

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

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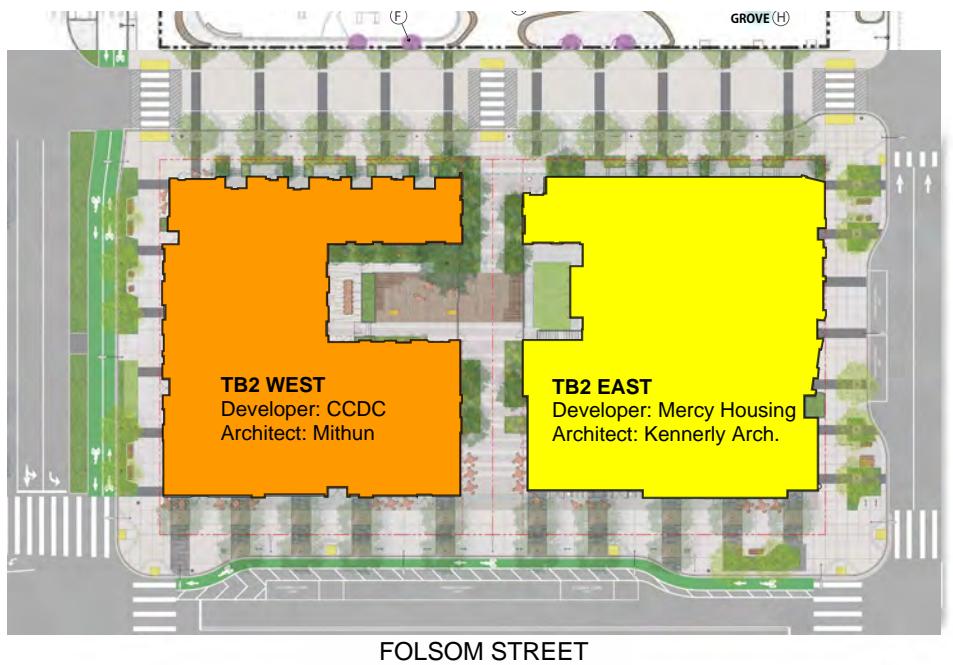
Transbay Block 2W - Senior Building

01 - Site Context



Transbay Block 2W - Senior Building

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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.

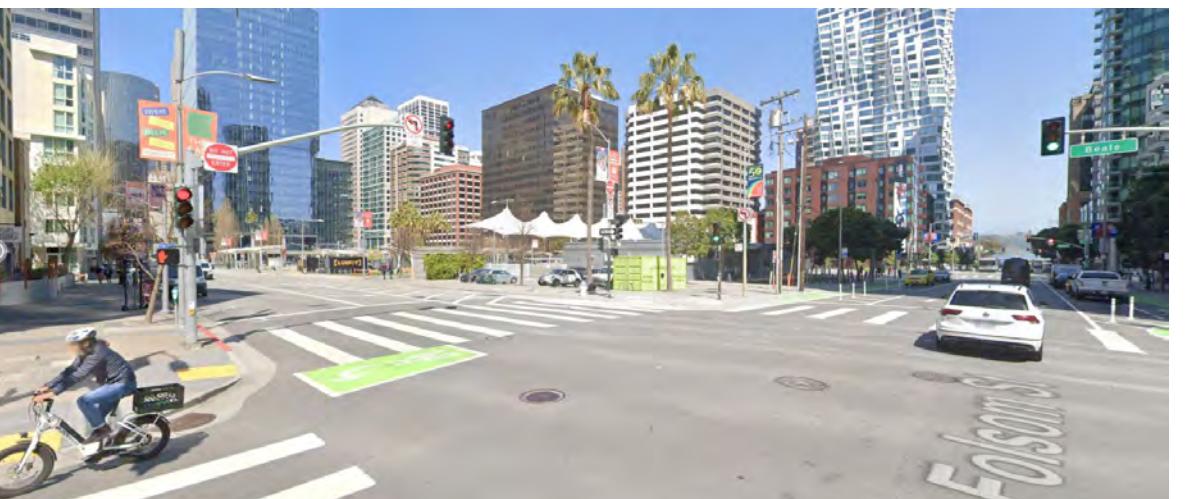
As the keystone parcel in the Transbay District, Block-2 catalyzes the ambitions of the Master Plan through its programming, urban design, and architectural potential. Our vision for Block-2 delivers on this potential, with affordable housing for seniors and families in two buildings that will activate 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 AND BEALE STREETS



FOLSOM AND MAIN STREETS

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Site Context - Vicinity Map



Transbay Block 2

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KENNERLY ARCHITECTURE & PLANNING



MITHUN



Chinatown Community Development Center
華協中心

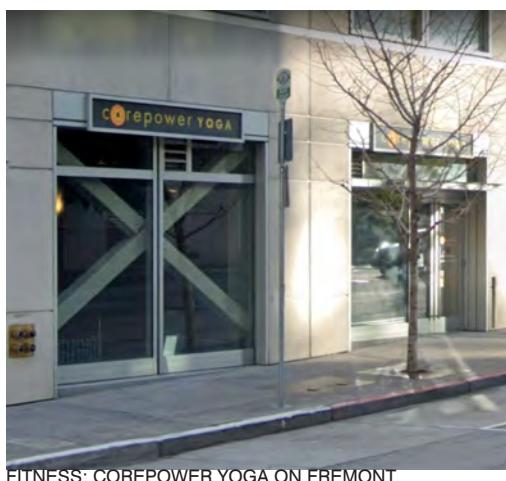
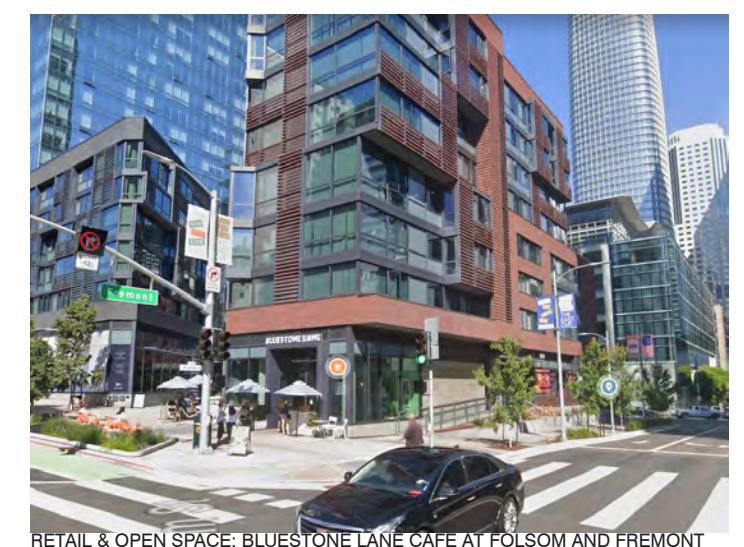
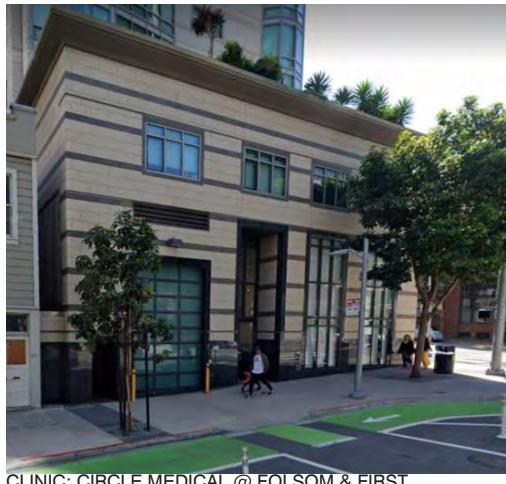
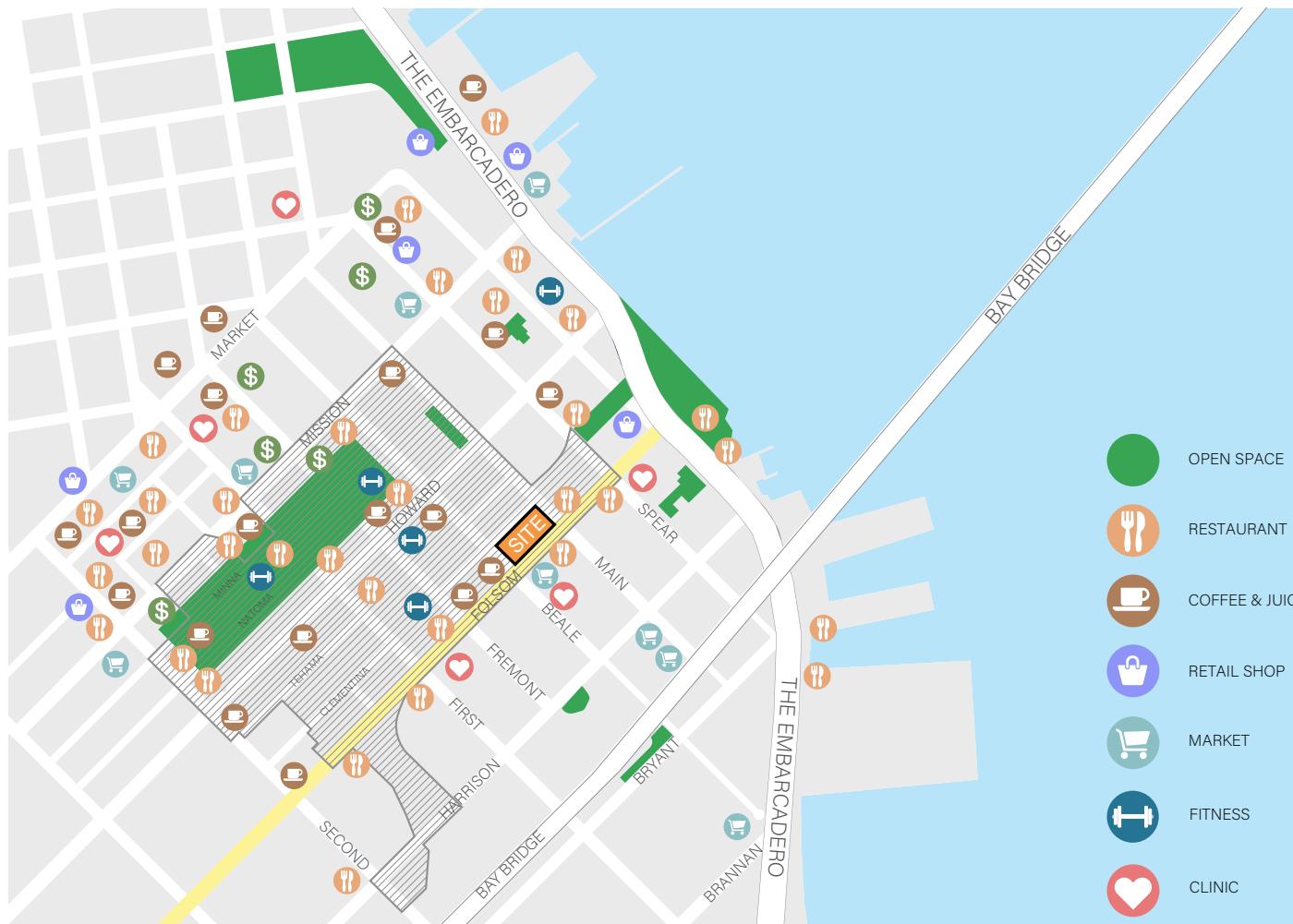
Site Context - Neighboring Projects



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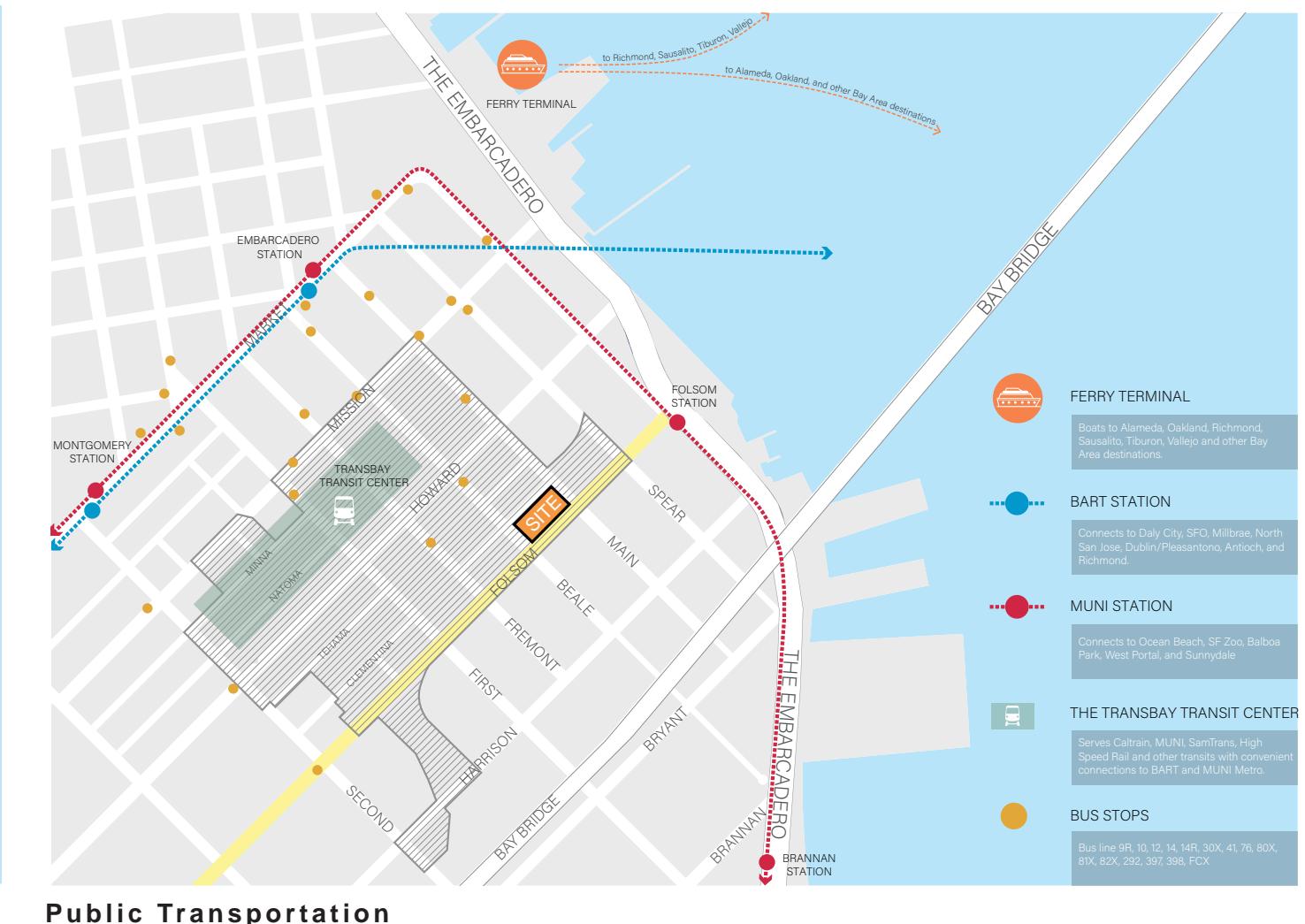
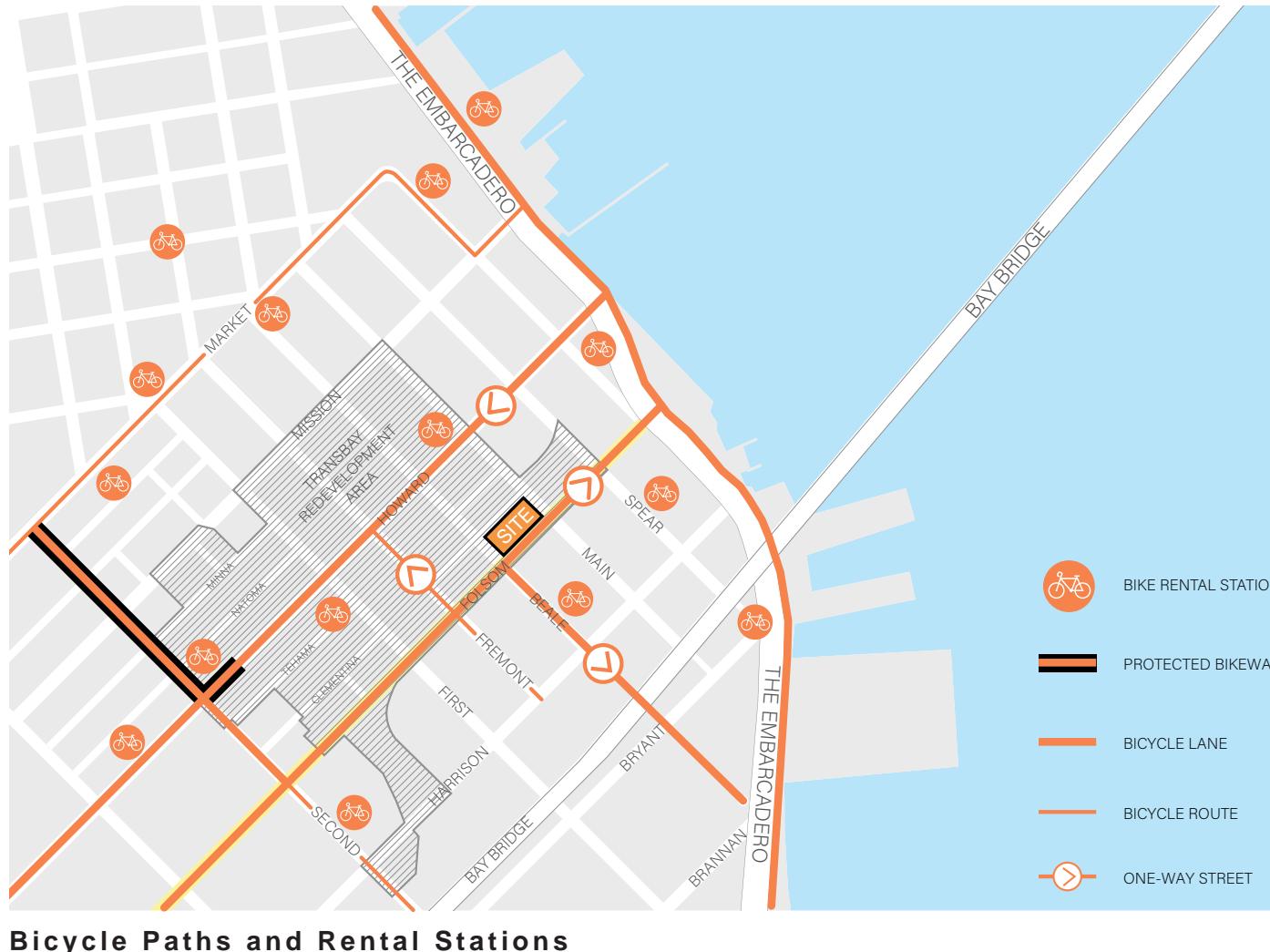
Site Context - Land Use and Open Space / Neighborhood Amenities



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Site Context - Transit Diagram



Transbay Block 2

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Site Context - View Studies



Park viewshed

Primary Street viewshed

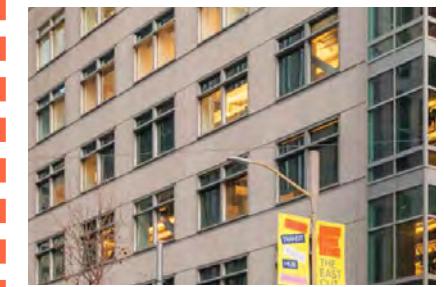
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Site Context - Color Studies - Complimentary Pairs



301 Howard St



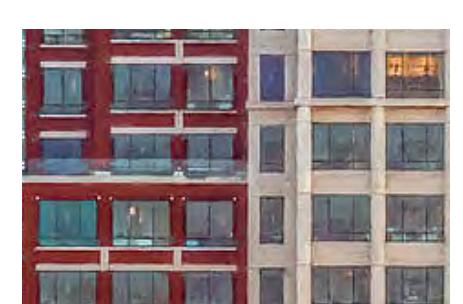
215 Fremont



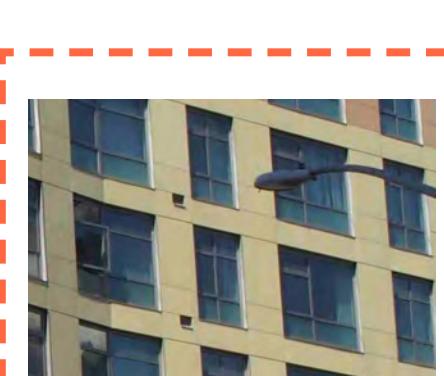
211 Main St



221 Main St



GAP



Block 6 - Natalie Gubb Commons



Block 6 - Solaire

Transbay Block 2

Schematic Design Document

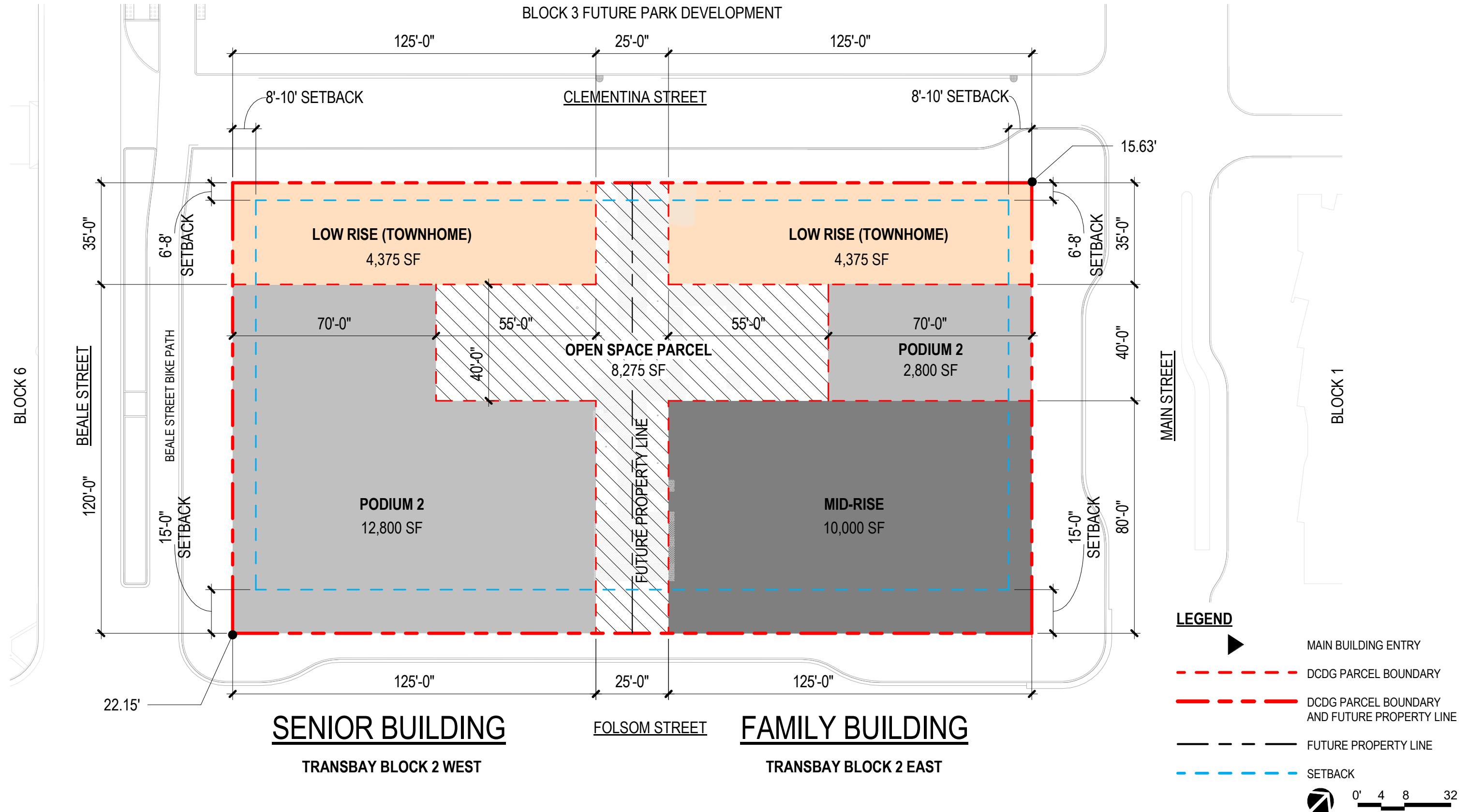
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Transbay Block 2

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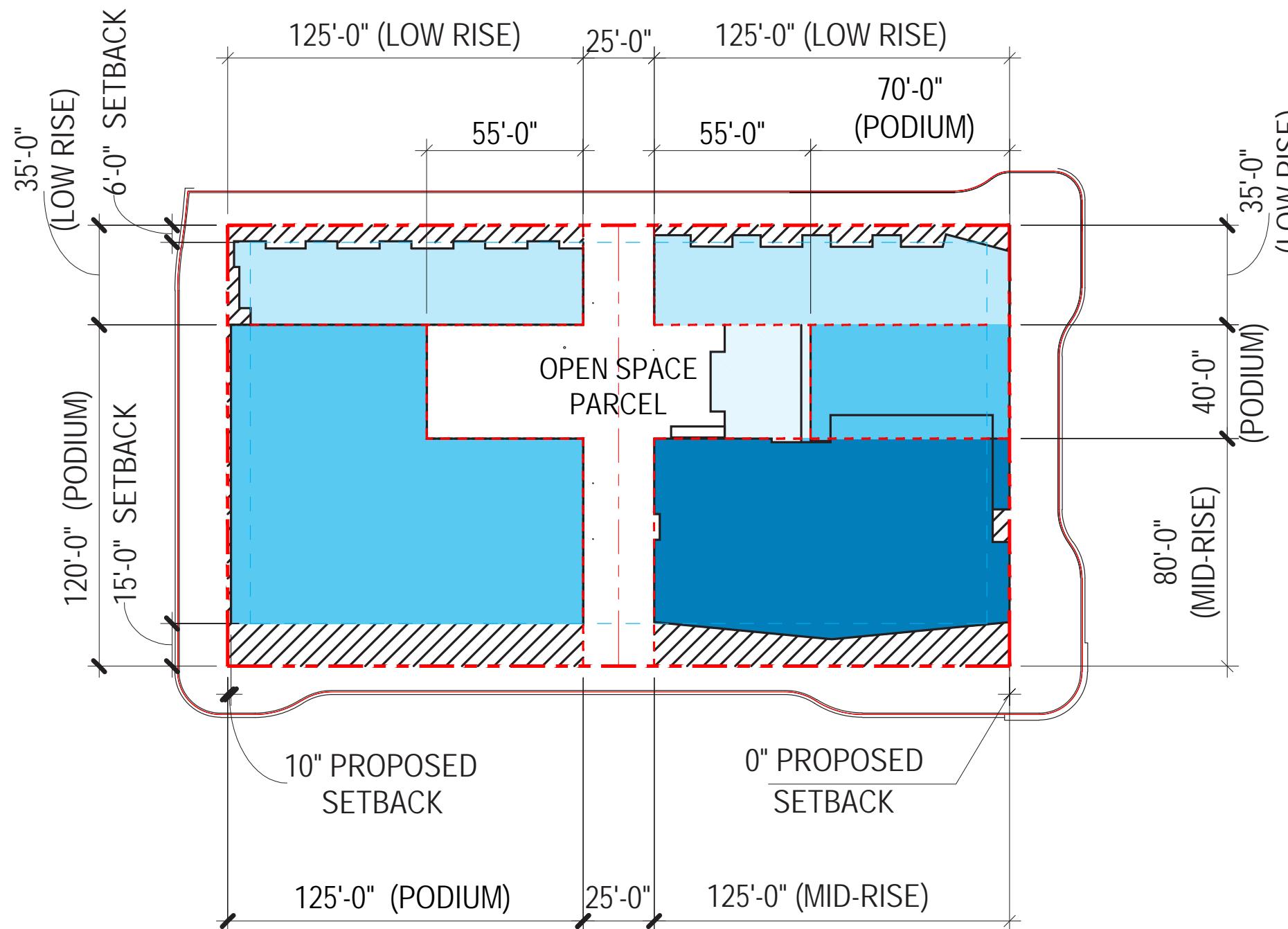
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Parcel Plan

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SENIOR BUILDING

FAMILY BUILDING

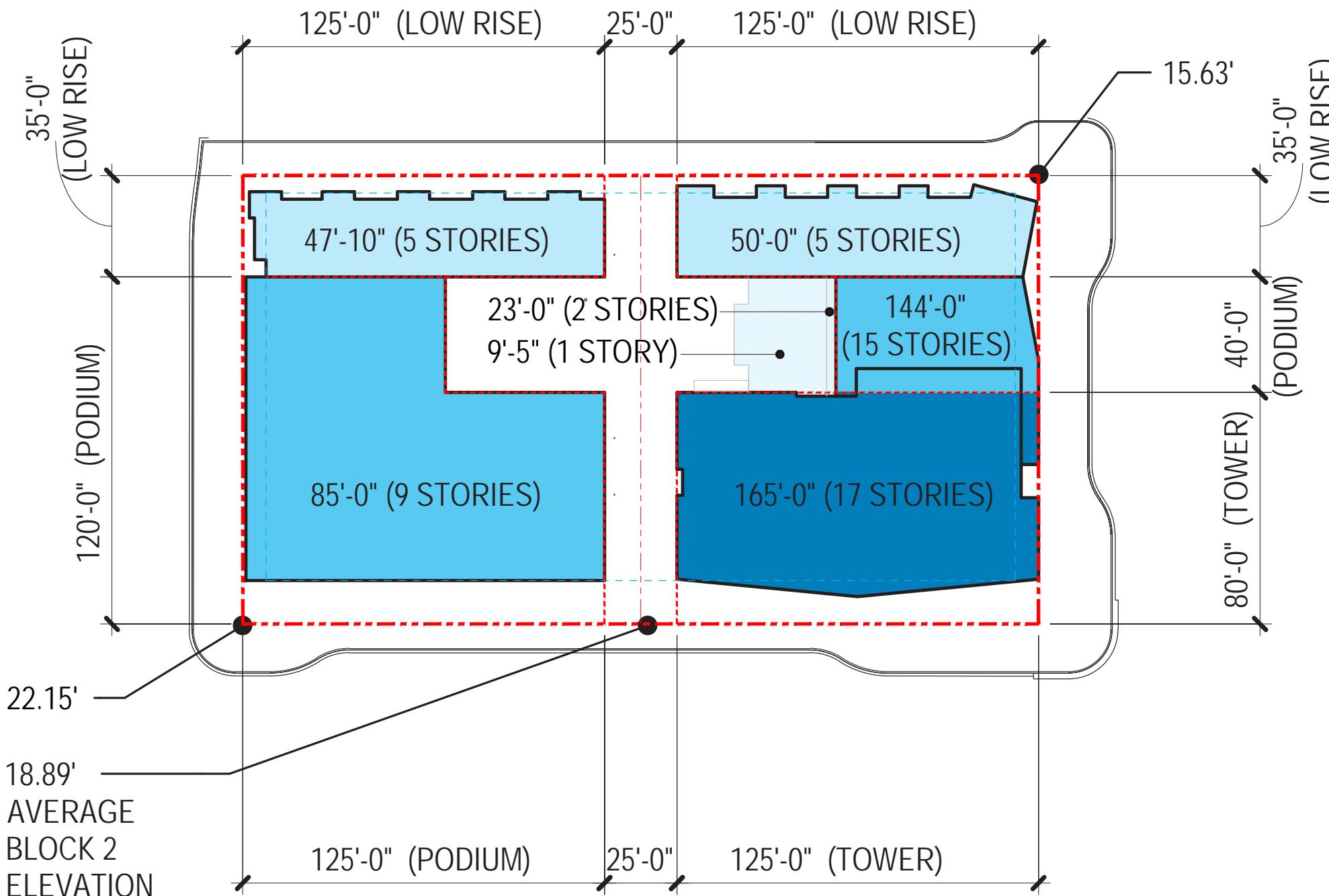
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Setback Diagram



SENIOR BUILDING

FAMILY BUILDING

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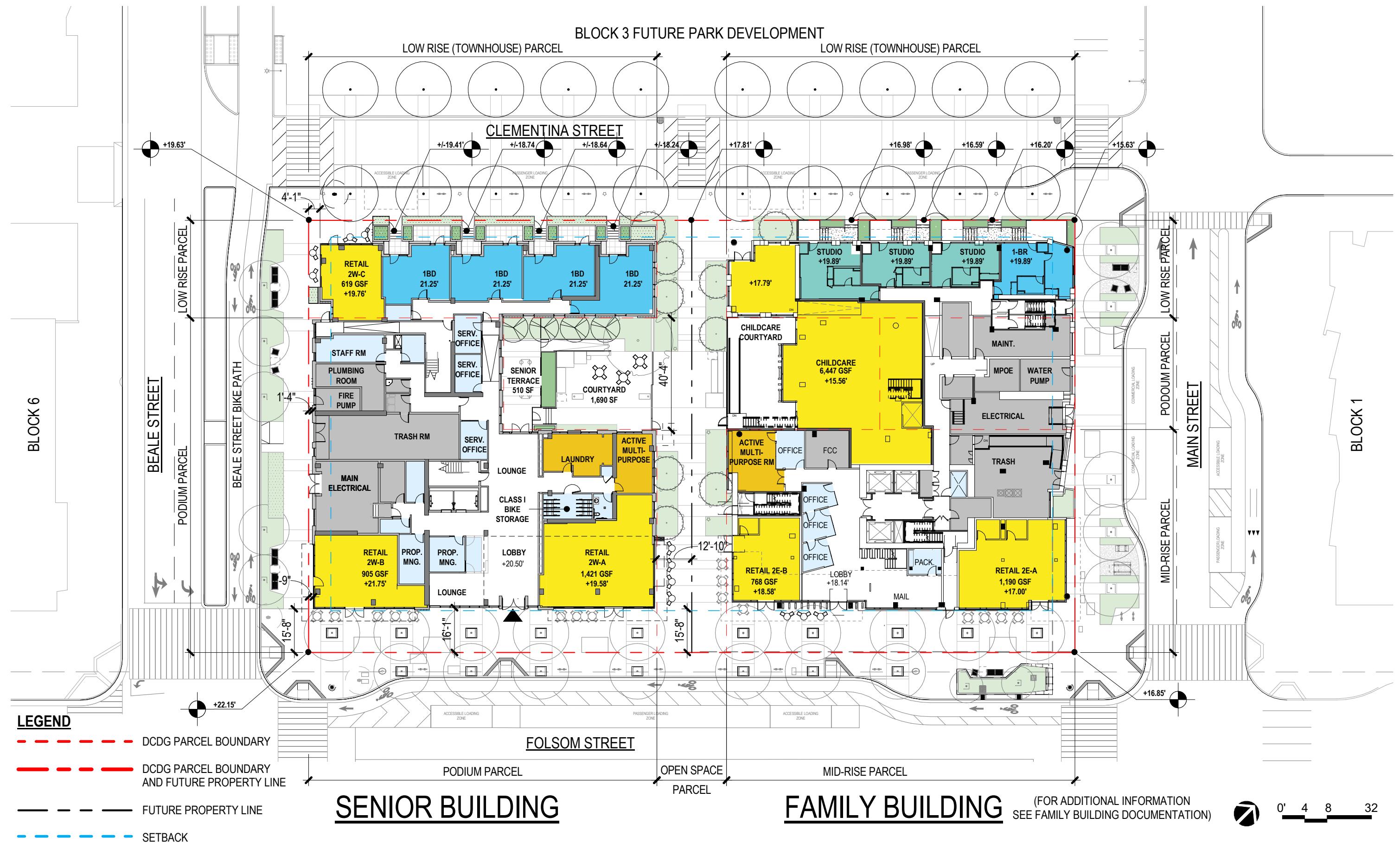
Building Height Diagram



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Site Plan



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02 - Project Overview



Transbay Block 2W - Senior Building

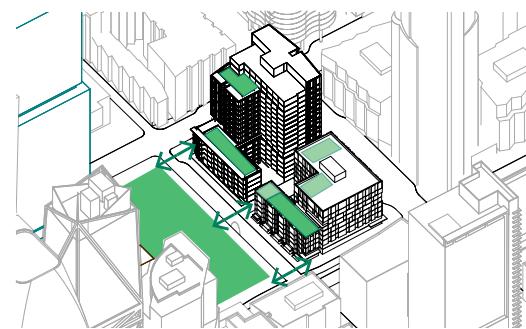
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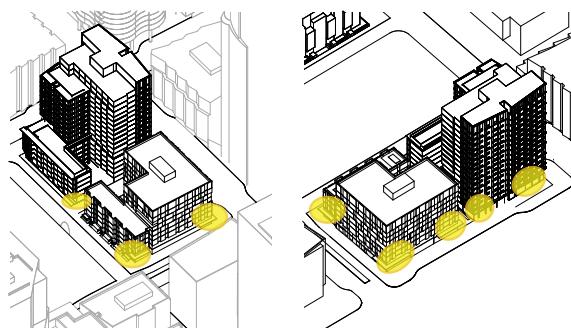
Connecting the lane



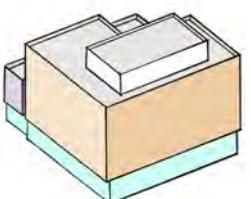
Clementina wrapped corners



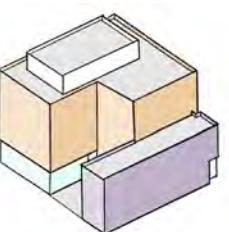
From park to building



Anchoring retail



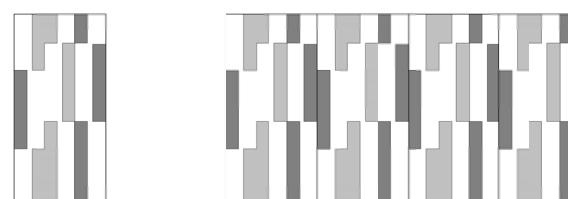
Primary volume



Townhome volume



Texture - Jewelry box



Texture - Patterned facade

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 skinned 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 facade 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 facade 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.

Transbay Block 2W - Senior Building

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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

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
LEVEL 1	16	11 15
LEVEL 6		5 9
TOTAL	16	16 24
BIKE PARKING	REQUIRED	PROVIDED
BLOCK 2 WEST - (CLASS 1) - IN BUILDING	12	12
COMBINED BLOCK 2 E & 2 W - (CLASS 2) - SITE	0 PER DCDG	16
BLOCK 2 EAST AND 2 WEST - LOADING SPACES	PROVIDED	
ACCESSIBLE LOADING SPACES (ON-STREET)	4	
PASSENGER LOADING (ON-STREET)	245'-6"	
COMMERCIAL LOADING (ON-STREET)	54'	
OPEN SPACE	REQUIRED	PROVIDED
(16 SF/ RES UNITS)	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

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
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%
7,176	1365	0	0	1,926	282	10,749	10,749	79.5%
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%
2,073	1,835	1,475	2,945	2,999	2228	13,555	13,555	28.8%

SUBTOTALS	STUDIO	1B	2B	TOTAL UNITS
	39	22	89	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	

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

Notes

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

Notes, continued.

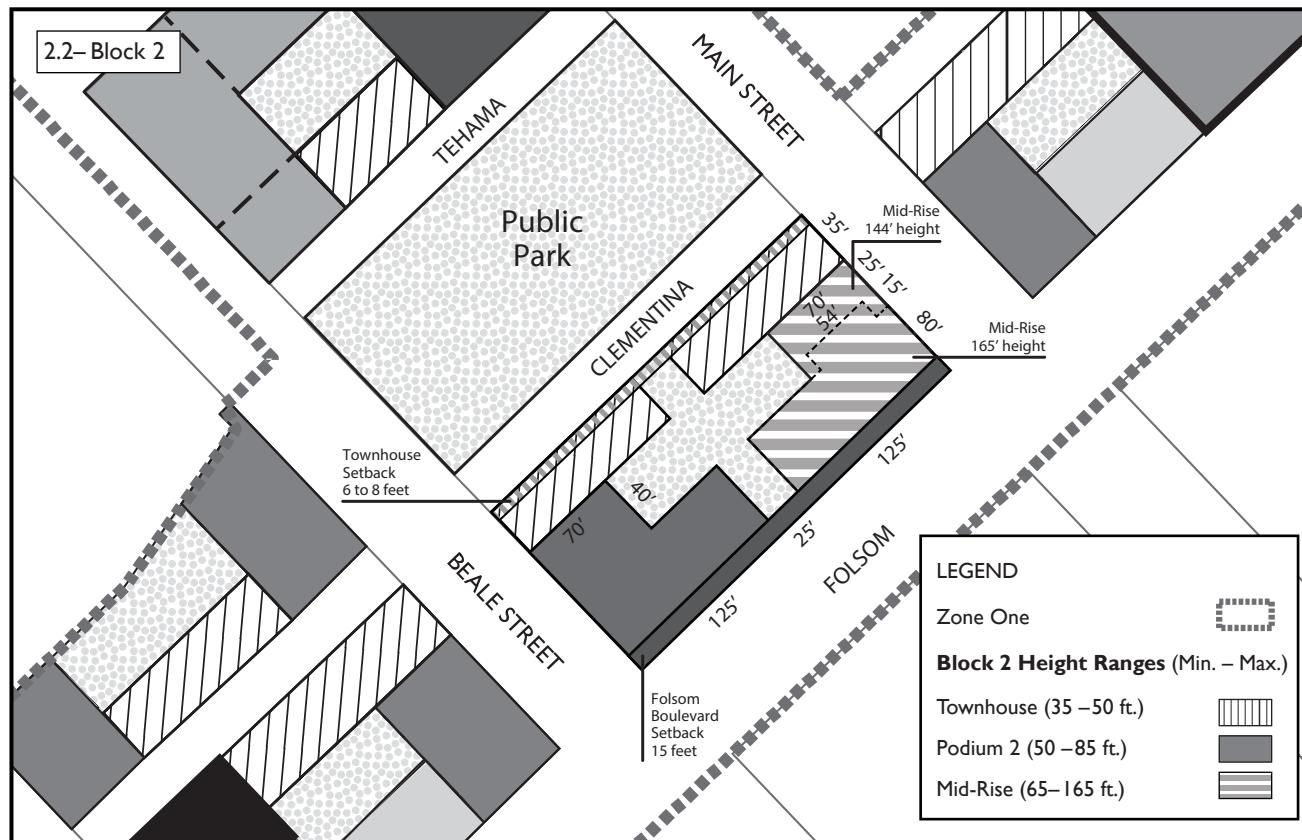
- Management area includes office and associated spaces including restrooms.
- Circulation area includes corridors, stairs, and elevators.
- Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.
- Open Space: Includes occupiable area.

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.

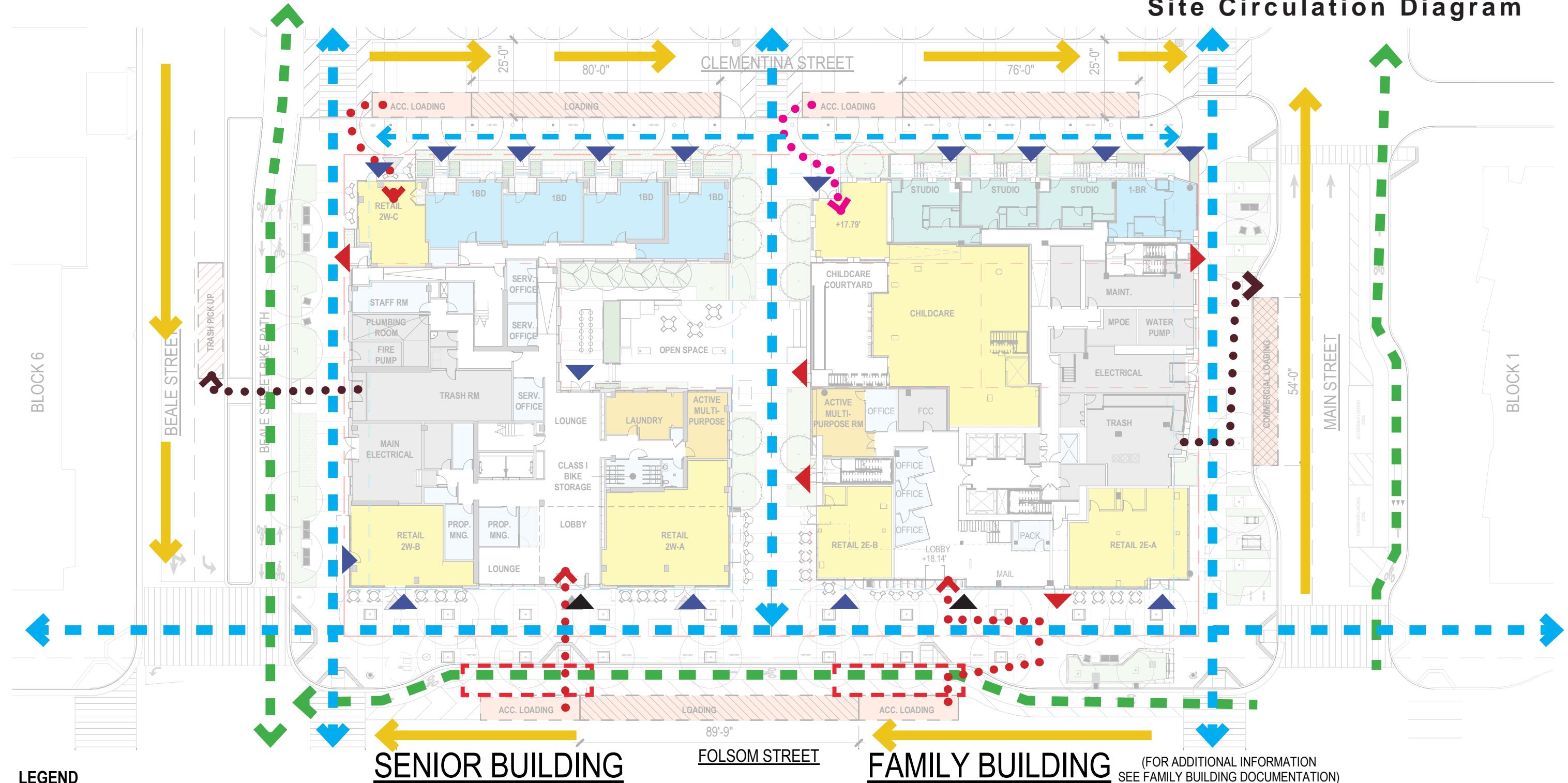
FIGURE 2.2 – BLOCK DEVELOPMENT ALTERNATIVE
Block 2 Alternative



Transbay Block 2W - Senior Building



Site Circulation Diagram



LEGEND

◀ MAIN BUILDING ENTRIES / BUILDING EMERGENCY ENTRY AND EGRESS
 ▲ BUILDING EMERGENCY EGRESS

← → PRIMARY PEDESTRIAN CIRCULATION
 ← → PEDESTRIAN BUILDING ENTRIES

..... CHILD CARE PICKUP / DROP OFF ROUTE
 ACCESSIBLE ROUTE

..... TRASH CIRCULATION
 FIRE APPARATUS / EMERGENCY VEHICLE

→ VEHICULAR CIRCULATION
 ← → PRIMARY BICYCLE CIRCULATION

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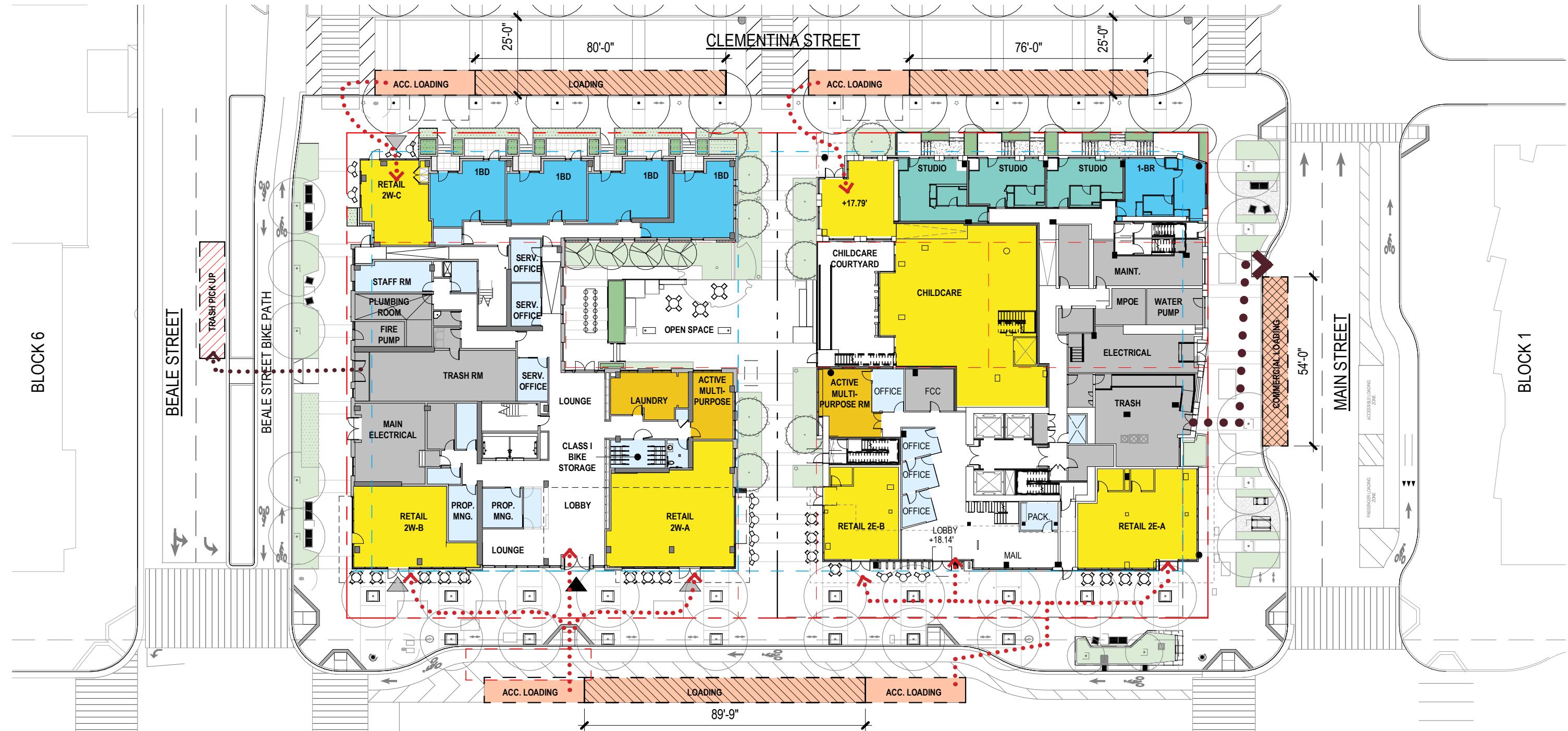
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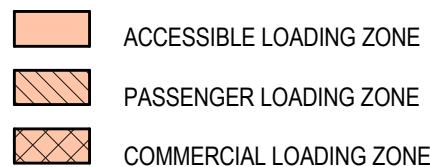
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Parking and Loading Diagram



LEGEND

- MAIN BUILDING ENTRY
- ACCESSIBLE PATH
- TRASH PICK UP PATH



TRASH PICK UP: RECOLOGY WILL STAGE TRUCK AT THIS LOCATION AND PICK UP UNCOMPACTED BINS FROM THE TRASH ROOM. PICK UP WILL OCCUR OVERNIGHT.

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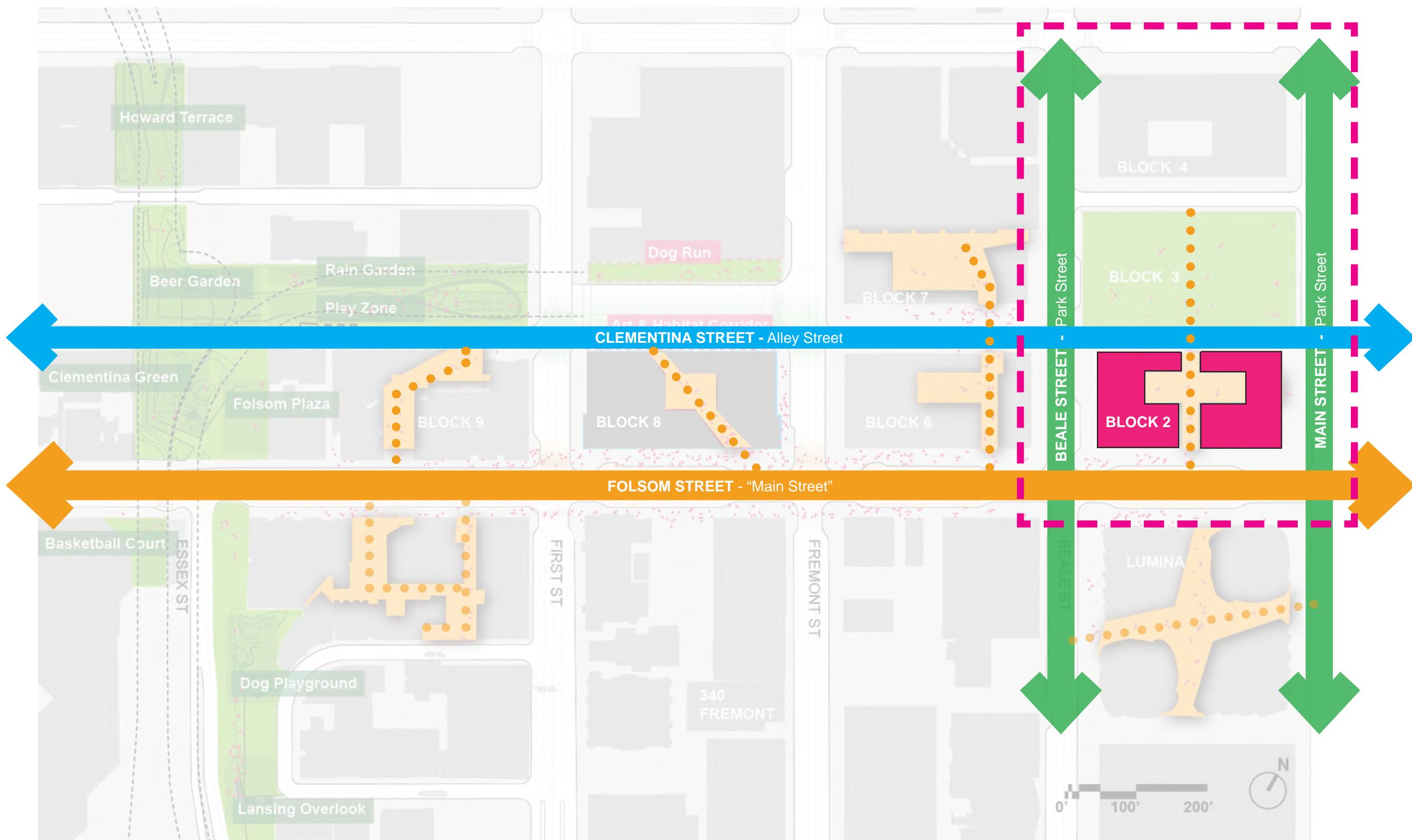
03 - Landscape Design



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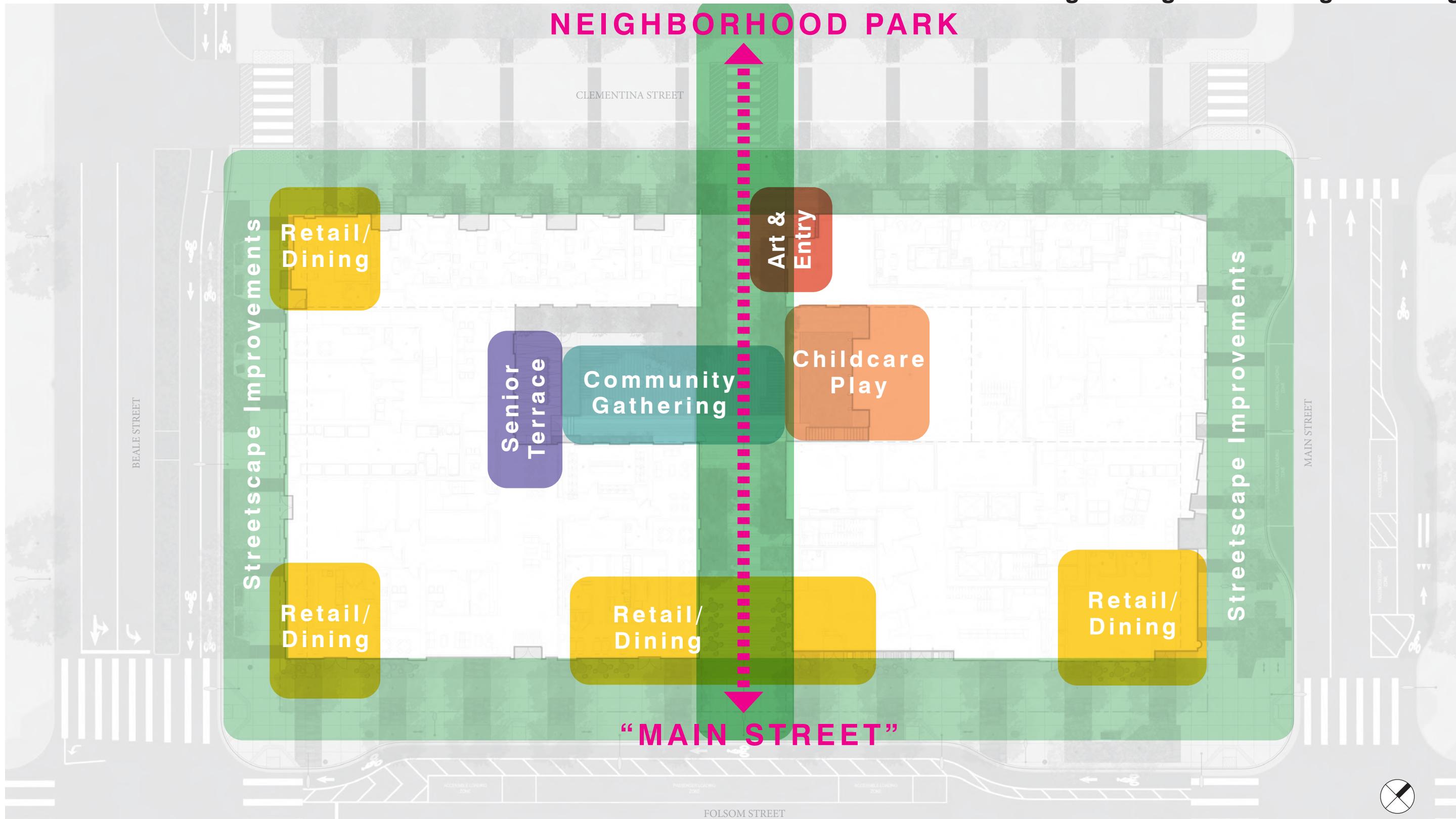
Urban Design Diagram - District



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Urban Design Diagram - Programming



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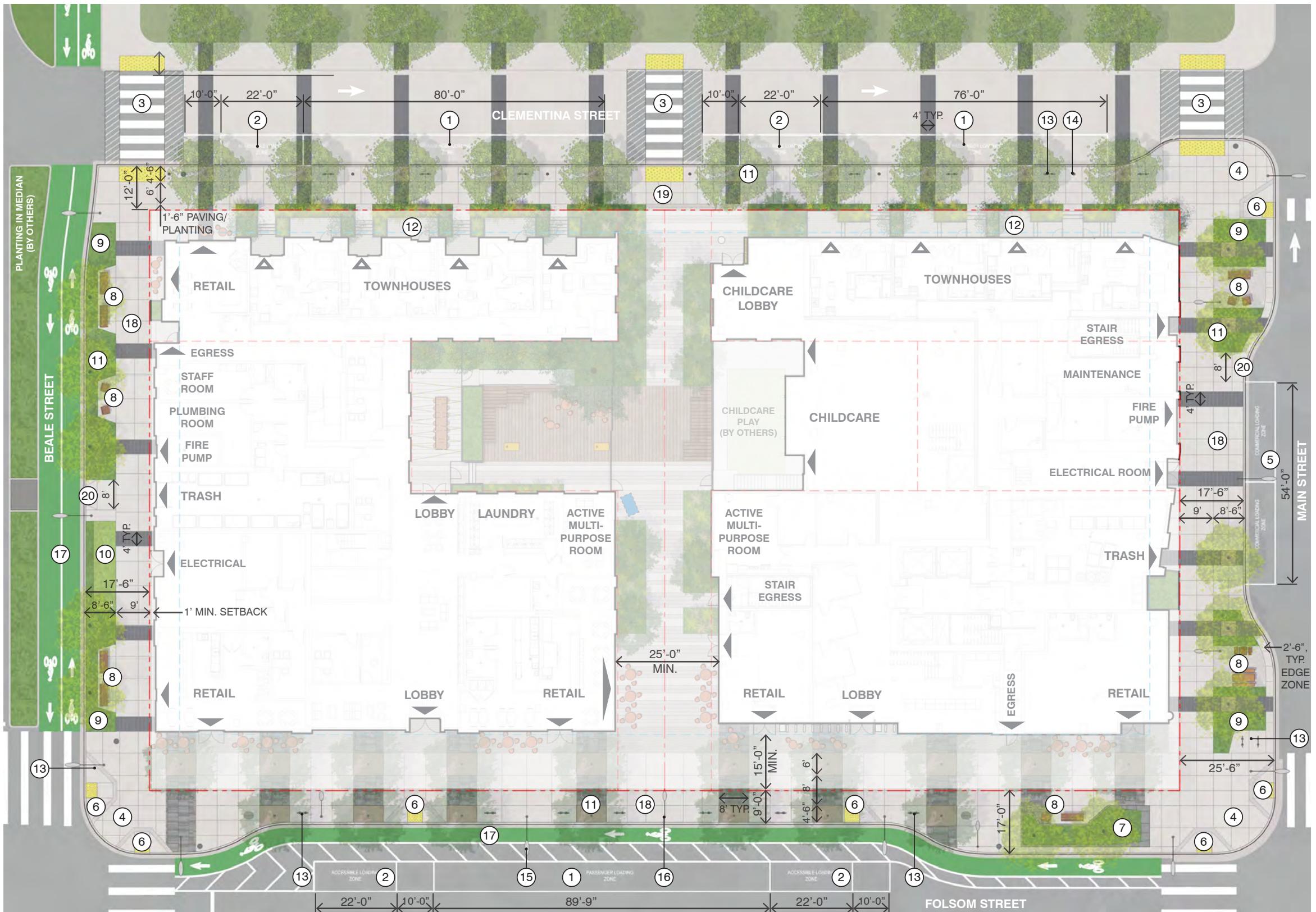
Illustrative Site Plan



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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.

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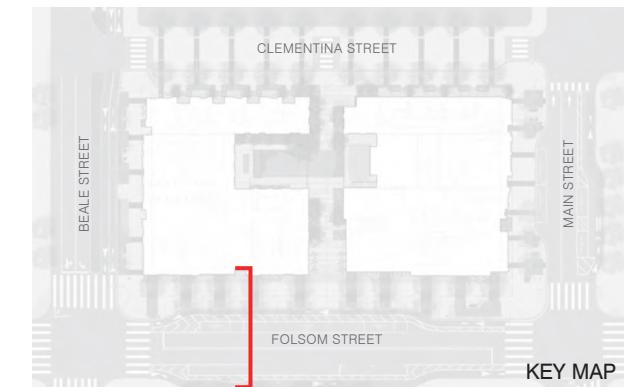
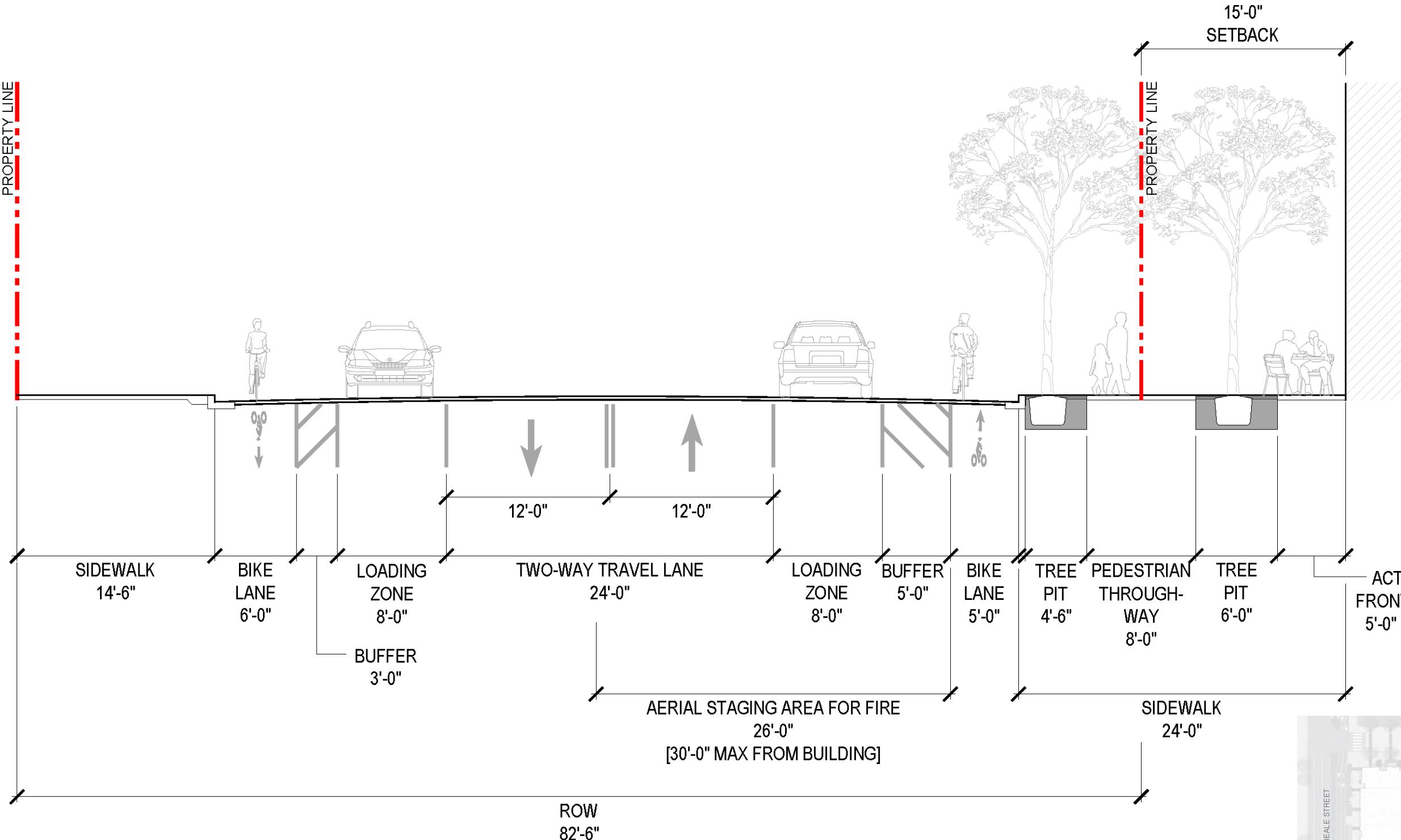
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Street Sections - Folsom Street

PROPERTY LINE



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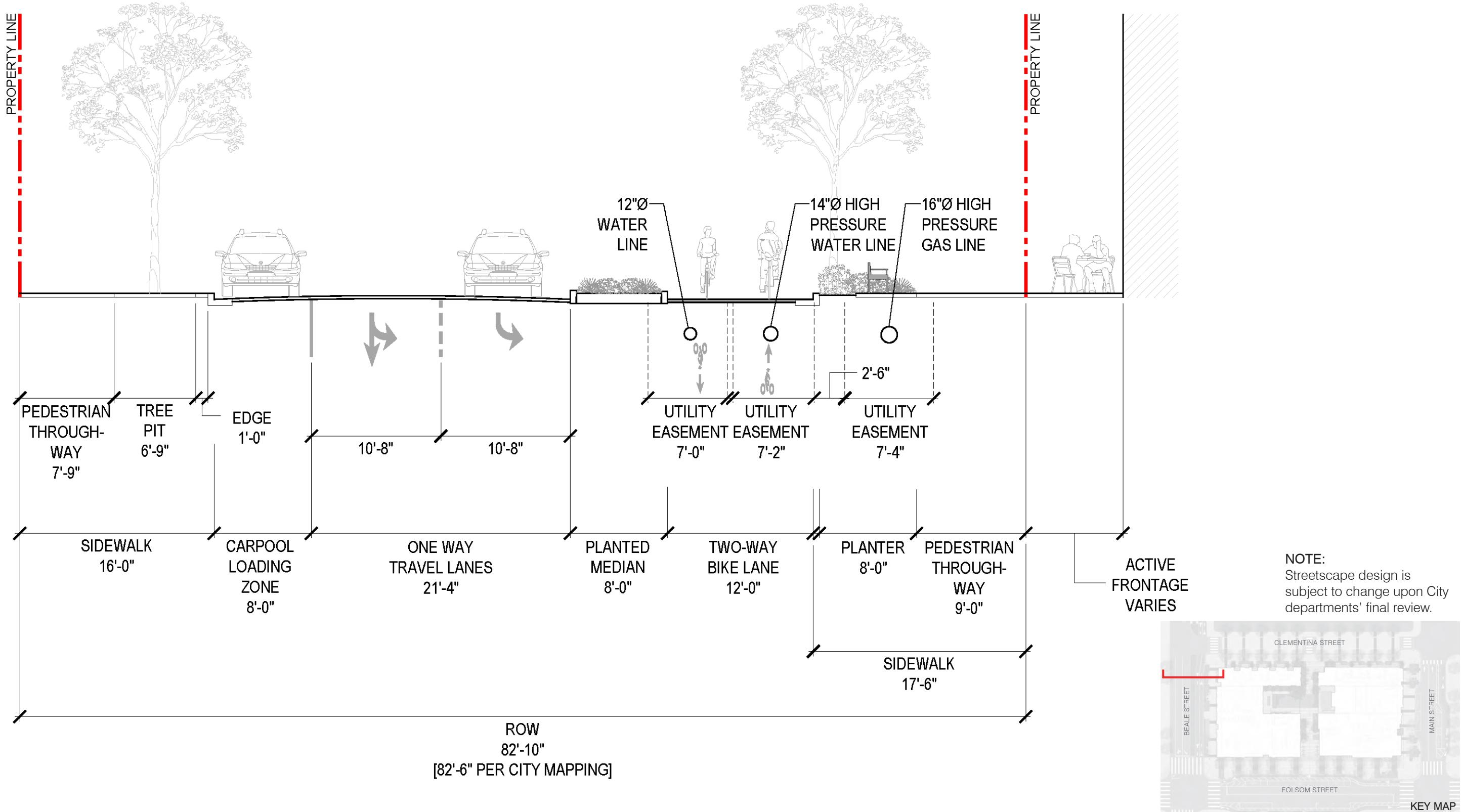
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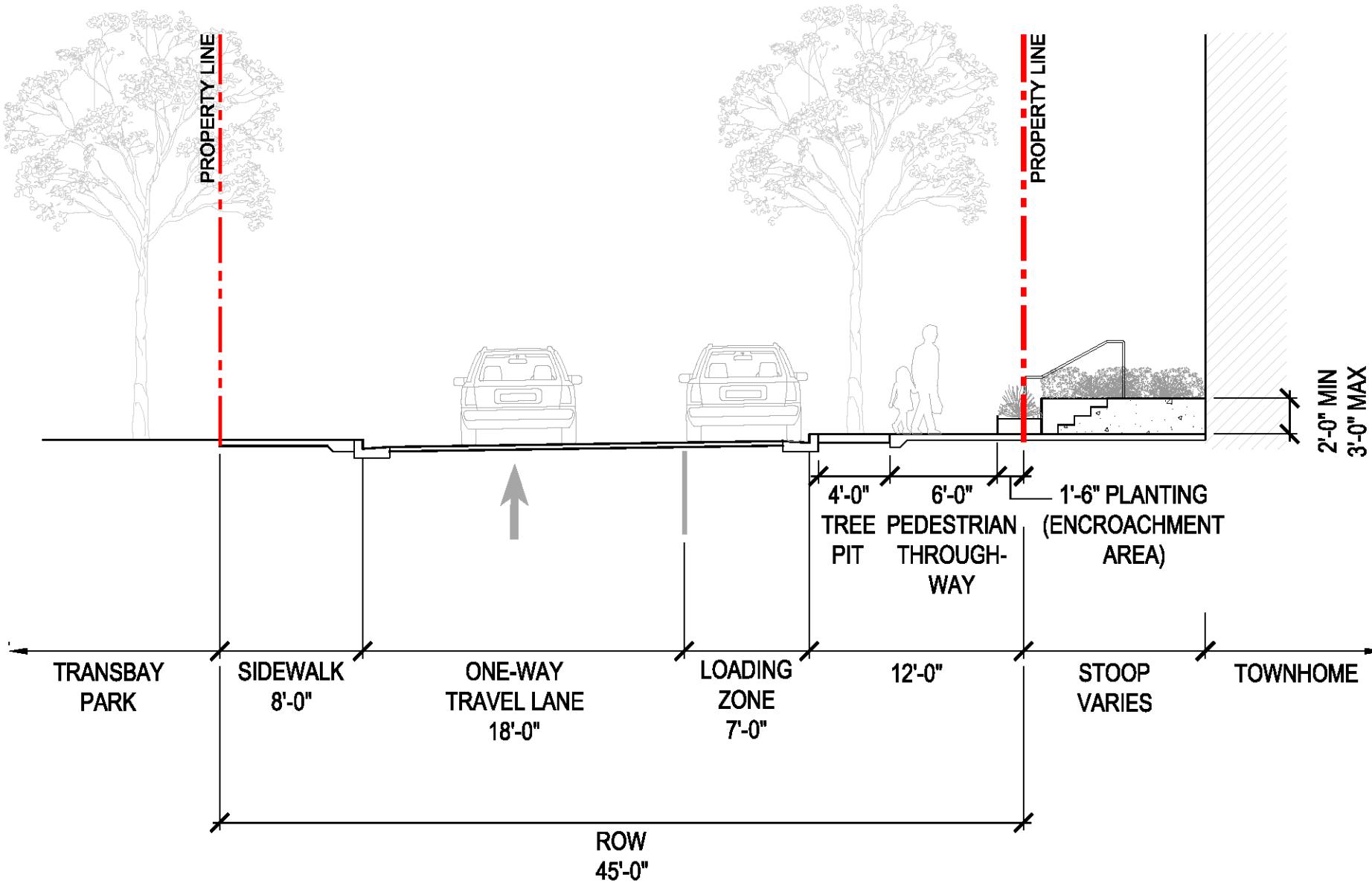
Street Sections - Beale Street



Transbay Block 2W - Senior Building

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Street Sections - Clementina Street at Senior Building



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



Transbay Block 2W - Senior Building

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Street Perspective - Clementina Street at Senior Building



Transbay Block 2W - Senior Building

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Courtyard & Mews Plan



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Mews Perspective - View From Folsom Street



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Mews Perspective - View From Clementina Street



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Mews Perspective - View Toward Courtyard



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Senior Building Courtyard Perspective - Daytime



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Senior Building Courtyard Perspective - Evening

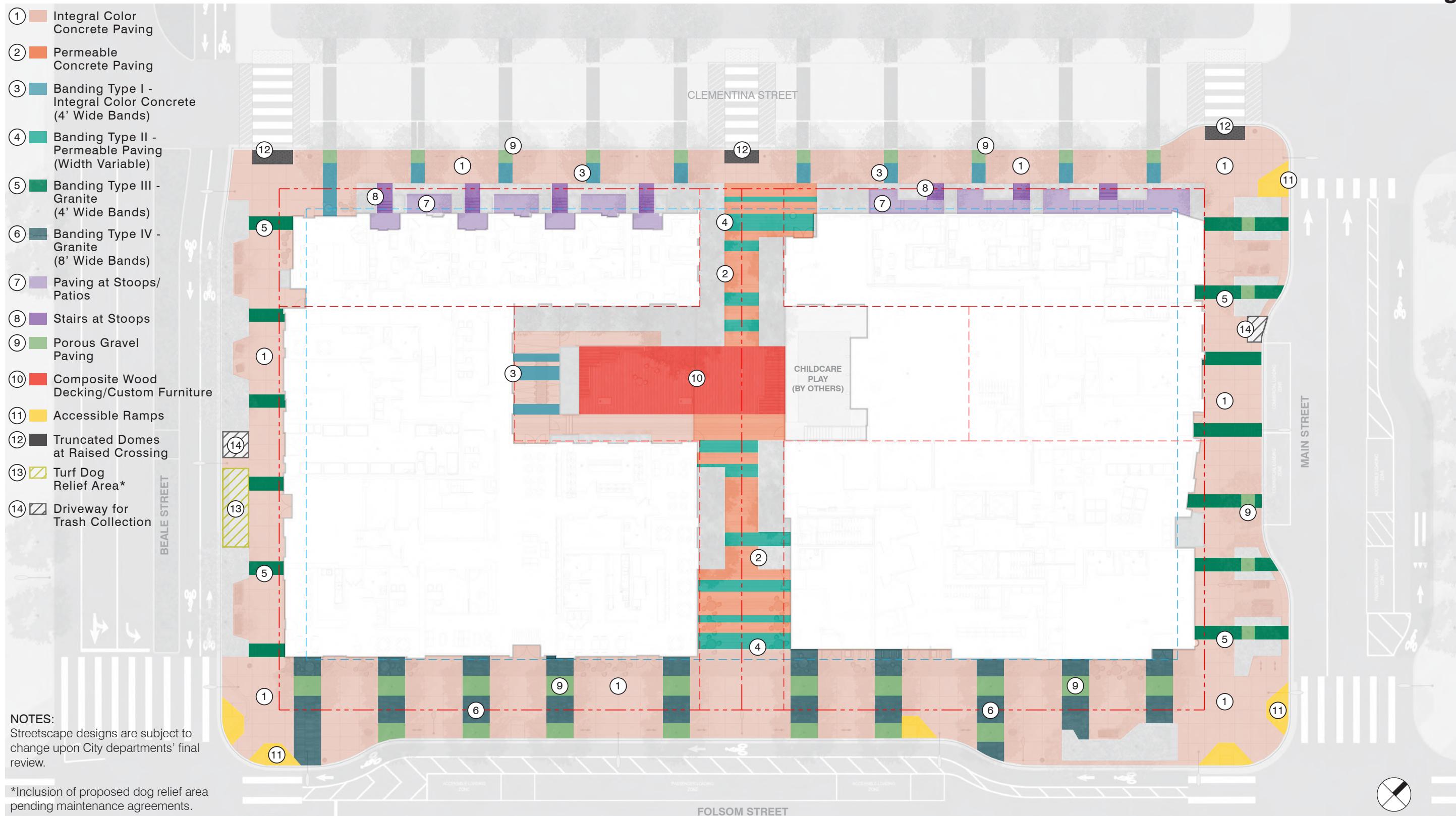


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Site Materials Plan: Paving



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Site Materials: Paving Palette & Imagery



1 Integral Color Concrete Paving



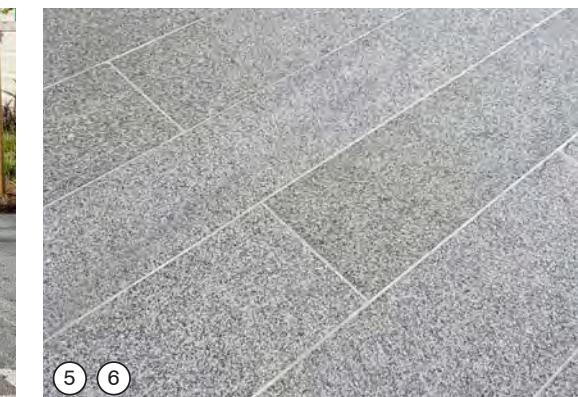
2 Permeable Paving



3 Integral Color Concrete Banding



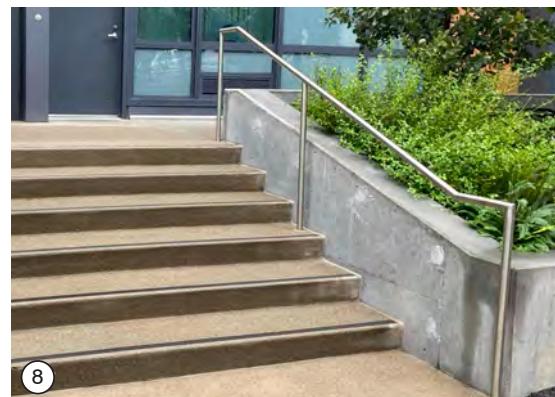
4 Permeable Paving Banding



5, 6 Granite Bands



7 Concrete Paving At Stoops



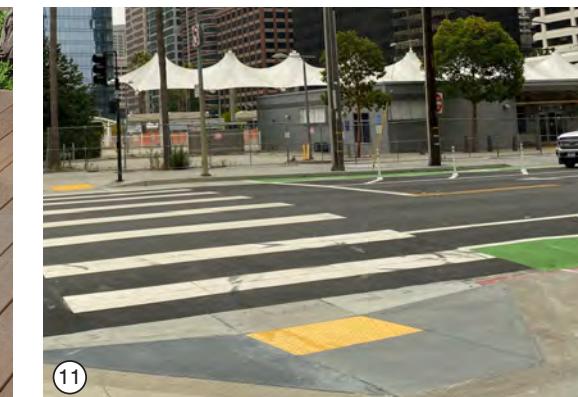
8 Stairs At Stoops



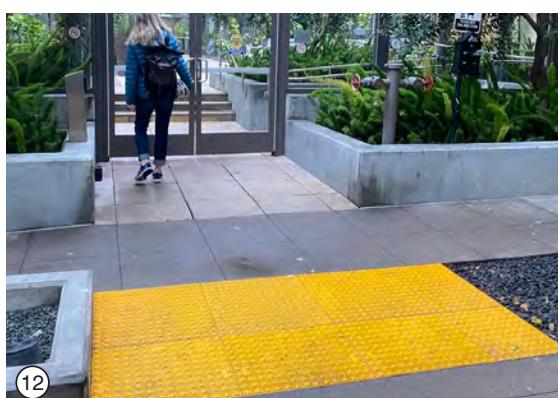
9 Porous Gravel Paving



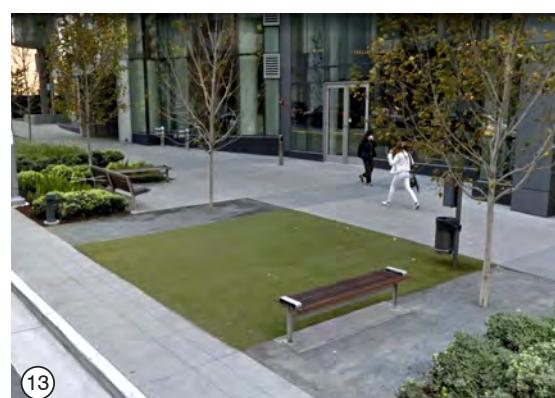
10 Composite Wood Decking



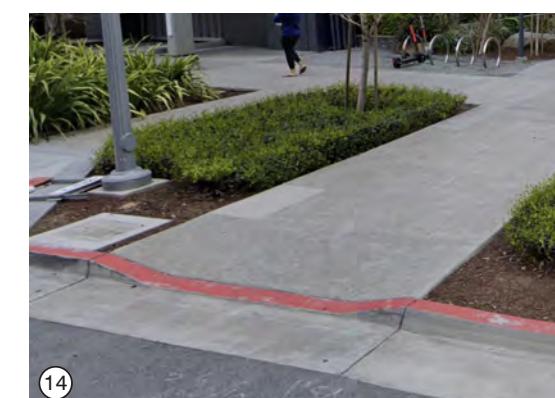
11 Accessible Ramps



12 Truncated Domes at Raised Crossings



13 Turf Dog Relief Area



14 Driveway for Trash Collection

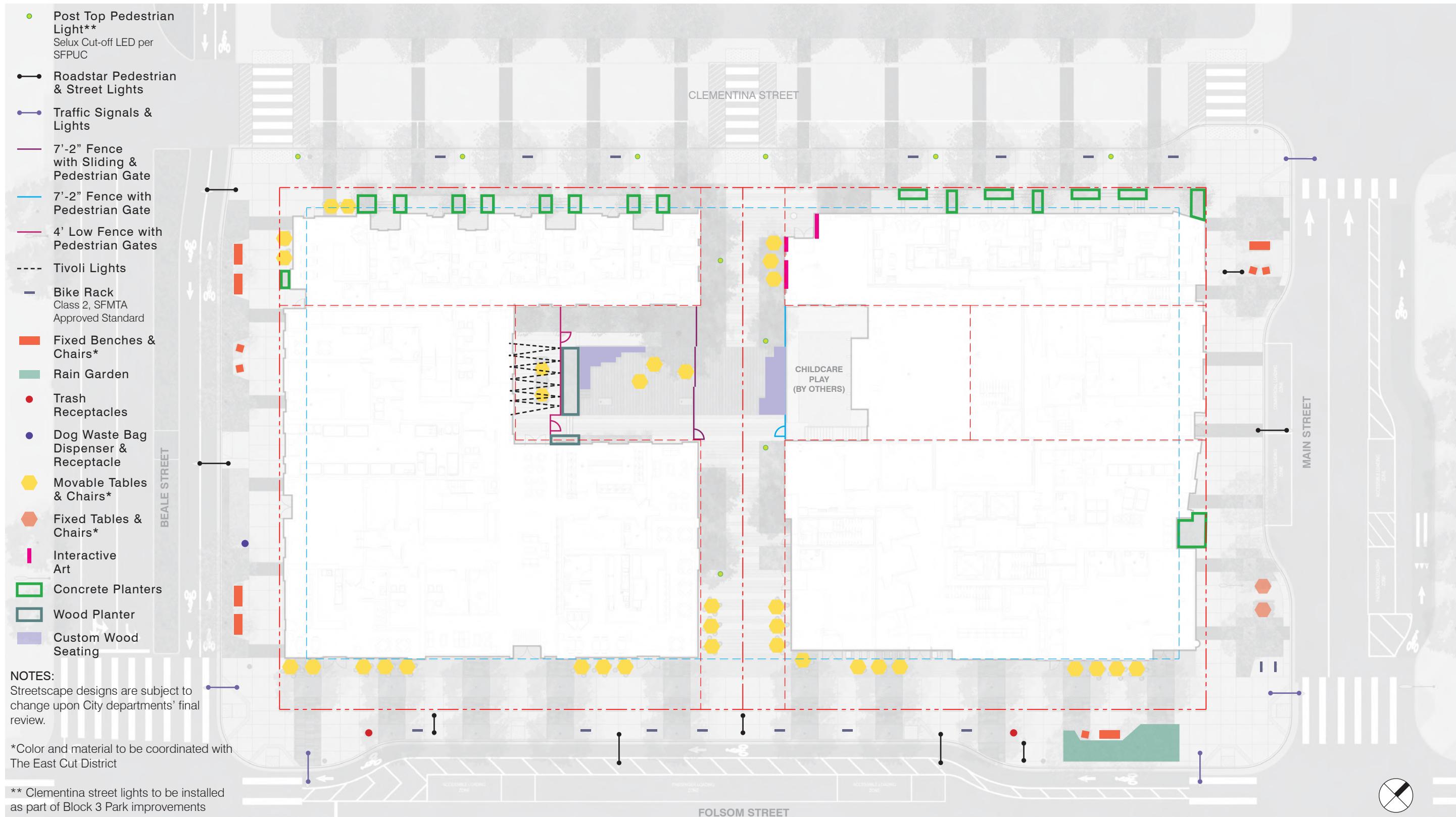
Transbay Block 2

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Site Materials Plan: Elements



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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



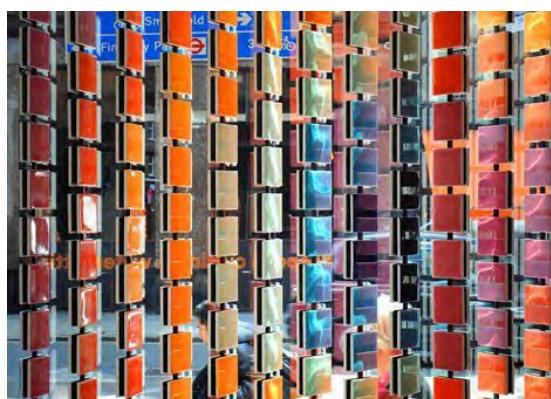
● Dog Waste Bag Dispenser & Receptacle



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



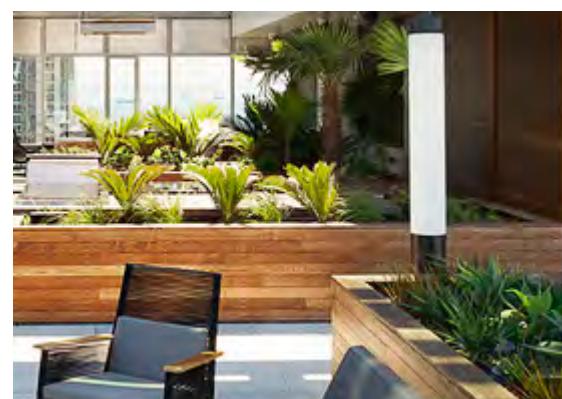
■ Fixed Tables & Chairs
Color and material to be coordinated with The East Cut District



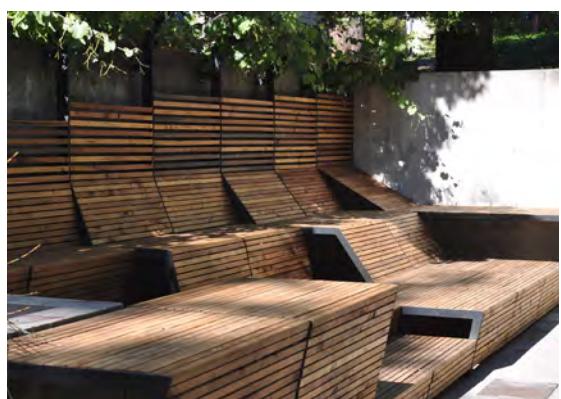
■ Interactive Art



■ Concrete Planters



■ Wood Planter



■ Custom Wood Seating

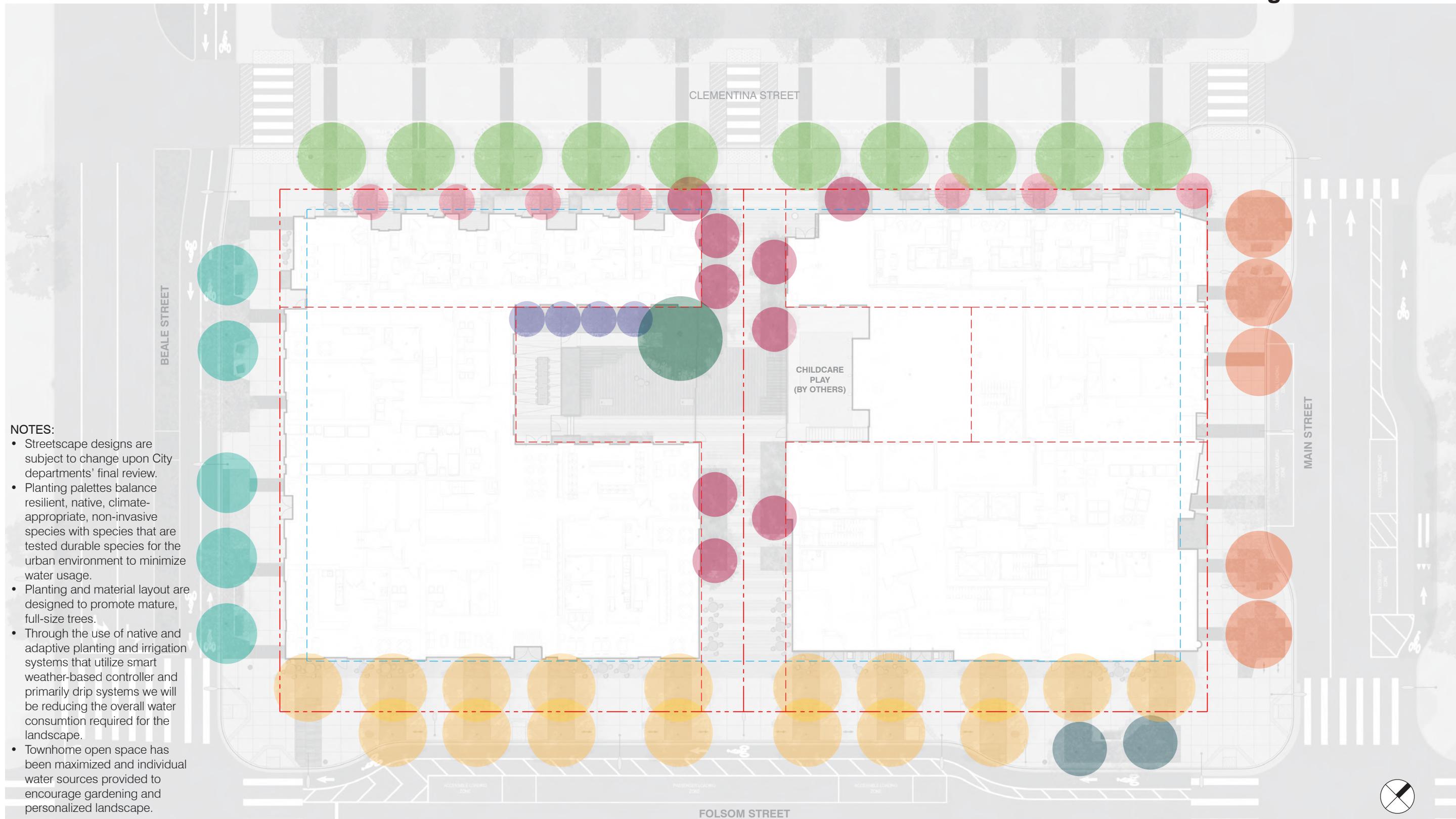
Transbay Block 2

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Site Planting Plan: Trees



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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

Transbay Block 2

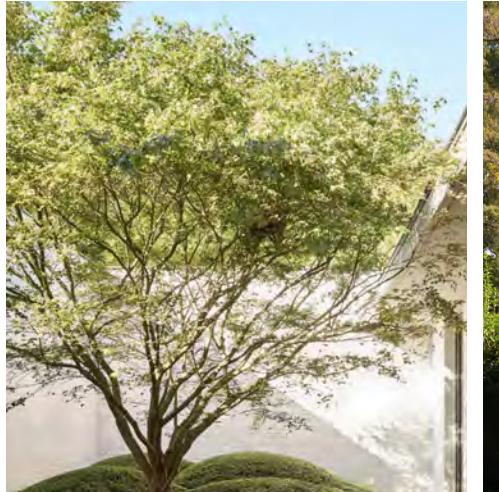
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Site Planting: Tree Palette & Imagery

Mews & Courtyard



Mews



Acer palmatum
Japanese Maple



Specimen 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

Transbay Block 2

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

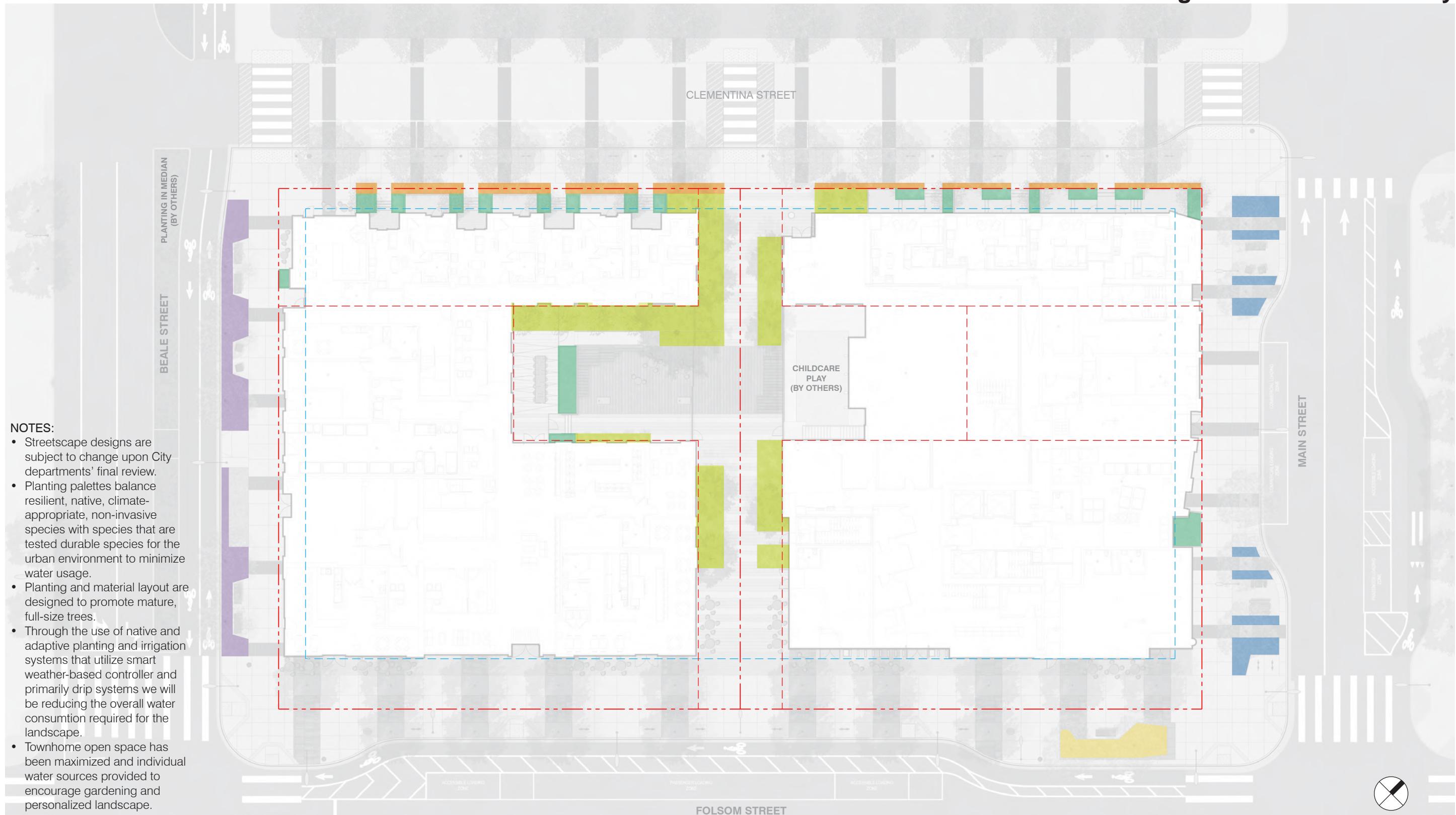


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Site Planting Plan: Understory



Transbay Block 2

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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



Daniella Caerulea 'Cassa
Blue'
Flax Lily



Lomandra 'Lomlon'
Lime Tuff Dwarf
Mat Rush



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

Beale Street

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

Transbay Block 2

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Site Planting: Understory Palette & Imagery

Mews & Courtyard



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 California
Coffeeberry



Iris confusa
Bamboo Iris



Morella californica
Pacific Wax Myrtle



Ribes sanguinum
glutinosum
Pink Flowering Currant

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



Stormwater Management Approach



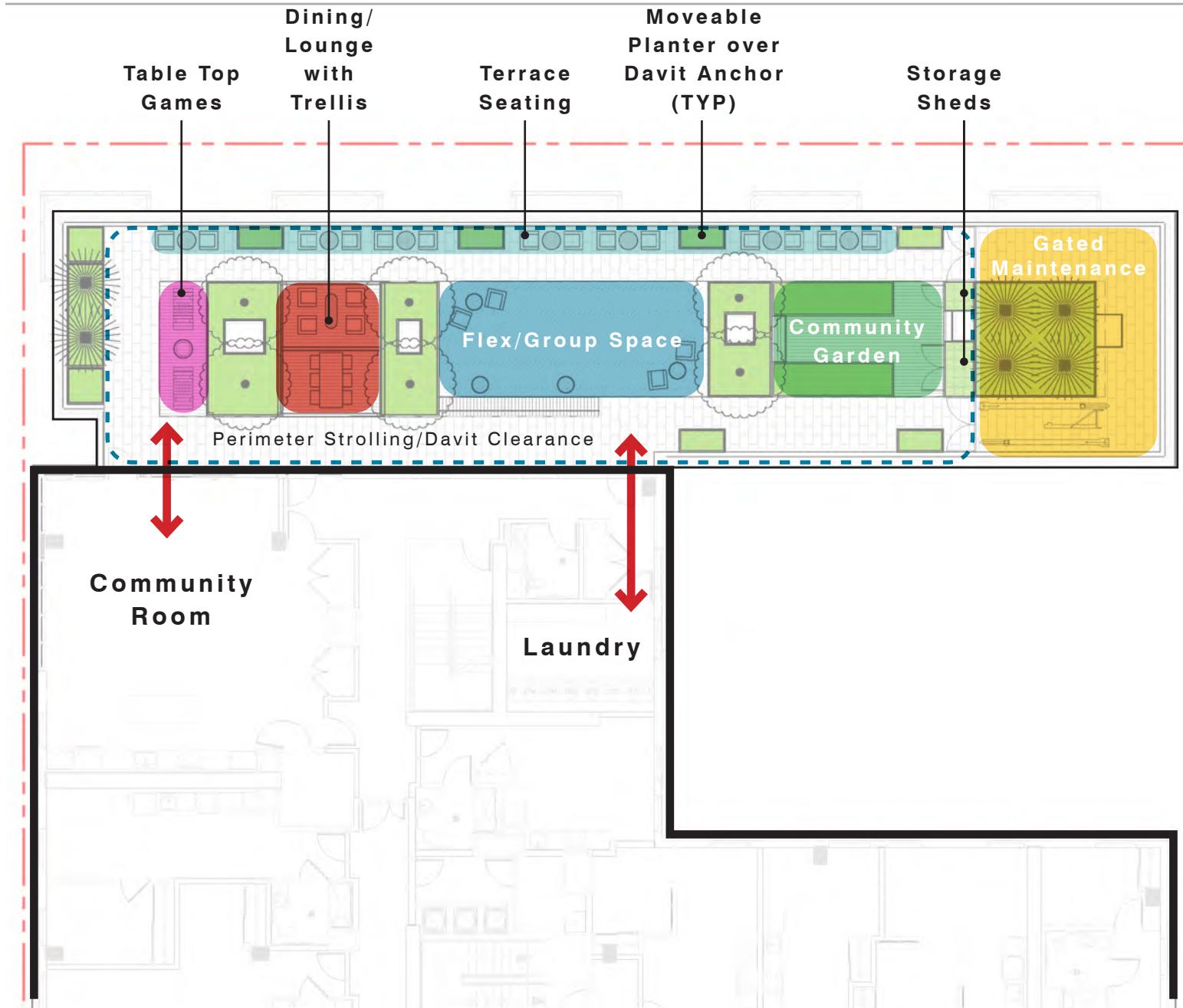
Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
2yr, 24hr Peak Flow (cfs)	0.843	0.558	34%	25%	Yes
2yr, 24hr Runoff Volume (ft ³)	4,625	3,403	26%	25%	Yes

Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
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2yr, 24hr Runoff Volume (ft ³)	4,625	3,474	25%	25%	Yes

Transbay Block 2

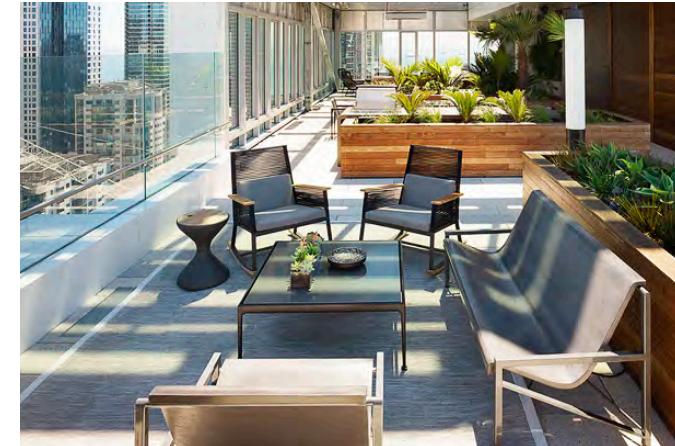
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Level 6 Roof Terrace Plan - Block 2 West - Senior Building



Transbay Block 2W - Senior Building

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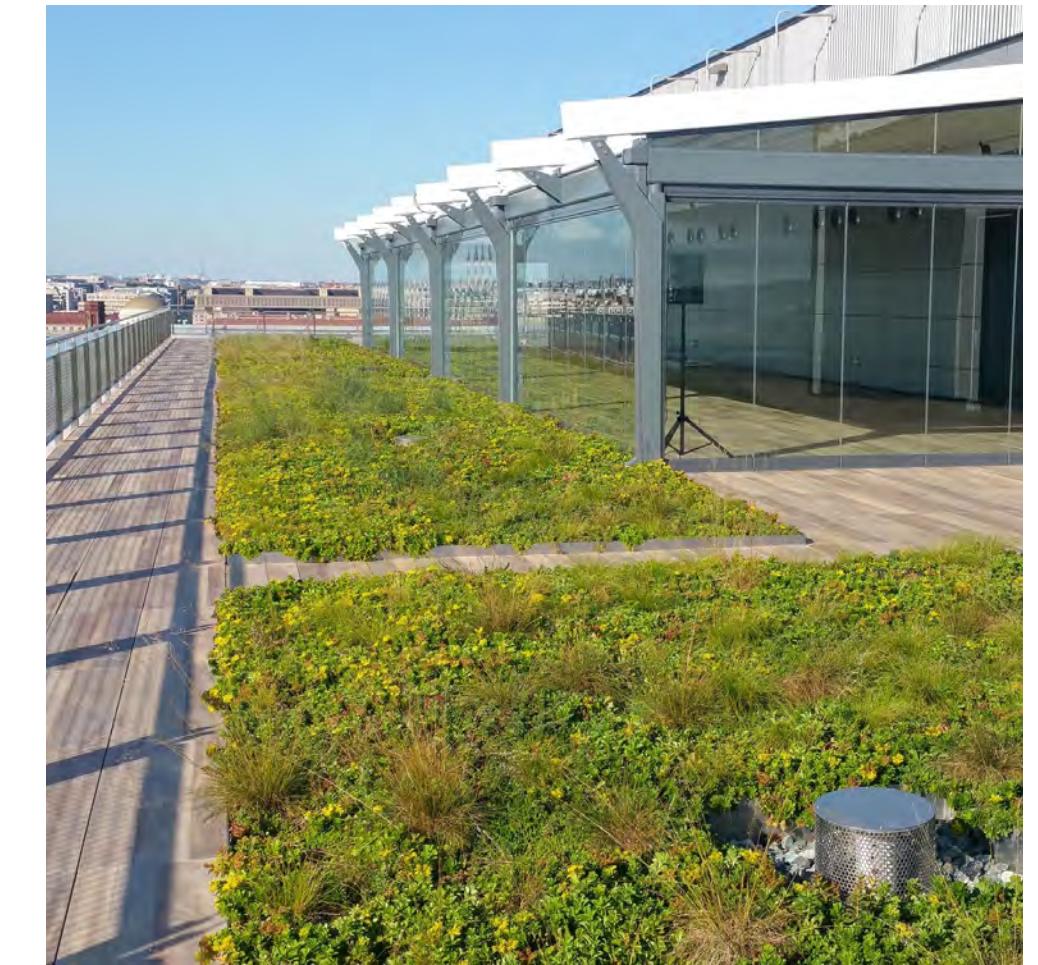
plural

km

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Roof Plan - Block 2 West - Senior Building



Transbay Block 2W - Senior Building

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04 - Floor Plans



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Level 1 Plan



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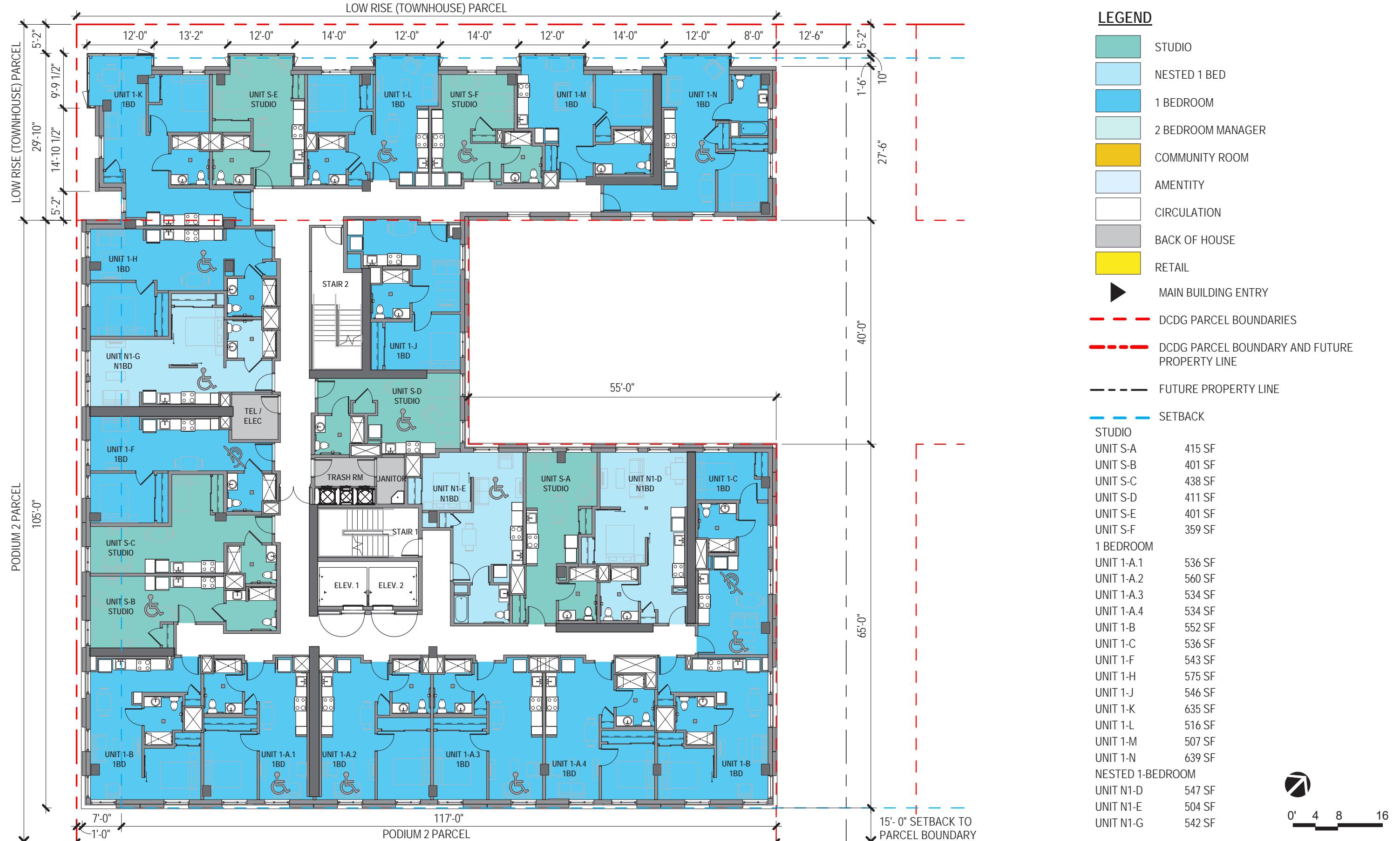
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Level 2 Plan



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Levels 3-5 Plans

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Level 6 Plan

plural

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Level 7 Plan

plural

km

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Level 8 Plan



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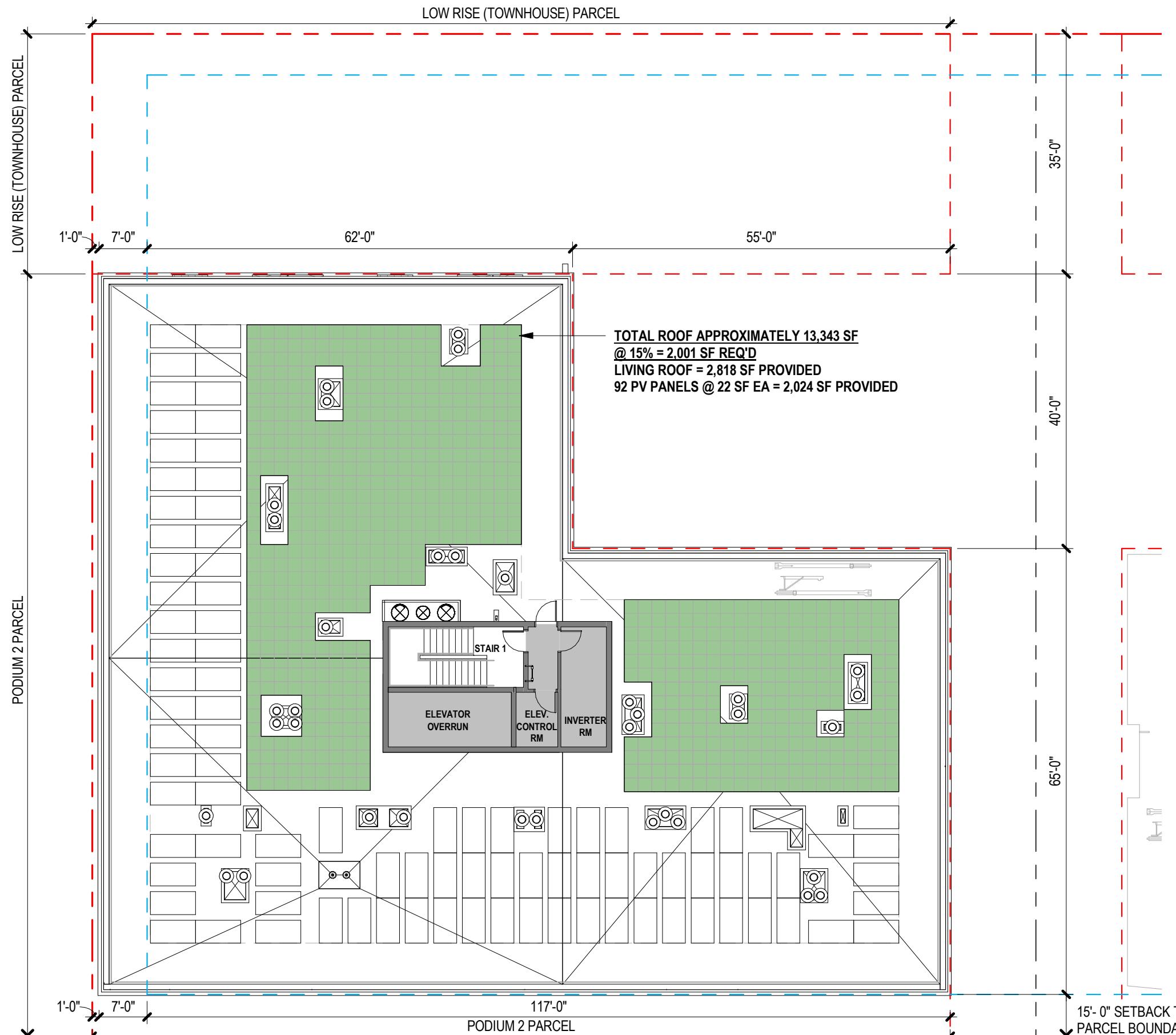
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Level 9 Plan



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Roof Plan

05 - Enclosure Design

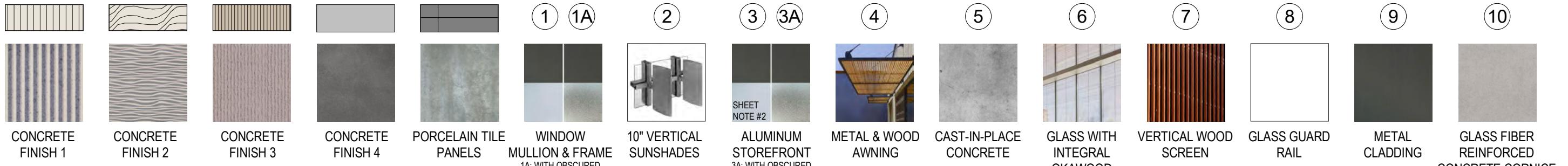


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MATERIAL LEGEND:



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Folsom Street Elevation

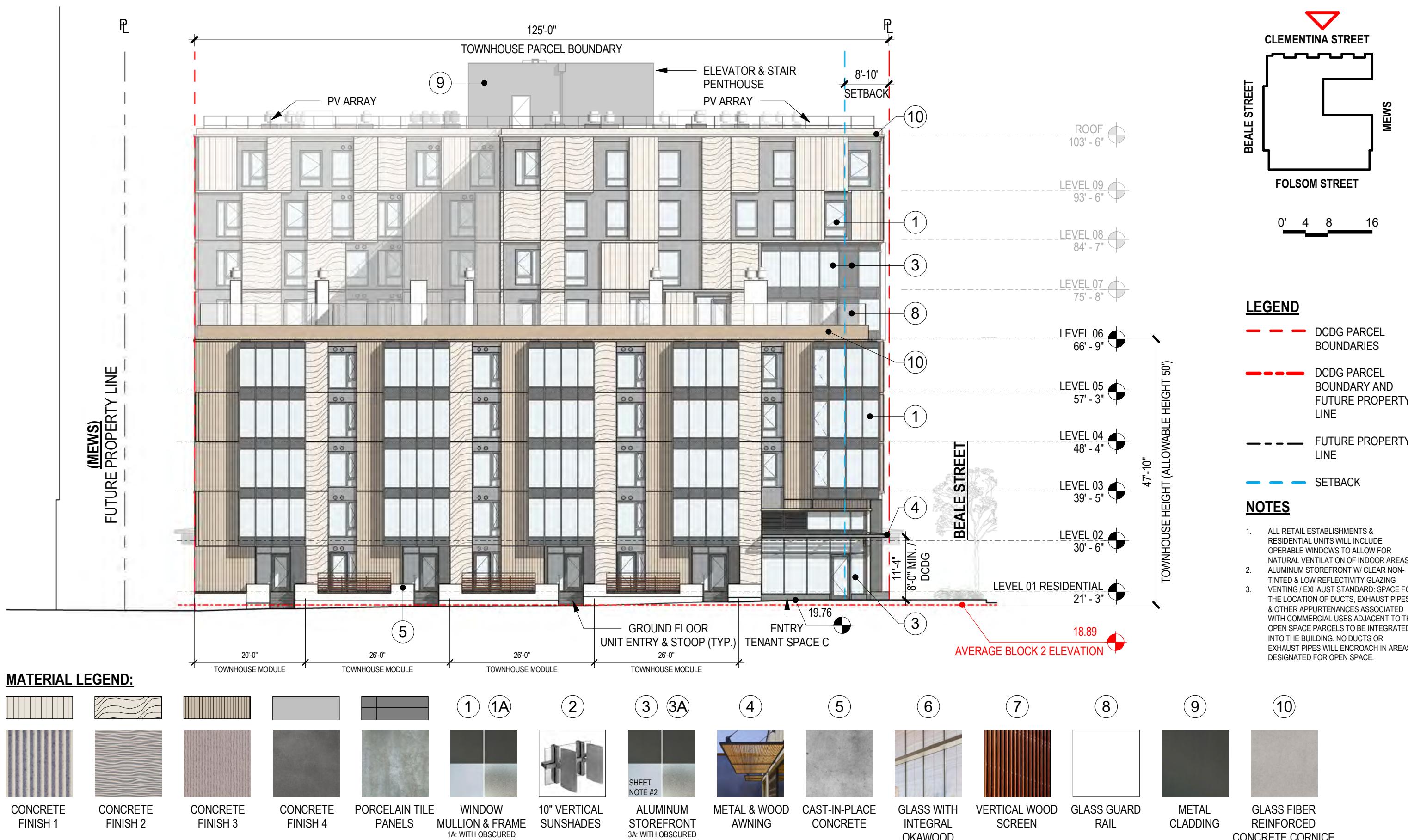




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Beale Street Elevation



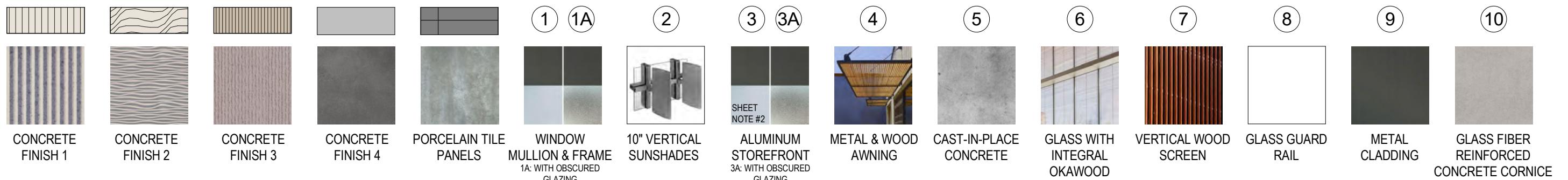
Transbay Block 2W - Senior Building

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Clementina Street Elevation



MATERIAL LEGEND:



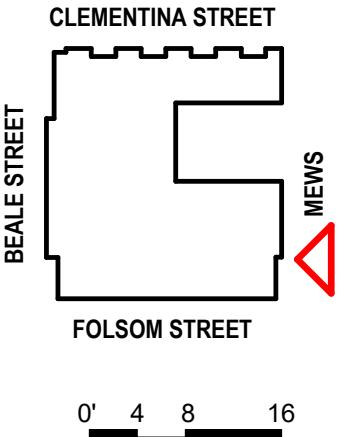
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Mews Elevation



LEGEND

- DCDG PARCEL BOUNDARIES** (Red dashed line)
- DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE** (Red dashed line)
- FUTURE PROPERTY LINE** (Black dashed line)
- SETBACK** (Blue dashed line)

NOTES

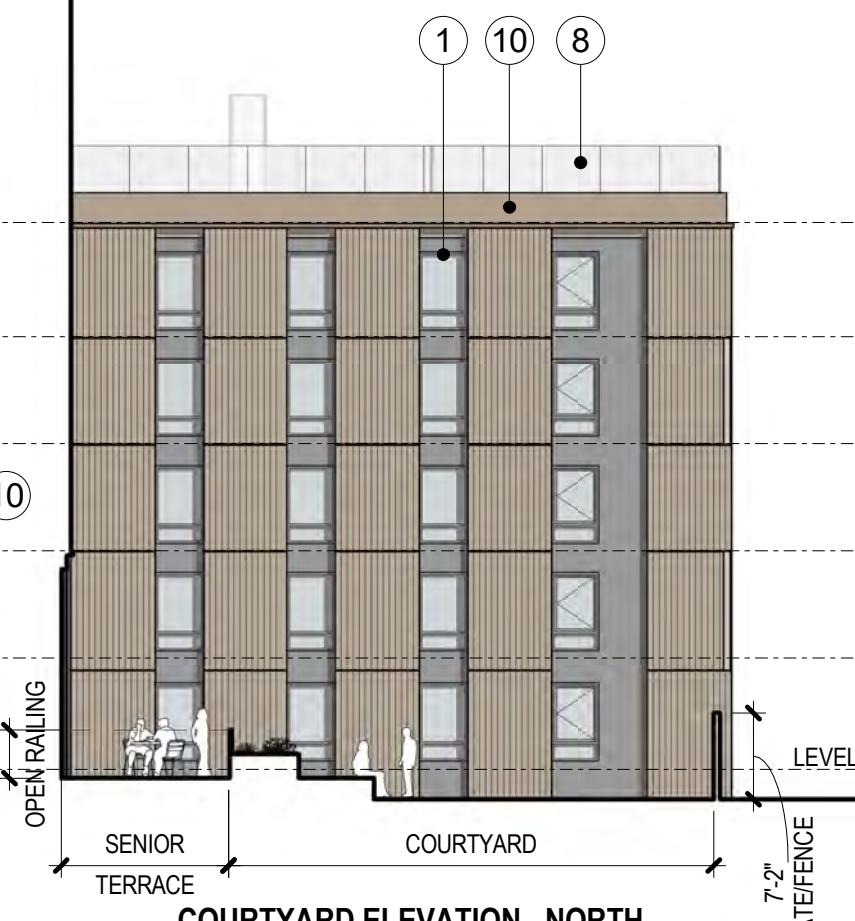
- ALL RETAIL ESTABLISHMENTS & RESIDENTIAL UNITS WILL INCLUDE OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION OF INDOOR AREAS.
- ALUMINUM STOREFRONT W/ CLEAR NON-TINTED & LOW REFLECTIVITY GLAZING
- VENTING / EXHAUST STANDARD: SPACE FOR THE LOCATION OF DUCTS, EXHAUST PIPES & OTHER APPURTENANCES ASSOCIATED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



COURTYARD ELEVATION - SOUTH



COURTYARD ELEVATION - WEST



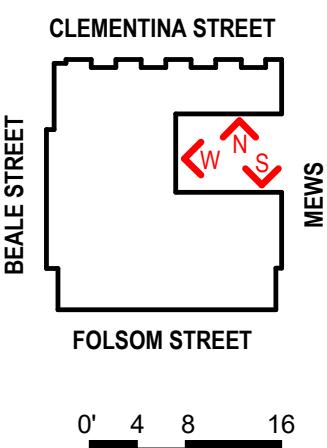
COURTYARD ELEVATION - NORTH

NOTES

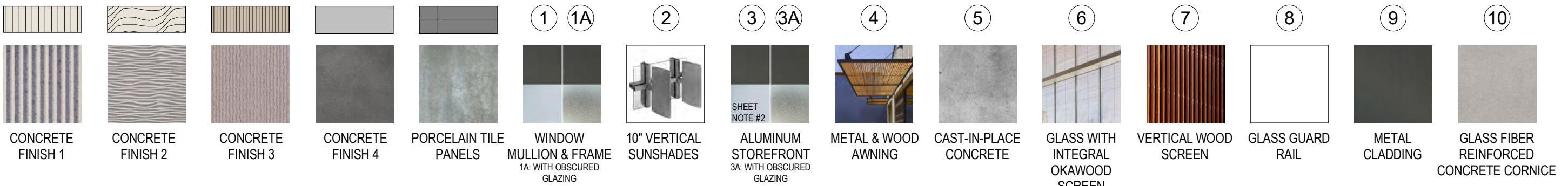
1. ALL RETAIL ESTABLISHMENTS & RESIDENTIAL UNITS WILL INCLUDE OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION OF INDOOR AREAS.
2. ALUMINUM STOREFRONT W/ CLEAR NON-TINTED & LOW REFLECTIVITY GLAZING
3. VENTING / EXHAUST STANDARD: SPACE FOR THE LOCATION OF DUCTS, EXHAUST PIPES & OTHER APPURTENANCES ASSOCIATED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

LEGEND

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



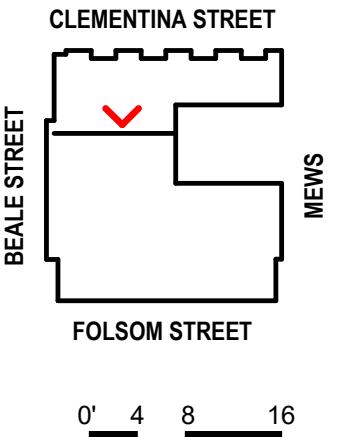
MATERIAL LEGEND:



Transbay Block 2W - Senior Building



ROOF DECK ELEVATION - SOUTH



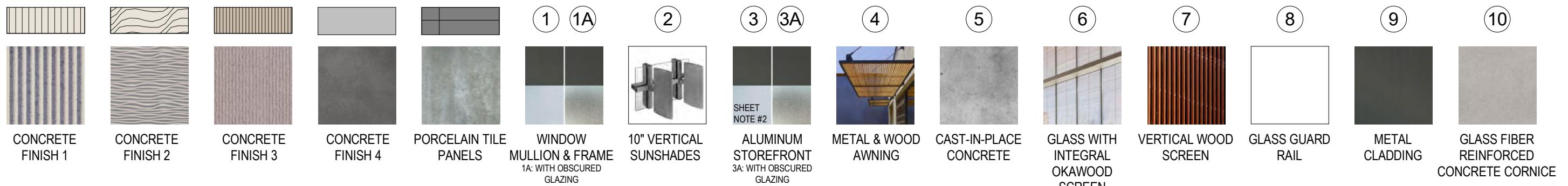
LEGEND

- 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 ENCRAGE IN AREAS DESIGNATED FOR OPEN SPACE.

MATERIAL LEGEND:



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Roof Deck Elevation



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Building Section - Looking West

plural

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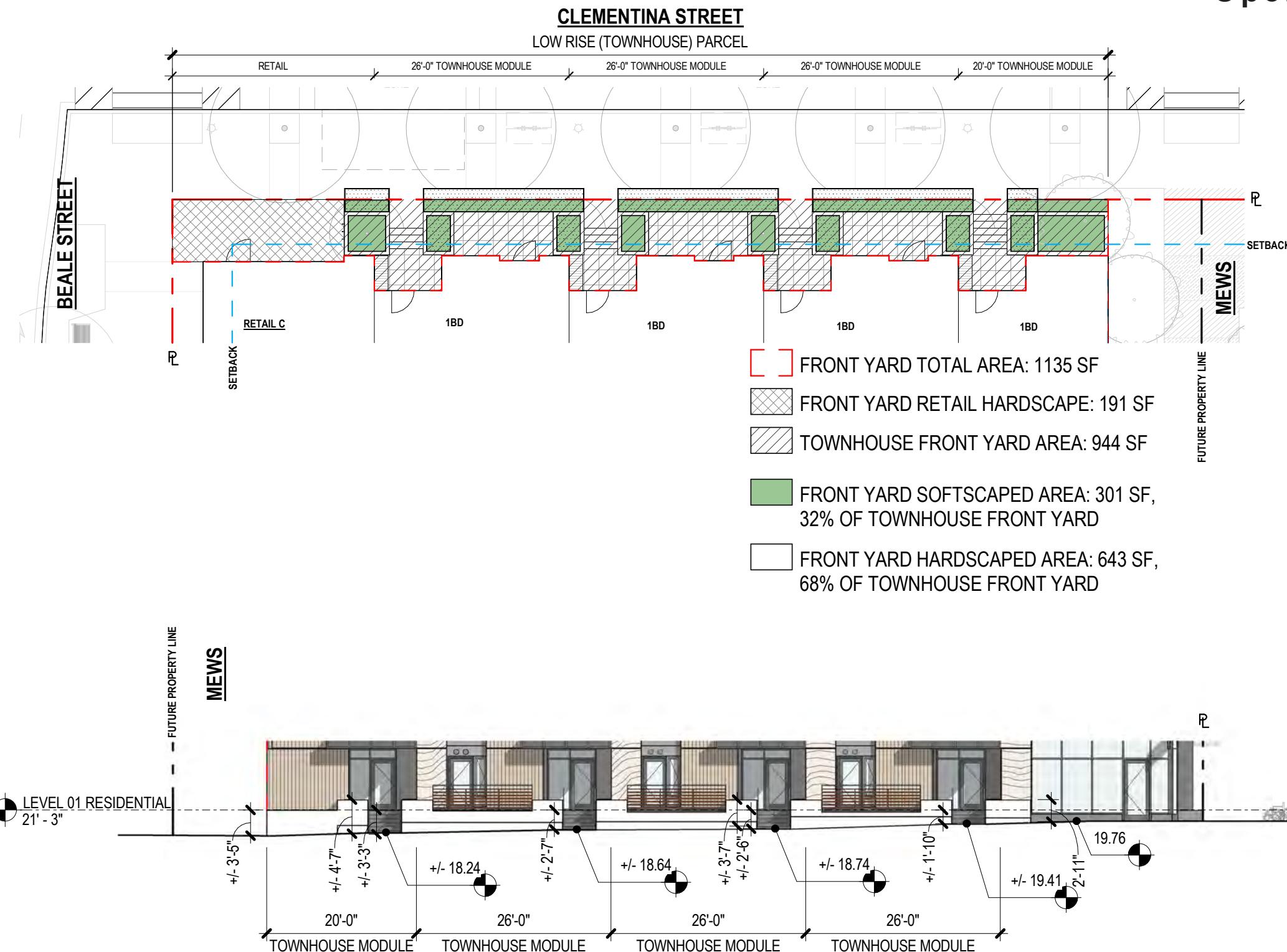
Transbay Block 2W - Senior Building

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Building Section - Looking North



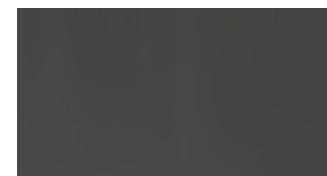
Open space - Townhome Diagram



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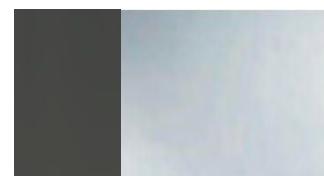
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Block 2 West - Senior Building

Metal Cladding



Aluminium Storefront & Window & Mullion Frame

Glass Guard Rail



10" Vertical Sunshades



Metal & Wood Awning



Cast-in-place concrete



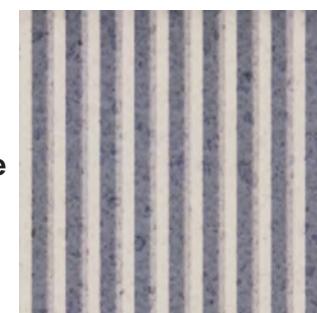
Glass with integral Okawood Screen



Vertical Wood Screen



Porcelain Tile Panels



Concrete Finish 1



Concrete Finish 2



Concrete Finish 3



Concrete Finish 4

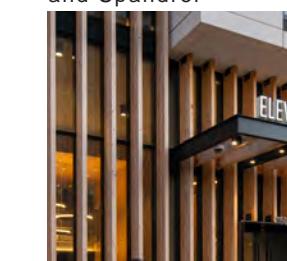
Block 2 East - Family Building



Window Mullion, Louver, and Spandrel



Curtain / Window Wall/Glass Rail



Wood Accents



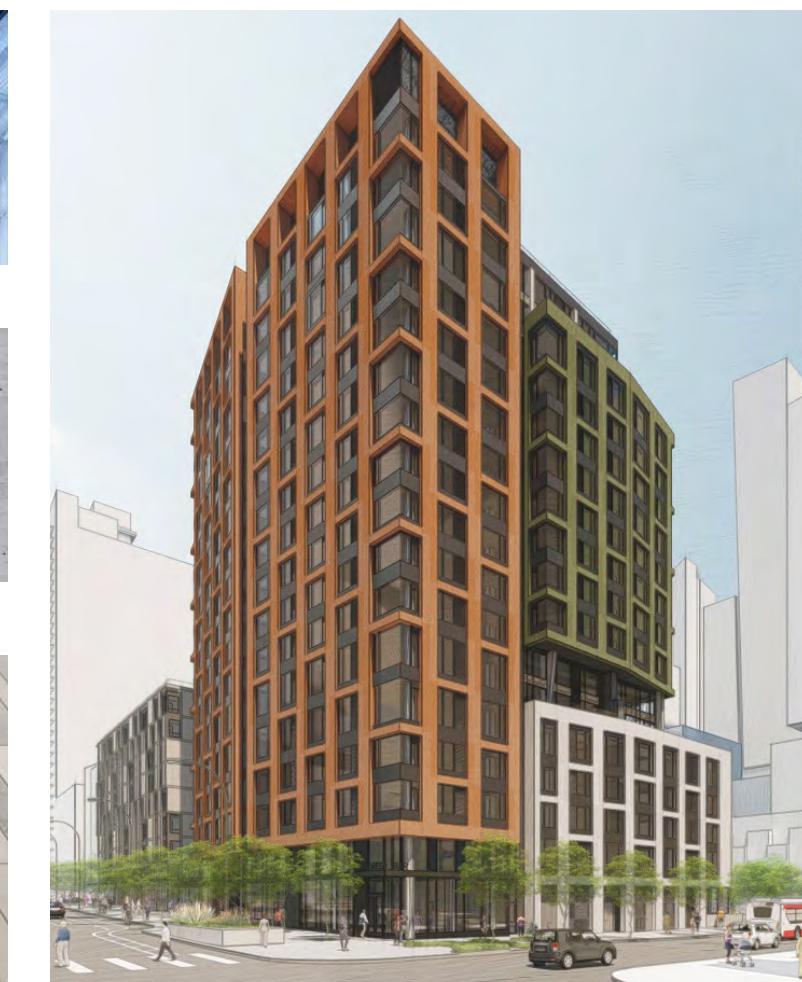
Concrete Accents



Unitized Wall Panel: Texture Variation



Unitized Wall Panel | Pre-Cast Concrete



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Combined Block 2 East and 2 West Exterior Materials Palette

plural



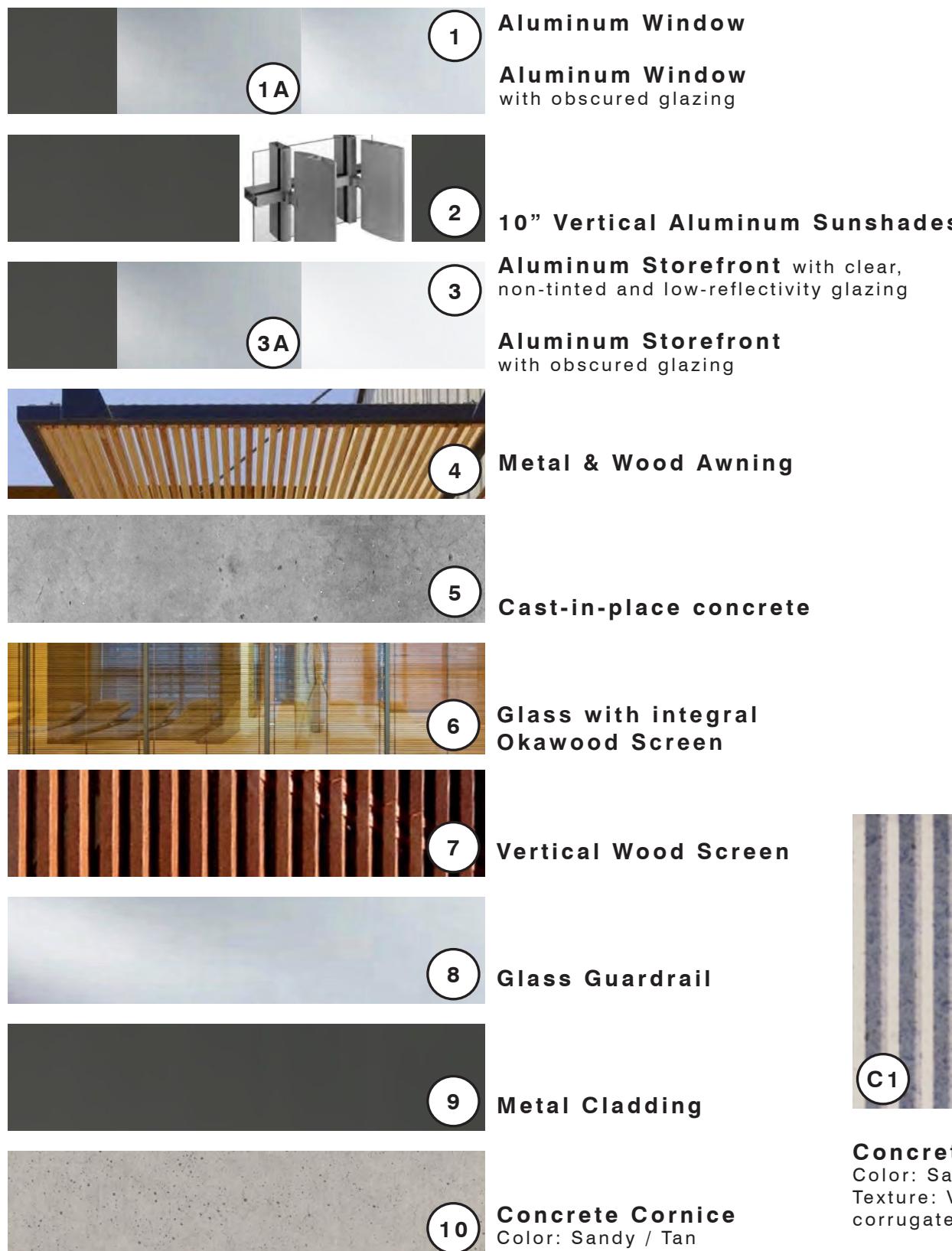
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Exterior Materials Palette

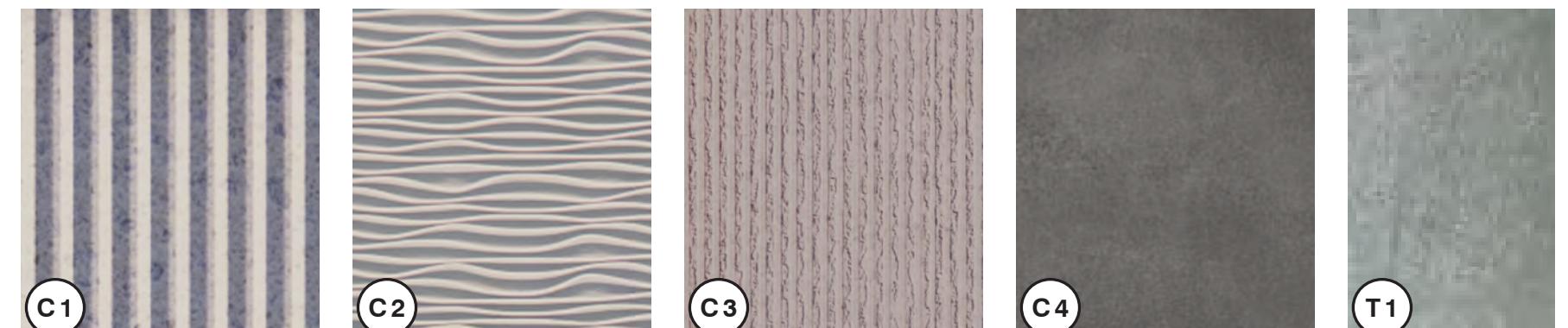
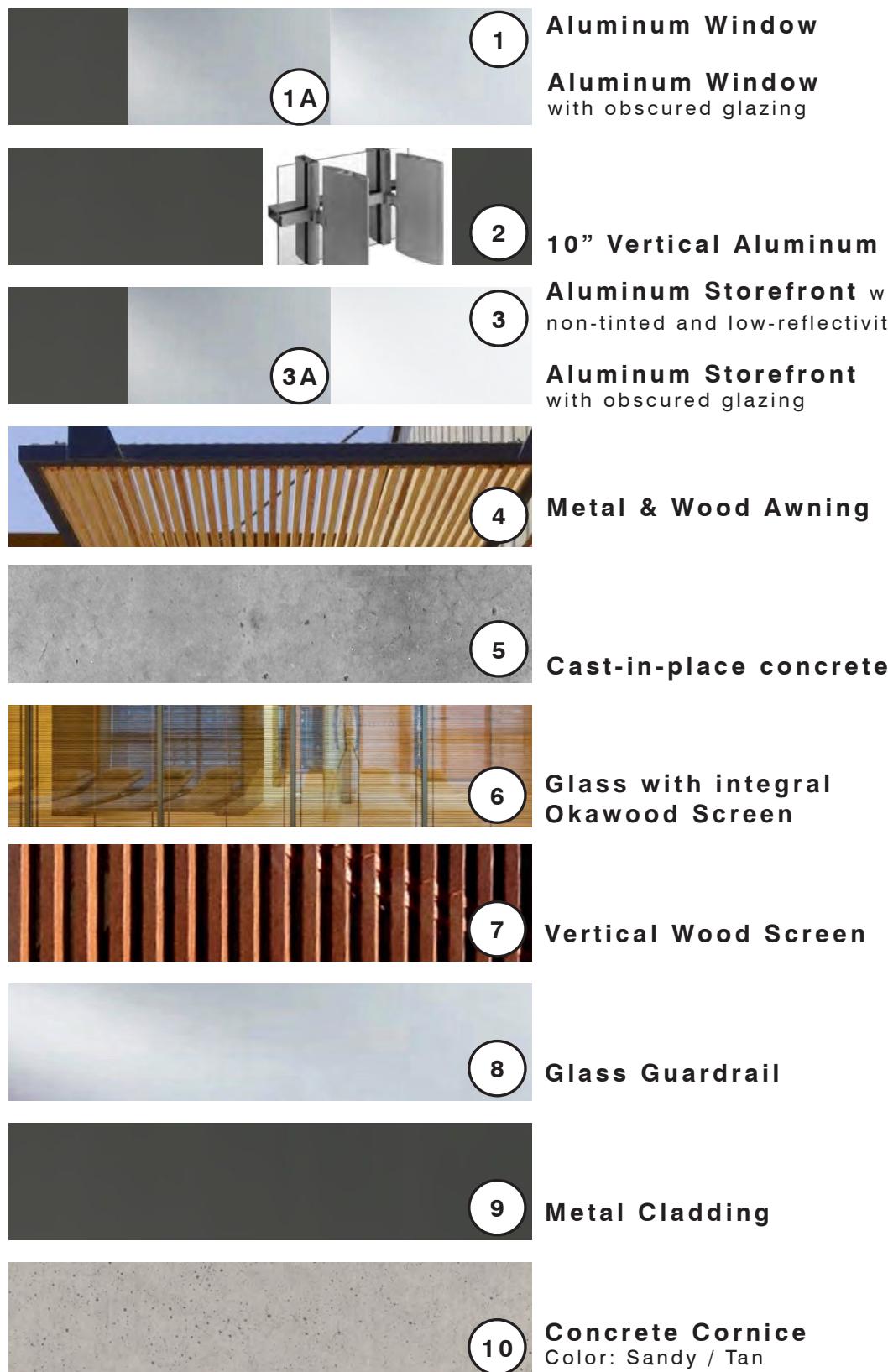


Concrete Finish 1
Color: Sandy / Tan
Texture: Vertical corrugated wave

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



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

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



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



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Eye level perspective - View of Retail B



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Block Level Axonometric - View from the Northwest



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Block Level Axonometric - View from the Southwest



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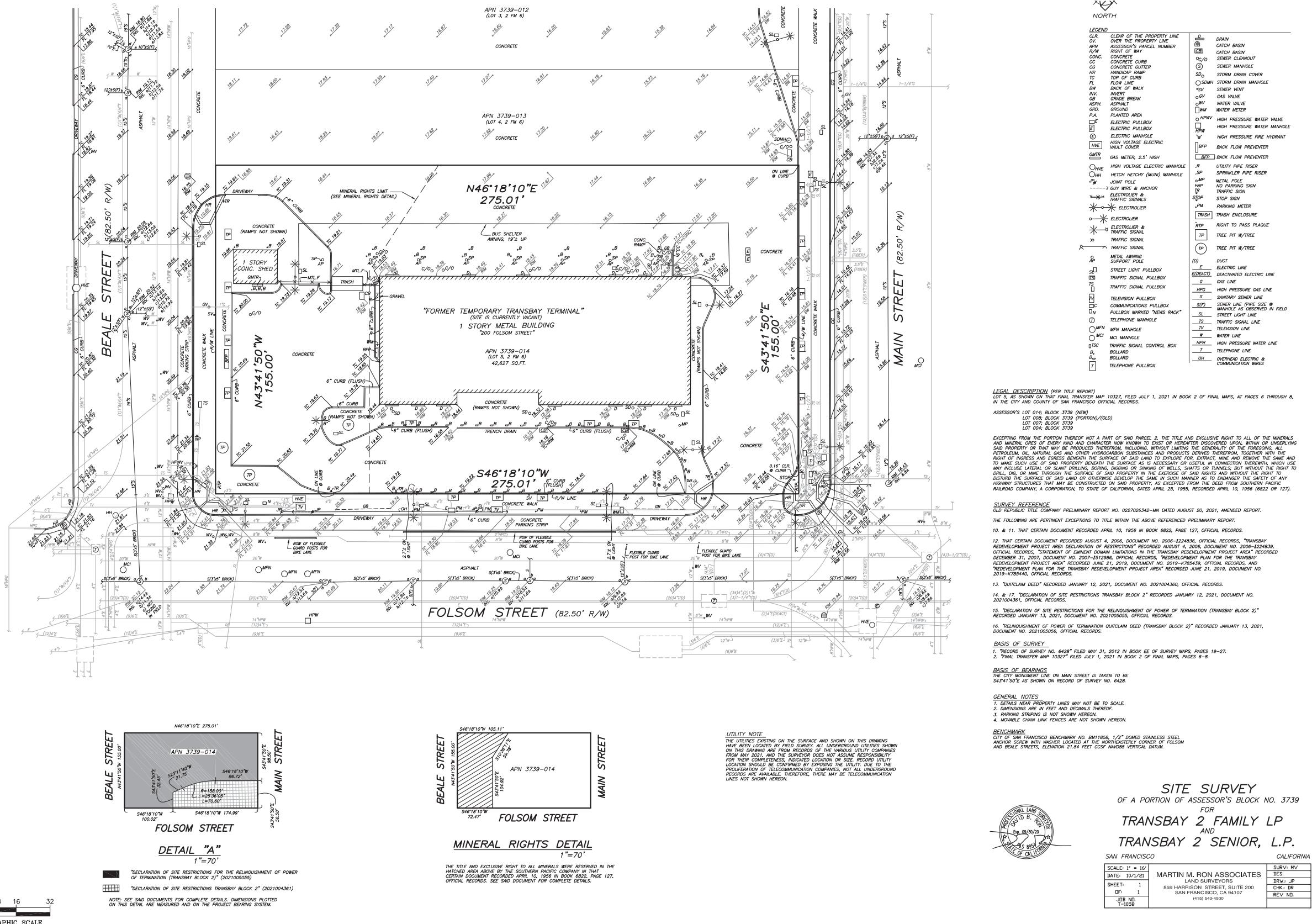
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06 - Appendix



Transbay Block 2W - Senior Building

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Transbay Block 2

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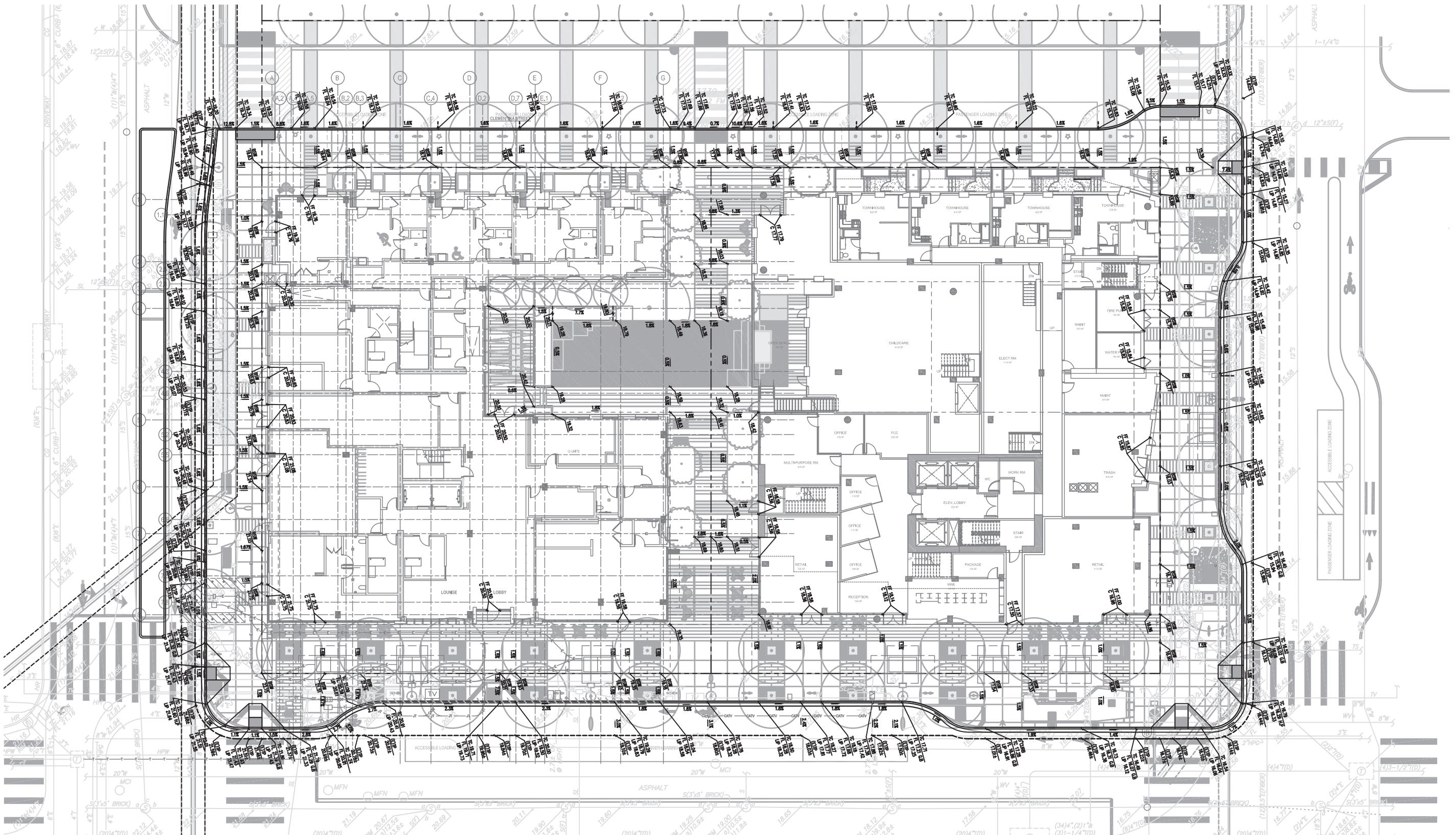
Site Survey

plural

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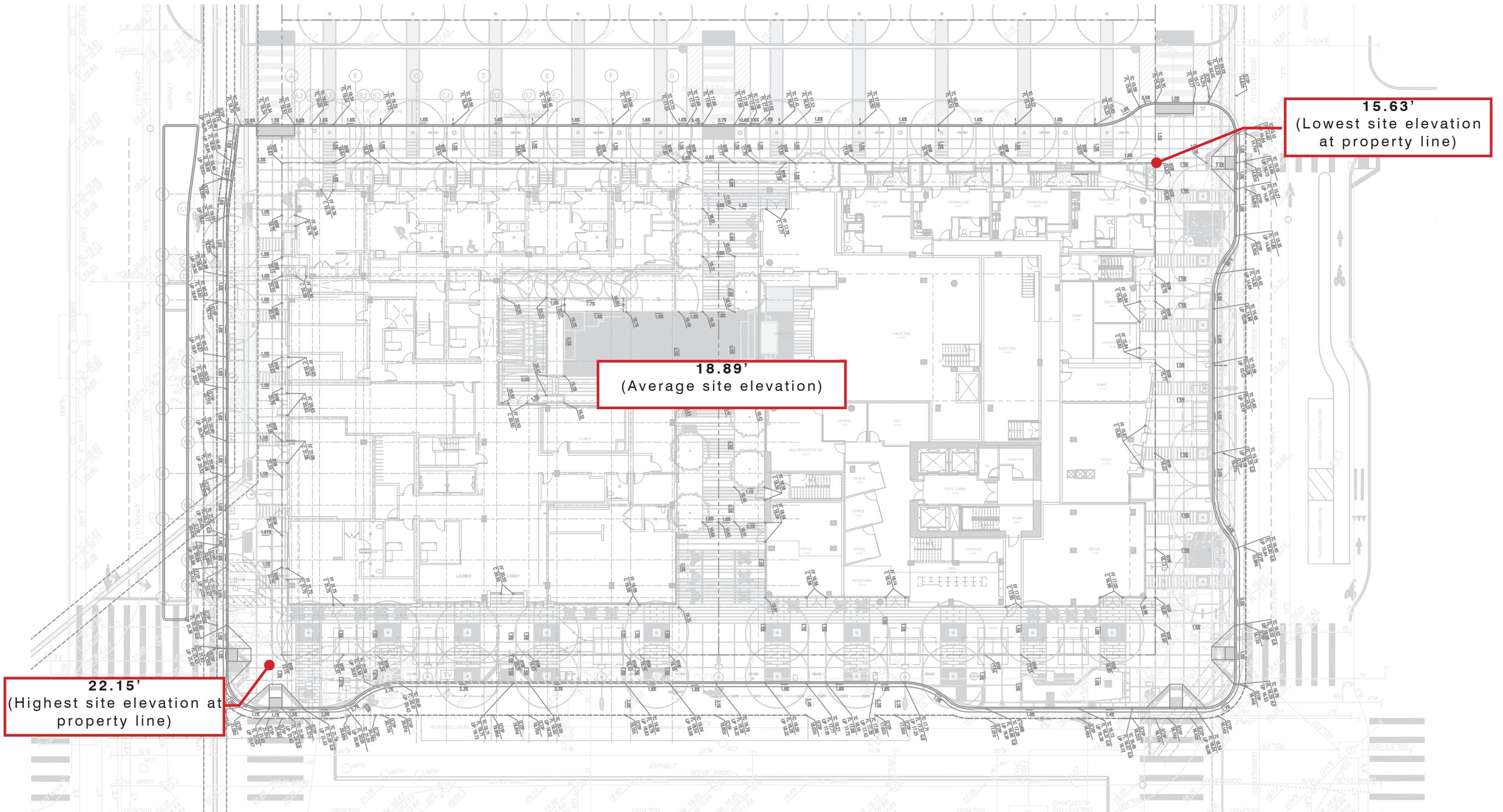


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Grading Plan

plural  KENNERLY ARCHITECTURE & PLANNING
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Block 2 Average Grade Diagram

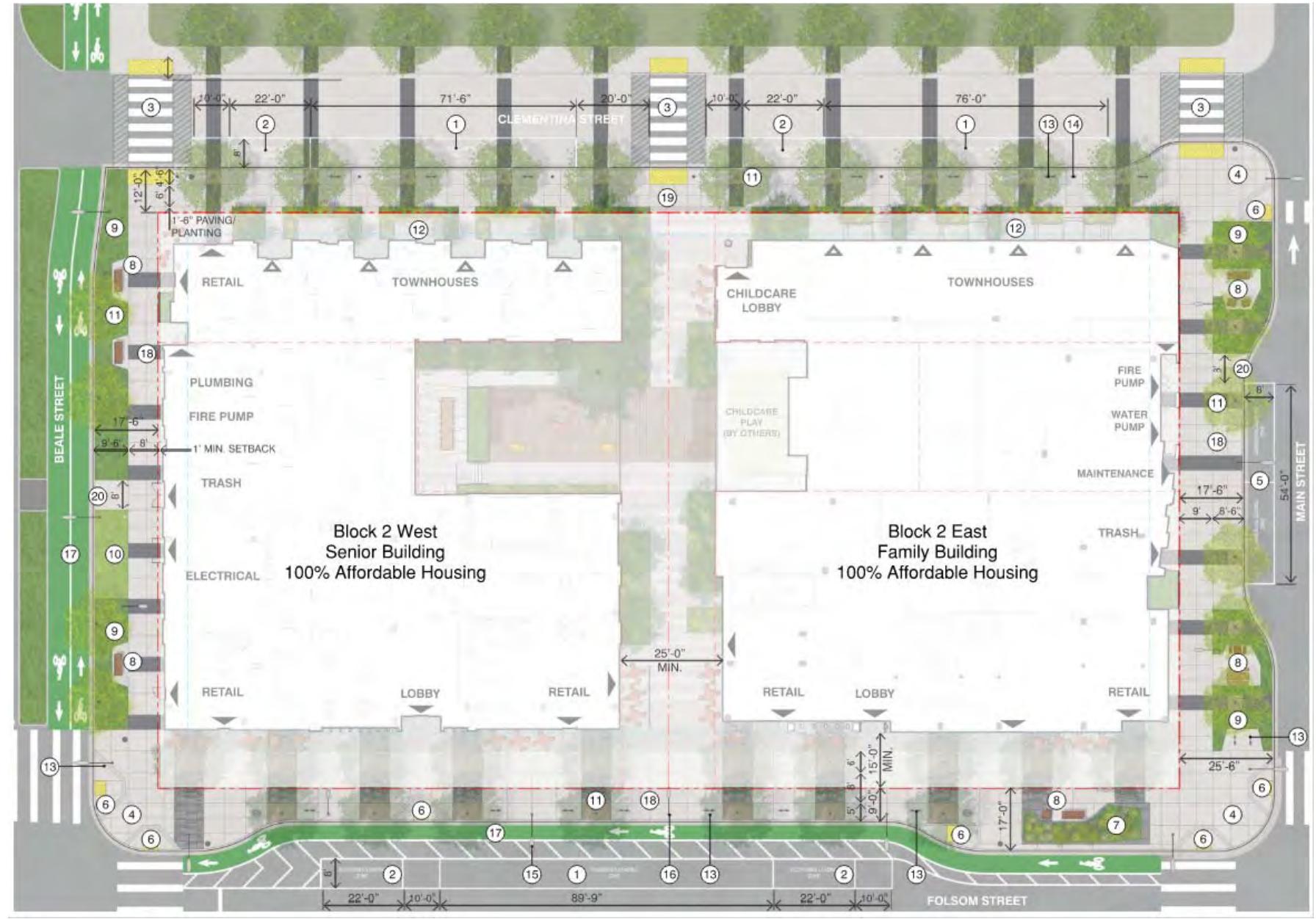


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- The developments will not have any off-street loading.
- The on-street loading spaces are acceptable to meet the demands of the buildings and no off-street loading is needed.
- Commercial and passenger loading is not shown as divided into individual 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.



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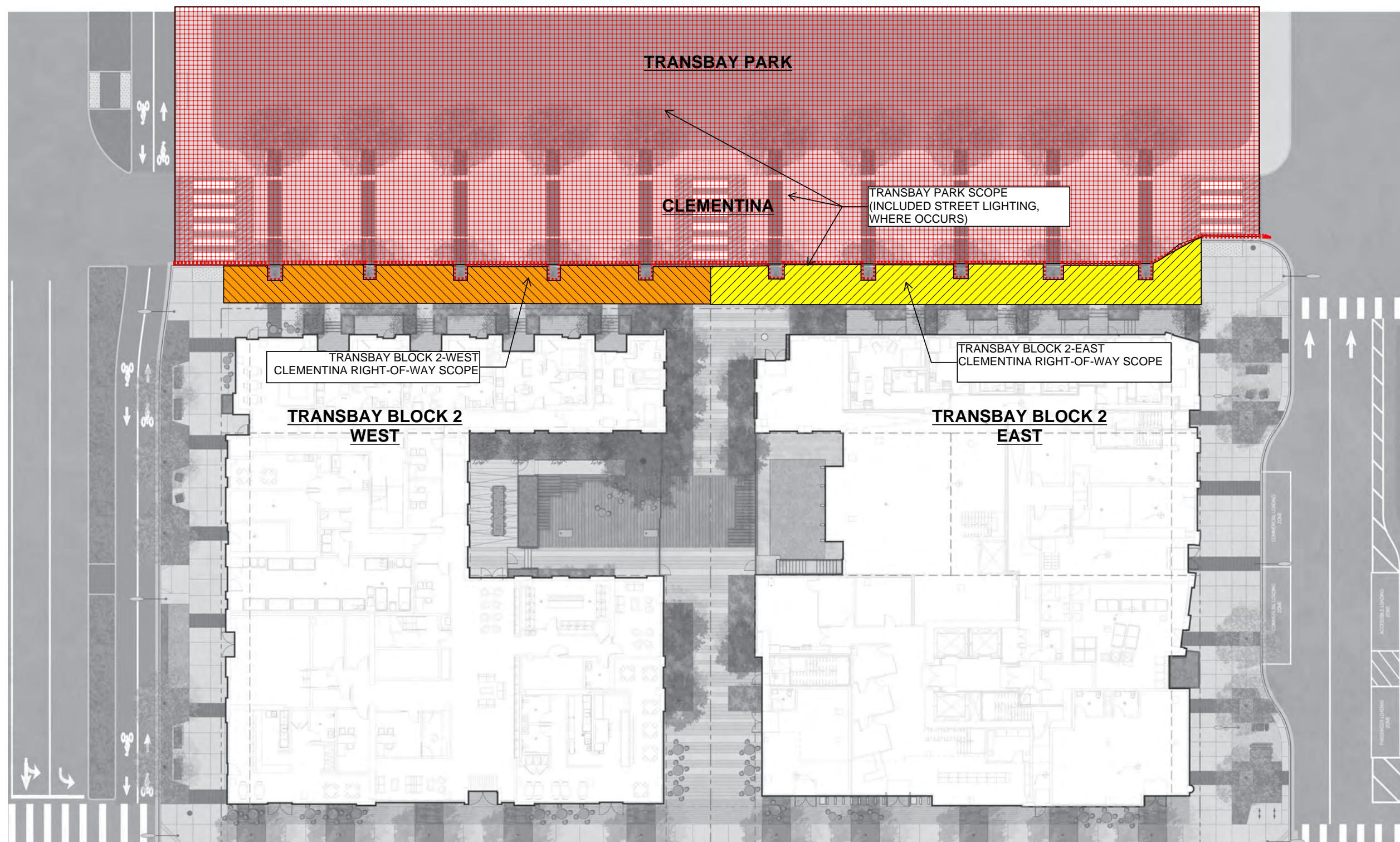
Block 2 Project Loading Scenario

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KENNERLY ARCHITECTURE & PLANNING
MITHŪN

mercyHOUSING

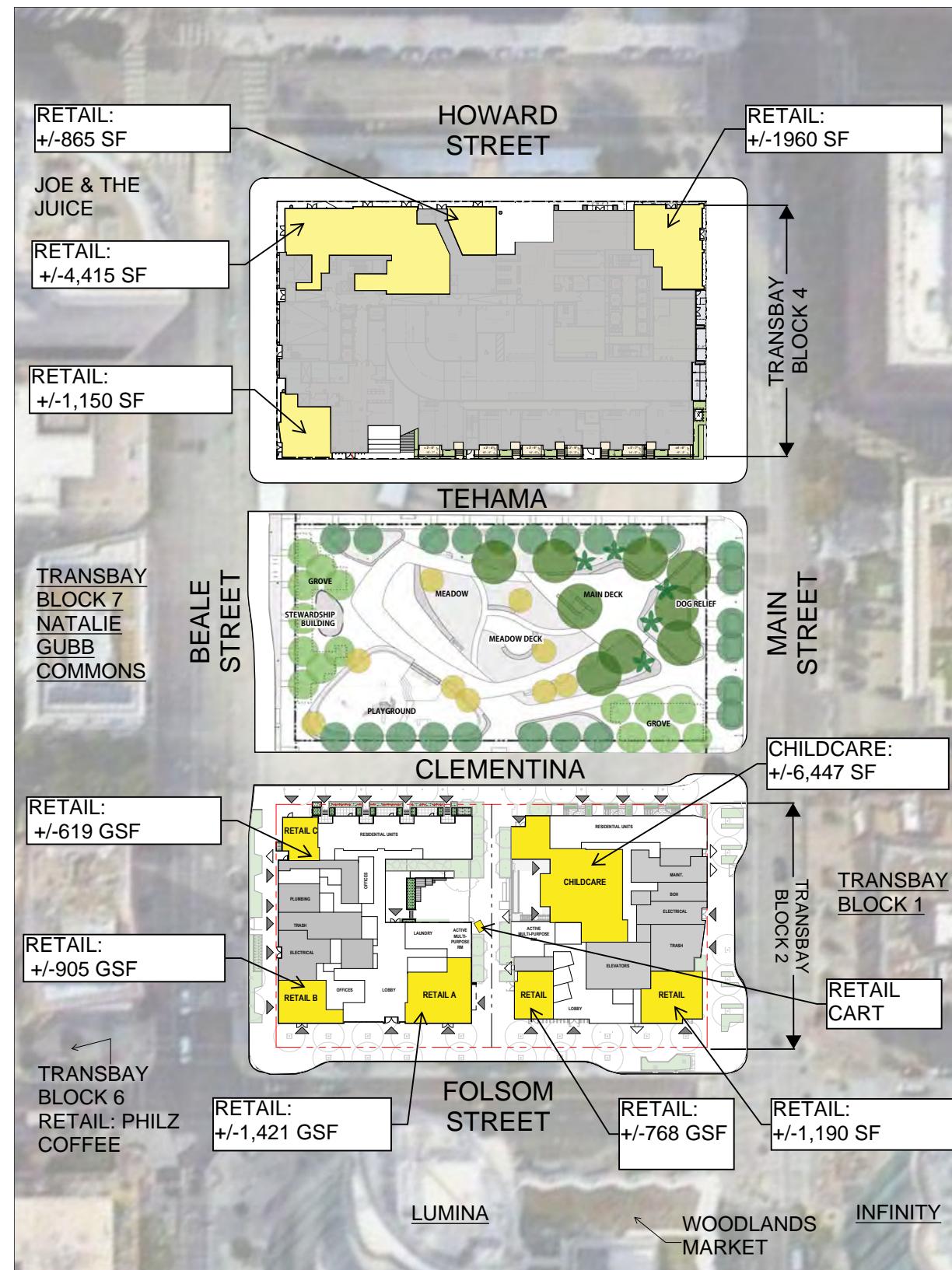
Chinatown Community Development Center
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Transbay Block 2

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Clementina Improvement Diagram



Transbay Block 2

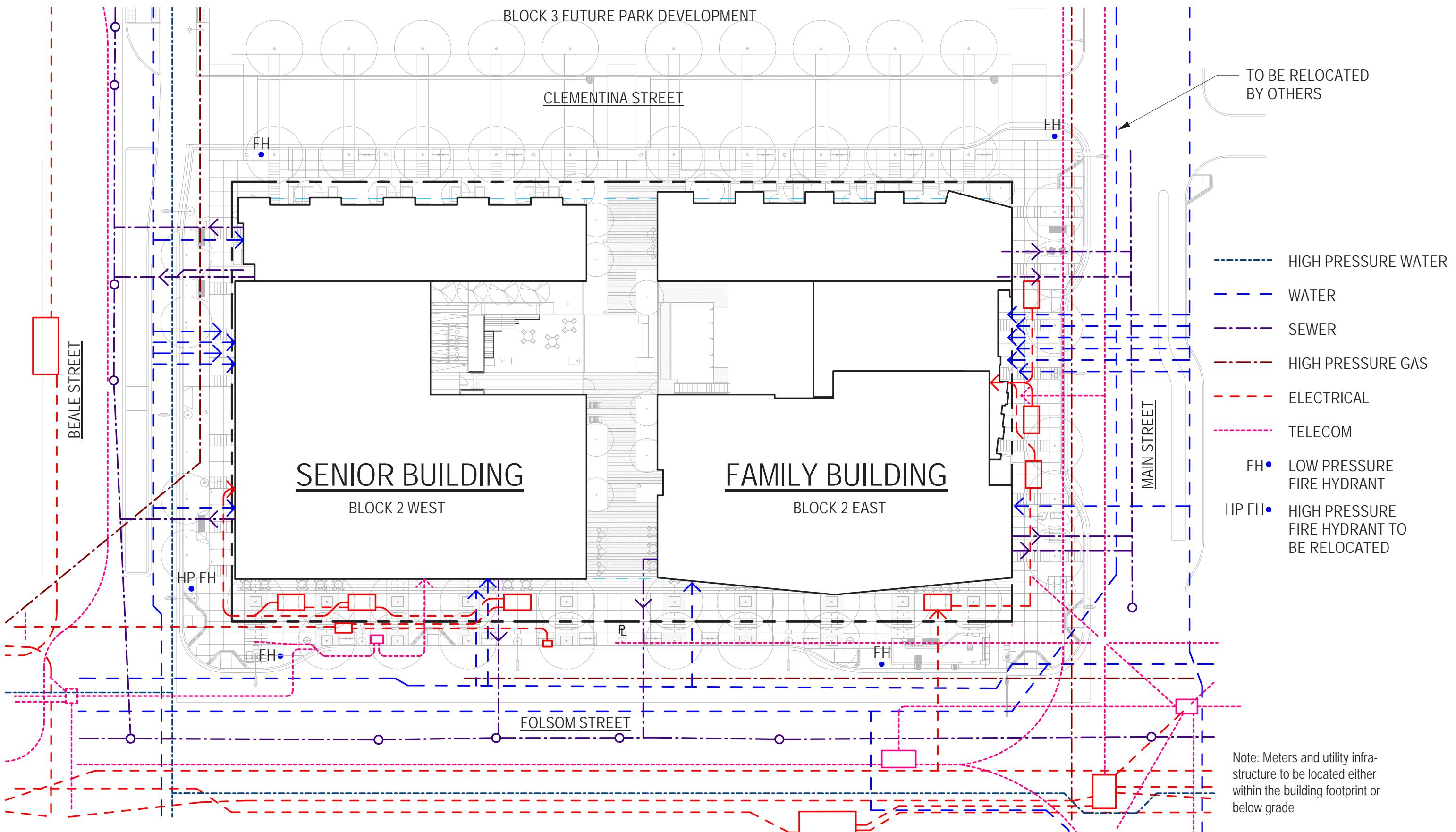
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Commercial adjacent to TB3 Park

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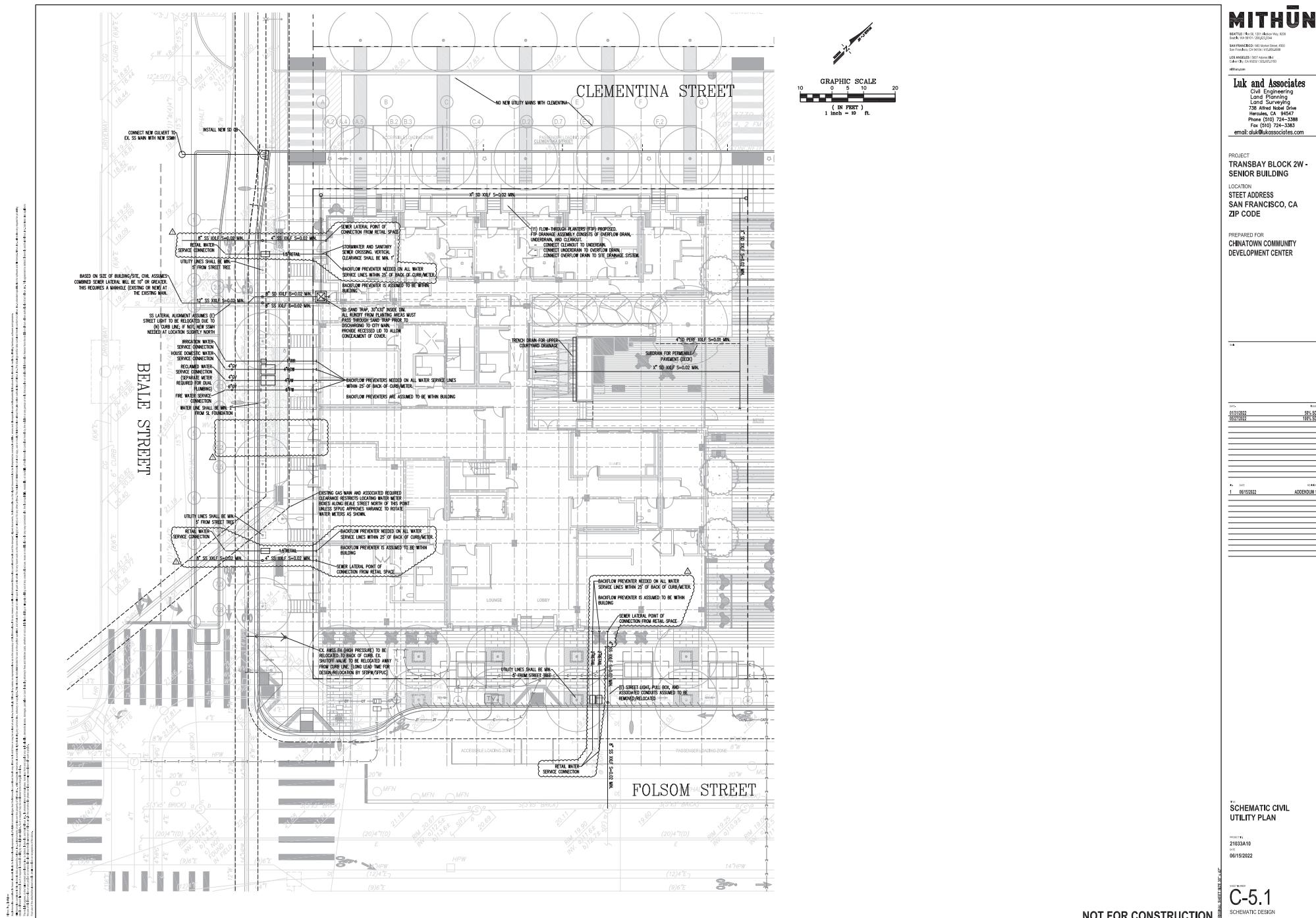
Utility Plan



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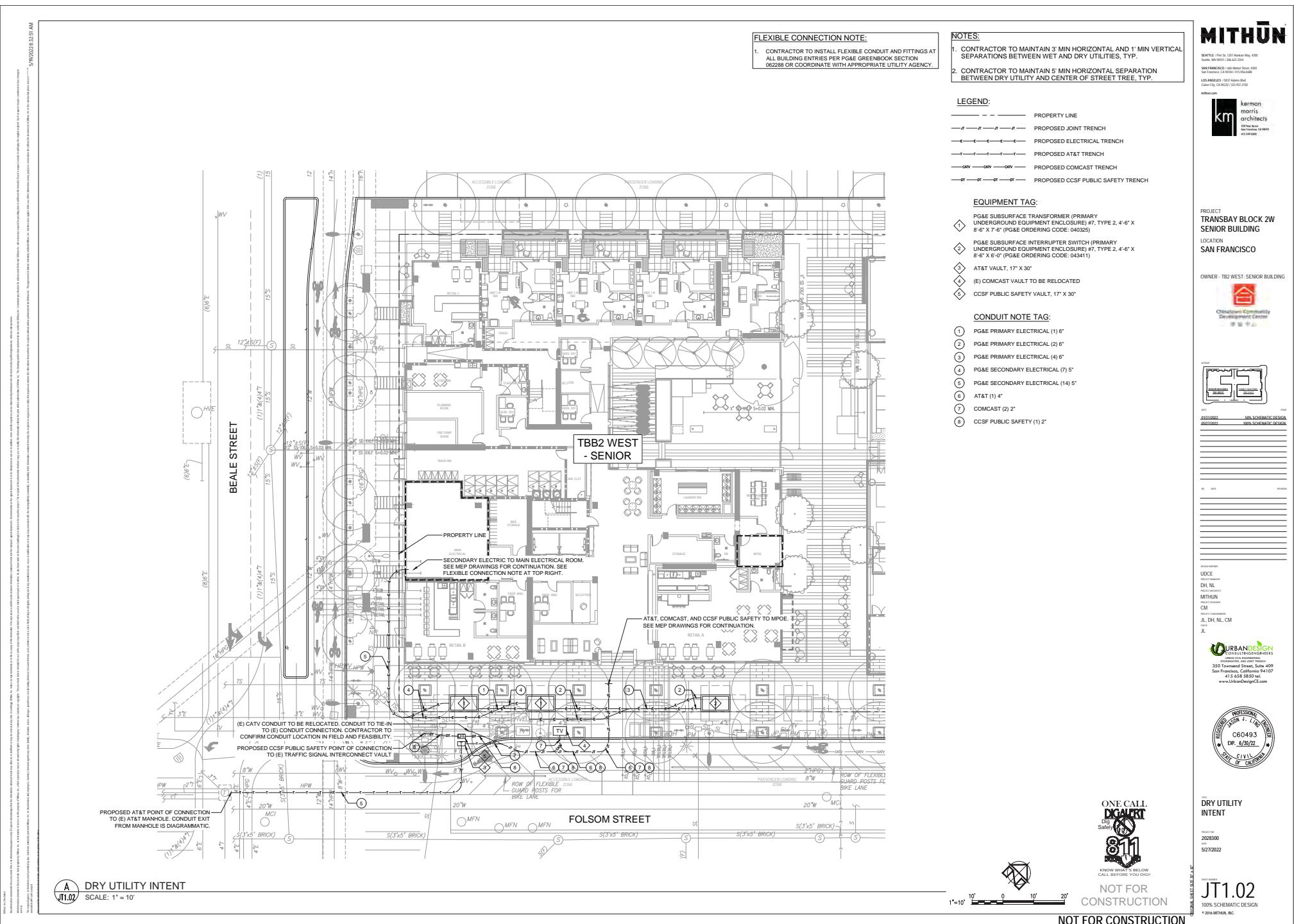


Note: Meters and utility infrastructure to be located either within the building footprint or below grade

Transbay Block 2W - Senior Building

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Block 2W - Wet Utility Plan



Transbay Block 2W - Senior Building

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Block 2W - Dry Utility Plan

plural km MITHŪN Chinatown Community Development Center
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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: CA Green 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.buildinggreen.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	Possible Points					Notes
			Community	Energy	IAQ/Health	Resources	Water	
CALGreen	Yes	CALGreen (REQUIRED)	4	1	1	1	1	
A. SITE	No	A1. Construction Footprint	0			1		
	Yes	A2. Job Site Construction Waste Diversion	2		2			
	TBD	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)						
	Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility			1	Probably compliant, GC to confirm		
	No	A3. Recycled Content Base Material	1		1	GC to comply		
	TBD	A4. Heat Island Effect Reduction (Non-Roof)	0	1		City sidewalk might be too dark. No by Landscape arch		
		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		
	Yes	C3. Resource Efficient Landscapes	1		1			
	Yes	C3.1 No Invasive Species According to Cal-IPC						
	Yes	C3.2 Plants Chosen and Located to Grow to Natural Size						
	Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3		3			
	Yes	C4. Minimal Turf in Landscape	2			2		
	≤10%	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					
	No	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	
	Yes	C6. High-Efficiency Irrigation System	2			2		
	No	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0		2	No per landscape arch. We use a lightweight soil mixture for green roofs		
	No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0		3			
	No	C8. Rainwater Harvesting System	0		1			
	Yes	C9. Recycled Wastewater Irrigation System	2		2			
	≤0.5 Eto	C10. Submeter or Dedicated Meter for Landscape Irrigation	1		1			
		C11. Landscape Meets Water Budget	2					
	TBD	C12. Environmentally Preferable Materials for Site	0		1	NA. No play structures		
	No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing						
		C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0		1			
	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		

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Planning Scoresheet

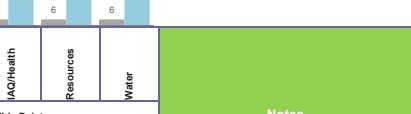
Points Targeted: 159.0
Certification Level Targeted: Platinum
Compliance Pathway Targeted: Option 2: All Electric Compliance

T24 Compliance Targeted: 0.0 %

at Minimum Points
Points Targeted

14.0 25 46.5 35.0 38.0 25.5

2 6 6 6 6



TRANSBAY BLOCK 2 WEST- Senior 5/28/2022

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

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Transbay Block 2W - Senior Building

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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								
No	H1. Sealed Combustion Units							
	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			
Yes	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>
Yes	H4. ENERGY STAR® Bathroom Fans							
	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1			
No	H5. Advanced Practices for Cooling							
	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				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
	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
Yes	H7. Effective Range Design and Installation							
	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						<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
No	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							All electric
Option 2: All Electric Compliance	J5.1 Home Outperforms Title 24	25.02		25+				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 required to meet Title 24 in 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.
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%
Yes	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								
No	K1. Entryways Designed to Reduce Tracked-In Contaminants							
	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

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 Built-In Recycling Center	0				1		
No	M4.2 Built-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@tuclighting.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
730	N1.5 Home Size Efficiency	9				10		
	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							
10	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
10	Enter the number of Tier 1 services							
Yes	Enter the number of Tier 2 services							
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. Q
TBD	N3.6 Bicycle Storage for Non-Residents	1						VE delete interior bike racks (updated to 10 bike racks)
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-lo 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				?	

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Green Point Rated Checklist

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	
No	O5. Home System Monitors	0		1				
No	O5.1. Home Energy Monitoring Systems	0						
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							
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 from 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 Cx 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	

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Green Point Rated Checklist



Chinatown Community
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