Light  
Selux Cut-off LED per SFPUC



● Roadstar Pedestrian & Street  
● Lights



Inspiration for Layout of Sliding and Pedestrian Gate



Inspiration for Patterning



---- Tivoli Lights



— Bike Rack  
SFMTA Approved Standard



Fixed Benches & Chairs  
Color and material to be coordinated with  
The East Cut District



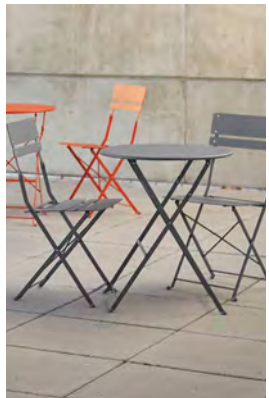
— Rain Garden



● Trash  
Receptacles



● Dog Waste  
Bag Dispenser  
& Receptacle



● Movable Tables & Chairs  
Color and material to be coordinated with  
The East Cut District



● Fixed Tables & Chairs  
Color and material to be coordinated with  
The East Cut District



— Interactive Art



— Concrete Planters



— Wood Planter



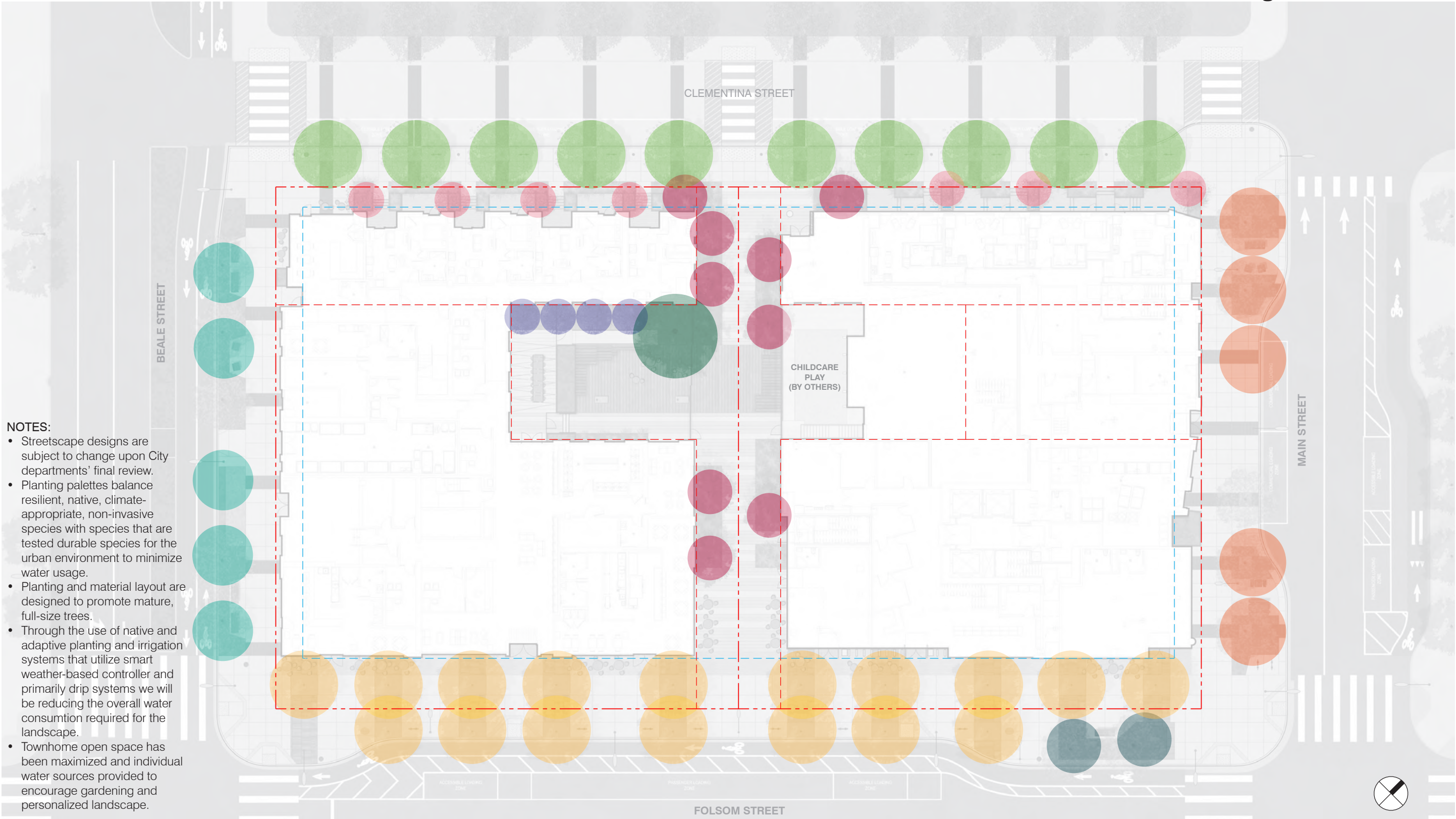
— Custom Wood Seating

Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 43



Site Planting Plan: Trees





# Site Planting: Tree Palette & Imagery

## Street Trees

### Folsom Street



*Lophostemon conferta*  
Brisbane Box

### Beale Street



*Tilia cordata* v. 'Sterling'  
Sterling Silver Linden

### Main Street



*Liquidambar styraciflua* 'Rotundiloba'  
Round-Lobed Sweetgum

### Folsom Street - Rain Garden



*Laurus nobilis* 'Saratoga'  
Bay Laurel Tree

### Clementina Street



*Ginkgo biloba* v. 'Princeton Sentry'  
Princeton Sentry Ginkgo

### Clementina Street - Private Garden



*Tibouchina urvilleana*  
Princess Flower

Note: The Transbay Block 2 plant palettes conform to the goals

## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 45



# Site Planting: Tree Palette & Imagery

## Mews & Courtyard

**Mews**



*Acer palmatum*  
Japanese Maple



**Speciman Tree**



*Magnolia x soulangeana*  
Saucer Magnolia



**Senior Courtyard**



*Azara microphylla*  
Boxleaf Azara



*Tristaniopsis laurina* 'Elegant'  
Elegant Water Gum



*Aesculus californica*  
California Buckeye



*Juniperus chinensis*  
Hollywood Juniper



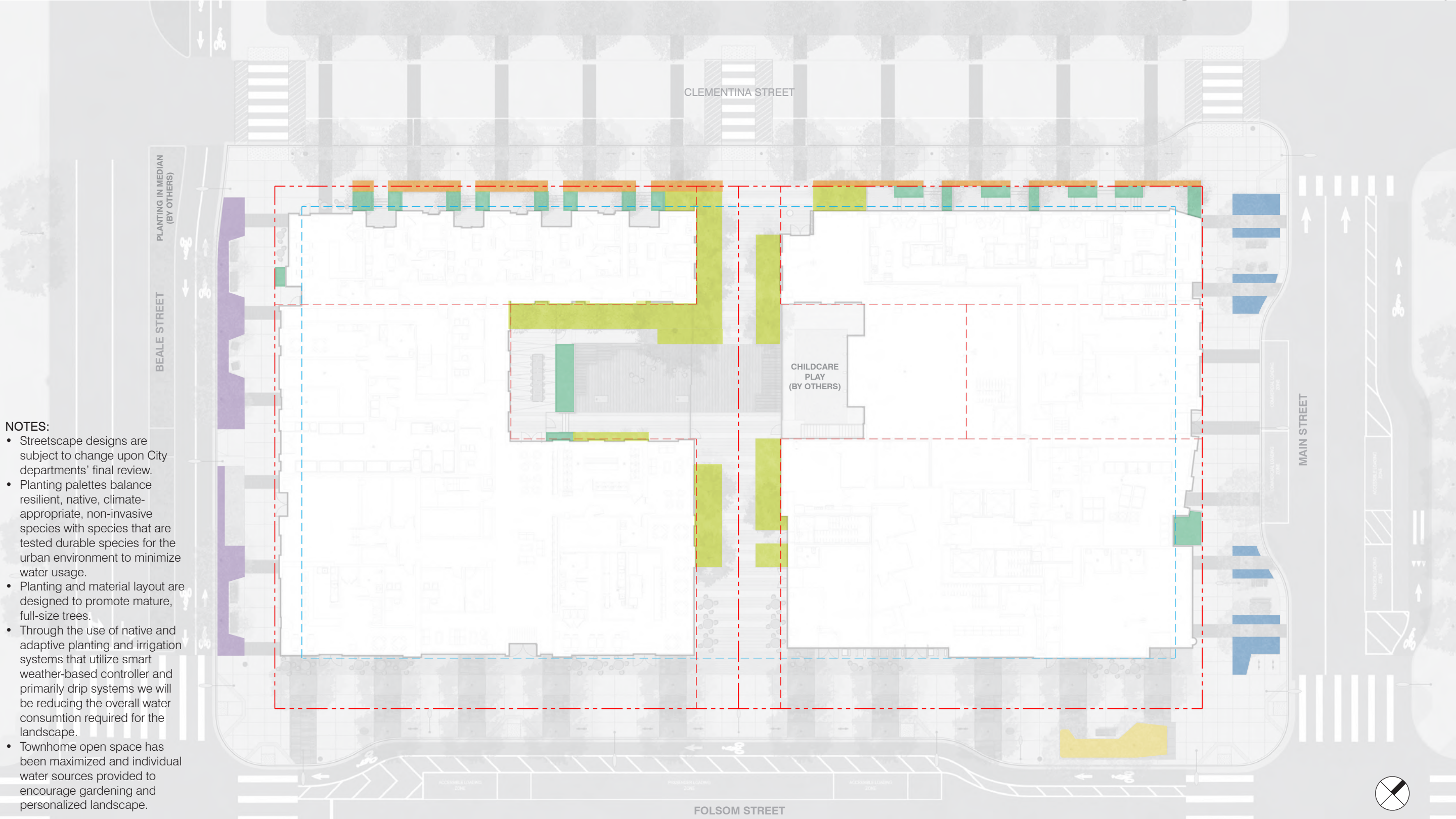
Note: The Transbay Block 2 plant palettes conform to the goals

## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 46



Site Planting Plan: Understory



- NOTES:
- Streetscape designs are subject to change upon City departments' final review.
  - Planting palettes balance resilient, native, climate-appropriate, non-invasive species with species that are tested durable species for the urban environment to minimize water usage.
  - Planting and material layout are designed to promote mature, full-size trees.
  - Through the use of native and adaptive planting and irrigation systems that utilize smart weather-based controller and primarily drip systems we will be reducing the overall water consumption required for the landscape.
  - Townhome open space has been maximized and individual water sources provided to encourage gardening and personalized landscape.



Site Planting: Understory Palette & Imagery

Clementina Entry Gardens



*Lomandra Hystrix*  
'Tropicbelle'  
Tropic Belle Mat Rush



*Pelargonium tomentosum*  
Peppermint Scented  
Geranium



*Phormium*  
'Amazing Red'  
Red New Zealand Flax

Folsom Street



*Chondropetalum*  
*elephantinum*  
Large Cape Rush



*Kniphofia*  
'Shining Sceptre'  
Orange Hot Poker



*Phormium*  
'Amazing Red'  
Red New Zealand Flax

Main Street



*Ceanothus* 'Centennial'  
Centennial Ceanothus



*Daniella Caerulea*  
'Cassa Blue'  
Flax Lily



*Monardella villosa*  
Coyote Mint



*Rhamnus californica*  
'Mound San Bruno'  
Coffeeberry

Beale Street



*Daniella Caerulea* 'Cassa  
Blue'  
Flax Lily



*Lomandra* 'Lomlon'  
Lime Tuff Dwarf  
Mat Rush



*Pittosporum tobira*  
'Wheeler's Dwarf'  
Wheeler's Dwarf  
Japanese Pittosporum

Note: The Transbay Block 2 plant palettes conform to the goals



Site Planting: Understory Palette & Imagery

Mews & Courtyard

Flow Through Planters



*Acacia cognata*  
'Cousin Itt'  
Little River Wattle



*Aspidistra elatior*  
Cast Iron Plant



*Carex divulsa*  
Berkeley Sedge



*Cyrtomium falcatum*  
Japanese Holly Fern



*Fatsia japonica*  
Japanese Aralia



*Carex divulsa*  
Berkeley Sedge



*Salvia spathacea*  
Hummingbird Sage



*Frangula Californica*  
Coffeeberry



*Iris confusa*  
Bamboo Iris



*Morella californica*  
Pacific Wax Myrtle



*Ribes sanguinum*  
*glutinosum*  
Pink Flowering Currant

Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 49

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution



Stormwater Management Approach

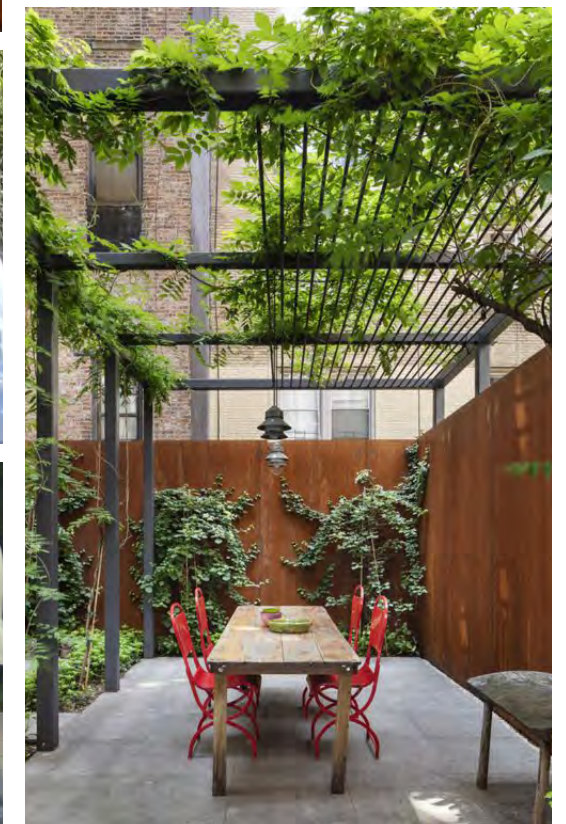
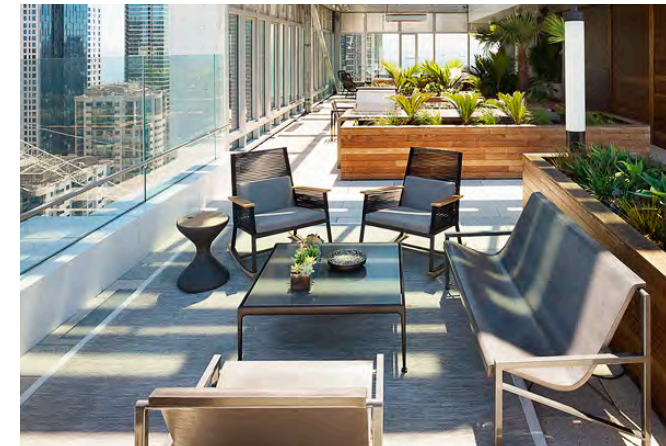
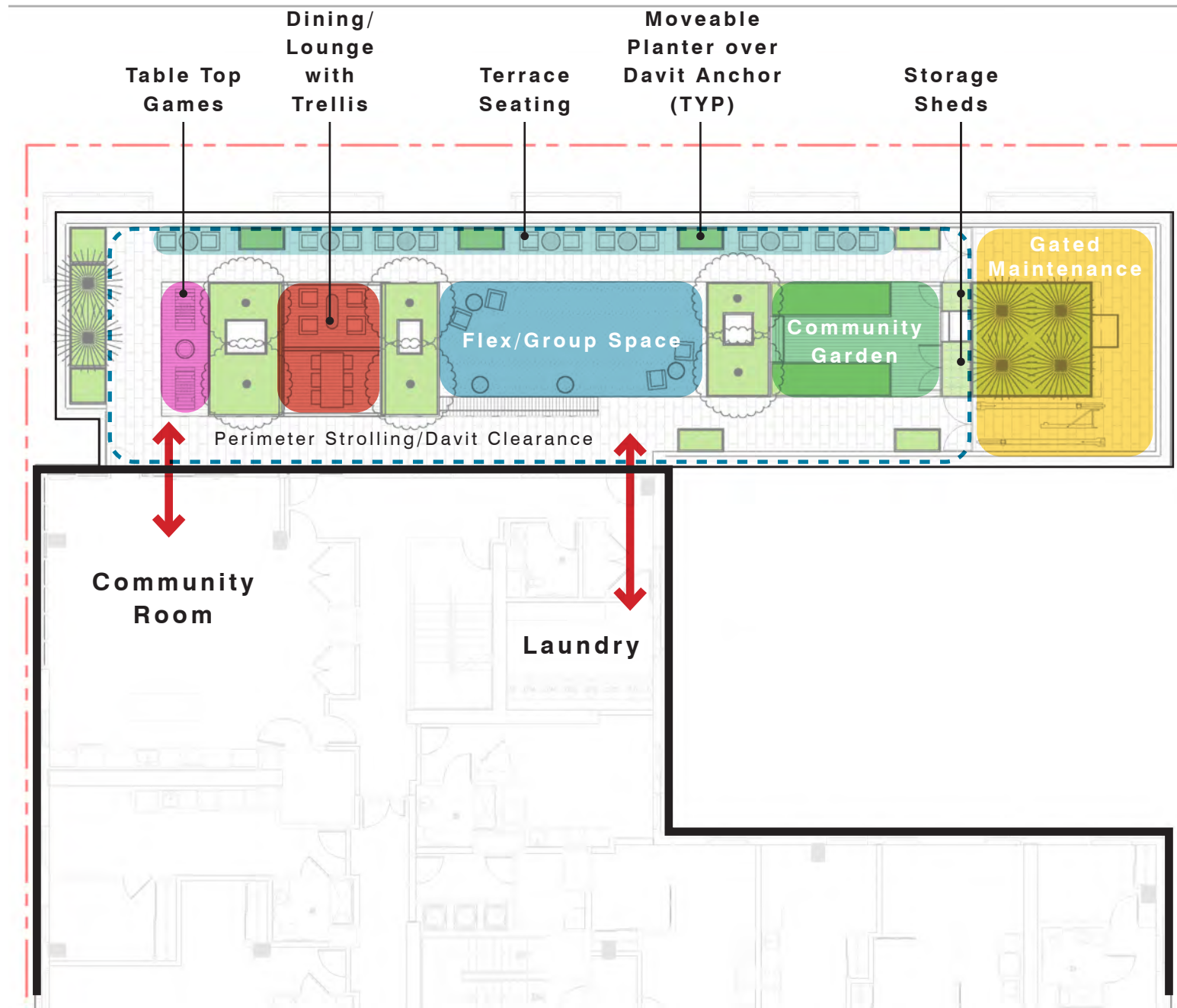


Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
2yr, 24hr Peak Flow (cfs)	0.843	0.558	34%	25%	Yes
2yr, 24hr Runoff Volume (ft³)	4,625	3,403	26%	25%	Yes

Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
2yr, 24hr Peak Flow (cfs)	0.843	0.478	43%	25%	Yes
2yr, 24hr Runoff Volume (ft³)	4,625	3,474	25%	25%	Yes



## Level 6 Roof Terrace Plan - Block 2 West - Senior Building



### Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 51

plural

km

MITHŪN

Chinatown Community Development Center  
華協中心



Roof Plan - Block 2 West - Senior Building



Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 52



# 04 - Floor Plans



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 53

plural



MITHŪN



Chinatown Community  
Development Center  
華協中心









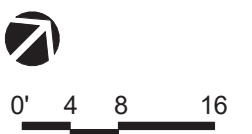




## LEGEND

- STUDIO
- NESTED 1 BED
- 1 BEDROOM
- 2 BEDROOM MANAGER
- COMMUNITY ROOM
- AMENITY
- CIRCULATION
- BACK OF HOUSE
- RETAIL
- MAIN BUILDING ENTRY
- DCDG PARCEL BOUNDARIES
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK

STUDIO	
UNIT S-A	415 SF
UNIT S-B	401 SF
UNIT S-C	438 SF
UNIT S-D	411 SF
UNIT S-E	401 SF
UNIT S-F	359 SF
1 BEDROOM	
UNIT 1-A.1	536 SF
UNIT 1-A.2	560 SF
UNIT 1-A.3	534 SF
UNIT 1-A.4	534 SF
UNIT 1-B	552 SF
UNIT 1-C	536 SF
UNIT 1-F	543 SF
UNIT 1-H	575 SF
UNIT 1-J	546 SF
UNIT 1-K	635 SF
UNIT 1-L	516 SF
UNIT 1-M	507 SF
UNIT 1-N	639 SF
NESTED 1-BEDROOM	
UNIT N1-D	547 SF
UNIT N1-E	504 SF
UNIT N1-G	542 SF



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 56

## Levels 3-5 Plans

plural

km

MITHUN

Chinatown Community  
Development Center  
華協中心





## LEGEND

	STUDIO
	NESTED 1 BED
	1 BEDROOM
	2 BEDROOM MANAGER
	COMMUNITY ROOM
	AMENITY
	CIRCULATION
	BACK OF HOUSE
	RETAIL
	MAIN BUILDING ENTRY
	DCDG PARCEL BOUNDARIES
	DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
	FUTURE PROPERTY LINE
	SETBACK

STUDIO	
UNIT S-A	415 SF
UNIT S-B	401 SF
UNIT S-C	438 SF
UNIT S-D	411 SF

1 BEDROOM	
UNIT 1-A.1	536 SF
UNIT 1-A.2	560 SF
UNIT 1-A.3	534 SF
UNIT 1-A.4	534 SF
UNIT 1-B	554 SF
UNIT 1-C	533 SF
UNIT 1-F	543 SF

NESTED 1-BEDROOM	
UNIT N1-D	547 SF
UNIT N1-E	504 SF



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 57

## Level 6 Plan

plural



MITHŪN







## LEGEND

	STUDIO
	NESTED 1 BED
	1 BEDROOM
	2 BEDROOM MANAGER
	COMMUNITY ROOM
	AMENITY
	CIRCULATION
	BACK OF HOUSE
	RETAIL
	MAIN BUILDING ENTRY
	DCDG PARCEL BOUNDARIES
	DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
	FUTURE PROPERTY LINE
	SETBACK

STUDIO	
UNIT S-A	415 SF
UNIT S-B	401 SF
UNIT S-C	438 SF
UNIT S-D	411 SF

1 BEDROOM	
UNIT 1-A.1	536 SF
UNIT 1-A.2	560 SF
UNIT 1-A.3	534 SF
UNIT 1-A.4	534 SF
UNIT 1-B	554 SF
UNIT 1-C	533 SF
UNIT 1-F	543 SF
UNIT 1-J.1	572 SF

NESTED 1-BEDROOM	
UNIT N1-D	547 SF
UNIT N1-E	504 SF



## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 58

## Level 7 Plan

plural



MITHŪN







## LEGEND

- STUDIO
- NESTED 1 BED
- 1 BEDROOM
- 2 BEDROOM MANAGER
- COMMUNITY ROOM
- AMENITY
- CIRCULATION
- BACK OF HOUSE
- RETAIL
- MAIN BUILDING ENTRY
- DCDG PARCEL BOUNDARIES
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK

STUDIO	
UNIT S-A	415 SF
UNIT S-B	401 SF
UNIT S-C	438 SF
UNIT S-D	411 SF

1 BEDROOM	
UNIT 1-A.1	536 SF
UNIT 1-A.2	560 SF
UNIT 1-A.3	534 SF
UNIT 1-A.4	534 SF
UNIT 1-B	554 SF
UNIT 1-C	533 SF
UNIT 1-F	543 SF
UNIT 1-H	590 SF
UNIT 1-J.1	572 SF

NESTED 1-BEDROOM	
UNIT N1-D	547 SF
UNIT N1-E	504 SF
UNIT N1-G	544 SF



## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 59

## Level 8 Plan

plural



MITHŪN







## LEGEND

	STUDIO
	NESTED 1 BED
	1 BEDROOM
	2 BEDROOM MANAGER
	COMMUNITY ROOM
	AMENITY
	CIRCULATION
	BACK OF HOUSE
	RETAIL

	MAIN BUILDING ENTRY
	DCDG PARCEL BOUNDARIES
	DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
	FUTURE PROPERTY LINE
	SETBACK

STUDIO	
UNIT S-A	415 SF
UNIT S-B	401 SF
UNIT S-C	438 SF

1 BEDROOM	
UNIT 1-A.1	536 SF
UNIT 1-A.2	560 SF
UNIT 1-A.3	534 SF
UNIT 1-A.4	534 SF
UNIT 1-B	554 SF
UNIT 1-C	533 SF
UNIT 1-F	543 SF
UNIT 1-H	590 SF

NESTED 1-BEDROOM	
UNIT N1-D	547 SF
UNIT N1-E	504 SF
UNIT N1-G	544 SF

2-BEDROOM	
UNIT 2-A	982 SF



## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 60

## Level 9 Plan

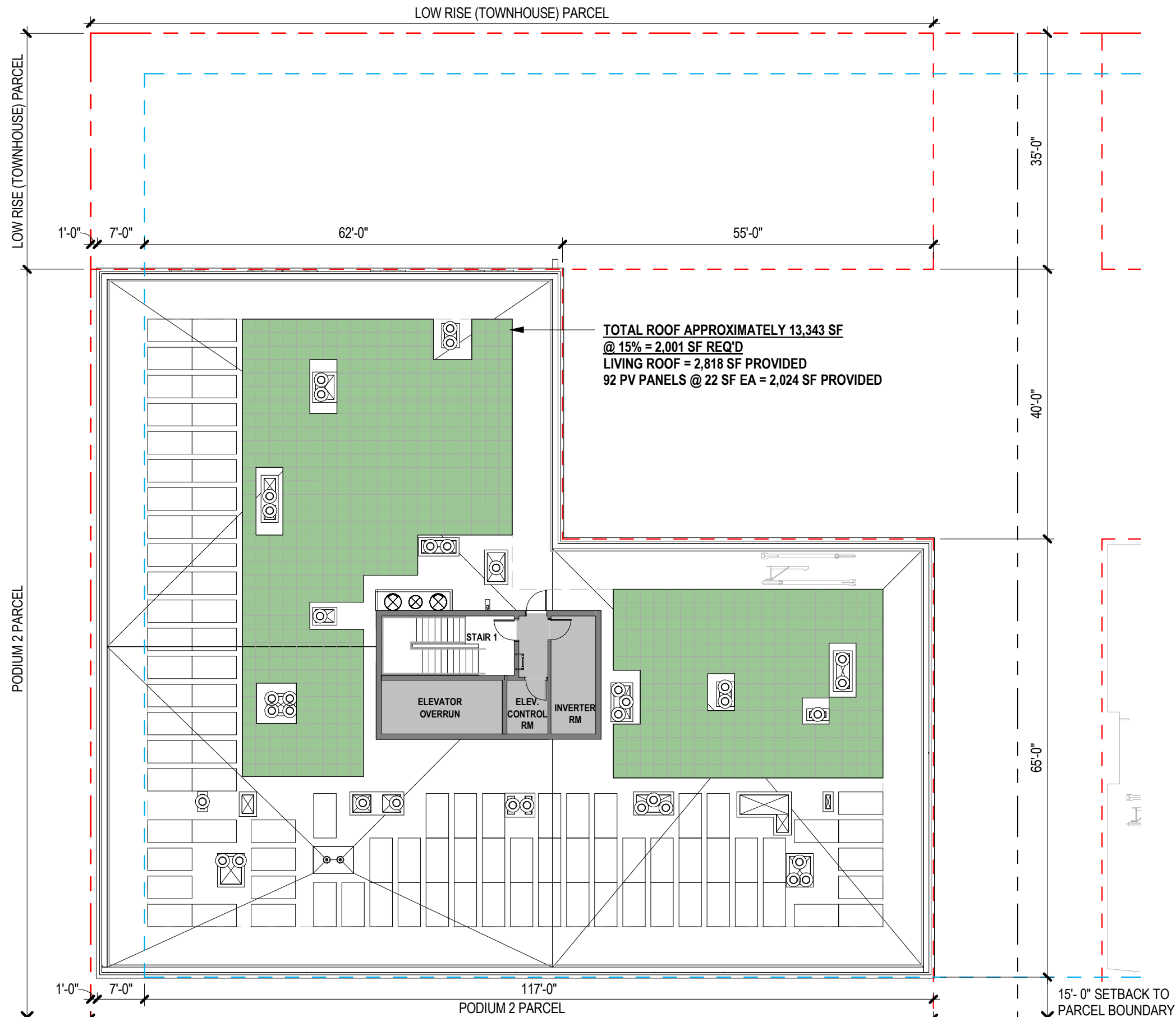
plural

km

MITHŪN

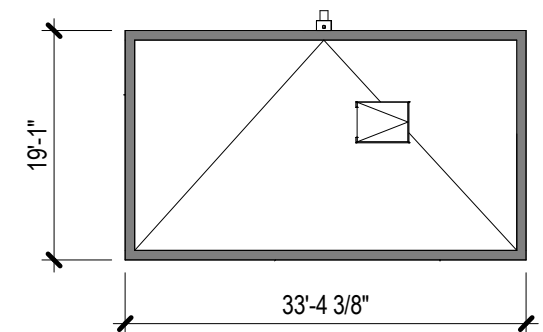
Chinatown Community  
Development Center  
華協中心





# LEGEND

- STUDIO
- NESTED 1 BED
- 1 BEDROOM
- 2 BEDROOM MANAGER
- COMMUNITY ROOM
- AMENTITY
- CIRCULATION
- BACK OF HOUSE
- RETAIL
- MAIN BUILDING ENTRY
- DCDG PARCEL BOUNDARIES
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK



0' 4 8 16

## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 61

## Roof Plan

plural



MITHUN





# 05 - Enclosure Design



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 62

plural



**MITHŪN**



Chinatown Community  
Development Center  
華協中心

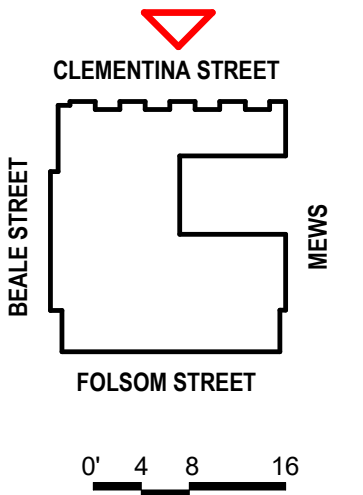












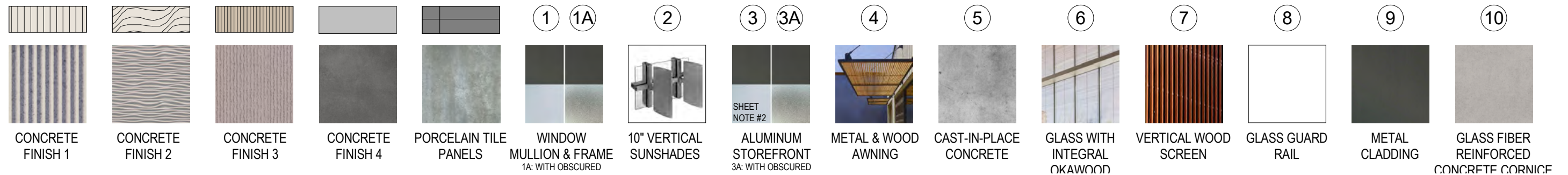
### LEGEND

- DCDG PARCEL BOUNDARIES
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK

### NOTES

1. ALL RETAIL ESTABLISHMENTS & RESIDENTIAL UNITS WILL INCLUDE OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION OF INDOOR AREAS. ALUMINUM STOREFRONT W/ CLEAR NON-TINTED & LOW REFLECTIVITY GLAZING
2. VENTING / EXHAUST STANDARD: SPACE FOR THE LOCATION OF DUCTS, EXHAUST PIPES & OTHER APPURTENANCES ASSOCIATED WITH COMMERCIAL USES ADJACENT TO THE OPEN SPACE PARCELS TO BE INTEGRATED INTO THE BUILDING. NO DUCTS OR EXHAUST PIPES WILL ENCROACH IN AREAS DESIGNATED FOR OPEN SPACE.

### MATERIAL LEGEND:

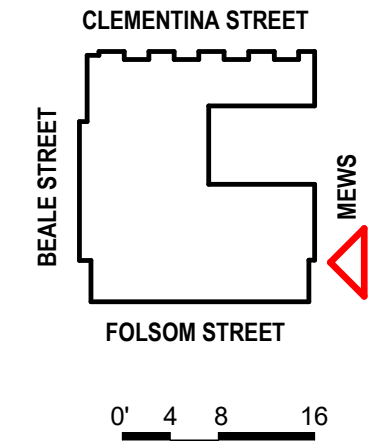


## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 65

## Clementina Street Elevation

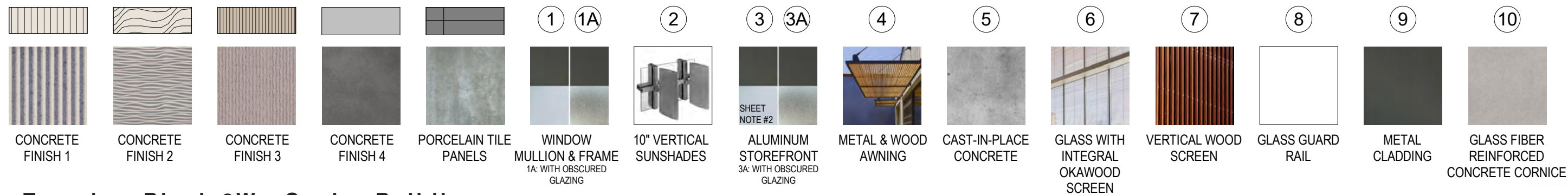




- LEGEND**
- DCDG PARCEL BOUNDARIES
  - DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
  - FUTURE PROPERTY LINE
  - SETBACK

- NOTES**
- ALL RETAIL ESTABLISHMENTS & RESIDENTIAL UNITS WILL INCLUDE OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION OF INDOOR AREAS. ALUMINUM STOREFRONT W/ CLEAR NON-TINTED & LOW REFLECTIVITY GLAZING
  - VENTING / EXHAUST STANDARD: SPACE FOR THE LOCATION OF DUCTS, EXHAUST PIPES & OTHER APPURTENANCES ASSOCIATED WITH COMMERCIAL USES ADJACENT TO THE OPEN SPACE PARCELS TO BE INTEGRATED INTO THE BUILDING. NO DUCTS OR EXHAUST PIPES WILL ENCROACH IN AREAS DESIGNATED FOR OPEN SPACE.

**MATERIAL LEGEND:**

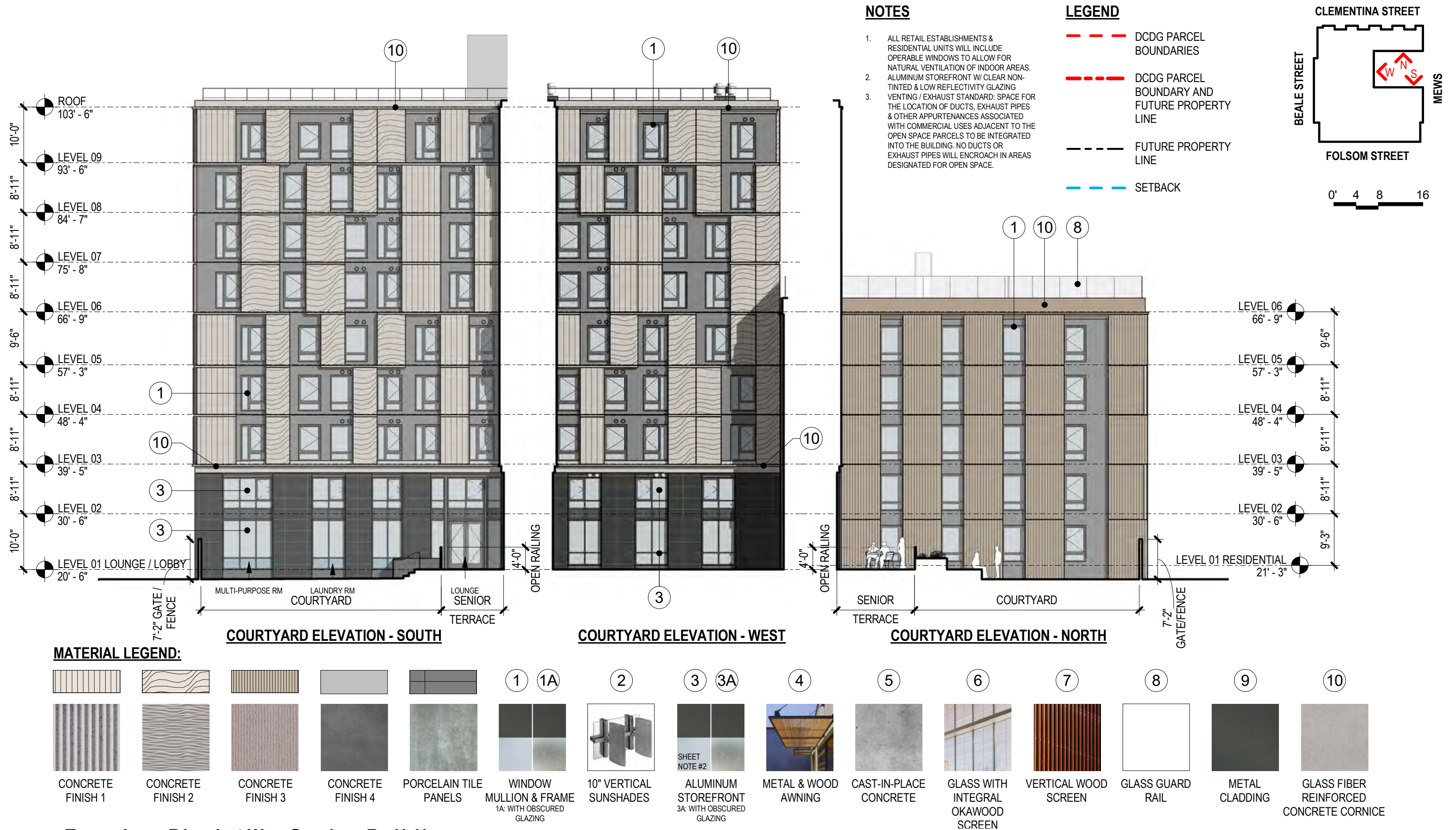


**Transbay Block 2W - Senior Building**

Schematic Design Document  
21 October 2022  
Page 66

**Mews Elevation**

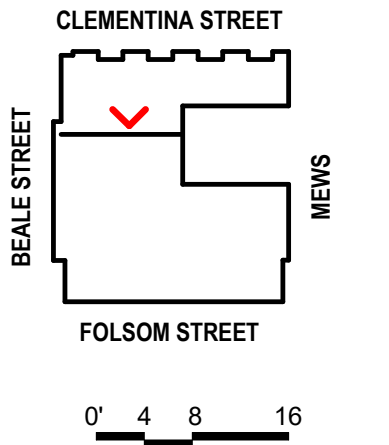








**ROOF DECK ELEVATION - SOUTH**



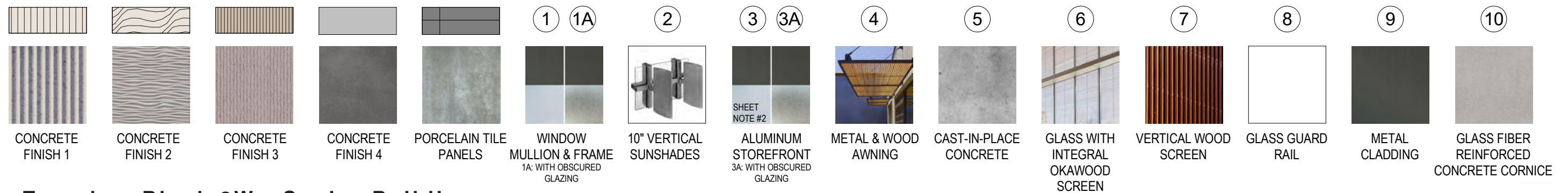
**LEGEND**

- DCDG PARCEL BOUNDARIES
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK

**NOTES**

1. ALL RETAIL ESTABLISHMENTS & RESIDENTIAL UNITS WILL INCLUDE OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION OF INDOOR AREAS.
2. ALUMINUM STOREFRONT W/ CLEAR NON-TINTED & LOW REFLECTIVITY GLAZING
3. VENTING / EXHAUST STANDARD: SPACE FOR THE LOCATION OF DUCTS, EXHAUST PIPES & OTHER APPURTENANCES ASSOCIATED WITH COMMERCIAL USES ADJACENT TO THE OPEN SPACE PARCELS TO BE INTEGRATED INTO THE BUILDING. NO DUCTS OR EXHAUST PIPES WILL ENCROACH IN AREAS DESIGNATED FOR OPEN SPACE.

**MATERIAL LEGEND:**



**Transbay Block 2W - Senior Building**

Schematic Design Document  
21 October 2022  
Page 68

**Roof Deck Elevation**





## Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 69

## Building Section - Looking West





# Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 70

## Building Section - Looking North



Open space - Townhome Diagram

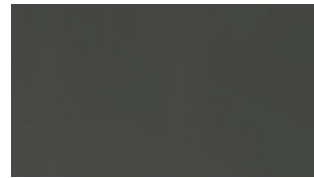


Transbay Block 2W - Senior Building

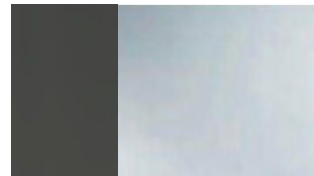


## Block 2 West - Senior Building

## Block 2 East - Family Building



Metal Cladding



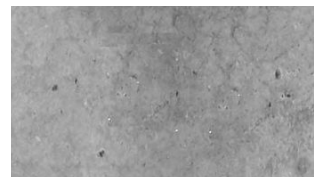
Aluminium Storefront  
& Window & Mullion  
Frame



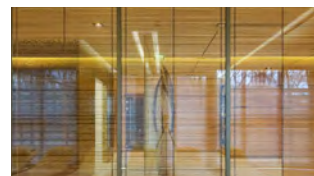
Glass Guard Rail



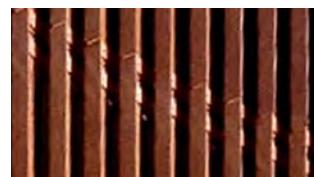
10" Vertical Sunshades



Metal & Wood  
Awning



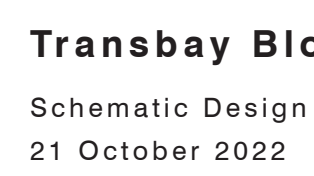
Cast-in-place concrete



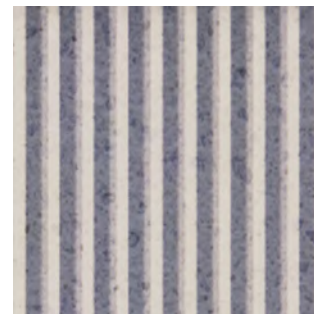
Glass with integral  
Okawood Screen



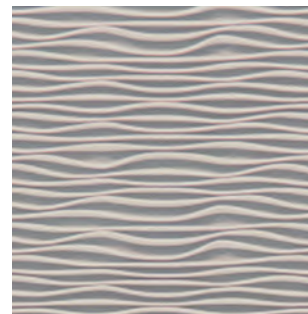
Vertical Wood Screen



Porcelain Tile Panels



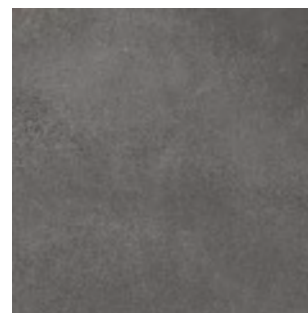
Concrete Finish 1



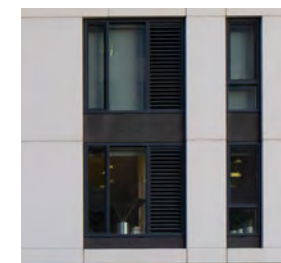
Concrete Finish 2



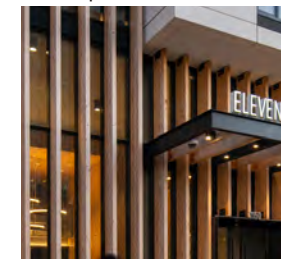
Concrete Finish 3



Concrete Finish 4



Window Mullion, Louver,  
and Spandrel



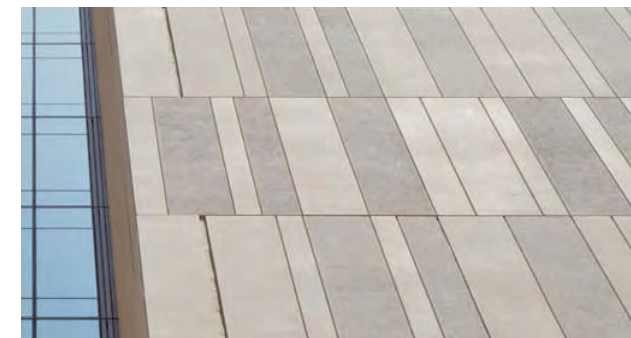
Wood Accents



Curtain / Window Wall/  
Glass Rail



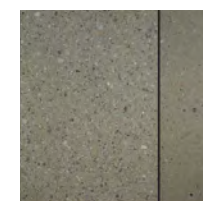
Concrete Accents



Unitized Wall Panel:  
Texture Variation



Unitized Wall Panel | Pre-Cast Concrete



### Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 72

## Combined Block 2 East and 2 West Exterior Materials Palette

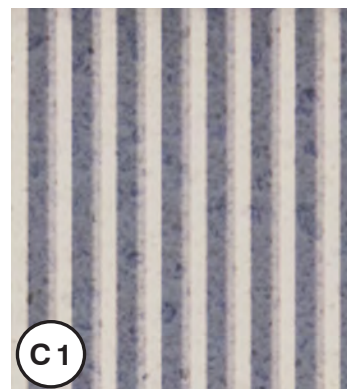
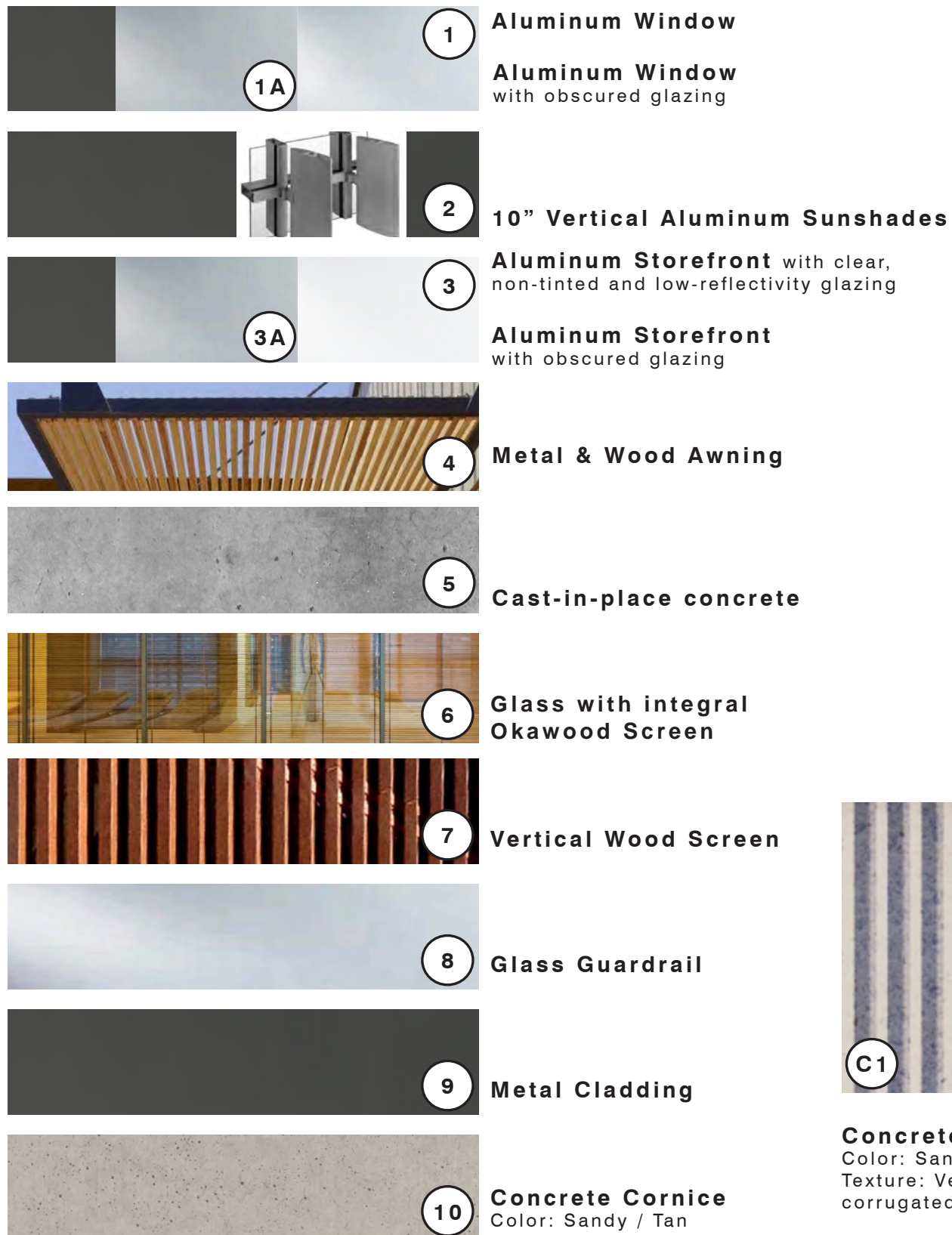


KENNERLY ARCHITECTURE & PLANNING

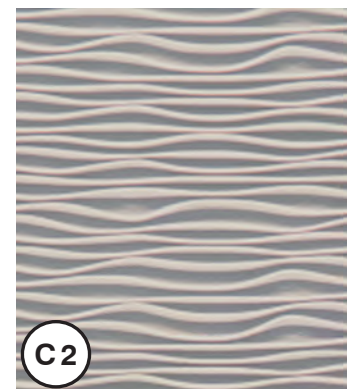
MITHUN



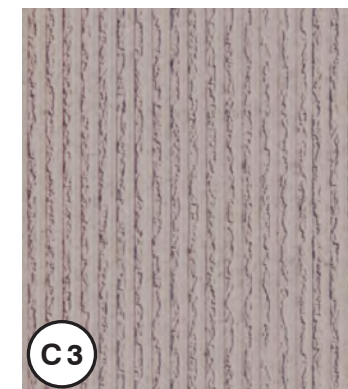




**Concrete Finish 1**  
Color: Sandy / Tan  
Texture: Vertical corrugated wave



**Concrete Finish 2**  
Color: Sandy / Tan  
Texture: Organic horizontal wave



**Concrete Finish 3**  
Color: Dark Tan / Mauve  
Texture: Vertical Rake



**Concrete Finish 4**  
Color: Charcoal  
Texture: Smooth



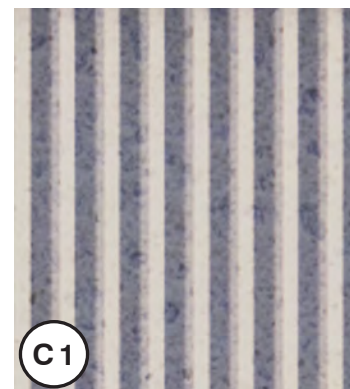
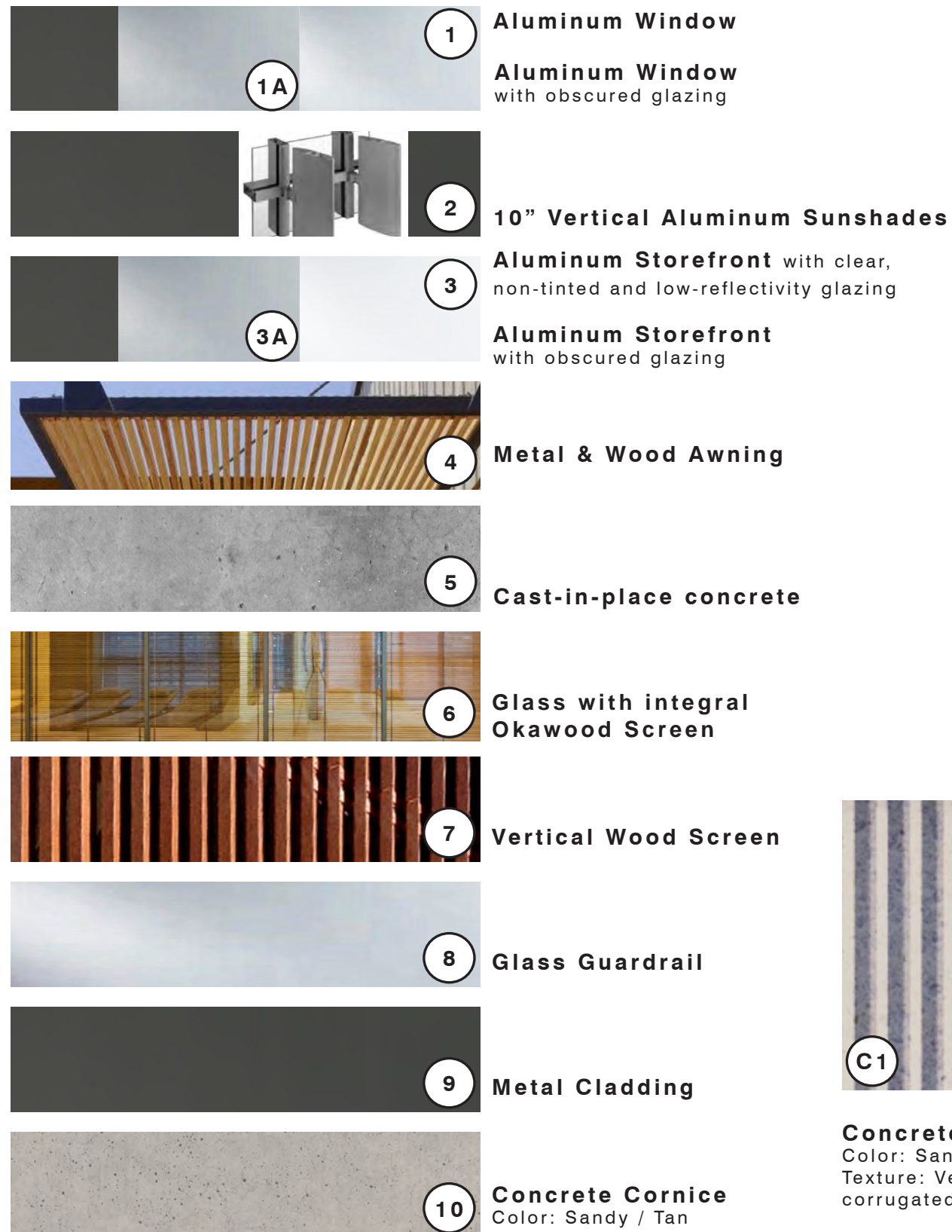
**Porcelain Tile Panels**

## Transbay Block 2W - Senior Building

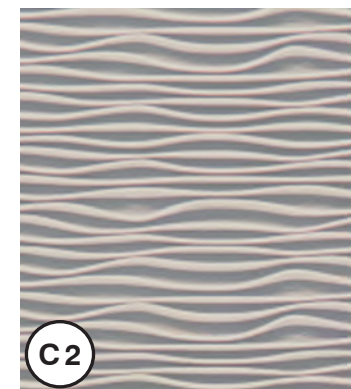
Schematic Design Document  
21 October 2022  
Page 73

## Exterior Materials Palette

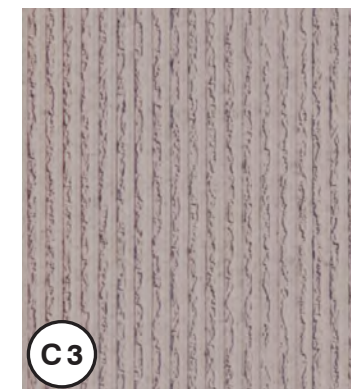




**Concrete Finish 1**  
Color: Sandy / Tan  
Texture: Vertical  
corrugated wave



**Concrete Finish 2**  
Color: Sandy / Tan  
Texture: Organic  
horizontal wave



**Concrete Finish 3**  
Color: Dark Tan / Mauve  
Texture: Vertical Rake



**Concrete Finish 4**  
Color: Charcoal  
Texture: Smooth



**Porcelain Tile  
Panels**

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 74

plural



**MITHŪN**



Chinatown Community  
Development Center  
華協中心



Eye level perspective - View from the corner of Folsom and Beale



**Transbay Block 2W - Senior Building**

Schematic Design Document  
21 October 2022  
Page 75



## Eye level perspective - View from the corner of Beale and Clementina



### Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 76



## Eye level perspective - View of Retail B



### Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 77

plural



MITHŪN





## Block Level Axonometric - View from the Northwest



### Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 78

plural



MITHŪN



Chinatown Community  
Development Center  
華協中心



## Block Level Axonometric - View from the Southwest



### Transbay Block 2W - Senior Building

Schematic Design Document  
21 October 2022  
Page 79



# 06 - Appendix



## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 80

plural



MITHŪN

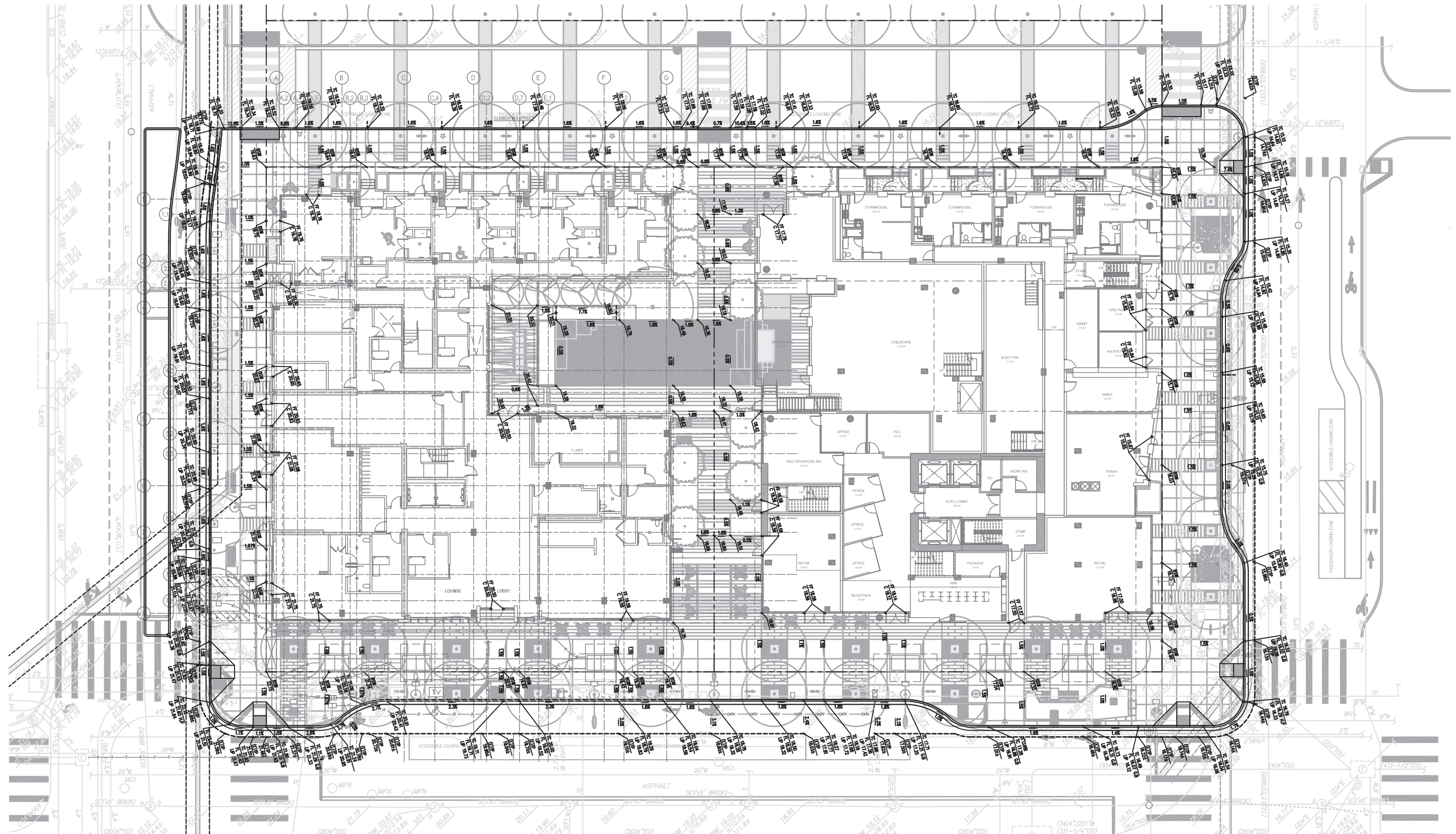


Chinatown Community  
Development Center  
華協中心









# Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 82

## Grading Plan

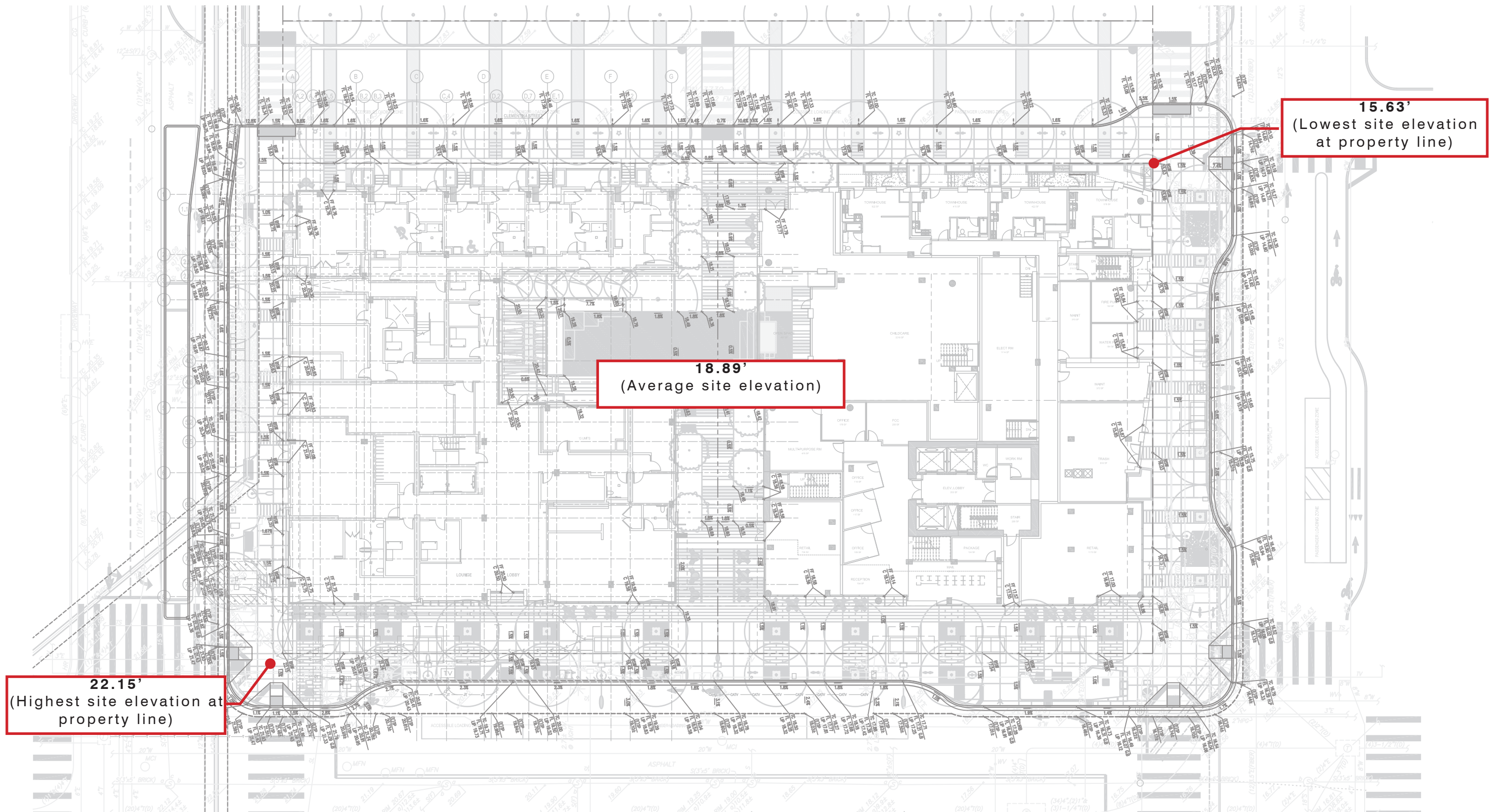


KENNERLY ARCHITECTURE & PLANNING  
**MITHUN**  
mercyHOUSING



Chinatown Community  
Development Center  
華協中心





## Transbay Block 2

Schematic Design Document

21 October 2022

Page 83

## Block 2 Average Grade Diagram



KENNERLY ARCHITECTURE & PLANNING

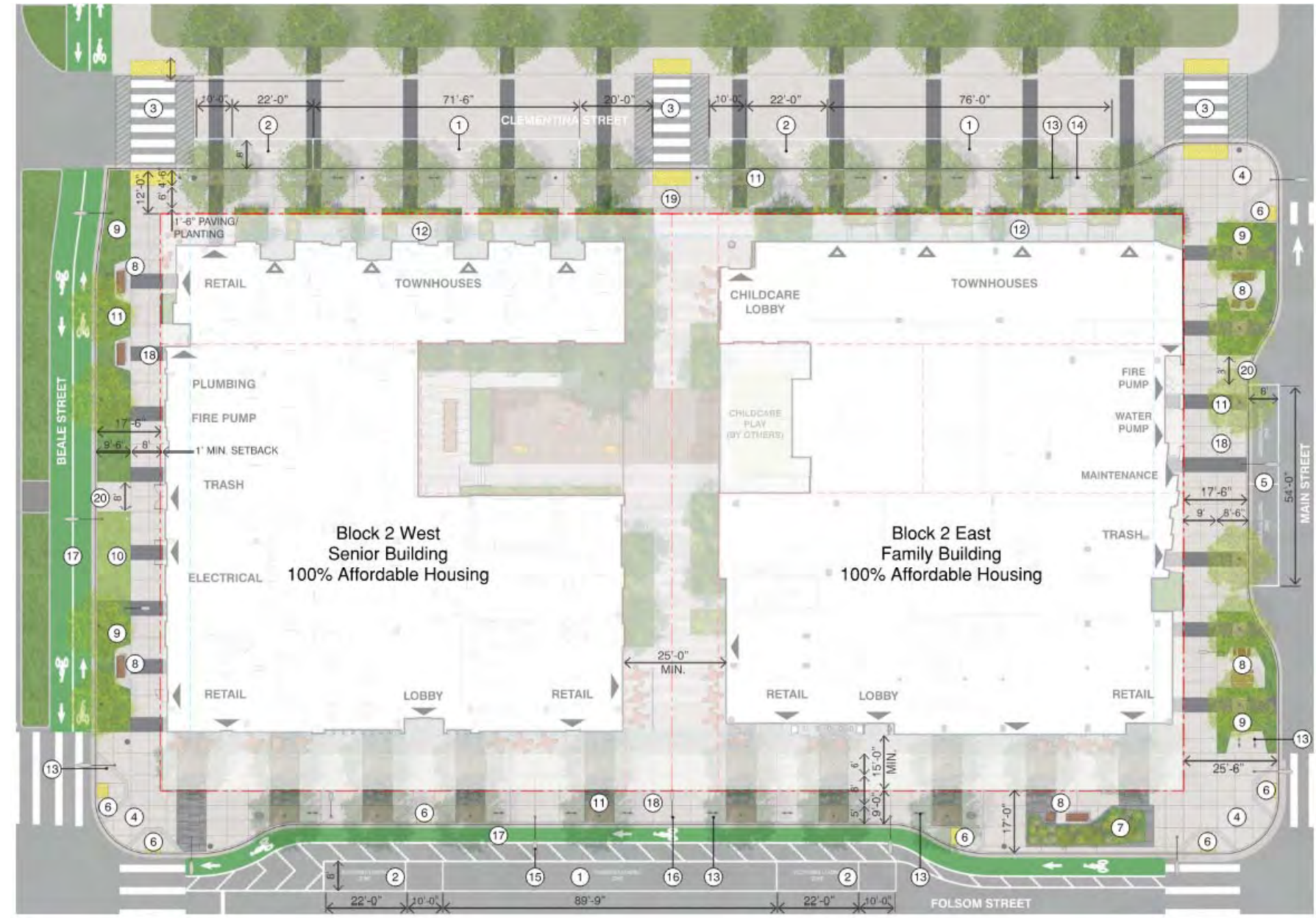
MITHUN

mercyHOUSING





- The developments will not have any off-street loading.
- The on-street loading spaces are acceptable to meet the demands of the buildings and no off-street loading is needed.
- Commercial and passenger loading is not shown as divided into individual stalls as requested by SFMTA.
- Quantity of loading provided was reviewed by SFMTA:
  - i. Clementina: 71'-6" and 76' passenger loading and two accessible loading stalls.
  - ii. Beale Street: no loading
  - iii. Folsom Street: 89'-9" passenger loading and two accessible stalls.
  - iv. Main Street: 54' commercial loading.
- All loading is to be 24 hours / 7 days.
- Commercial loading is to be "Six Wheel" type.
- Operationally longer-term loading than "short term loading" can be approved via the SFMTA Temporary Signage Group. Move in / move out requiring street loading space will need to submit a request for temporary signage with the SFMTA Temporary Signage Group which will be granted given the site configuration.



## Transbay Block 2

Schematic Design Document  
21 October 2022  
Page 84

## Block 2 Project Loading Scenario

plural



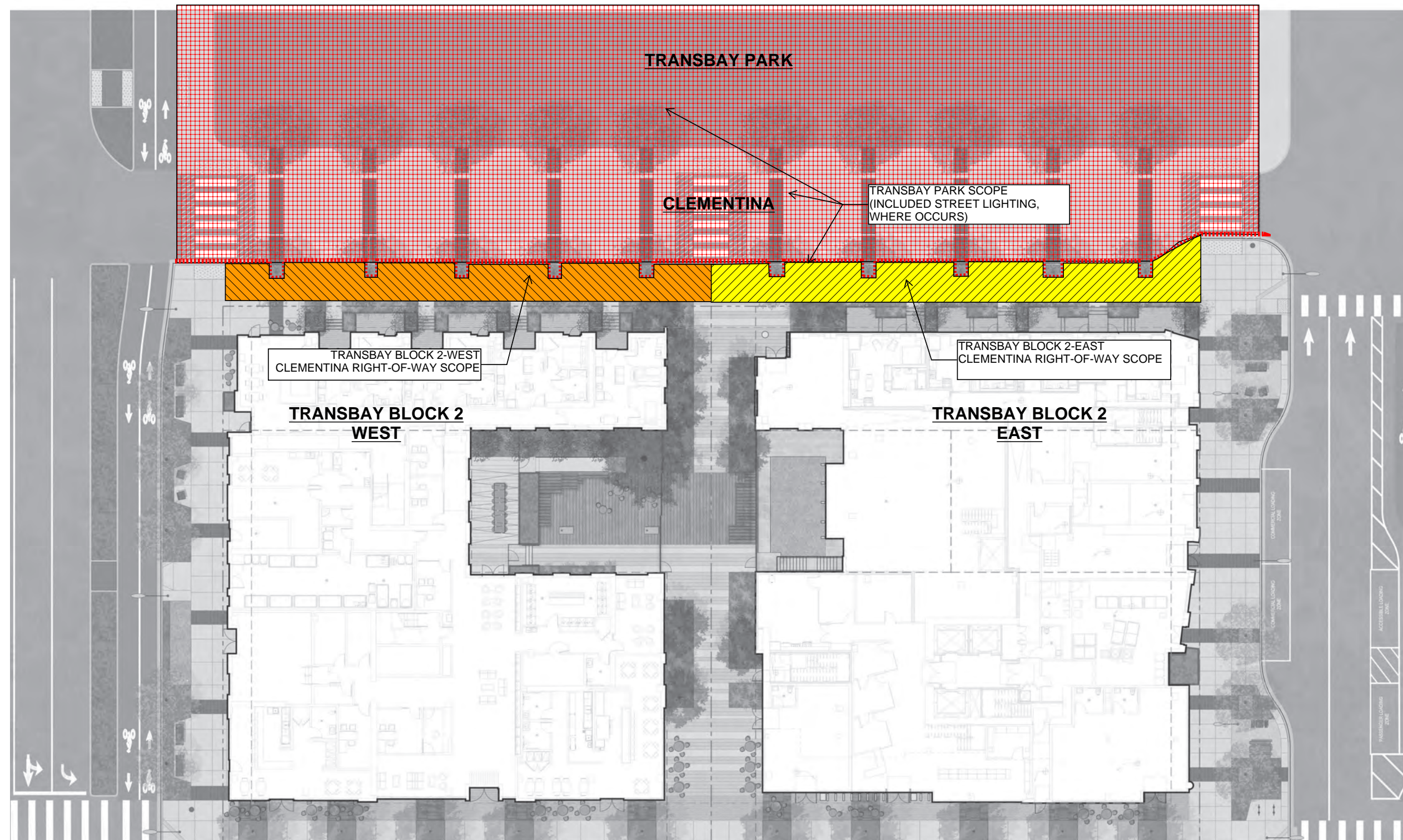
KENNERLY ARCHITECTURE & PLANNING

MITHUN

mercyHOUSING







## Transbay Block 2

Schematic Design Document

21 October 2022

Page 85

## Clementina Improvement Diagram

plural



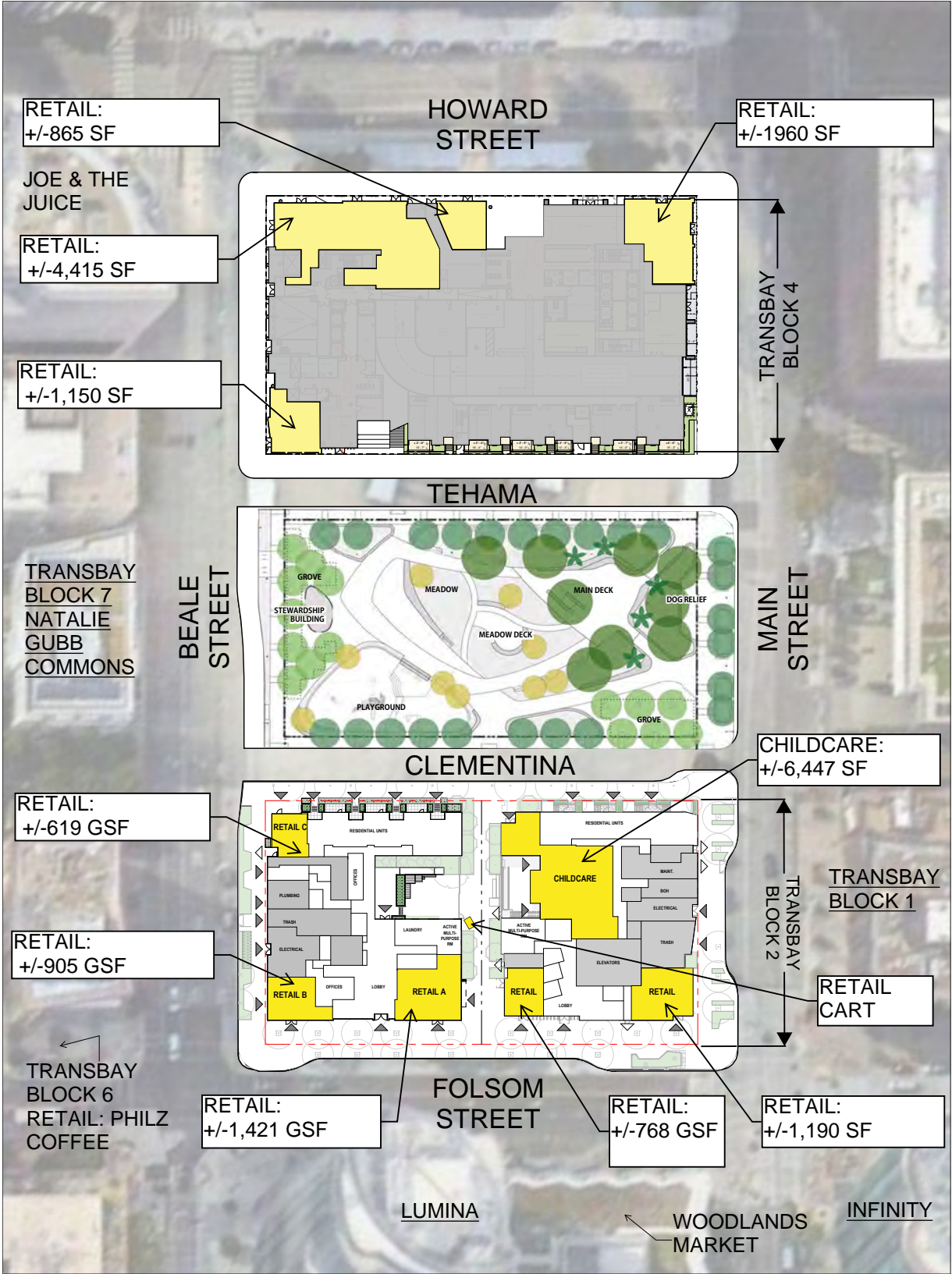
KENNERLY ARCHITECTURE & PLANNING

MITHUN

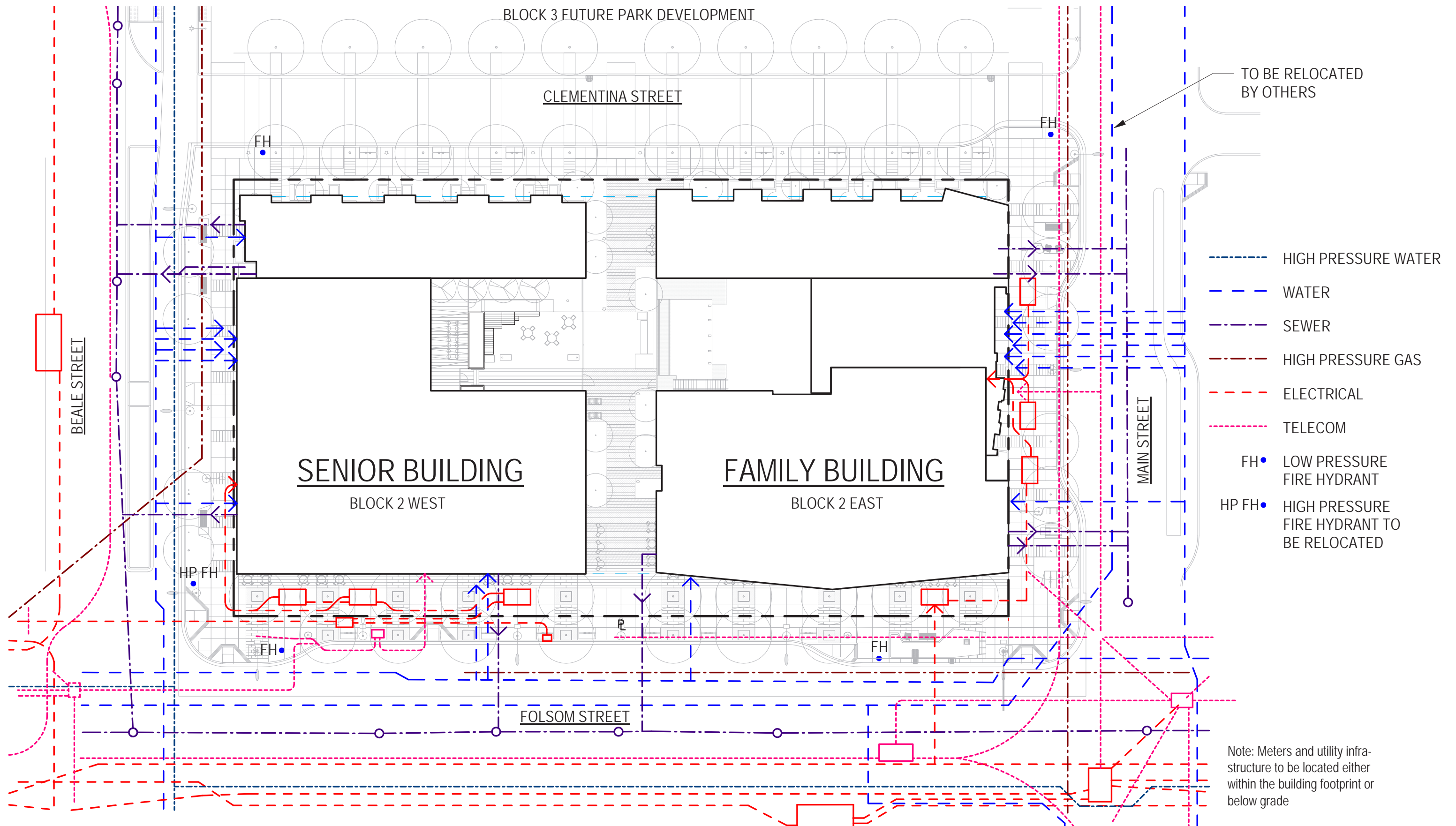
mercyHOUSING











## Transbay Block 2

Schematic Design Document

21 October 2022

Page 87

Utility Plan

plural



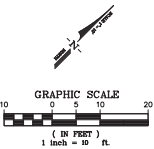
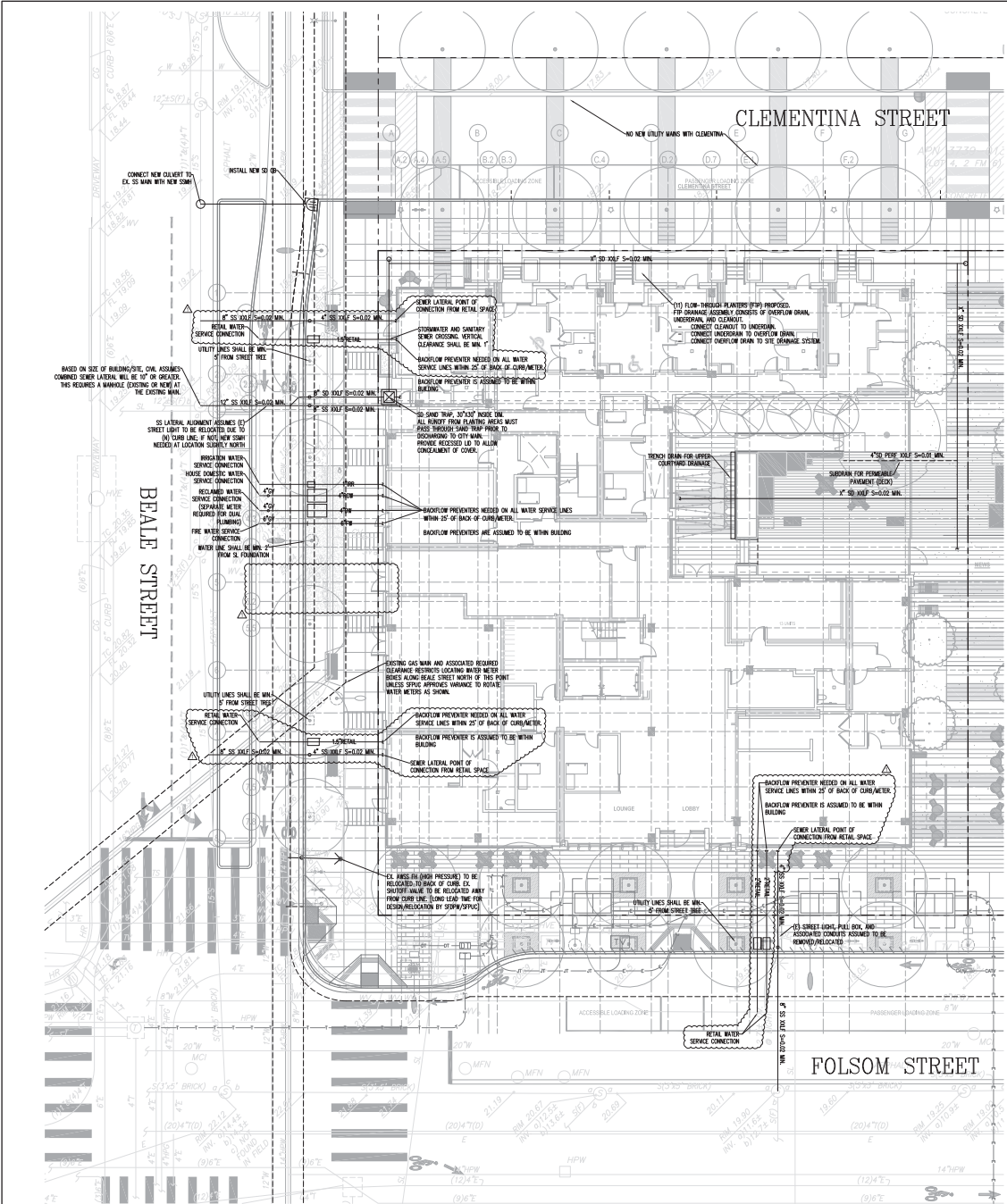
KENNERLY ARCHITECTURE & PLANNING

MITHŪN

mercyHOUSING







**MITHŪN**

845 PULLEY AVE. SUITE 100, ALBANY, NY 12206  
SAN FRANCISCO OFFICE: 415.398.0000  
SAN FRANCISCO OFFICE: 415.398.0000  
LOS ANGELES OFFICE: 213.622.0000  
LOS ANGELES OFFICE: 213.622.0000

**Ink and Associates**  
Civil Engineering  
Land Planning  
Land Surveying  
738 Alameda Street  
Berkeley, CA 94707  
Phone (510) 724-3288  
Fax (510) 724-3283  
email: dia@inkassociates.com

PROJECT  
TRANSBAY BLOCK 2W -  
SENIOR BUILDING

LOCATION  
STREET ADDRESS  
SAN FRANCISCO, CA  
ZIP CODE

PREPARED FOR  
CHINATOWN COMMUNITY  
DEVELOPMENT CENTER

DATE: 01/15/2022  
BY: [Signature]

DATE: 01/15/2022  
BY: [Signature]

SCHEMATIC CIVIL  
UTILITY PLAN

21033A10  
06/15/2022

**C-5.1**  
SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

**Transbay Block 2W - Senior Building**

Schematic Design Document  
21 October 2022  
Page 88

**Block 2W - Wet Utility Plan**

Note: Meters and utility infrastructure to be located  
either within the building footprint or below grade



**MITHŪN**



Chinatown Community  
Development Center  
華協中心









## NEW HOME RATING SYSTEM, VERSION 8.2

### MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory, E5.2, H6.1, J5.1, J6, O1, O7. Outside California: ICC 700 Mandatory Measures, E5.2, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v8.2. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)  
**Build It Green is not a code enforcement agency.**

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 8.2

## TRANSBAY BLOCK 2 WEST- Senior 5/28/2022

Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen								
Yes	CALGreen (REQUIRED)	4	1	1	1	1	1	
A. SITE								
No	A1. Construction Footprint	0				1		
A2. Job Site Construction Waste Diversion								
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		Probably compliant, GC to confirm
Yes	A3. Recycled Content Base Material	1				1		GC to comply
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				City sidewalk might be too dark. No by Landscape arch.
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
A6. Stormwater Control: Prescriptive Path								Stormwater Treatment System deleted after VE
TBD	A6.1 Permeable Paving Material						1	?
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
TBD	A6.4 Smart Stormwater Street Design		1					?
TBD	A7. Stormwater Control: Performance Path						3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete	1				1		
No	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0			2			
TBD	B3. Foundation Drainage System					2		?
No	B4. Moisture Controlled Crawlspace	0			1			
B5. Structural Pest Controls								
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
21.73%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	Add to specs
C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	C5. Trees to Moderate Building Temperature	0		1	1		1	No per landscape arch
C6. High-Efficiency Irrigation System								
Yes	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	No per landscape arch. We use a lightweight soil mixture for green roofs
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2					2	
≤0.5 Eto	C11. Landscape Meets Water Budget	1					1	
C12. Environmentally Preferable Materials for Site								
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		NA. No play structures
TBD	C13. Reduced Light Pollution		1					Lighting designer to advise
No	C14. Large Stature Tree(s)	0	1					Maybe One tree with min size reach 50 feet in height. No by landscape arch
No	C15. Third Party Landscape Program Certification	0					1	By owner if desired

Draft GreenPoint Rated New Home Multi Family Version 6.0

## Planning Scoresheet

Points Targeted: 159.0

Certification Level Targeted: Platinum

Compliance Pathway Targeted: Option 2: All Electric Compliance

T24 Compliance Targeted: 0.0 %



TRANSBAY BLOCK 2 WEST- Senior 5/28/2022		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
No	C16. Maintenance Contract with Certified Professional	0					1	
TBD	C17. Community Garden		2					Min 8 sq ft per unit. For 151 units 1,208 sq ft
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1. Optimal Value Engineering								
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
TBD	D2. Construction Material Efficiencies					1		Consider prefabricated systems
D3. Engineered Lumber								
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 OSB for Subfloor	0				0.5		
No	D3.3 OSB for Wall and Roof Sheathing	0				0.5		
No	D4. Insulated Headers	0		1				Continued insulation.
D5. FSC-Certified Wood								
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
D6. Solid Wall Systems								
No	D6.1 At Least 90% of Floors	0				1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		Maybe
No	D6.3 At Least 90% of Roofs	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
No	D8. Overhangs and Gutters	0		1		1		
D9. Reduced Pollution Entering the Home from the Garage								
Yes	D9.1 Detached Garage	2			2			No garage
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
D10. Structural Pest and Rot Controls								
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
No	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR								
TBD	E1. Environmentally Preferable Decking					1		?
No	E2. Flashing Installation Third-Party Verified	0				2		
No	E3. Rain Screen Wall System	0				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
N/A	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
TBD	E6. Vegetated Roof		2	2				25% of roof 1 pt. 50% 2 pts. Maybe 1 pt
F. INSULATION								
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes	F1.1 Walls and Floors	0.5				0.5		Interior only. GC to comply
Yes	F1.2 Ceilings	0.5				0.5		Interior only. GC to comply
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
F3. Insulation That Does Not Contain Fire Retardants								
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
No	F3.3 Interior and Exterior Insulation	0			1			Factory made with sprayed foam
G. PLUMBING								
G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	MEP design/ builder to confirm. Anticipated by Ray Keane <ray@engineering350.com>
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	MEP design/ builder to confirm. Anticipated by Ray Keane <ray@engineering350.com>
G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.1 WaterSense Bathroom Faucets ≤ 1.0 gpm	1					1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1	No urinals
TBD	G3. Pre-Plumbing for Graywater System						1	
No	G4. Operational Graywater System	0					3	
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1					1	MEP design/ builder to confirm. Anticipated by Ray Keane <ray@engineering350.com>

Draft GreenPoint Rated New Home Multi Family Version 6.0

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 90

## Green Point Rated Checklist

plural



MITHUN



Chinatown Community Development Center  
華協中心



TRANSBAY BLOCK 2 WEST- Senior 5/28/2022		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
No	G6. Submeter Water for Tenants	0					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
H1. Sealed Combustion Units								
No	H1.1 Sealed Combustion Furnace	0			1			
No	H1.2 Sealed Combustion Water Heater	0			2			
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				Anticipated by Ray Keane <ray@engineering350.com>
Yes	H3.2 Pressure Balance the Ductwork System	1		1				Anticipated by Ray Keane <ray@engineering350.com>
H4. ENERGY STAR® Bathroom Fans								
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1			
H5. Advanced Practices for Cooling								
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			MEP to confirm
H7. Effective Range Design and Installation								
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			Anticipated by Ray Keane <ray@engineering350.com>
No	H7.2 Automatic Range Hood Control	0			1			No, by Ray Keane <ray@engineering350.com>
No	H8. High Efficiency HVAC Filter (MERV 16+)	0			1			
No	H9. Advanced Refrigerants	0			1			No, by Ray Keane <ray@engineering350.com>
I. RENEWABLE ENERGY								
0.0%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				<ray@engineering350.com>: 15W per square foot. 13000'0.15=29kW array= 42,000 kWh per year. AR: still need energy performance for these points to be allocated
I2. Net Zero Energy Home								
No	I2.1 Near Zero Energy Home	0		2				
No	I2.2 Low Carbon Home	0		4				
TBD	I3. Energy Storage			1				Maybe there will be a battery for the community room
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
TBD	I5. Photovoltaic System for Multifamily Projects			8				Need to know the amount
J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			Anticipated by Ray Keane <ray@engineering350.com>
Yes	J3. Mechanical Ventilation Testing and Low Leakage	1			1			Anticipated by Ray Keane <ray@engineering350.com>
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1			
J5. Building Energy Performance								
Option 2: All Electric Compliance	J5.1 Home Outperforms Title 24	25.02		25+				All electric Compliance margin is 10% over T24 or higher w/o PV credit OR 4% over T24 and 40% including PV and Process Credit. Low Rise: Minimum Total (EDR) margin ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. Option 2: All Electric Compliance - High-Rise: meet T24, Low Rise: Meet Efficiency (EDR) margin based on climate zone (0-5). PV and Storage credit allowed. Option 3: Annual Energy Use - Minimum 20% compliance based on annual energy use. PV credit not allowed
	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%
	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1				
No	J8. ENERGY STAR® for Homes	0		1				
No	J9. EPA Indoor airPlus Certification				2			
TBD	J10. Blower Door Testing				3			
TBD	J11. Compartmentalization of Units			1	1			
K. FINISHES								
K1. Entryways Designed to Reduce Tracked-In Contaminants								
No	K1.1 Entryways to Individual Units	0			1			
Yes	K1.2 Entryways to Buildings	1			1			Consider roll out mats or entryway systems to building
K2. Low-VOC Interior Wall and Ceiling Paints								
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
K4. Environmentally Preferable Materials for Interior Finish								
≥50%	K4.1 Cabinets	1				2		Over 80% 1 more point
≥50%	K4.2 Interior Trim	1				2		Over 80% 1 more point
≥50%	K4.3 Shelving	1				2		Over 80% 1 more point

Draft GreenPoint Rated New Home Multi Family Version 6.0

TRANSBAY BLOCK 2 WEST- Senior 5/28/2022		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
≥50%	K4.4 Doors	1				2		Over 80% 1 more point
Yes	K4.5 Countertops	1				1		
K5. Formaldehyde Emissions in Interior Finish Exceed CARB								
Yes	K5.1 Doors	1			1			
Yes	K5.2 Cabinets and Countertops	2			2			
Yes	K5.3 Interior Trim and Shelving	2			2			
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2			Min 10 HPDs or C2C certified materials
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
Yes	K8. Comprehensive Inclusion of Low Emitting Finishes	1			1			
Yes	K9. Durable Cabinets	2				2		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1		
L. FLOORING								
≥75%	L1. Environmentally Preferable Flooring	3				3		
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			
Yes	L3. Durable Flooring	1				1		No carpet in homes
No	L4. Thermal Mass Flooring	0		1				Exposed concrete, tile or stone
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	In community area there are 2
M2. Efficient Clothes Washing and Drying								
TBD	M2.1. CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2				
M4. Permanent Centers for Waste Reduction Strategies								
No	M4.1 Bulk-In Recycling Center	0				1		
No	M4.2 Bulk-In Composting Center	0				1		
M5. Lighting Efficiency								
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				5/19/22: Confirmed by jennifer@lucclighting.com
No	M6. Electric Vehicle Charging Stations and Infrastructure	0		2				
Yes	M7. Central Laundry	1					1	
Yes	M8. Gearless Elevator	1		1				
N. COMMUNITY								
N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1		TB2 W has private open space
	N1.5 Home Size Efficiency	9				10		
730	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
N2. Home(s)/Development Located Near Transit								
No	N2.1 Within 1 Mile of a Major Transit Stop	0	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2					
N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
10	Enter the number of Tier 1 services							
10	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
No	N3.5 Bicycle Storage for Residents	0	1					Covered bike storage for at least 15% of residents. Only
TBD	N3.6 Bicycle Storage for Non-Residents		1					VE delete interior bike racks (updated to 10 bike racks to
No	N3.7 Reduced Parking Capacity	0	2					No parking
N4. Outdoor Gathering Places								
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
N5. Social Interaction								
TBD	N5.1 Residence Entries with Views to Callers		1					ADA apartments will have hi-to peep hole
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					AR to confirm
N6. Passive Solar Design								
TBD	N6.1 Heating Load			2				?
TBD	N6.2 Cooling Load			2				?

Draft GreenPoint Rated New Home Multi Family Version 6.0

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 91

## Green Point Rated Checklist

plural

km

MITHUN



Chinatown Community  
Development Center  
華協中心



TRANSBAY BLOCK 2 WEST- Senior 5/28/2022		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
N7. Adaptable Building								
Yes	N7.1 Universal Design Principles in Units	2	1		1			50% of units will be ADA. Need 75%. 100% units have gr
No	N7.2 Full-Function Independent Rental Unit	0	1					
N8. Resiliency								
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
N9. Social Equity								
TBD	N9.1 Diverse Workforce		1			1		
TBD	N9.2 Community Location		1		1			AR to check
N10. Affordability								
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2					
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1					
Yes	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	1	1					
N11. Mixed-Use Developments								
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1					Arch to do calcs
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					Arch to do calcs
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5	
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	2		0.5	0.5	0.5	0.5	
O5. Home System Monitors								
No	O5.1. Home Energy Monitoring Systems	0		1				
No	O5.2. Home Water System Monitors	0					1	
O6. Green Building Education								
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1					
TBD	O11. Smokefree Housing				2			Does Mercy allow smoking?
Yes	O12. Integrated Pest Management Plan	1			1			CCDC to provide
P. DESIGN CONSIDERATIONS								
P1. Acoustics: Noise and Vibration Control			1		1			
	Enter the number of Tier 1 practices							Maybe, acoustic consultant to advise
	Enter the number of Tier 2 practices							Maybe, acoustic consultant to advise
P2. Mixed-Use Design Strategies								
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
P3. Commissioning								
TBD	P3.1 Design Phase			1	1			When will CxA be on?
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
No	P4. Building Enclosure Testing	0		1	1	1		Envelope Cx
INNOVATIONS								
TBD	Enter Innovation 1 description here. Enter up to four points at right.							
TBD	Enter Innovation 2 description here. Enter up to four points at right.							
TBD	Enter Innovation 3 description here. Enter up to four points at right.							
TBD	Enter Innovation 4 description here. Enter up to four points at right.							
Summary			Community	Energy	IAQ/Health	Resources	Water	
Total Available Points in Specific Categories		405	47	136	73	91	58	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
Total Points Targeted		159.0	14.0	46.5	35.0	38.0	25.5	

Draft GreenPoint Rated New Home Multi Family Version 6.0

## Transbay Block 2W - Senior Building

Schematic Design Document

21 October 2022

Page 92

## Green Point Rated Checklist

plural

km

MITHŪN

Chinatown Community  
Development Center  
華協中心