

Commission on Community Investment and Infrastructure

RESOLUTION NO. 9-2013

Adopted April 16, 2013

CONDITIONALLY APPROVING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, THE SCHEMATIC DESIGN FOR A PROPOSED HIGH-DENSITY RESIDENTIAL PROJECT ON TRANSBAY BLOCKS 6/7, LOCATED ON FOLSOM STREET BETWEEN FREMONT AND BEALE STREETS, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA

WHEREAS, The California Legislature in 2003 enacted Assembly Bill 812 (“AB 812”) authorizing the demolition of the historic Transbay Terminal building and the construction of the new Transbay Transit Center (“TTC”) (Stat. 2003, Chapter 99, codified at § 5027.1 of the Cal. Public Resources Code). AB 812 also mandated that 25% of the residential units developed in the area around the Center “shall be available to” low income households, and an additional 10% “shall be available to” moderate income households if the City and County of San Francisco (“City”) adopted a redevelopment plan providing for the financing of the Center; and,

WHEREAS, In 2003, in an agreement with the Transbay Joint Powers Authority (“TJPA”) and the City, the State agreed to transfer approximately 10 acres of State-owned property (“State-owned parcels”) in and around the then-existing Transbay Terminal to the City and the TJPA, which would then sell the State-owned parcels and use the revenues from the sales to finance the Center (“Cooperative Agreement”). The City agreed, among other things, to commit property tax revenue through its Redevelopment Agency to the Center. Under the Cooperative Agreement, the State relied on tax increment financing under a redevelopment plan to improve and sell the parcels; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco approved a Redevelopment Plan for the Transbay Redevelopment Project Area (“Project Area”) by Ordinance No. 124-05, adopted on June 21, 2005 and by Ordinance No. 99-06, adopted on May 9, 2006 (the “Redevelopment Plan”). The Redevelopment Plan provided for the financing of the TTC and established a program for the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) to redevelop and revitalize the blighted Project Area;; and,

WHEREAS, In 2005, at the same time the Redevelopment Plan was adopted, the Former Agency adopted the Development Controls and Design Guidelines for the Transbay Redevelopment Project (the “Development Controls”), which provides detailed controls and recommendations for development within Zone One of the Project Area, including Blocks 6/7. In 2006, the Former Agency adopted the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan (the “Streetscape and Open Space Plan”), which provides detailed concept plans

for all public infrastructure in the Project Area necessary for the development of the State-owned parcels; and,

WHEREAS, In 2006, the TJPA and the Former Agency executed an agreement (“Implementation Agreement”), which required the Former Agency to take the lead role in facilitating the development of the State-owned parcels. Specifically, the Implementation Agreement required the Former Agency to: (1) prepare and sell the State-owned parcels to third parties, (2) deposit the sale proceeds into a trust account to help the TJPA pay the cost of constructing the TTC, (3) implement the Redevelopment Plan to enhance the financial feasibility of the Project, and (4) fund the state-mandated affordable housing program; and,

WHEREAS, On July 6, 2011, pursuant to the Implementation Agreement, the Former Agency issued a Request for Proposals (the “RFP”) from development teams to design and develop a high-density, mixed-income residential project on Blocks 6/7 in the Project Area. On December 6, 2011, after a competitive selection process, the Former Agency Commission authorized staff to enter into negotiations for the development of Blocks 6/7 with the development team lead by Golub Real Estate Corp. (“Golub”) and Mercy Housing California (“Mercy), along with Solomon Cordwell and Buenz (“SCB”) as the lead architect for the market-rate component of the development and Santos Prescott and Associates (“Santos Prescott”), a small business enterprise, as the architect for the affordable component; and,

WHEREAS, On February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to the provisions of California State Assembly Bill No. 1X 26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session) (“AB 26”), codified in relevant part in California’s Health and Safety Code Sections 34161 – 34168 and upheld by the California Supreme Court in California Redevelopment Assoc. v. Matosantos, No. S194861 (Dec. 29, 2011). On June 27, 2012, AB 26 was subsequently amended in part by California State Assembly Bill No. 1484 (Chapter 26, Statutes of 2011-12) (“AB 1484”). (Together, AB 26 and AB 1484 are referred to as the “Redevelopment Dissolution Law.”); and,

WHEREAS, Pursuant to the Redevelopment Dissolution Law, all of the Former Redevelopment Agency’s assets (other than housing assets) and obligations were transferred to the Office of Community Investment and Infrastructure (“OCII”), as Successor Agency to the Former Agency. Some of the Former Agency’s housing assets were transferred to the City, acting by and through the Mayor’s Office of Housing (“MOH”); and,

WHEREAS, Redevelopment Dissolution Law authorizes successor agencies to enter into new agreements if they are “in compliance with an enforceable obligation that existed prior to June 28, 2011.” Cal. Health & Safety Code § 34177.5 (a). Under this limited authority, a successor agency may enter into contracts if a pre-existing enforceable obligation requires that action. See also Cal. Health & Safety Code § 34167 (f) (providing that the Redevelopment Dissolution Law does not interfere with an agency’s authority under enforceable obligations to “enforce existing covenants and obligations, or . . . perform its obligation.”). The Implementation

Agreement and several other Transbay obligations are “enforceable obligations” requiring OCII to take the actions proposed by this Resolution. Cal. Health & Safety Code § 34171 (d) (1); and,

WHEREAS, The Department of Finance (“DOF”) is currently reviewing the Successor Agency’s request that DOF determine “finally and conclusively” that the Implementation Agreement, AB 812, and the Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement are enforceable obligations that will not require additional DOF review in the future. Until DOF issues a Final and Conclusive Determination acknowledging OCII’s obligations to dispose of the State-owned parcels, OCII’s acquisition and disposition of Blocks 6/7 will be subject to additional review and approval by the Oversight Board of the City and County of San Francisco and DOF; and,

WHEREAS, The original proposal from Golub/Mercy included a purchase price of \$30,000,000, 545 residential units (409 market-rate units, including 61 inclusionary units and 136 stand-alone affordable units), and a requested subsidy from the Former Agency for the stand-alone affordable units of approximately \$200,000 per unit. However, due to the dissolution of the Former Agency on February 1, 2012, and the challenges that created for funding the affordable component of the development, the original proposal from Golub/Mercy was revised; and,

WHEREAS, Under the revised proposal, Blocks 6/7 will include a total of 556 residential units, as well as ground-floor retail, shared open space and underground parking. Based on this revised proposal, OCII staff negotiated the terms of a disposition and development agreement (the “DDA”) with Golub/Mercy for the sale of Blocks 6/7 and the development of Block 6 with 409 market-rate units, 70 affordable units, shared open space, and a shared underground parking garage. The DDA, however, does not cover the development of Block 7, which includes 77 affordable units, a child care facility and shared open space, because it will be constructed at a future date by Mercy, when additional affordable housing funding becomes available; and,

WHEREAS, OCII staff requested that the development team complete the schematic design for Blocks 6/7 all at once, even though the Block 7 Affordable Project will be constructed later. The Development Controls and the RFP envisioned both parcels being developed as a fully integrated project, so that the blocks will complement each other and work together, even though they are being designed by different architects. The development team agreed and SCB and Santos Prescott worked together and with OCII staff to prepare a unified schematic design that was reviewed and approved by the Transbay Citizens Advisory Committee (the “CAC”) at its January 10, 2013, meeting; and,

WHEREAS, OCII has reviewed the design and it conforms to all of the requirements of the Redevelopment Plan, the Development Controls and the Streetscape and Open

Space Plan. In addition, the development team has created an attractive project and has responded to all of OCII's and the CAC's comments and revisions to the design for Blocks 6/7. However, as is typical, there remain a number of detailed issues that must be resolved in subsequent design stages (i.e., design development or construction documents); and,

WHEREAS, A copy of the schematic design is on file with the Commission Secretary in the OCII office; and,

WHEREAS, On April 20, 2004, the Former Agency Commission adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement/Environmental Impact Report (the "Final EIS/EIR") for the Transbay Redevelopment Project, and on January 25, 2005 adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act ("CEQA"), a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The Board of Supervisors and the City Planning Commission adopted similar findings. Because the Final EIS/EIR includes evaluation of the new Transbay Transit Center, the Transbay Joint Powers Authority ("TJPA") also adopted environmental findings; and,

WHEREAS, The Final EIS/EIR includes by reference a number of addenda. The addenda include the following:

- a. Addendum #1 – adopted by the TJPA on June 2, 2006, assessed the additional use of the temporary Transbay Terminal by Greyhound, another transit carrier; and,
- b. Addendum #2 – adopted by the TJPA on April 19, 2007, assessed modifications of the rail tracks and underground tunnels leading to the new Transit Center; and,
- c. Addendum #3 – adopted by the TJPA on January 17, 2008, evaluated the addition of 546 Howard Street to the Transit Center; and,
- d. Addendum #4 – adopted by the TJPA on October 17, 2008, evaluated the configuration, boarding platforms and passenger waiting areas, and bus staging areas of the temporary Terminal, and associated modifications to bus lanes on surrounding streets; and,
- e. Addendum #5 – adopted by the TJPA on April 9, 2009, evaluated the building design of the new Transit Center; and,
- f. Addendum #6 – adopted by the TJPA on December 8, 2011, evaluated minor refinements to the proposed bus ramp component of the Transit Center; and,

WHEREAS, In adopting each Addendum, the TJPA determined that modifications to the Project would not require subsequent environmental review and would not require major revisions to the Final EIS/EIR; and,

WHEREAS, The Final EIS/EIR is a program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. The Final EIS/EIR is also a project EIR under CEQA Guidelines Section 15161 for certain structures and facilities, including the Temporary Terminal. The development of approximately 556 units of market-rate and affordable housing on Transbay Blocks 6/7 is an undertaking pursuant to and in furtherance of the Redevelopment Plan in conformance with CEQA Sections 15180 and 15168; and,

WHEREAS, OCII staff has reviewed the schematic design for Transbay Blocks 6/7 and finds the proposed actions to be Implementing Actions to facilitate construction of market-rate and affordable housing on Transbay Blocks 6/7 and within the scope of the Project analyzed in the Final EIS/EIR and subsequent addenda and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180 and 15168; and,

WHEREAS, OCII staff, in making the necessary findings for the Implementing Actions contemplated herein, considered and reviewed the Final EIS/EIR and addenda, has made documents related to the Implementing Actions, the Final EIS/EIR, and addenda available for review by the Commission on Community Investment and Infrastructure (“CCII”) and the public, and these files are part of the record before CCII; and,

WHEREAS, The Final EIS/EIR findings and statement of overriding considerations adopted in accordance with CEQA by the Agency Commission by Resolution No. 11-2005 dated January 25, 2005 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Actions; now therefore, be it

RESOLVED, The Commission on Community Investment and Infrastructure finds and determines that the conditional approval of the schematic design for Blocks 6/7 is an Implementing Action within the scope of the project analyzed in the Final EIS/EIR and Addenda and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162 and 15163 for the following reasons:

- a. The Implementing Actions are within the scope of the project analyzed in the Final EIS/EIR and Addenda and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Final EIS/EIR; and,
- b. No substantial changes have occurred with respect to the circumstances under which the project analyzed in the Final EIS/EIR and Addenda was undertaken that would require major revisions to the Final EIS/EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIS/EIR; and,

- c. No new information of substantial importance to the project analyzed in the Final EIS/EIR and Addenda has become available which would indicate that (a) the Implementing Actions will have significant effects not discussed in the Final EIS/EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the Final EIS/EIR will substantially reduce one or more significant effects on the environment; and, be it further

RESOLVED, The Office of Community Investment and Infrastructure, acting as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, hereby approves the schematic design for a proposed high-density residential project on Transbay Blocks 6/7, located on Folsom Street between Fremont and Beale Streets, subject to the following conditions:

1. The location of the kitchen exhaust for restaurant use at Block 6 shall be located so as to minimize the effects that fumes may have on both nearby residences as well as private and publicly accessible open spaces.
2. Further study of the detailing of Buildings in Block 7, including but not limited to the following: a) railings for the ramps of Buildings 7A and 7B; b) return walls of the townhouses to consistently carry the materials proposed for the façade; c) design of bay windows of the townhouses so as to clearly define the areas of glazing from those finished with fiber cement siding; d) the fence proposed at the north side so as to ensure privacy and visual interest from the courtyard and the concrete walls surrounding the playground area; e) exterior walkways that provide access to the third and fourth floor townhouses so as to ensure visual interest and articulation, and f) landscaping materials for the courtyard and perimeter landscaped areas.
3. The building materials, colors, finishes, architectural detailing (including window details) shall be subject to further review and approval by OCII staff during the Design Development phase. Materials and colors shall be provided as part of the review. Mock-ups of sufficient size shall be built on construction sites during an early phase of construction for OCII staff review and approval to ensure consistency with this Schematic Design.
4. The design of the trash and recycling areas shall be subject to further review and approval by OCII staff during the Design for Development phase to ensure that they allow for direct pick-up by the solid waste collector from the service areas to avoid trash and recycling bins on-street.
5. The generator and transformer rooms and other utility spaces shall be minimized and located along Clementina Street to the maximum extent possible.

6. All building signage shall be subject to further review by OCII staff review and approval. A signage plan shall be prepared prior to or concurrent with Design Development for OCII staff approval.
7. The design of the ground floor of Block 6 along Beale Street is subject to further review pending resolution of the interior uses at this location.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 16, 2013.

Natasha Jones

Commission Secretary

TRANSBAY REDEVELOPMENT PROJECT AREA BLOCK 6 / 7

San Francisco, California

SCHEMATIC DESIGN

01.07.2013

Owner

Golub Real Estate Corporation
Mercy Housing California

Architects

Solomon Cordwell Buenz
Santos Prescott Associates

Landscape Architect Block 6

Terrain Studio

Landscape Architect Block 7

Merril Morris Partners



Solomon
Cordwell
Buenz

© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

Sheet Number	ARCHITECTURAL
A48	Building 7B Elevations
A49	Block 7 Clementina Street Elevation
A50	Block 7 Courtyard Elevations
A51	Block 6 Bldg A Podium Exterior System
A52	Block 6 Bldg A Tower Exterior System
A53	Block 6 Bldg C Exterior System
A54	Block 7 Bldg 7A Exterior System
A55	Block 7 Bldg 7B Exterior System
A56	Block 7 Townhouse Exterior System

Sheet Number	LANDSCAPE
L1	Block 6 Ground Level Landscape Plan
L2	Block 6 Level 7 Landscape Plan
L3	Block 6 Level 8-33 Landscape Plan
L4	Block 6 Planting List
L5	Block 6 Planting List
L6	Block 6 Planting List
L7	Block 6 Planting List
L8	Block 6 Ground Level Courtyard Perspective
L9	Block 6 Ground Level Courtyard Perspective
L10	Block 6 Level 7 Perspective
L11	Block 6 Level 33 Perspective
L12	Block 6 Details - Folsom Street Paving Study & Materials
L13	Block 6 Details - Folsom Street Paving Study & Materials
L14	Block 6 Details - Folsom Street
L15	Block 6 Details - Fremont Street Paving Study & Materials
L16	Block 6 Details - Clementina St. Paving Study & Materials
L17	Block 6 Details - Beale Street Paving Study & Materials
L18	Block 6 Details - Ground Level Courtyard
L19	Block 6 Furniture
L20	Block 6 Ground Level Lighting
L21	Block 6 Level 7 Lighting
L22	Block 6 Level 8-33 Lighting
L23	Block 7 Landscape Plan
L24	Block 7 Paving Plan
L25	Block 7 Planting Plan
L26	Block 7 Sections
L27	Block 7 Pergola Details
L28	Block 7 Details
L29	Block 7 Trees
L30	Block 7 Ground Cover
L31	Block 7 Courtyard Perspective

Sheet Number	ARCHITECTURAL
A1	Drawing Index
A2	Written Statement
A3	Building Perspectives
A4	Building Perspectives
A5	Street Perspectives
A6	Street Perspectives
A7	Courtyard Perspectives
A8	Building 7A Perspective
A9	Building 7B Perspective
A10	Clementina Street Perspective
A11	Area & Program Summary
A12	Phasing Plan
A13	Building Geometry Location Plan
A14	Building Geometry Location Diagram at 85'
A15	Parcel Plan
A16	Utilities Plan
A17	Vicinity Plan
A18	Trash & Loading Routing Diagram
A19	Site Plan
A20	N-S Site Section
A21	E-W Site Section
A22	Block 6 Garage Basement Plan
A23	Block 6 Level 1 Plan
A24	Block 6 Level 2 Plan
A25	Block 6 Levels 3-5 Plan
A26	Block 6 Level 6 Plan
A27	Block 6 Level 7 Plan
A28	Block 6 Level 8 Plan
A29	Block 6 Levels 9-32 Plan
A30	Block 6 Mechanical Floor & Roof Plan
A31	Block 7 Setbacks and Parcels
A32	Block 7 Basement Plan
A33	Block 7 Level 1 Plan
A34	Block 7 Level 2 Plan
A35	Block 7 Level 3 Plan
A36	Block 7 Level 4 Plan
A37	Block 7 Level 5 Plan
A38	Block 7 Roof Plan
A39	Block 6/7 Building Elevations
A40	Block 6/7 Building Elevations
A41	Block 6/7 Building Elevations
A42	Block 6/7 Building Elevations
A43	Block 6/7 Building Elevations
A44	Block 6/7 Building Elevations
A45	Not Used
A46	Block 6 Building Section
A47	Block 7A Elevations



Project Statement:

Proposed Use:

Block 6/7 is a 42,625 square foot parcel on Folsom Street between Fremont and Beale Street in San Francisco that is currently occupied by a surface parking lot.

Following the master plan for the site, the proposal calls for Block 6 to accommodate a market-rate residential tower consisting of 402 market-rate apartments, an adjacent midrise tower consisting of 70 affordable units, and 7 adjacent market-rate townhomes. The tower and mid-rise accommodate ground-level retail along Folsom Street. Block 6 also includes underground parking, and site/street improvements. Block 7 will consist of three buildings, two of which are interconnected, providing 77 affordable units as well as a child care center and community space.

Design Strategy:

As in many of San Francisco's most desirable neighborhoods, the permeable center block common spaces provide an appealing shared amenity for residents; they also became the catalyst for our vision of a sustainable urban community that is integrated with the larger Transbay area.

Our design maximizes the potential of the site. Folsom Boulevard is envisioned as an exciting destination – a new "Main Street" lined with local restaurants, shops, and cafes that becomes the heart of a new and vibrant community much like successful and established neighborhood serving commercial streets such as Hayes Street, Fillmore Street, and Castro Street. In addition, the inclusion of multiple connections to the inner courtyard space of Block 6 via paseos from Folsom and Clementina Streets reinforce this vision of connectivity. The courtyard is articulated into a series of smaller scaled pedestrian plazas for residents and visitors.

Running perpendicular to the Folsom Boulevard shopping district, Beale Street will serve to connect Rincon Hill to the South with the downtown Financial District to the North at a pedestrian level. Wide, landscaped sidewalks and the new Transbay Park will set the tone along Beale Street while the retail space at the corner of Beale and Folsom will reinforce this concept with a café-restaurant space that can serve as a meeting point for the wider community.

Fremont Street is the most desirable location for the tower's residential lobby. It provides a distinct address and generous street frontage that doesn't compete with the retail environment along Folsom. Along Clementina, individually accessible townhouses on both sides of the streets create a residentially scaled neighborhood consistent with the master plan for Clementina as it links to the pocket park to the West, the proposed Transbay Park to the East and the planned sports courts across First Street. Visual access to the courtyard of Block 7 further enhances the pedestrian character of Clementina Street.

The Tower:

Inhabitants of modern high-rise buildings often have limited social interaction with one another. Other than at common areas such as elevators, shared amenities and entry lobbies, residents can be somewhat alienated from one another through vertical separation. Our design encourages interaction among residents. The tower design creates a true vertical community by providing access to large, open balconies at every third floor, in lieu of private balconies. These "sky parks" allow residents open views of the skyline and the city below, and a chance to meet informally in much the same way a front porch or pocket park creates chance meetings in traditional single family neighborhoods. Rather than the tower contributing to a sense of urban alienation, these common balconies are clearly visible from the street, further linking the tower to the neighborhood at large.

This community concept is further articulated in several other common areas in both the Market-Rate and Affordable buildings. Shared roof gardens at levels 33 and 7, plus open space at ground level have each been designed to create areas for recreation, entertainment, quiet reading or rest for residents. These common spaces are opportunities for social interaction among the diverse populations, while setting the stage for compelling architecture within the master plan vision. A ground-level community room in the affordable building provides a gathering place for residents and also connects directly to the courtyard.

Block 7:

We have configured the block with three buildings, with the taller, podium buildings facing Beale and Fremont Streets and townhouse units along Clementina Street. Building 7A, facing Fremont Street is a compact volume with a layered facade made up of metal panels and cement plaster. Horizontal and vertical sunshades mitigate the southwestern exposure of the building. The pattern of the metal and plaster cladding will give the building a strong presence when viewed from the approach along the freeway ramp, while the community room and entry activate the Fremont Street pedestrian experience.

The townhouse building has a more residential scale, and steps with the grade of Clementina Street. Angled bay windows on the Clementina Street facade recall traditional San Francisco residential streets, and are highlighted with small balconies at the top of alternating bays.

Within the block and adjacent to the community room a garden area provides exterior gathering space with bar-b-que facilities and moveable chairs and tables as well as built-in seating and a children's area for residents of the affordable buildings

Building 7B, facing Beale Street, will overlook the future Transbay Park, so it has a highly articulated facade with projecting bay windows and sun screens and large areas of glazing. Metal panel cladding on the bay windows and spandrels contrasts with the cement plaster on the main walls of the building to emphasize the vertical lines of the construction.

Units:

Unit sizes of the Market-Rate tower and townhouses are an average of 715 square feet. Varying units include studios, JR-1, 1-bedroom and 1-bedroom plus den and 2 bedroom units. 2 bedroom units will comprise approximately 25% of the units.

Affordable units are planned on an 11'-0" frontage module so that all sleeping and living rooms have generous windows while at the same time making the enclosure and structural systems efficient. The Block 6 Affordable building is made up of 20% two bedroom units and 80% one bedroom units. Block 7 has 17 three-bedroom units (22% of the total) while the remaining 60 units are evenly divided between one-bedrooms and two-bedrooms.

Sustainability Features:

The project will be Greenpoint Rated, 75 points minimum with a goal of achieving the equivalent of LEED Gold certification. The project's sustainable design strategies includes appropriate treatment of the fenestration on the building's southeast and southwest facades consisting of fixed horizontal sunshades and tinted low-e insulating glass, optimal daylighting, enhanced indoor air quality utilizing a low-energy mechanical ventilation system without mechanical cooling and filtration of the air supply in compliance with San Francisco Department of Public Health Article 38 requirements. The building systems will be designed with resource efficiency in mind and will take advantage of natural energy opportunities such as passive solar heating, high thermal mass, and utilization of the high rise structure's naturally occurring stack effect to provide natural ventilation to all interior common spaces. The shared open space balconies and glazed overlooks located on the northeast façade will provide a wind pressure induced low velocity exhaust as part of the interior corridor ventilation system.

The Block 7 podium buildings are designed with daylight and natural ventilation in the corridors and maximize opportunities for through ventilation, among other sustainable strategies.

This project plans to submit the SFPUC Storm water Control Plan (SCP) for compliance and meet the SFPUC storm water requirements for the combined sewer area.

Conformance with the Development Controls:

	Comply (Y/N)	Reference
Setbacks	Y	A13, A19
Heights	Y	A20, A21, A39 - A50
Bulk	Y	A13, A14
Overall Building Design	Y	
Ground Floor Commercial Design	Y	A19, A23
Parking	Y	A11, A22
Loading	Y	A11, A18, A19
Open Space	Y	A11, A17, A19
Sidewalk Encroachment	Y	A13, A31
Low-Rise / Mid-Rise / Towers	Y	A3 through A56

Design refinement and additional information will be developed throughout the design phase.

Structural System & Building Materials:

The high rise apartment building, its 6 story podium and the 7-story affordable housing block will be of Type 1 concrete construction. The high rise portion of the project will utilize performance-based structural design and the design will be peer-reviewed. The sub-grade garage level will be shared by both buildings and will meet all of the requirements of high rise construction, including life-safety systems. The foundation will either be a continuous mat design or driven piles with pile caps depending on the soil profile and geotechnical recommendations.

The high rise and podium will be clad in a unitized curtain wall with high performance vision glass. The high rise curtain wall will utilize a mix of spandrel glass and low-e back painted glass which will work with the vision glass to establish the residential scale pattern of the tower. Aluminum sunshades will also be integrated onto the Folsom and Fremont facades. The podium curtain wall will be a stone clad curtain wall with 2 story vision windows. The podium will rest on top of a retail storefront with clear glass and metal canopies. The stone cladding will continue down to the street. The high rise and podium will each feature a painted metal brow.

The Block 6 affordable building will be clad in a metal frame and storefront system similar in character to the curtain wall of the tower, but appropriate to mid-rise construction. The exterior material will be a rain-screen composite panel with integral color.

The Market Rate townhouses will feature a facade clad in wood-like materials that are designed to look and feel like wood but be substantially less maintenance. A secondary facade of resin panels will provide a visual texture and also reduce maintenance, while providing a contextually sensitive street front. The Block 7 Townhouses will also incorporate the composite wood material, as a highlight to the primary cladding of cement plaster.

The Block 7 podium buildings will be clad in plaster and metal panels as noted above. The concrete podiums of the buildings are framed with columns and shear walls supporting a 10' slab. Columns align under bearing walls above, and shear walls are provided at the perimeter. The wood framed portions of the buildings consist of engineered lumber floor assemblies and stud walls. Plywood shear walls are the primary lateral load system, and may be supplemented by manufactured metal shear panels where loads area high.

Services:

Services for the whole project enter on Fremont Street, with service connection points and switchgear in the basements of the tower and building 7A. The transformers will be in a vault under Clementina. Each building connects to the shared services provided in each block with separate metering provided for each building.

**WRITTEN STATEMENT
BLOCK 6/7**

Golub | Mercy Housing

01/07/2013





FREMONT STREET LOOKING NORTH



FOLSOM STREET





FREMONT STREET LOOKING SOUTH



FOLSOM STREET LOOKING EAST





CLEMENTINA STREET LOOKING SOUTH



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

**STREET PERSPECTIVE
BLOCK 6/7**

Golub | Mercy Housing

01/07/2013



BUILDING ENTRANCE



FOLSOM STREET LOOKING NORTH





COURTYARD LOOKING SOUTHEAST



COURTYARD LOOKING SW



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

COURTYARD PERSPECTIVES
 BLOCK 6/7
 Golub | Mercy Housing

01/07/2013

A7



BUILDING 7A FROM FREMONT STREET





BUILDING 7B FROM BEALE STREET





TOWNHOUSES AT CLEMENTINA STREET



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

BLOCK 7 PERSPECTIVES
BLOCK 6/7
Golub | Mercy Housing

01/07/2013

BLCOK 6 AREA SUMMARY

Building A: Market Rate Tower											Building B: Market Rate Townhouses					Building C: Affordable Rate					Parking / Loading			
Tower Parcel: 17,050 sf											Townhouse Parcel: 5,775 sf					Podium 2 Parcel: 9,000 sf								
Podium 1 Parcel: 7,200 sf																								
Fl.	Units/Fl.	2 BED	1 BED	STUDIO	Residential NSF	Amenities / Common Area NSF	Residential GSF	Retail GSF	Units/Fl.	TOWNHOUSE	Residential NSF	Residential GSF	Units/Fl.	2 BED	1 BED	STUDIO	Residential NSF	Residential GSF	Retail GSF	Parking GSF	Loading GSF	Mechanical GSF	Total Block 6 GSF/Block	Open Space GSF
							3,244																3,244	4,642
32	12	3	6	3	8,458		10,000															150	10,000	
31	12	3	6	3	8,458		10,000															150	10,000	
30	12	3	6	3	8,458		10,000															150	10,000	300
29	12	3	6	3	8,458		10,000															150	10,000	
28	12	3	6	3	8,458		10,000															150	10,000	
27	12	3	6	3	8,458		10,000															150	10,000	300
26	12	3	6	3	8,458		10,000															150	10,000	
25	12	3	6	3	8,458		10,000															150	10,000	
24	12	3	6	3	8,458		10,000															150	10,000	300
23	12	3	6	3	8,458		10,000															150	10,000	
22	12	3	6	3	8,458		10,000															150	10,000	
21	12	3	6	3	8,458		10,000															150	10,000	300
20	12	3	6	3	8,458		10,000															150	10,000	
19	12	3	6	3	8,458		10,000															150	10,000	
18	12	3	6	3	8,458		10,000															150	10,000	300
17	12	3	6	3	8,458		10,000															150	10,000	
16	12	3	6	3	8,458		10,000															150	10,000	
15	12	3	6	3	8,458		10,000															150	10,000	300
14	12	3	6	3	8,458		10,000															150	10,000	
13	12	3	6	3	8,458		10,000															150	10,000	
12	12	3	6	3	8,458		10,000															150	10,000	300
11	12	3	6	3	8,458		10,000															150	10,000	
10	12	3	6	3	8,458		10,000															150	10,000	
09	12	3	6	3	8,458		10,000															150	10,000	300
08	12	3	6	3	8,458		10,000						10	2	8		5,618	6,893				150	16,883	
07	12	3	6	3	8,452		16,114						10	2	8		5,618	6,893				150	23,007	4,960
06	11	3	6	2	7,884	4,797	16,098						10	2	8		5,618	6,893				150	23,141	
05	20	4	14	2	13,901		16,145						10	2	8		5,618	6,893				150	23,188	
04	20	4	14	2	13,901		16,145						10	2	8		5,618	6,893				150	23,188	
03	20	4	14	2	13,901		16,145			1,295	1,295		10	2	8		5,618	6,893				150	24,483	
02	18	4	14	1	13,899		16,145			2,632	2,632		10	2	8		5,618	6,893				150	25,228	
GR	0				0	2,184	5,066	6,701	7	7	3,458	3,458					1,733	4,686	1,960			1,149	1,673	24,633
BT					0																		47,380	
TOTAL	402	87	218	87	283,638	6,981	355,042	6,701	7	7	7,365	7,365	70	14	56		41,059	52,937	1,960	43,481	1,149	10,732	479,387	12,902
						80%	80% efficiency				100%	100% efficiency												

Open Space Summary (Block 6 & 7)

	MR	BMR
No. of Units	409	70
Units w/ Private Open Space:	9	0
Additional Open Space Req'd:	6,400	1,120
Open Space Parcel:		3,600
Total Open Space Req'd		11,120
Total Open Space Provided:	19,400	
Total Softscape Area		4,448
% of Softscaping		40%

Parking Summary (Block 6 & 7)

	Required	Provided
Standard		62
Compact		63
Accessible	1 / 25 cars	4
Van Accessible	1 / 8 Acc.	1
Car Share	2 Min.	3
TOTAL	562 Max.	133
Allowed per Design Controls	1:1 for Resid	
	1/1,500 sf for Retail	
Bikes	164 Min.	193
Loading	2 Min.	2

Unit Mix Summary (Block 6)

MARKET RATE	TOTAL	% OF OVERALL	BMR	TOTAL	%
2 BEDS	97	24%		14	20%
1 BEDS	218	53%		56	80%
STUDIOS	87	21%		0	0%
TOWNHOUSE	7	2%		0	0%
TOTAL	409	100%		70	100%

Program Summary (Block 6)

Use	MR	BMR	TOTAL
Residential Units	291,023	41,059	332,082
Leasing Office	1,615	113	1,728
Common Areas (Resid. Service)	2,184	541	2,725
Amenities	4,797	950	5,747

BLOCK 7 AREA SUMMARY

Building 7A: West Podium Building											Townhouse Building					Building 7B: East Podium Building					OS Parcel: 5530 sf			
West Parcel: 6936 sf											Townhouse Parcel: 5,760 sf					East Parcel: 9,085 sf								
Fl.	Units/Fl.	3 BED	2 BED	1 BED	Residential NSF	Amenities / Common Area NSF	Residential GSF	Units/Fl.	3 BED	2 BED	Residential NSF	Residential GSF	Units/Fl.	3 BED	2 BED	1 BED	Residential NSF	Amenities / Common Area NSF	Residential GSF	Child Care GSF	Total Units	Block 7 GSF	Open Space GSF	
MECH							531															1,062		
05	7	0	3	4	4,370		5,188					120	8	1	3	4	6,164				15	12,484		
04	6	0	3	3	3,830	450	5,188	4	4		4,051	4,701	8	1	3	4	6,164				18	17,065		
03	6	0	3	3	3,830	450	5,188	4	3	1	4,051	4,701	8	1	3	4	6,164				18	17,065		
02	7	0	3	4	4,370		5,188				4,051	4,171	8	1	3	4	6,164				15	16,535		
GR	2		2		1,366	3,152	5,620	7	6	1	4,051	4,171	2		2		1,396	800	3,198	4,300	11	12,969	6,700	
BT					0	1,100	4,178															9	4,178	6,520 required
TOTAL	28	0	14	14	17,796	5,152	31,681	15	13	2	16,204	17,864	34	4	14	16	26,052	800	32,433	4,300	77	81,378	6,700	
							74% efficiency				91%	91% efficiency												

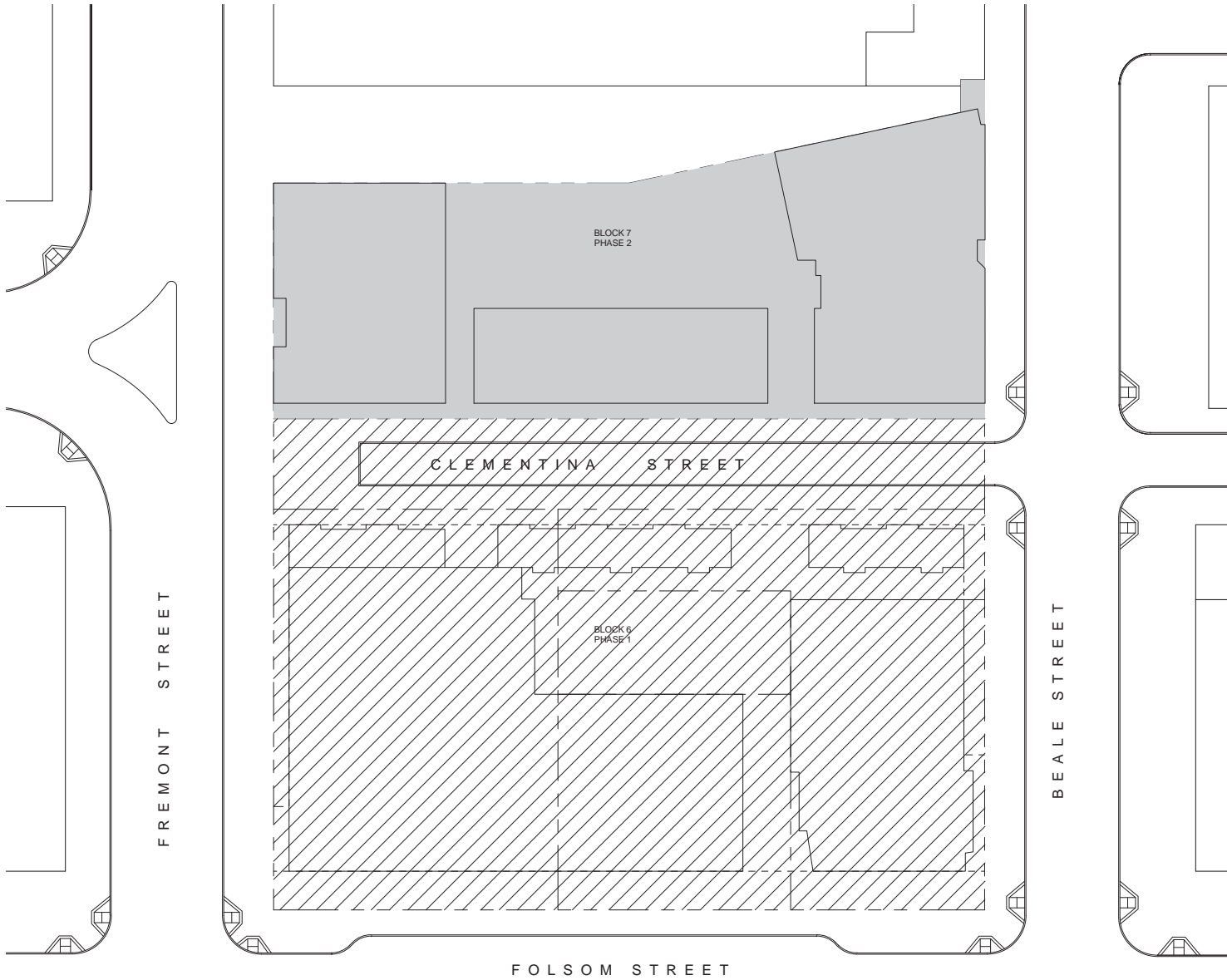
Block 7 Total
percentage by unit type

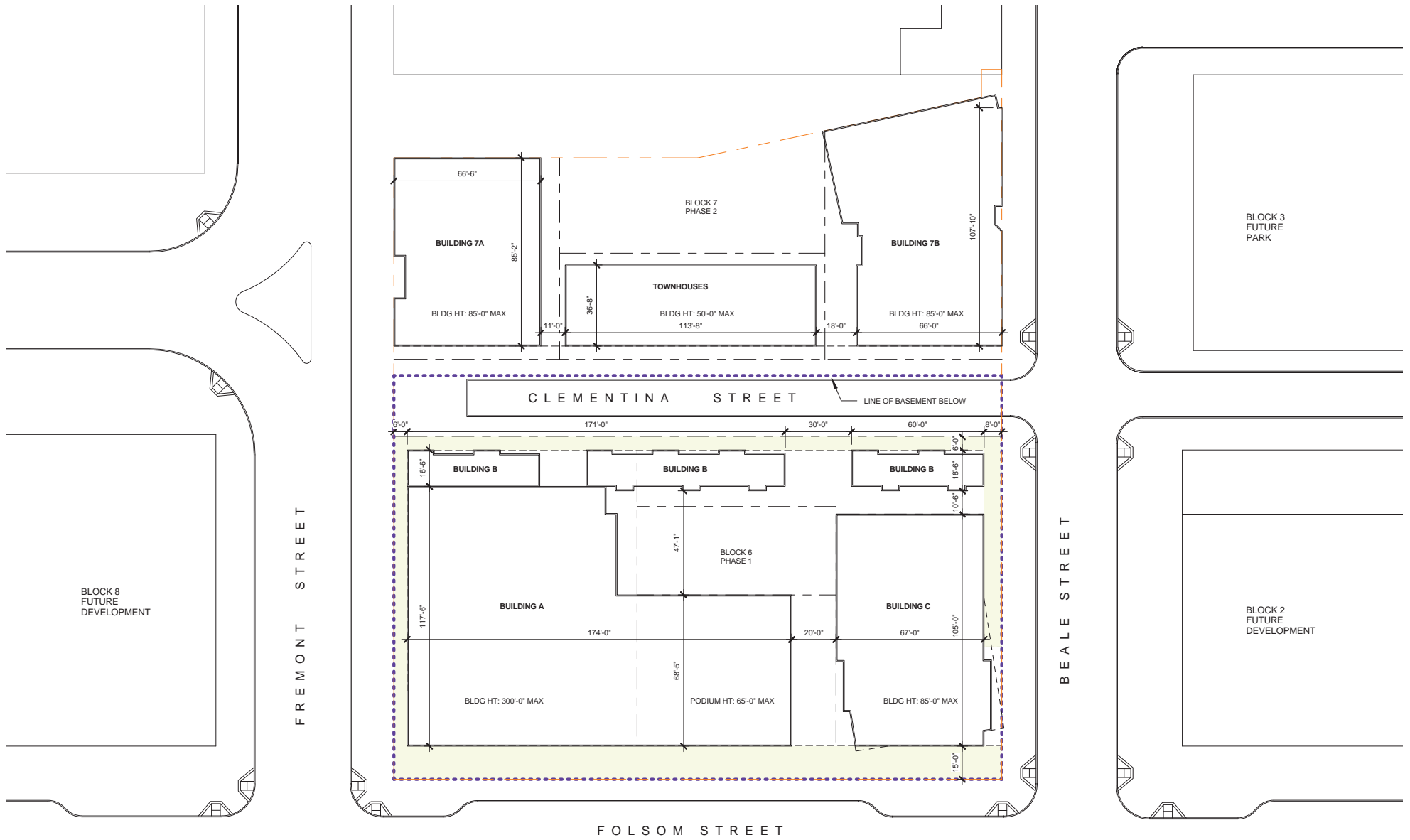
77	17	30	30
22%	39%	39%	

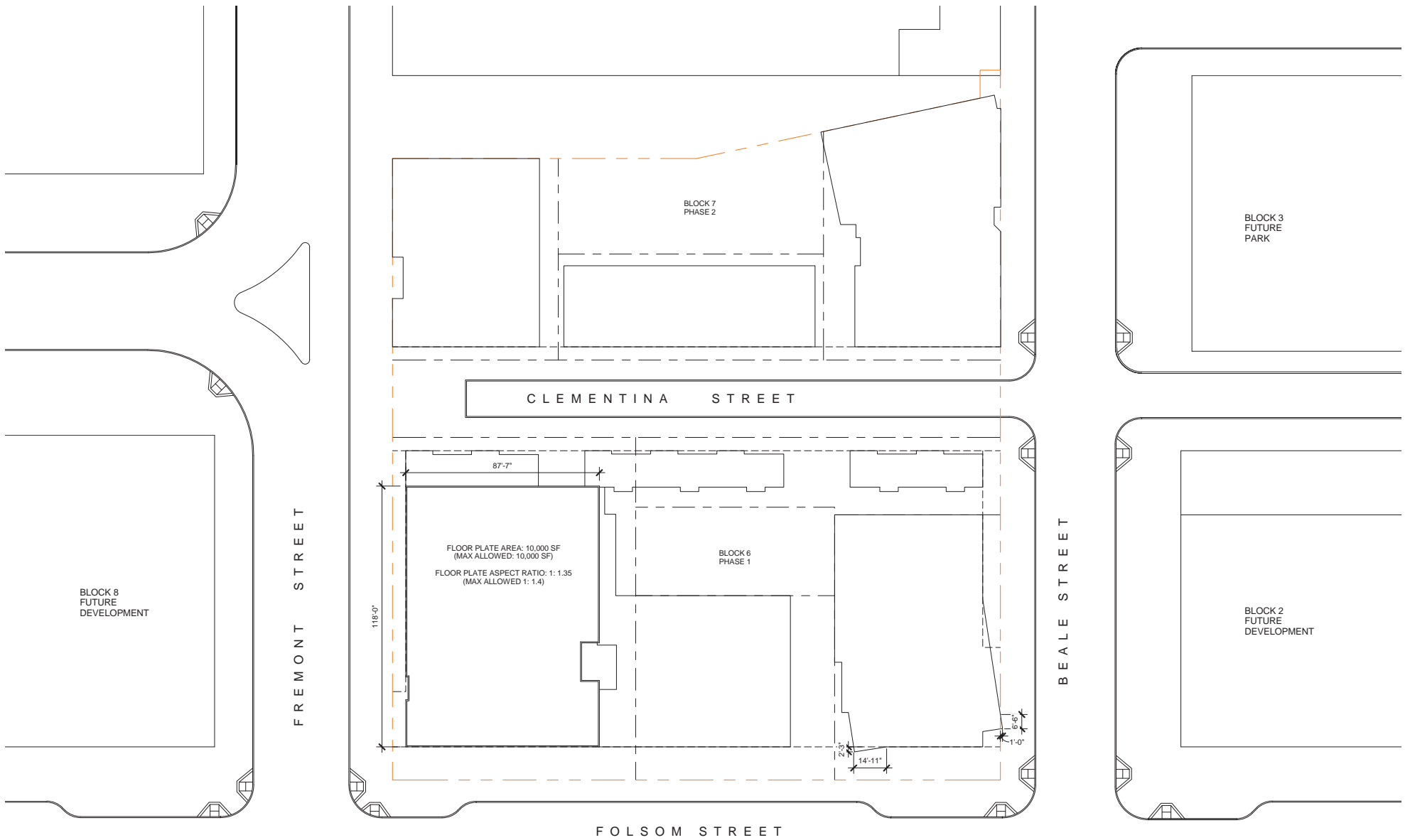
Program Summary (Block 7)

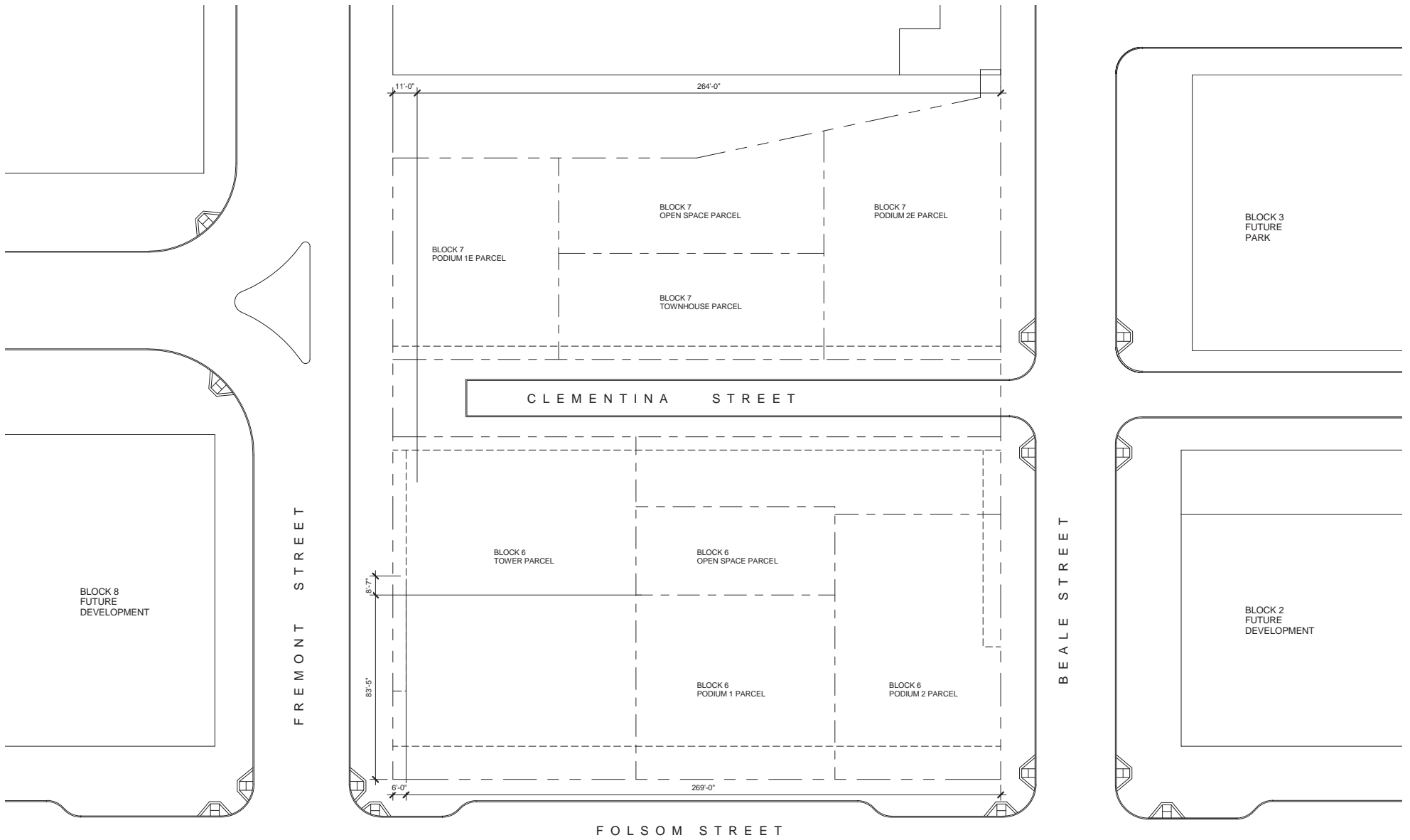
Use	MR	BMR	TOTAL
Residential Units	0	60,052	60,052
Leasing Office	0	490	490
Common Areas (Resid. Service)	0	5,460	5,460
Child Care	0	4,300	4,300

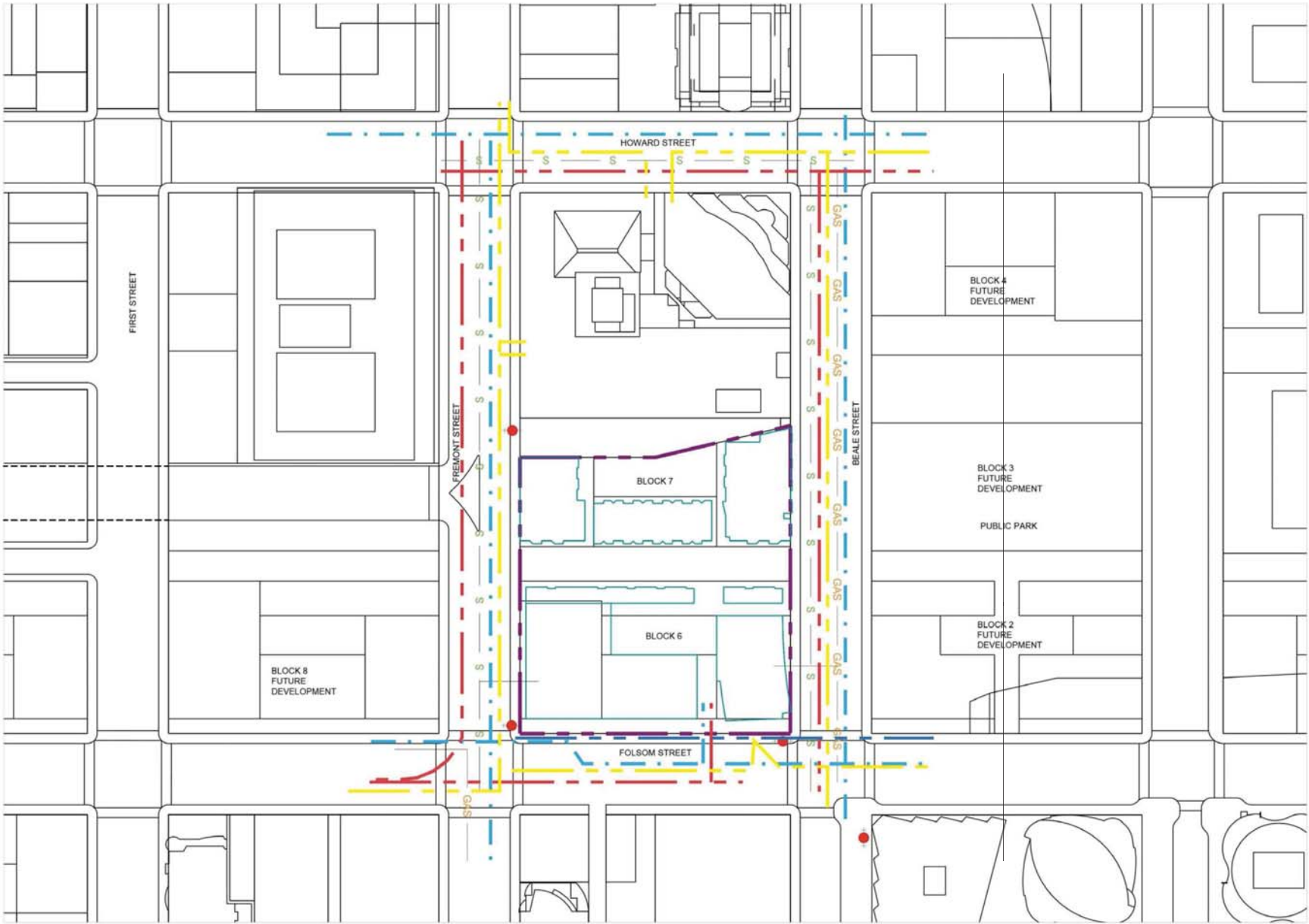




















LEGEND

-  SITE PROP. LINE
-  PG&E - GAS
-  LOW PRESSURE WATER
-  SANITARY SEWER LINE
-  TELEPHONE
-  CATV
-  PG&E - ELECTRIC
-  FIRE HYDRANT



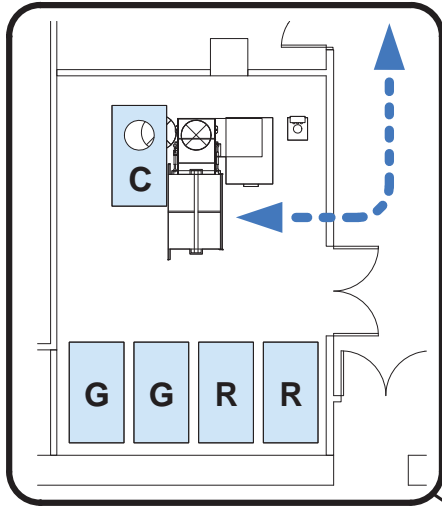


LEGEND

- OPEN SPACE
- OFFICE SPACE
- RETAIL SPACE
- RESIDENTIAL SPACE
- CROSSWALK
- BIKE LANES
- SITE PROP. LINE
- FUTURE DEVELOPMENT PEDESTRIAN & BIKE PATHS
- DIRECTION OF TRAFFIC
- BUS LINE 5
- BUS LINE 30X
- BUS LINE 41
- BUS LINE 76
- BUS LINES 80X & 82X
- BUS LINE 108



RESIDENTIAL TRASH DIAGRAM



- (2) 3 YD GARBAGE BINS
- (2) 3 YD RECYCLE BINS
- (1) 3 YD COMPOST BIN

REMOVAL:
5-6 TIMES/WEEK

LEGEND

- - - - - TRASH PATH
- - - - - LOADING PATH
- - - - - TRASH-COMPACTOR-DUMBWAITER PATH (AT BASEMENT LEVEL)



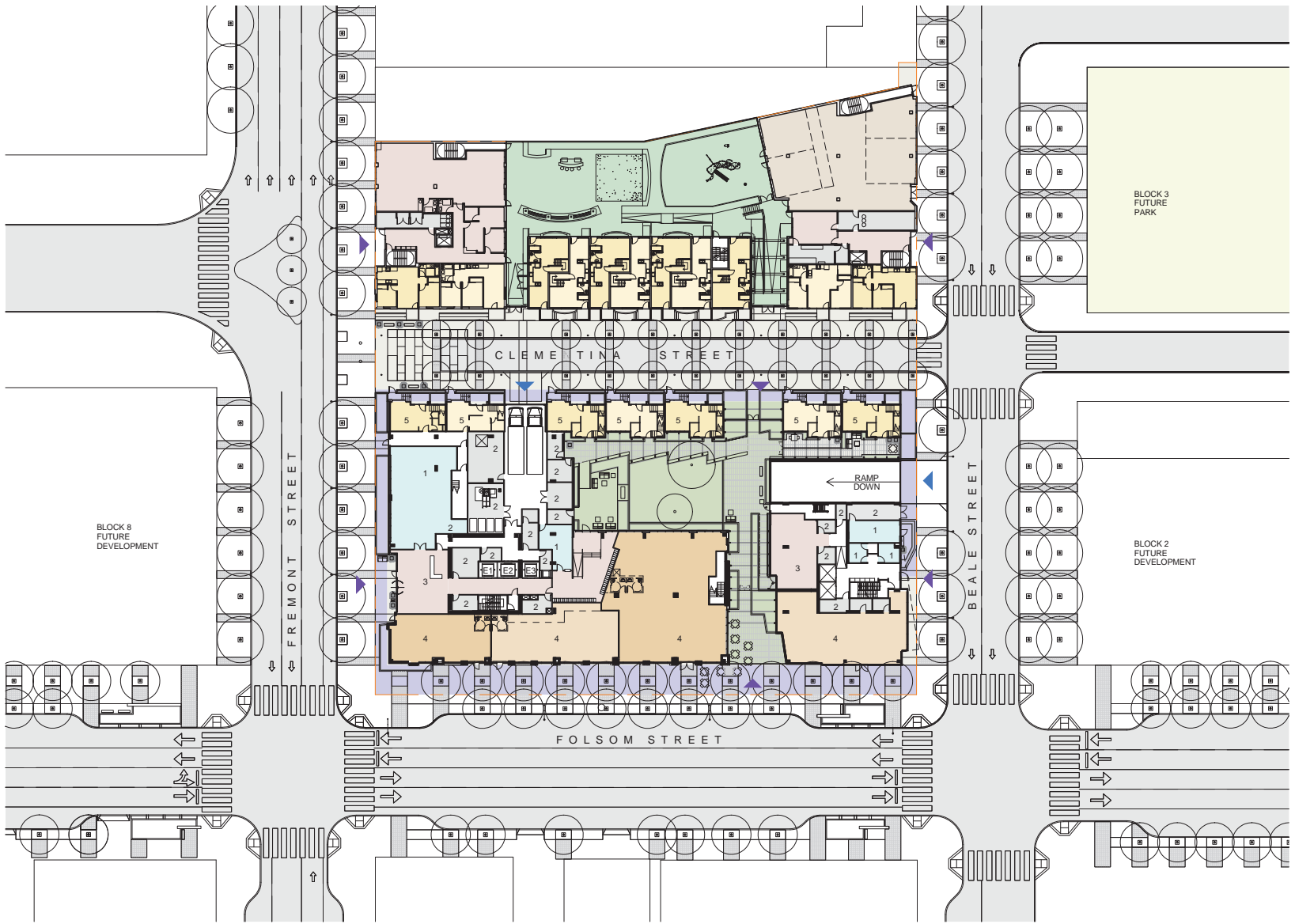
RETAIL TRASH CHUTE TO BASEMENT
THEN LIFT UP TO SERVICE CORRIDOR

TRASH & LOADING ROUTING DIAGRAM
BLOCK 6/7
Golub | Mercy Housing



01/07/2013





- 1 RESIDENT SERVICE
- 2 BACK OF HOUSE
- 3 COMMUNITY
- 4 RETAIL
- 5 TOWNHOUSE

- ◀ PEDESTRIAN ENTRANCE
- ◀ VEHICLE ENTRANCE

LEGEND

- REQUIRED SETBACK
- PUBLIC OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE (LIMITED HOURS)
- PRIVATE OPEN SPACE

NOTE:
 1. THERE IS NO NEW PROPOSED ROADWAY
 2. STREET IMPROVEMENTS PROVIDED PER TRANSBAY STREETScape & OPEN SPACE PLAN



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

SITE PLAN
BLOCK 6/7
 Golub | Mercy Housing

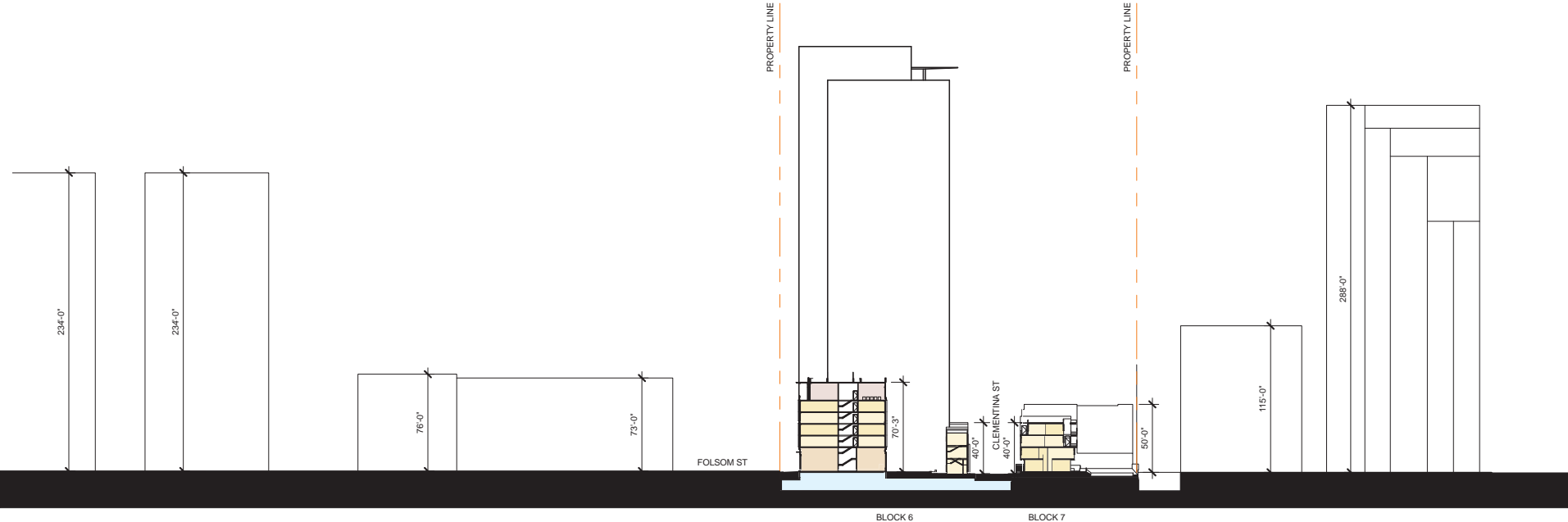


01/07/2013

⊗ A19

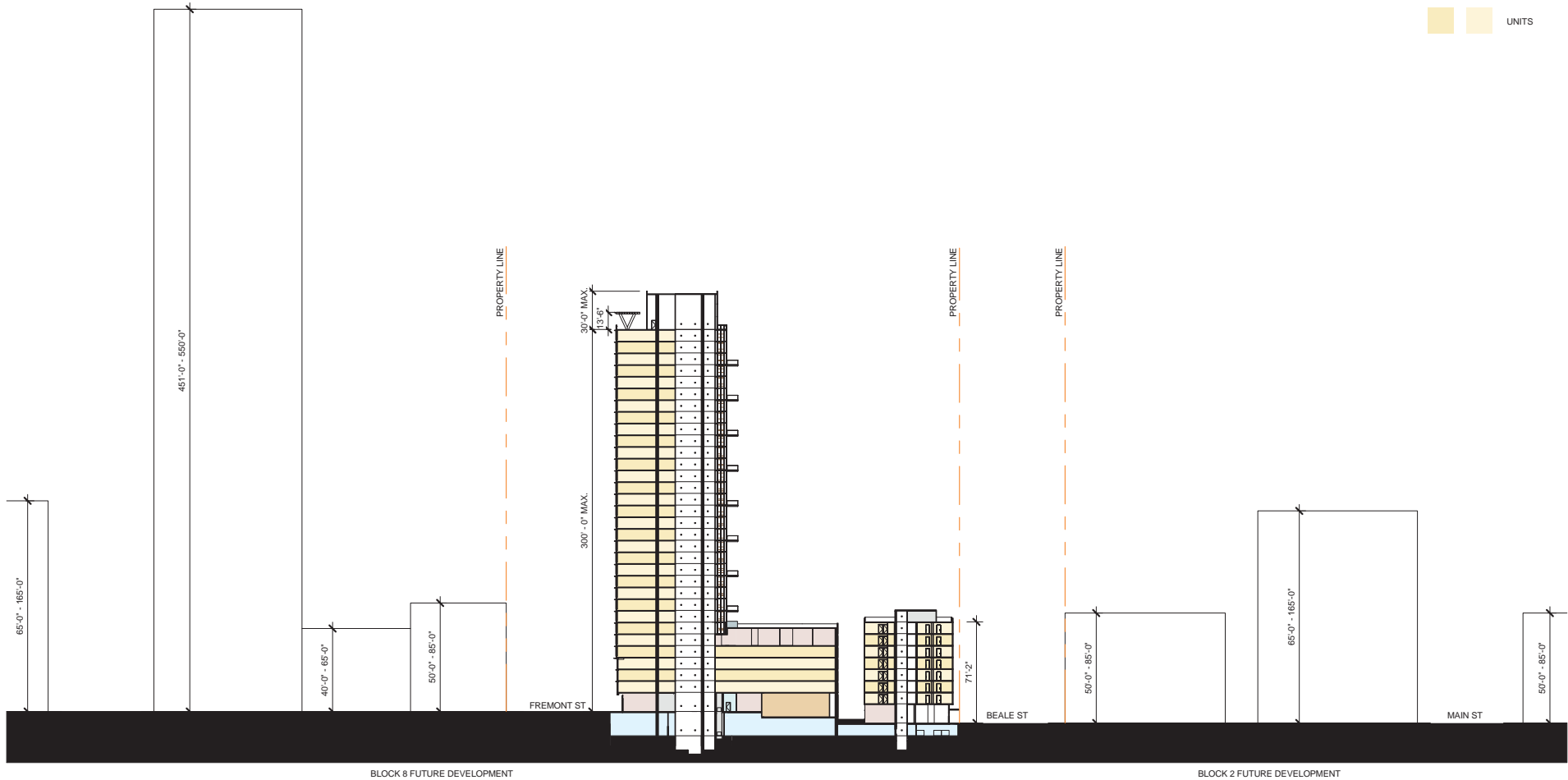
LEGEND

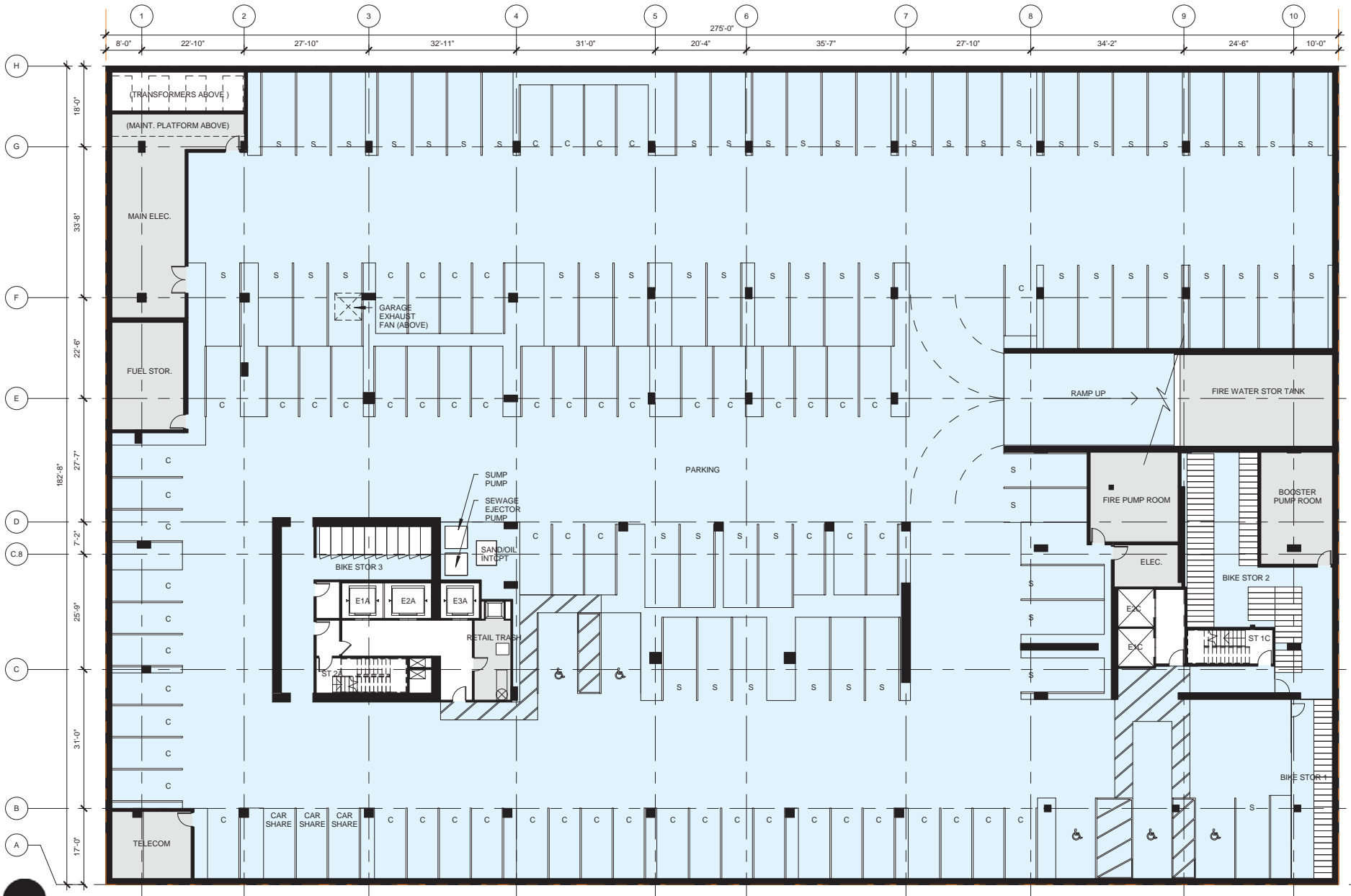
- BOH
- COMMUNITY
- PARKING
- RESIDENT SERVICE
- RETAIL
- UNITS



LEGEND

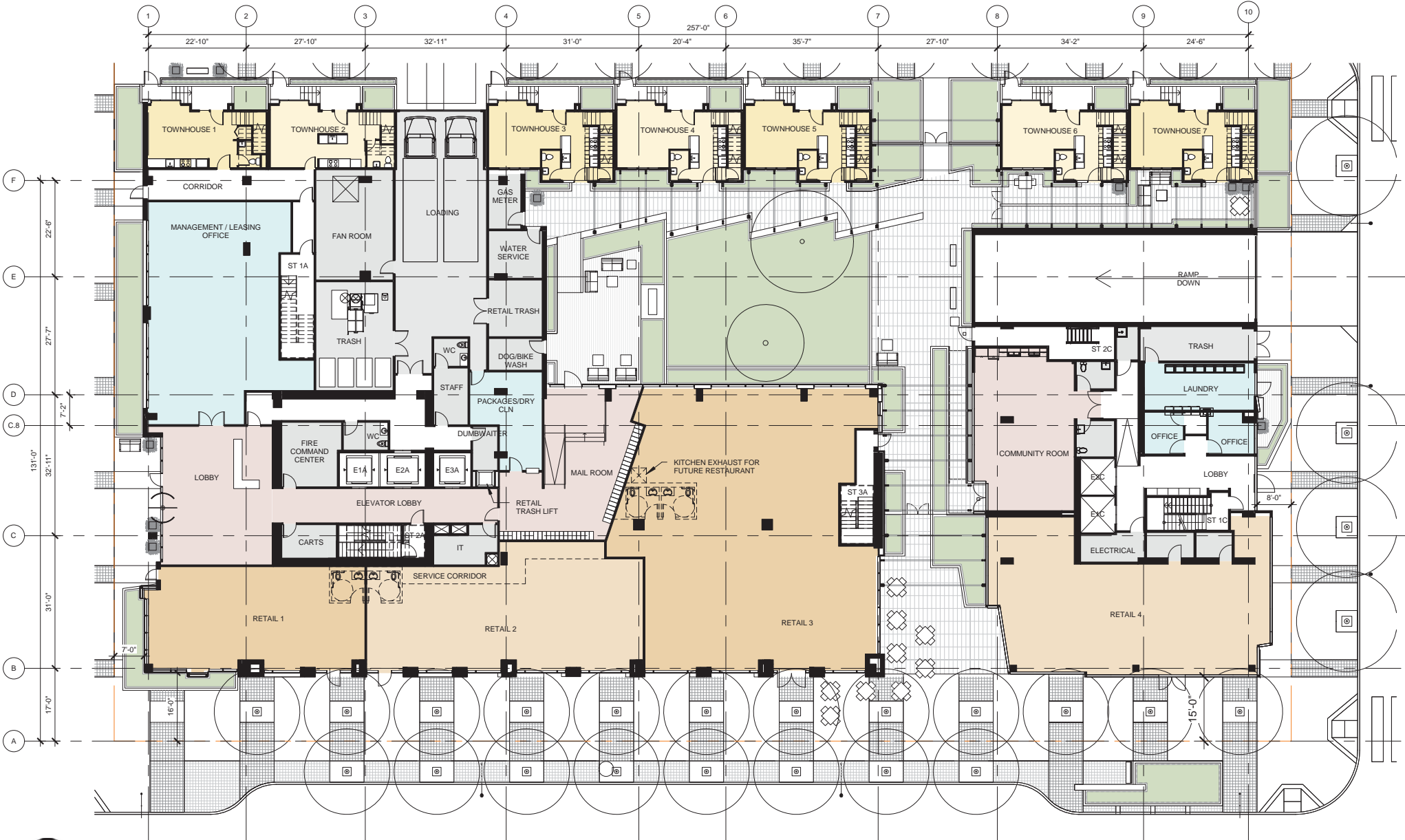
- BOH
- COMMUNITY
- PARKING
- RESIDENT SERVICE
- RETAIL
- UNITS





GARAGE BASEMENT PLAN
BLOCK 6/7
 Golub | Mercy Housing





© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

LEVEL 1 PLAN
BLOCK 6/7
 Golub | Mercy Housing



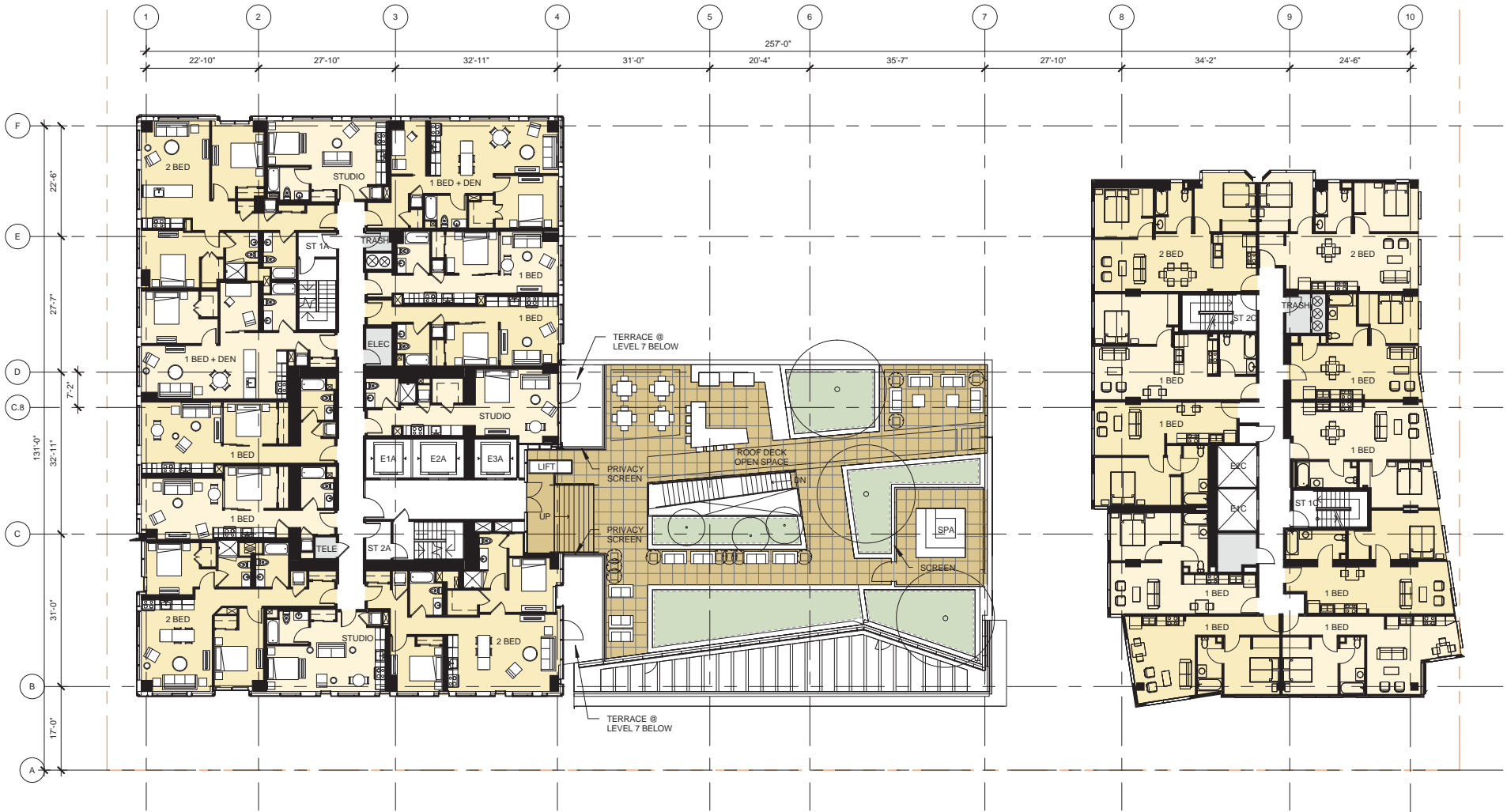
01/07/2013

A23

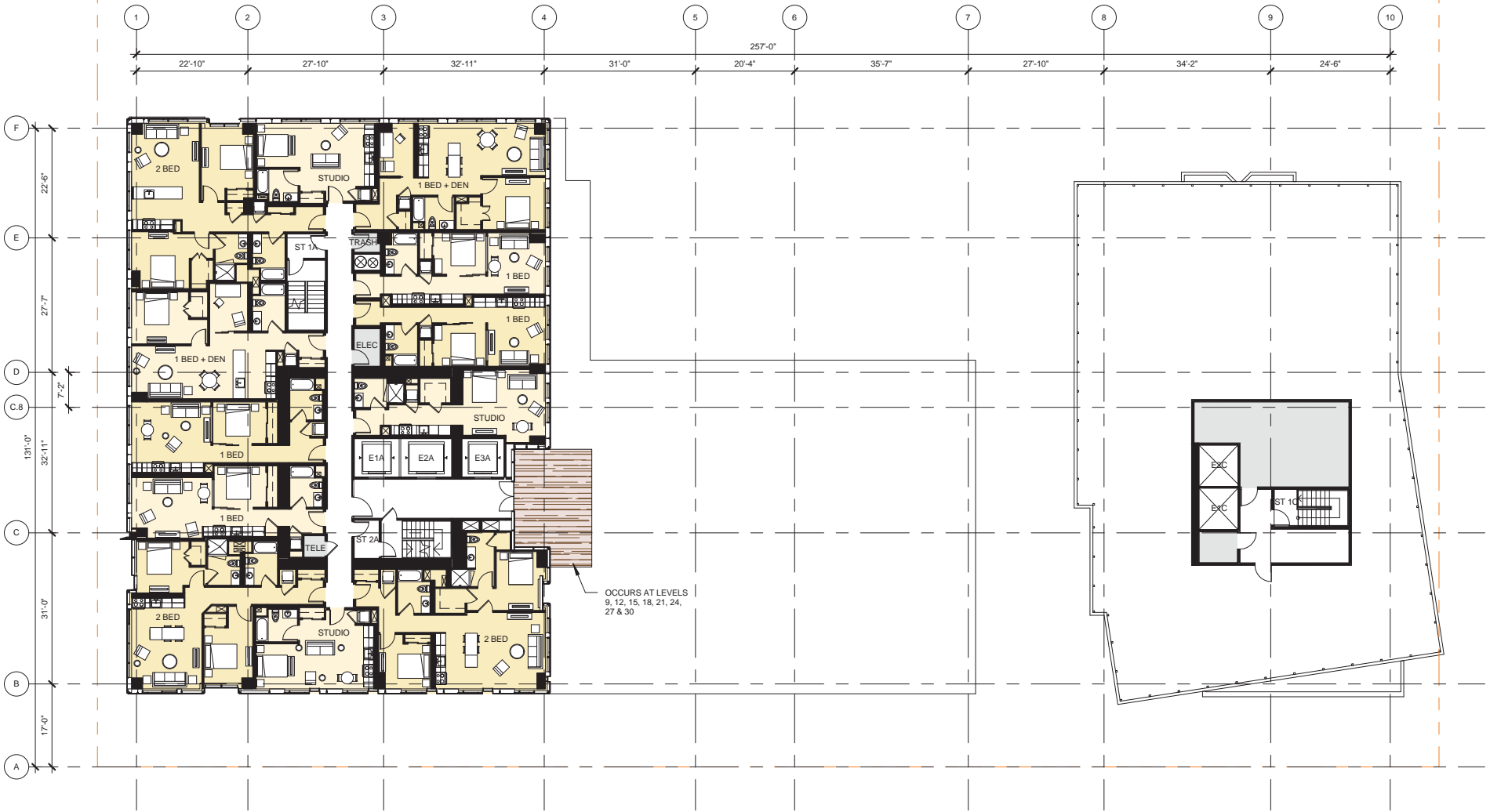


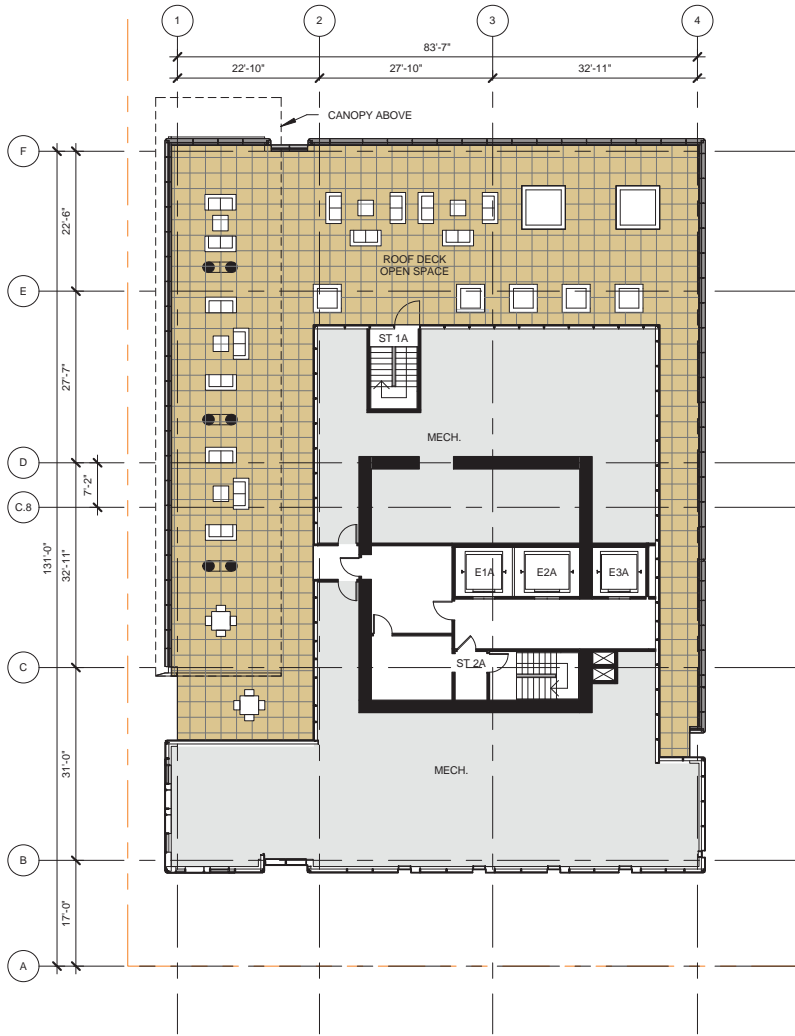




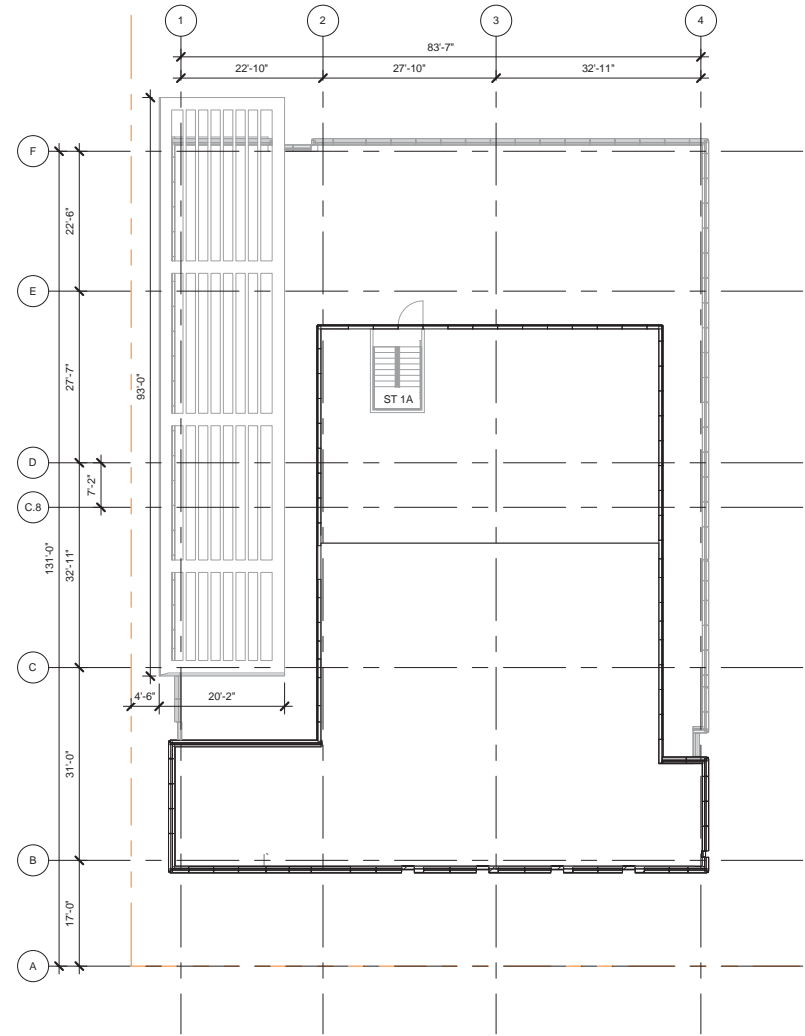






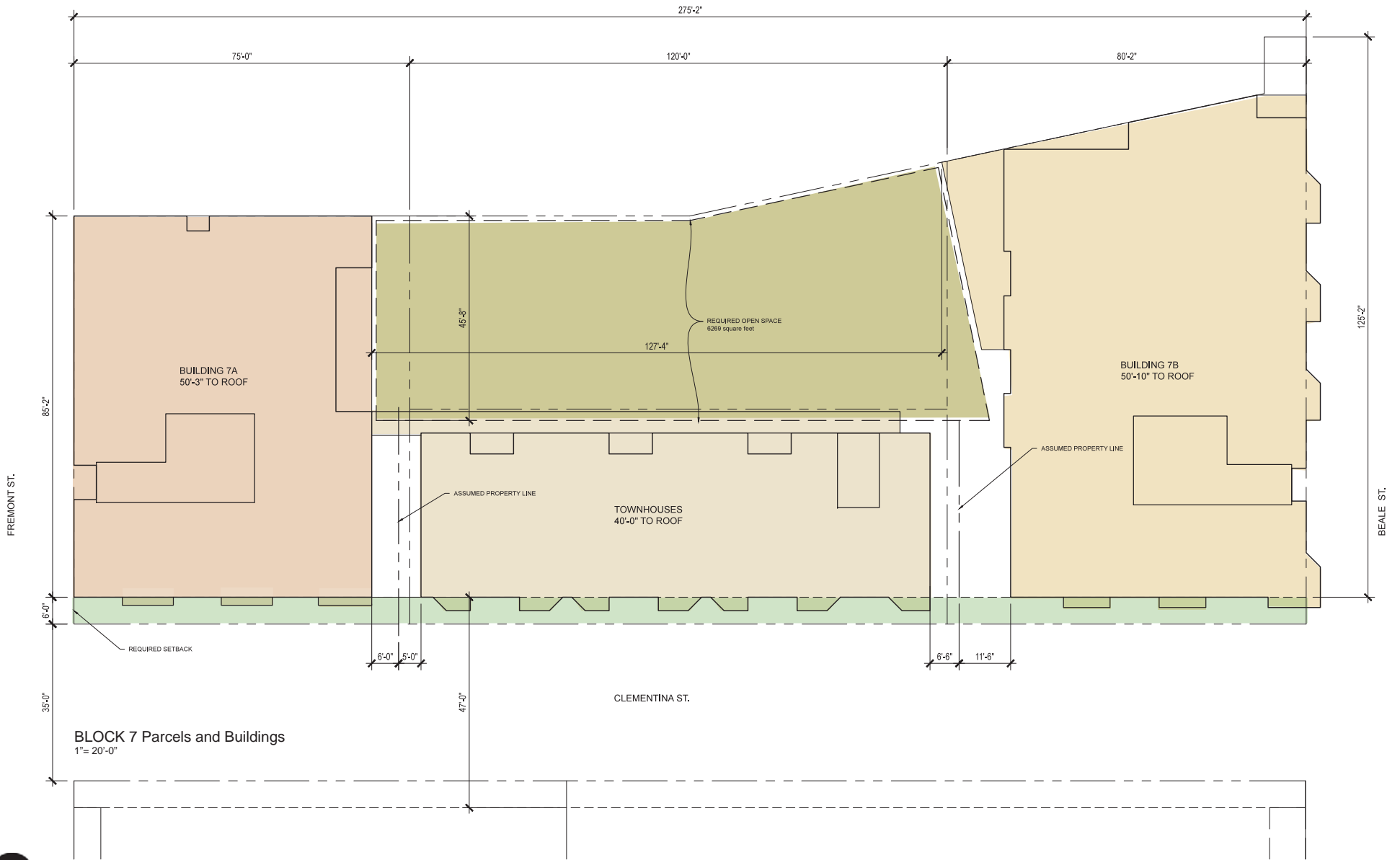


MECHANICAL LEVEL



ROOF PLAN





BLOCK 7 Parcels and Buildings
1" = 20'-0"



© 2012

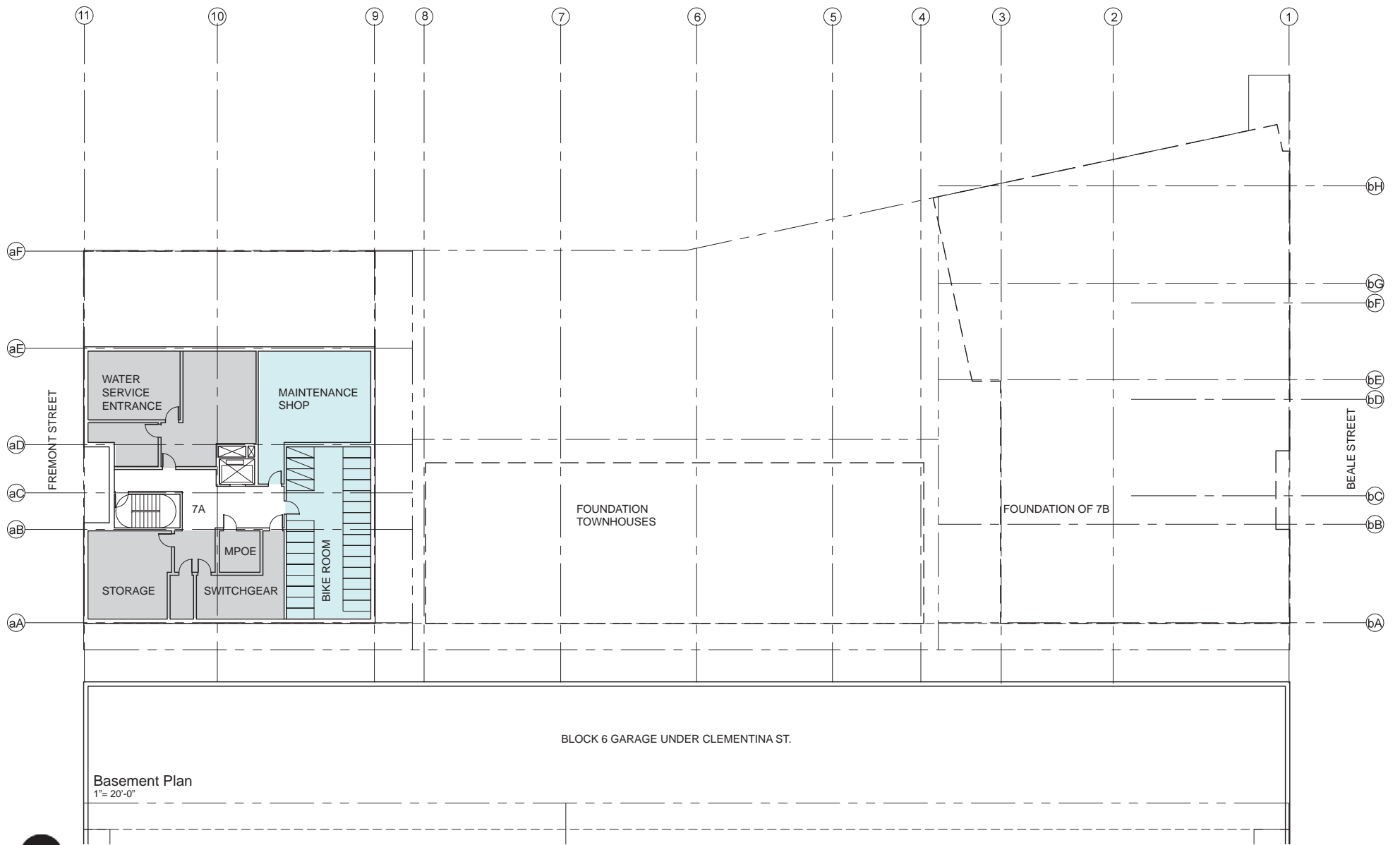
Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

⊗ A31



© 2012

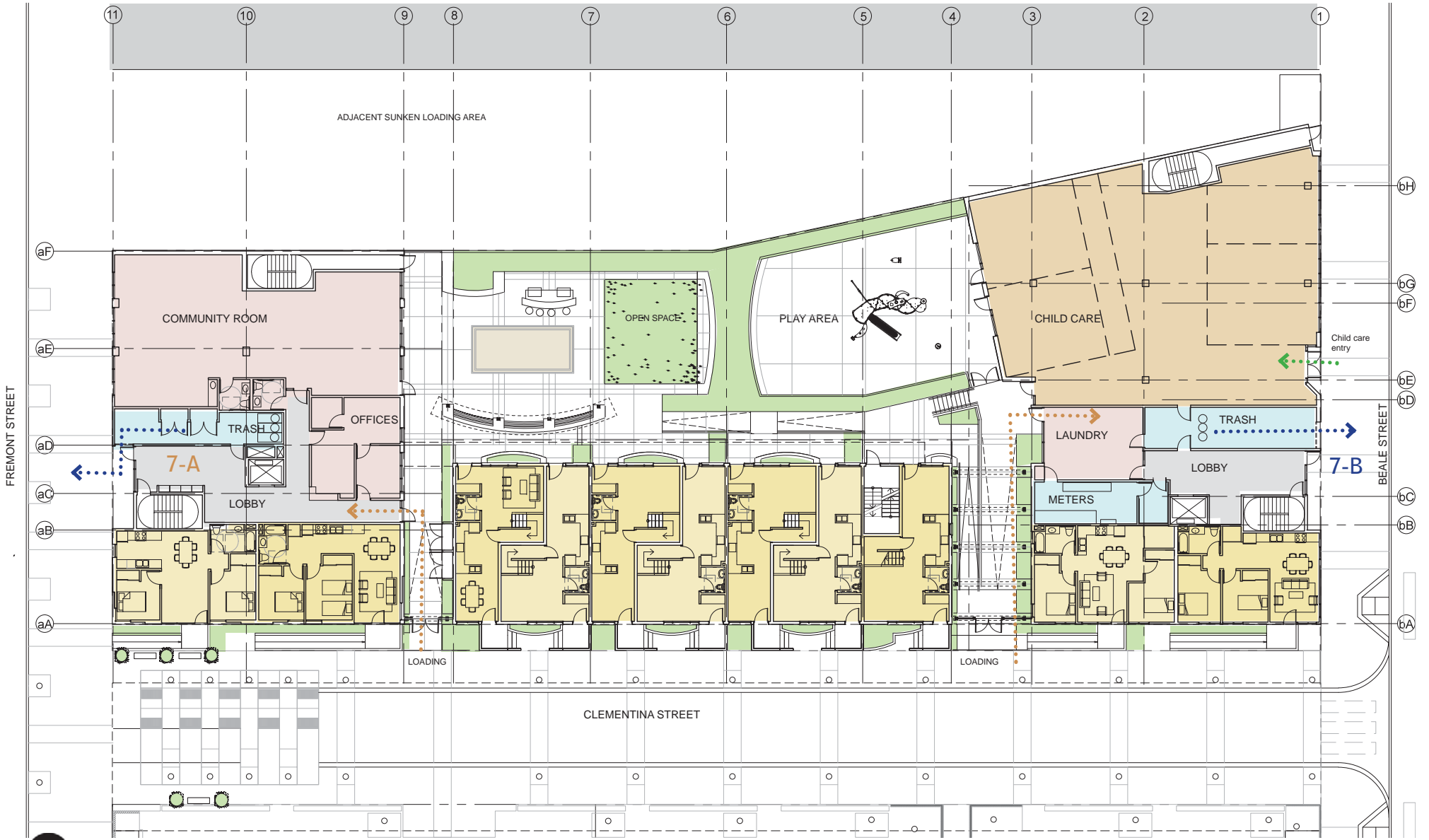
Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A32



Ground Floor Plan
1" = 20'-0"



© 2012

Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7

Golub | Mercy Housing



01/07/2013

A33



Level 2 Plan
1" = 20'-0"



© 2012

Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A34



Level 3 Plan
1" = 20'-0"



© 2012

Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing

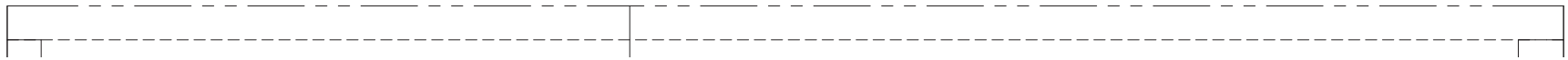


01/07/2013

A35



Level 4 Plan
1" = 20'-0"



© 2012

Santos Prescott and Associates

BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A36



Level 5 Plan
1" = 20'-0"



© 2012

Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A37



Roof Plan
1" = 20'-0"



© 2012

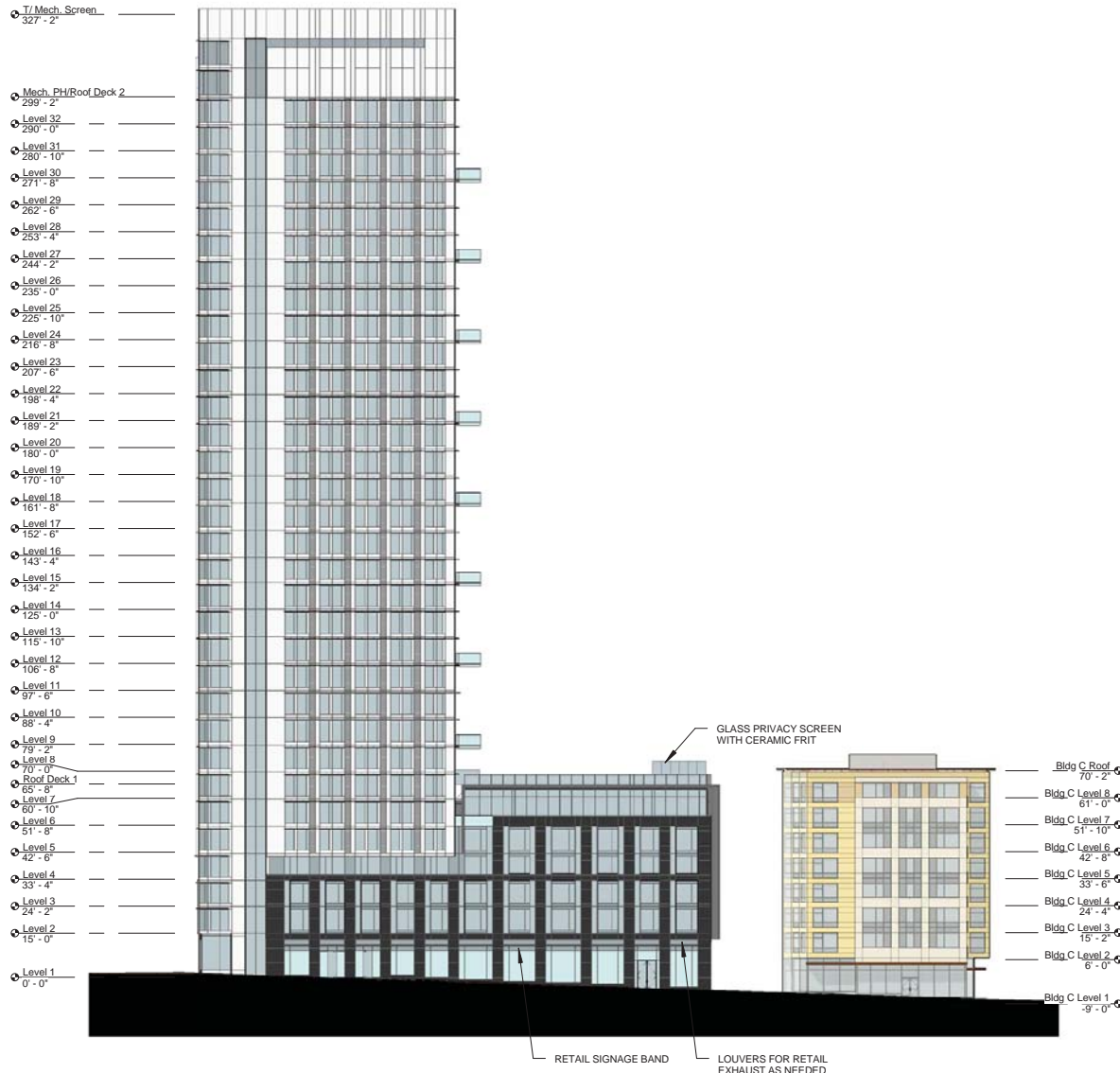
Santos Prescott and Associates

DETAIL PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A38



1 Folsom Street Elevation
SCALE: 1" = 40'-0"



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

BLOCK 6/7 BUILDING ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



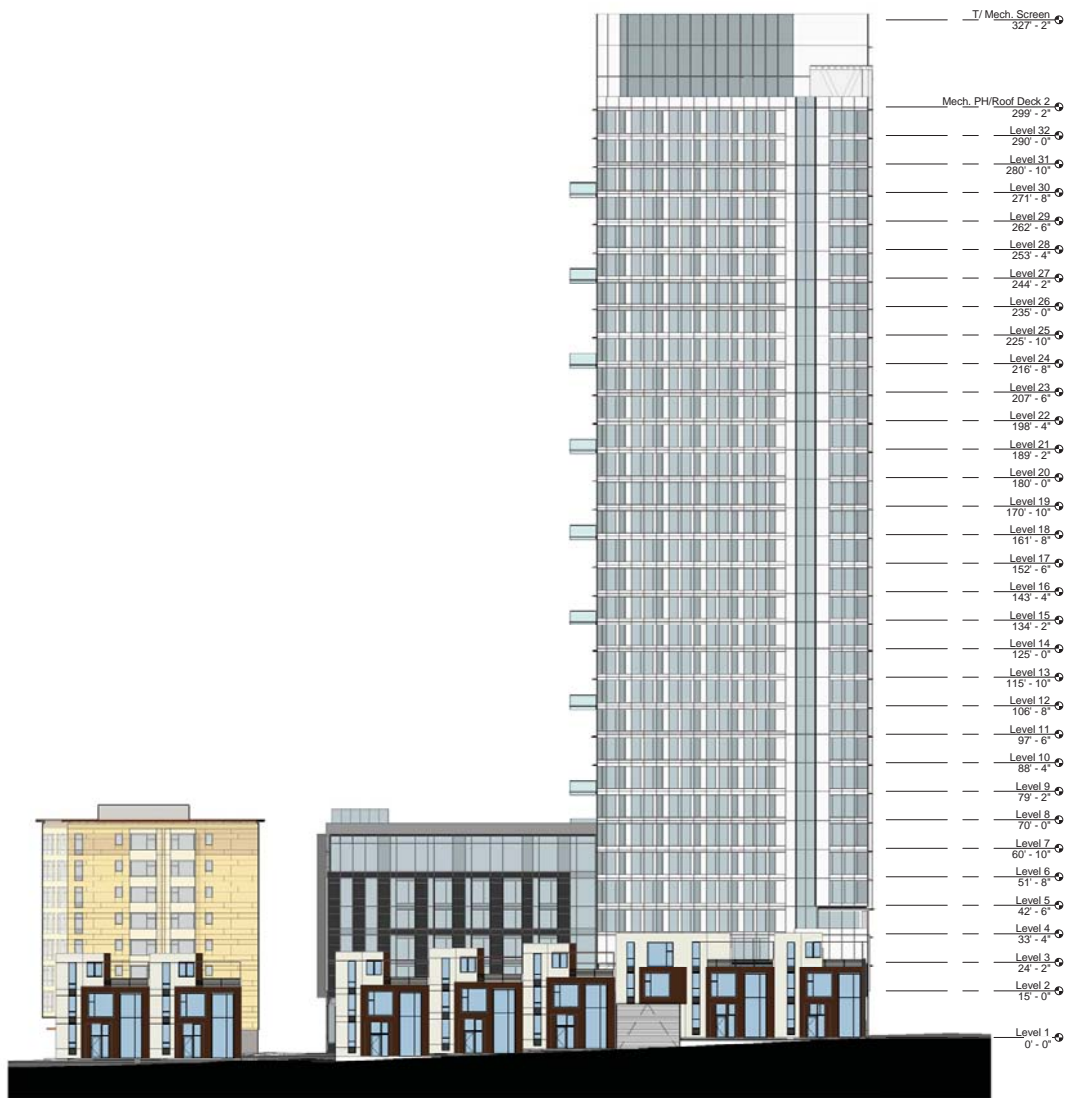
01/07/2013



1 Beale Street Elevation

SCALE: 1" = 40'-0"





2 Clementina Street Elevation
SCALE: 1" = 40'-0"





1 South Courtyard Elevation

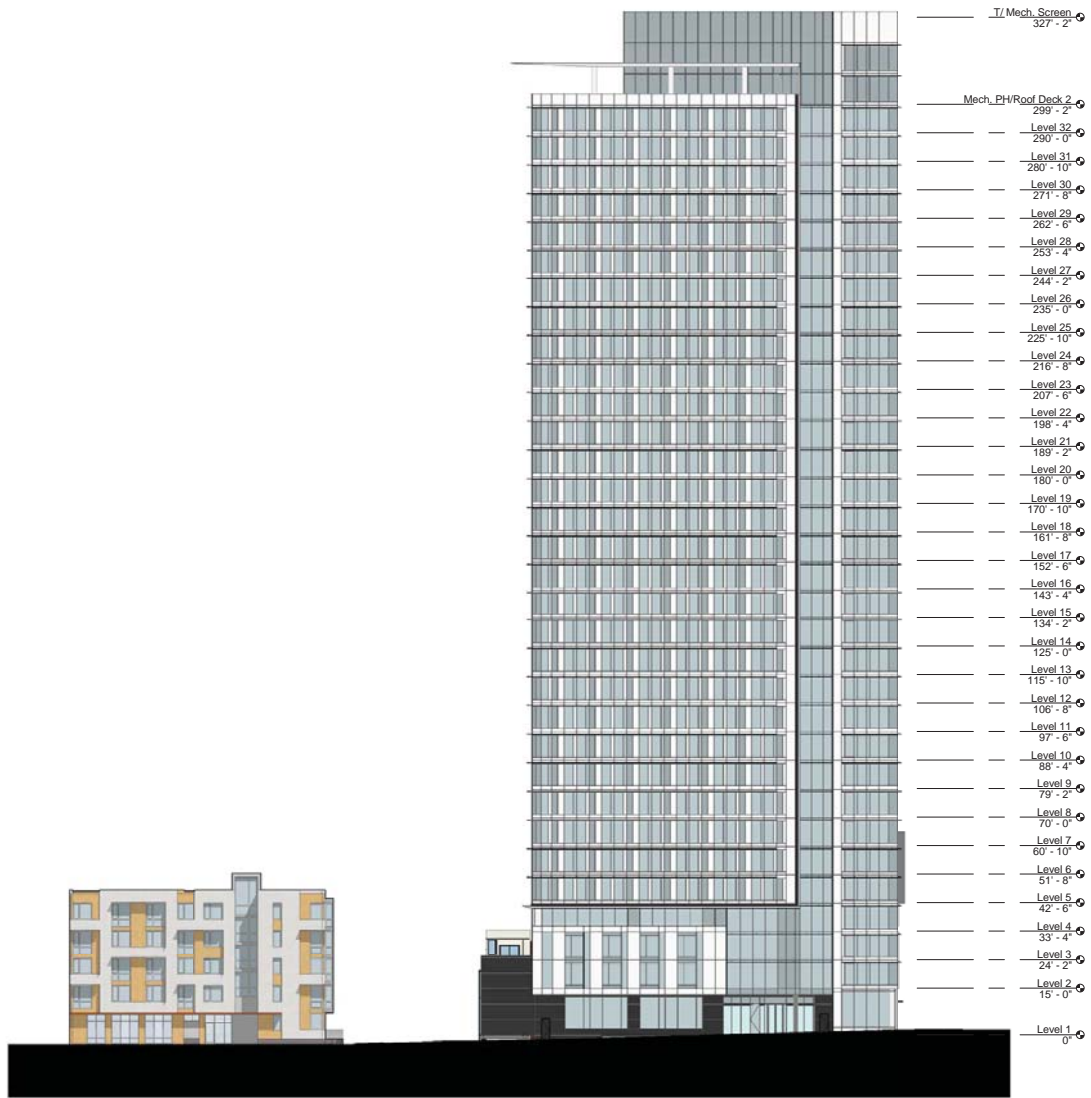
SCALE: 1" = 40'-0"



2 North Courtyard Elevation

SCALE: 1" = 40'-0"





1 Fremont Street Elevation

SCALE: 1" = 40'-0"



© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

BLOCK 6/7 BUILDING ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



01/07/13



1 West Courtyard Elevation

SCALE: 1" = 40'-0"



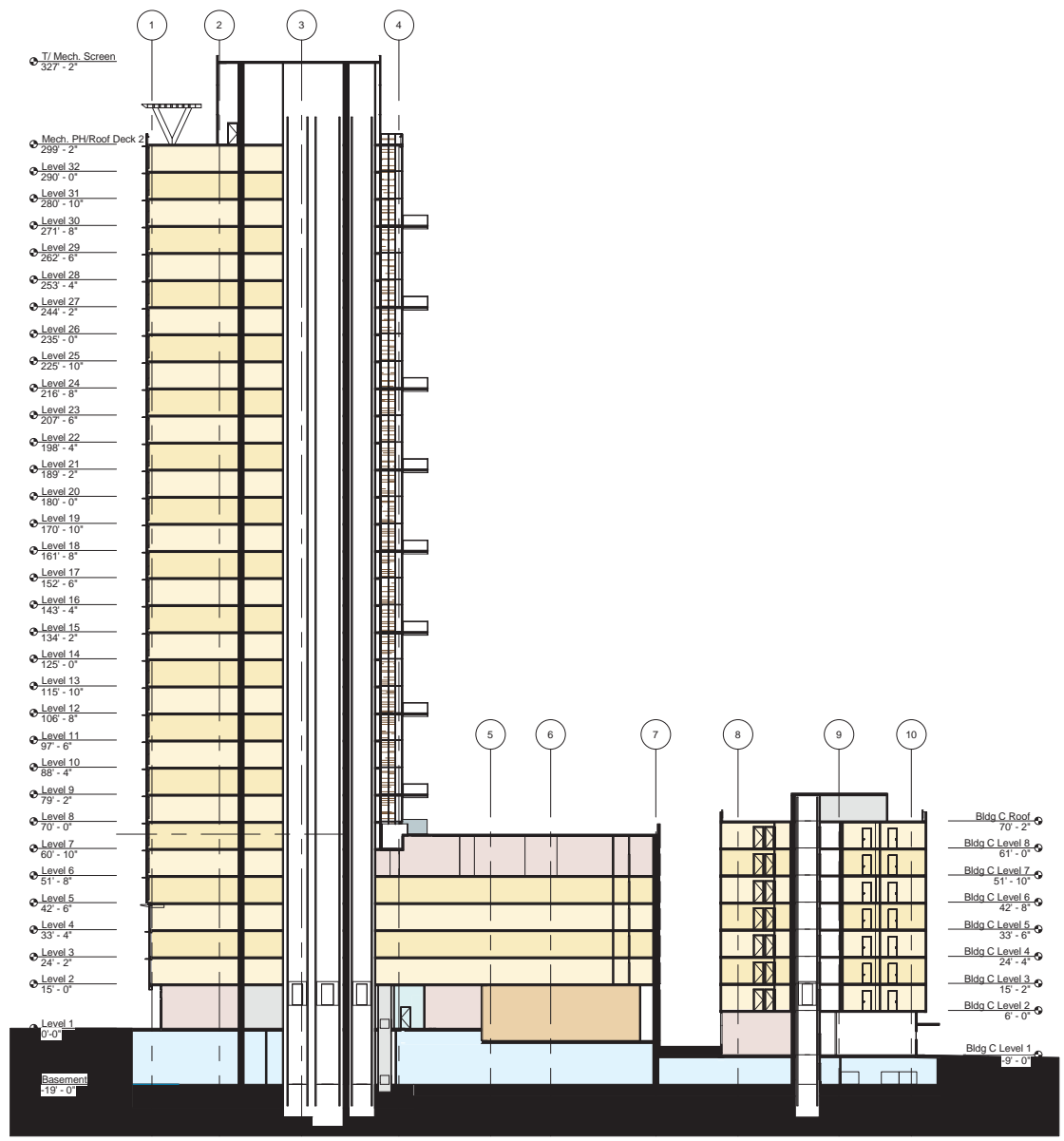
2 East Courtyard Elevation

SCALE: 1" = 40'-0"



LEGEND

- BOH
- COMMUNITY
- PARKING
- RESIDENT SERVICE
- RETAIL
- UNITS



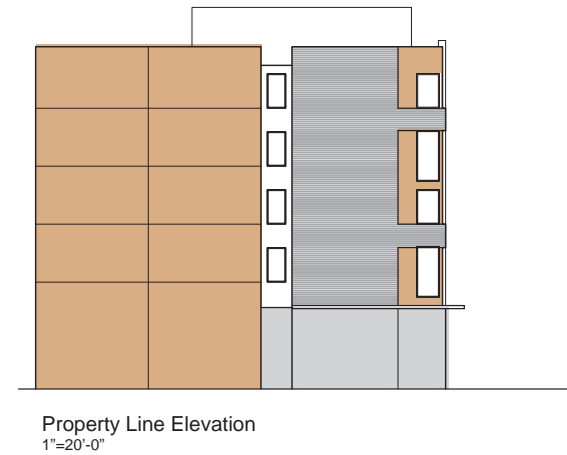
1 Building Section

SCALE: 1" = 40'-0"





Fremont Street Elevation
1"=20'-0"



© 2012

Santos Prescott and Associates

BUILDING 7A ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

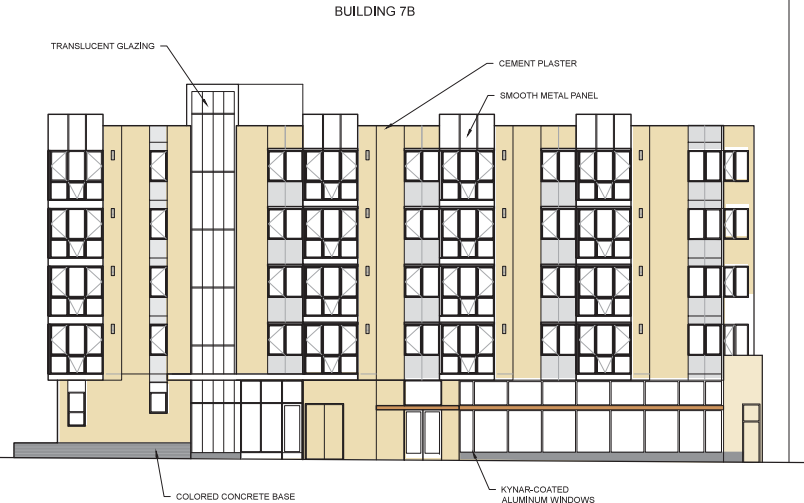
A47



FOLSOM ST.

BLOCK 6
AFFORDABLE

CLEMENTINA ST.



BUILDING 7B

TRANSLUCENT GLAZING

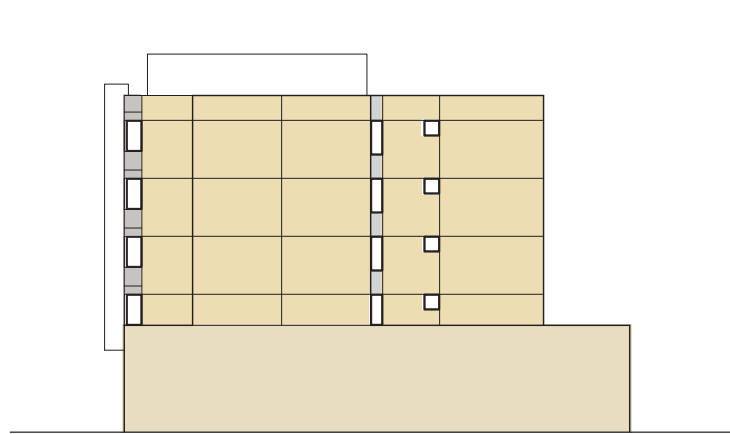
CEMENT PLASTER

SMOOTH METAL PANEL

COLORED CONCRETE BASE

KYNAR-COATED ALUMINUM WINDOWS

Beale Street Elevation
1"=20'-0"



Property Line Elevation
1"=20'-0"



Courtyard Elevation
1"=20'-0"



© 2012

Santos Prescott and Associates

BUILDING 7B ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

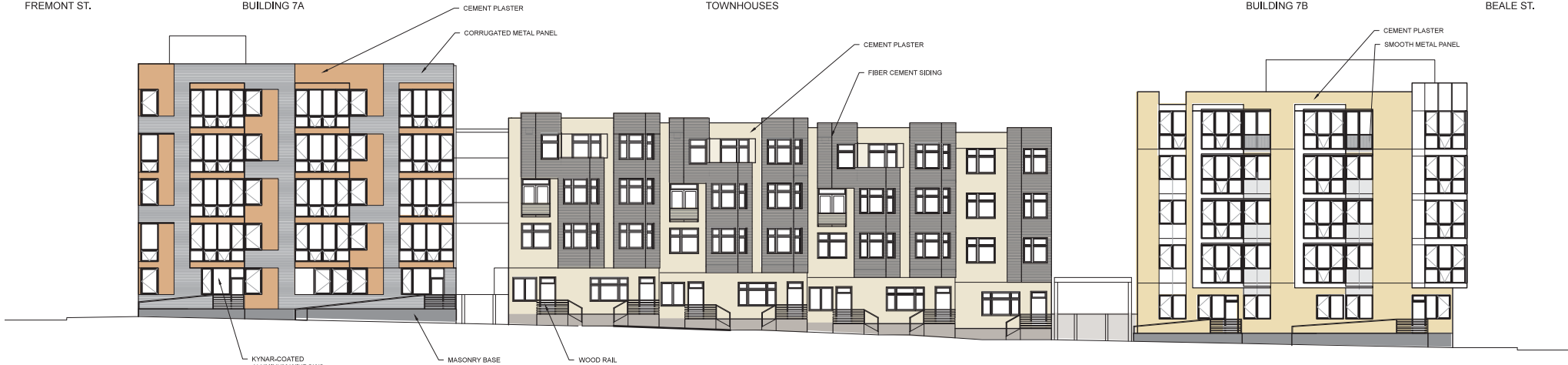
FREMONT ST.

BUILDING 7A

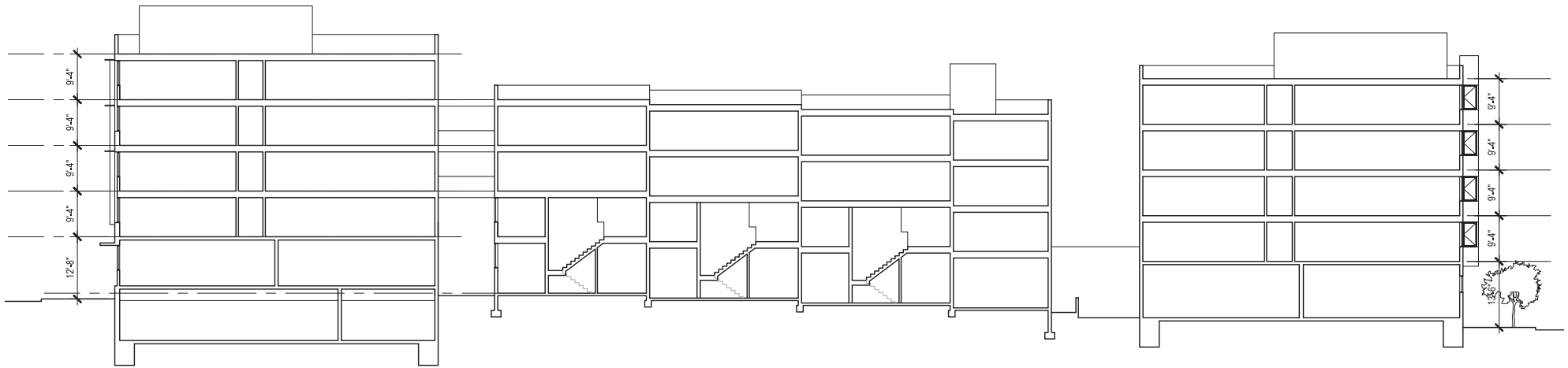
TOWNHOUSES

BUILDING 7B

BEALE ST.



Clementina Street Elevation
1"=20'-0"



Section Looking North
1"=20'-0"



© 2012

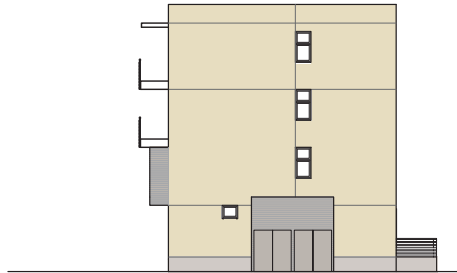
Santos Prescott and Associates

CLEMENTINA ST. ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A49



Townhouse West Elevation
1"=20'-0"



Townhouse East Elevation
1"=20'-0"

SECTION BUILDING 7B

COURTYARD ELEVATION

SECTION BUILDING 7A



Courtyard Section / Elevation
1"=20'-0"



© 2012

Santos Prescott and Associates

BLOCK 7 COURTYARD ELEVATIONS
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

A50



FORMED ALUMINUM CANOPY
WITH STEEL SUPPORT

VISION GLASS (VE 1-2M OR SIMILAR)

SHADOW BOX

NATURAL STONE CLADDING

OPERABLE VENT

ALUMINUM CANOPY

LOUVERS ABOVE CANOPY

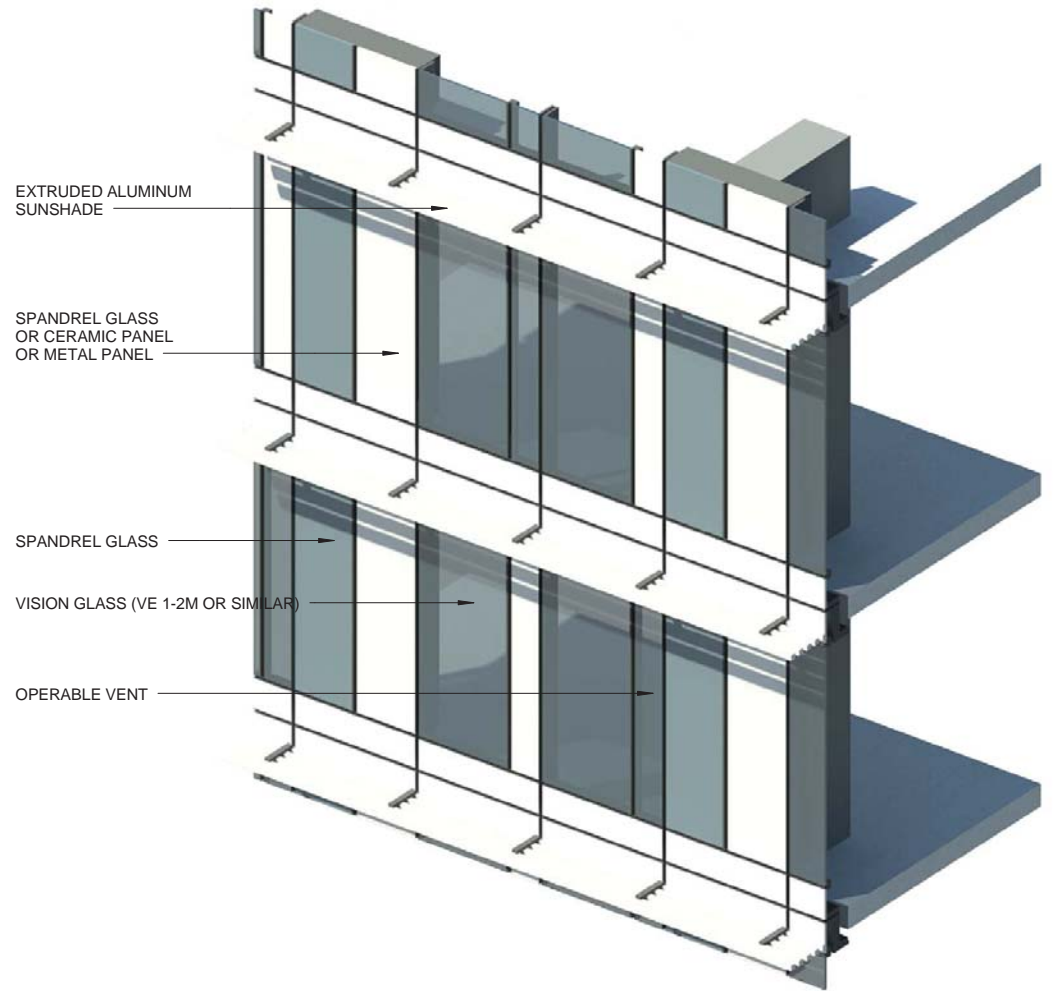
ALUMINUM STOREFRONT WITH
CLEAR GLASS



**BLDG A PODIUM EXTERIOR SYSTEM
BLOCK 6/7**

Golub | Mercy Housing







EXAMPLES: OPEN JOINT PANEL SYSTEM WITH STOREFRONT



EXAMPLE: USING THE DEPTH OF STOREFRONT SYSTEM, SPANDREL GLASS



CHIPOTLE
UC106668/5MR86840
PD600001

KYNAR COLOR FOR METAL CORNICE



0687

Maize



0654

Jasmin

COMPOSITE RAINSCREEN PANELS



CLEAR, LOW-E VISION GLASS



SPANDREL GLASS



BOARD FORMED CONCRETE BASE

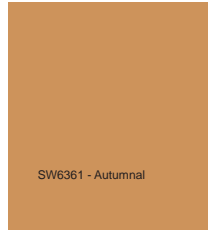




Coated metal window framing to match panels; clear low-e glass



Corrugated metal panel with Kynar coating



SW6361 - Autumnal



Colored concrete base



**BUILDING 7A EXTERIOR SYSTEM
BLOCK 6/7**

Golub | Mercy Housing

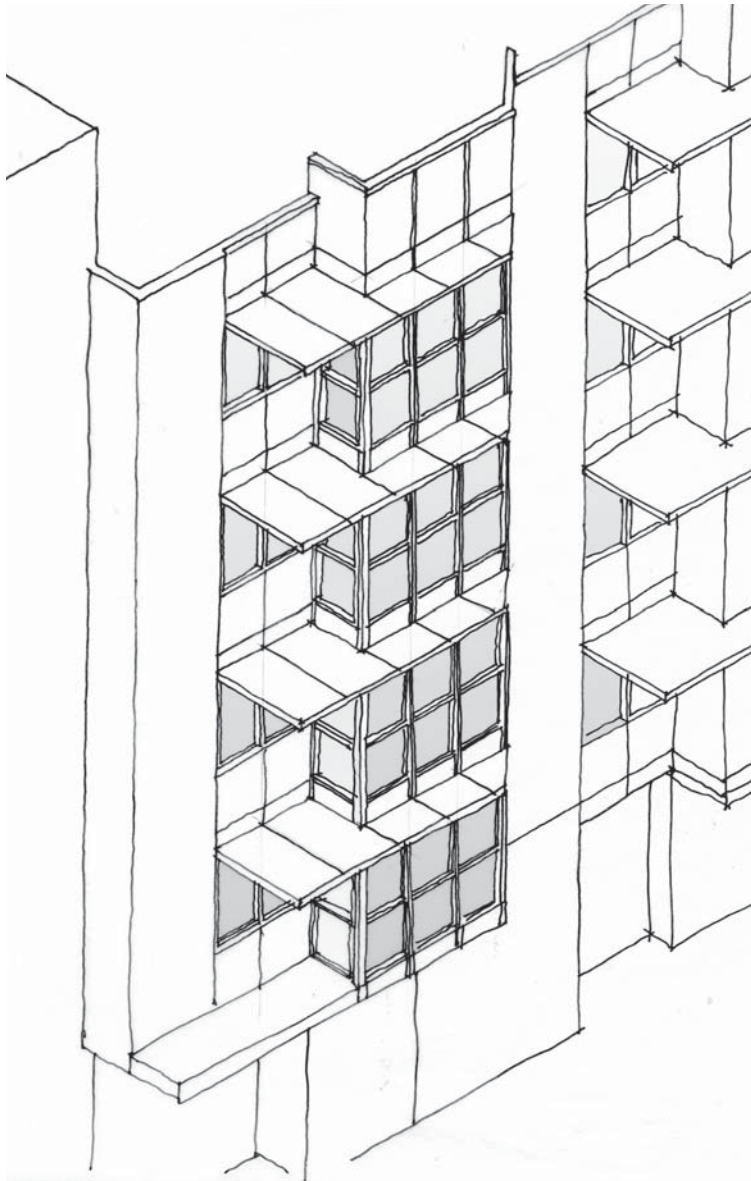
01/07/2013

A54



© 2012

Santos Prescott and Associates



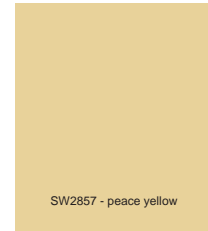
Bay windows with spandrel glass



Metal panels with articulated seams



Colored concrete base



Painted plaster



**BUILDING 7B EXTERIOR SYSTEM
BLOCK 6/7**

Golub | Mercy Housing

01/07/2013

Colours

01 | Bianco



02 | Ivory



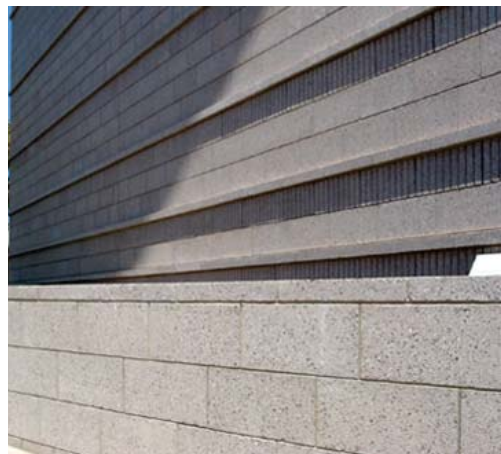
06 | Sandstone



07 | Terra



SW 2833 roycroft vellum



Harvest
Stock Color - Special Order
Texture

Fiber-C fiber cement
rain-screen siding
and rail infill

Integral color plaster to
match SW2933

Angelus Block "Harvest" color,
burnished finish (slight gloss)



**TOWNHOUSE EXTERIOR SYSTEM
BLOCK 6/7**

Golub | Mercy Housing

01/07/2013

A56



© 2012

Santos Prescott and Associates

Ground Level Landscape Plan



LEGEND

- A. FREMONT STREET**
 - 1- STREET TREE - ACER RUBRUM 'RED SUNSET', 48" BOX SIZE
 - 2 - 4' WIDE BANDS OF GRANITE SETTS
 - 3 - CONCRETE FIELD-INTEGRAL COLOR
 - 4 - STREETScape PLANTING AREA
 - 5 - STREET LIGHT W/ PED. LIGHT (SEE SHEET L8-01)
 - 6 - LANDSCAPE SHRUBS & GROUND COVER
- B. FOLSOM STREET**
 - 1 - STREET TREE - LOPHOSTEMON CONFERTA 'BRISBANE BOX', 48" BOX SIZE
 - 2 - 8' WIDE BANDS OF GRANITE SETTS
 - 3 THRU 5 - SAME AS ABOVE
 - 6 - ADA COMPLIANT ACCESS RAMPS
 - 7 - POROUS PAVER
 - 8 - RAIN GARDEN
 - 9 - CAST IN PLACE SEATWALL
- C. BEALE STREET**
 - 1 - STREET TREE - TILIA CORDATA V. 'GREEN SPIRE' LITTLELEAF LINDEN 48" BOX SIZE
 - 2 THRU 6 - SAME AS A2 THRU A6 ABOVE
- D. CLEMENTINA STREET**
 - 1 - STREET TREE - GINKGO BILOBA X 'PRINCETON SENTRY' - COLUMNAR GINKGO, 36" BOX SIZE
 - 2, 3, 4 - SAME AS ABOVE
 - 5 - ELECTRICAL TRANSFORMERS IN IN-GROUND VAULTS
 - 6 - PG&E VEHICULAR ACCESS TO TRANSFORMERS
 - 7 - CONTRASTING PAVING COLOR-INTEGRAL COLOR CONCRETE
- E. BLOCK 6 COMMON OPEN SPACE**
 - 1 - CANOPY TREE
 - 2 - PERGOLA WITH VINES
 - 3 - OUTDOOR LIVING ROOM
 - 4 - OUTDOOR FIREPLACE
 - 5 - LAWN
 - 6 - DECORATIVE PAVING
 - 7 - SECURITY GATE-STRUCTURAL GLASS
 - 8 - SLOPE WALKWAY



© 2012 Solomon Cordwell Buenz



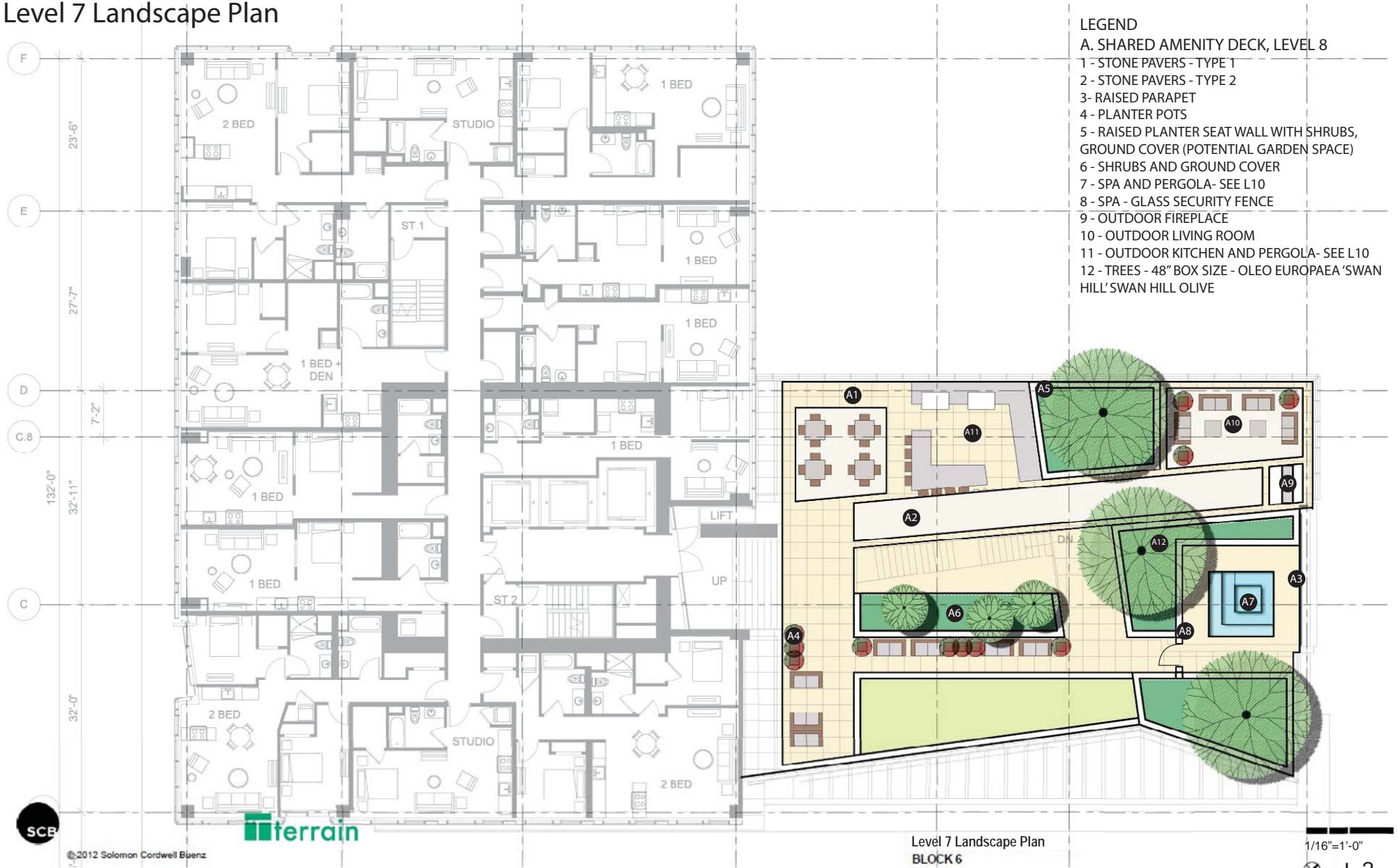
Folsom Street

Ground Level Landscape Plan
BLOCK 6
Golub | Mercy Housing

1/32" = 1'-0"

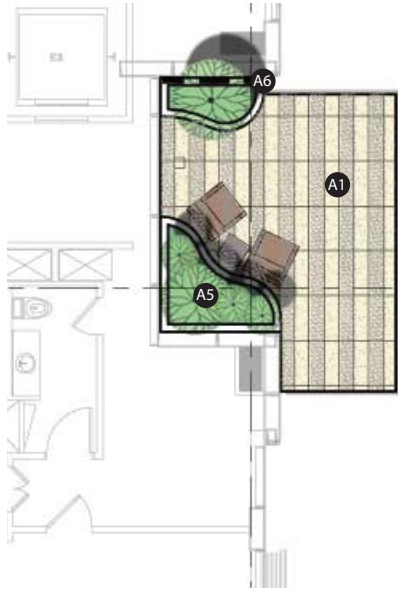


Level 7 Landscape Plan

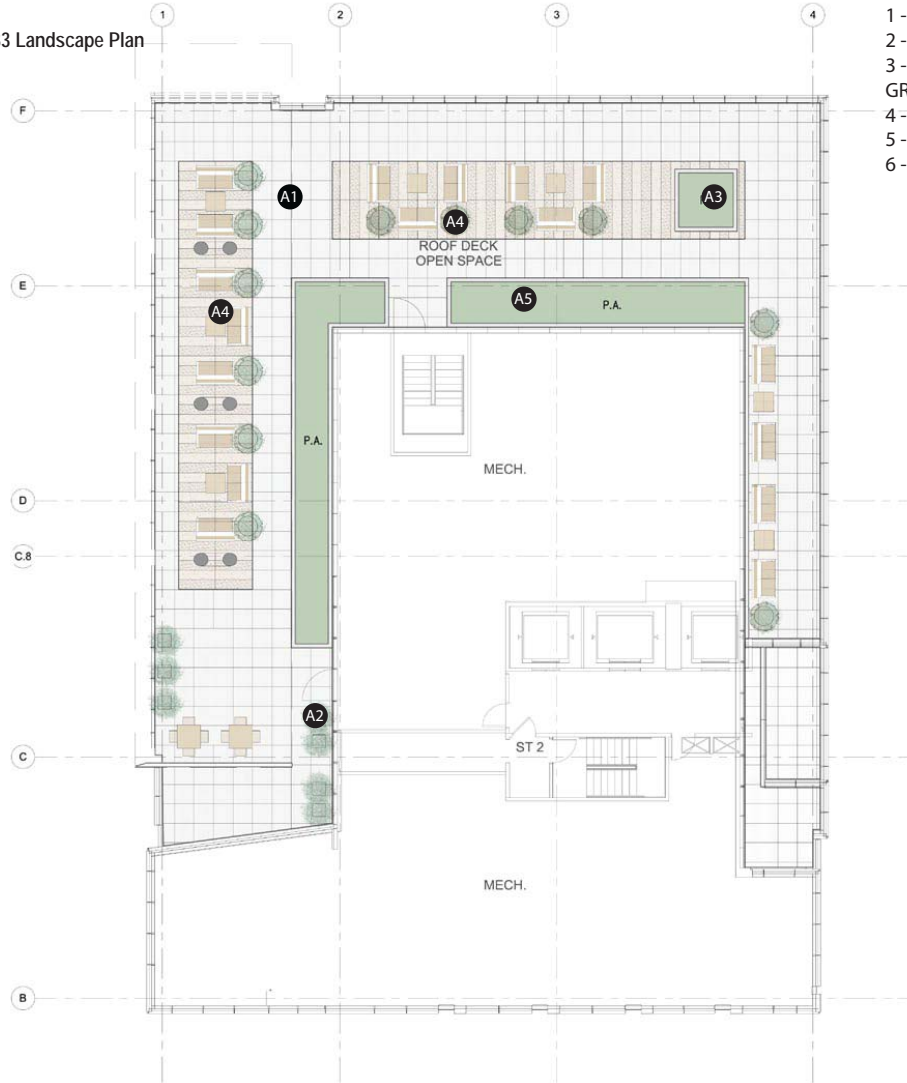


Level 8-33 Landscape Plan

Level 8 to Level 32 Landscape Plan



Level 33 Landscape Plan



LEGEND

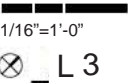
- A. ROOF TERRACE, LEVEL 8 to LEVEL 33
- 1 - STONE PAVERS
- 2 - PLANTER POTS
- 3 - RAISED PLANTER SEAT WALL WITH SHRUBS, GROUND COVER
- 4 - OUTDOOR LIVING ROOM
- 5 - SHRUBS AND GROUND COVER
- 6 - VINE CABLE



© 2012 Solomon Cordwell Buenz



Level 8-33 Landscape Plan
BLOCK 6
Golub | Mercy Housing



Plant List

Type	Botanical Name	Common Name	Size	Minumum Crown Spread	Remarks
Trees					
	<i>Acer rubrum</i> 'Red Sunset'	Red sunset, Red maple	48" box		Fremont Street; Branched @ 8' minimum; specimen; well matched
	<i>Arbutus</i> 'Marina'	Strawberry Madrone			Alternate for Ground Level Courtyard
	<i>Ginkgo Biloba</i> x 'Princeton Sentry'	Columnar Ginkgo	36" box		Clementina Street; Branched @ 8' minimum; specimen; well matched
	<i>Lophostemon confertus</i>	Brisbane Box	48" box		Folsom Street; Branched @ 8' minimum; specimen; well matched
	<i>Olea europaea</i> 'Swan Hill'	Swan Hill, Fruitless olive	TBD		Levels 7; Multi stem; Matched specimen
	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	48" box		Beale Street; Branched @ 8' minimum; specimen; well matched
Shrubs					
	<i>Acanthus Mollis</i>	Bear's breech, acanthus	5 gallon		
	<i>Buxus microphylla japonica</i> 'green beauty'	Green beauty Boxwood	5 gallon		24" o.c.
	<i>Escallonia x exoniensis</i> 'Fradesii'	Pink escallonia	5 gallon		24" o.c.
	<i>Laurus nobilis</i>	Sweet bay, Grecian laurel			
	<i>Pittosporum eugenioides</i>	pittosporum	5 gallon		
	<i>Rhaphiolepis Indica</i> Species	Indian hawthorn	5 gallon		
	<i>Tibouchina urvilleana</i>	Princess flower			
Groundcover					
	<i>Agapanthus Africanus</i> 'Peter Pan'	Dwarf Agapanthus	1 gallon		12" o.c; Triangular spacing
	<i>Trachelospermum jasminoides</i>	Star Jasmine			
Vines					
	<i>Distictis buccinatoria</i>	Blood-red trumpet vine			
	<i>Jasminum polyanthum</i>	Jasmine			
	<i>Wisteria sinensis</i>	Chinese wisteria			
Rain Garden					
	<i>Chondropetalum elephantinum</i>	Large Cape Rush	5 gallon		24" o.c ; Triangular spacing



© 2012 Solomon Cordwell Buenz



Tree Palette

Acer rubrum 'Red Sunset'



Arbutus 'Marina'



Lophostemon confertus



Olea europaea 'Swan Hill'



Ginkgo Biloba x 'Princeton Sentry'



Tilia cordata



© 2012 Solomon Cordwell Buenz



Shrub Palette

Acanthus Mollis



Green Beauty Boxwood



Escallonia x exoniensis 'Fradesii'



Laurus nobilis



Pittosporum eugenioides



Rhaphiolepis India Species



Tibouchina urvilleana



© 2012 Solomon Cordwell Buenz



Planting List
BLOCK 6
Golub | Mercy Housing



⊗ L 6

Groundcover Palette

Agapanthus Africanus 'Peter Pan'



Trachelospermum Jasminoides



Rain Garden Palette

Chondropetalum elephantinum



Vine Palette

Distictis buccinatoria



Wisteria



Jasminum



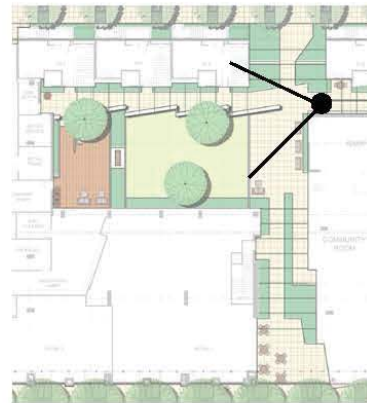
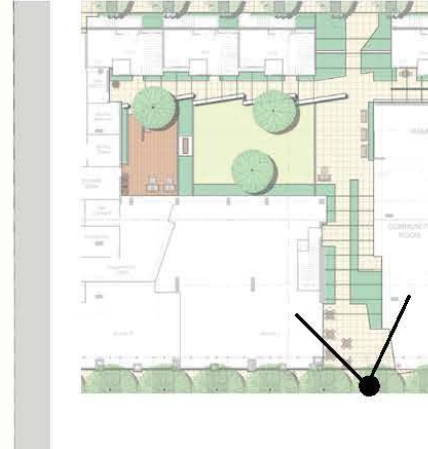
© 2012 Solomon Cordwell Buenz



Planting List
BLOCK 6
Golub | Mercy Housing



Ground Level Perspectives



© 2012 Solomon Cordwell Buenz



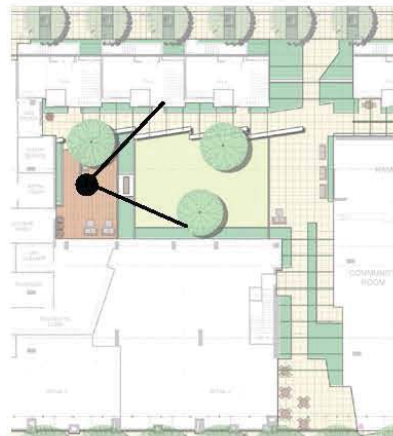
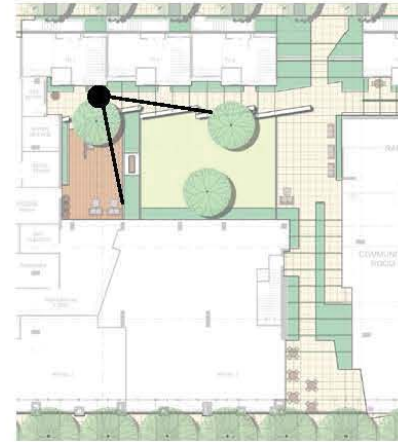
GROUND LEVEL PERSPECTIVES
 BLOCK 6
 Golub | Mercy Housing

12/05/2012



⊗ _L1801

Ground Level Perspectives



© 2012 Solomon Cordwell Buenz

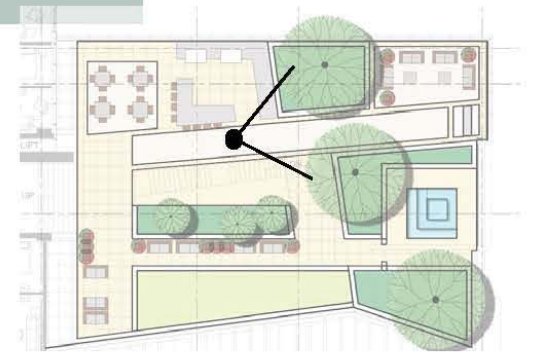


GROUND LEVEL PERSPECTIVES
BLOCK 6
Golub | Mercy Housing

12/05/2012

⊗ _L101

Level 7 Perspective



© 2012 Solomon Cordwell Buenz



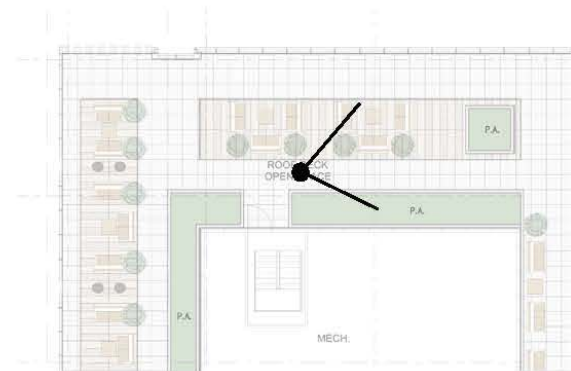
COURT PERSPECTIVES
BLOCK 6
Golub | Mercy Housing

12/05/2012



⊗ _ L11.01

Level 33 Perspective



© 2012 Solomon Cordwell Buenz

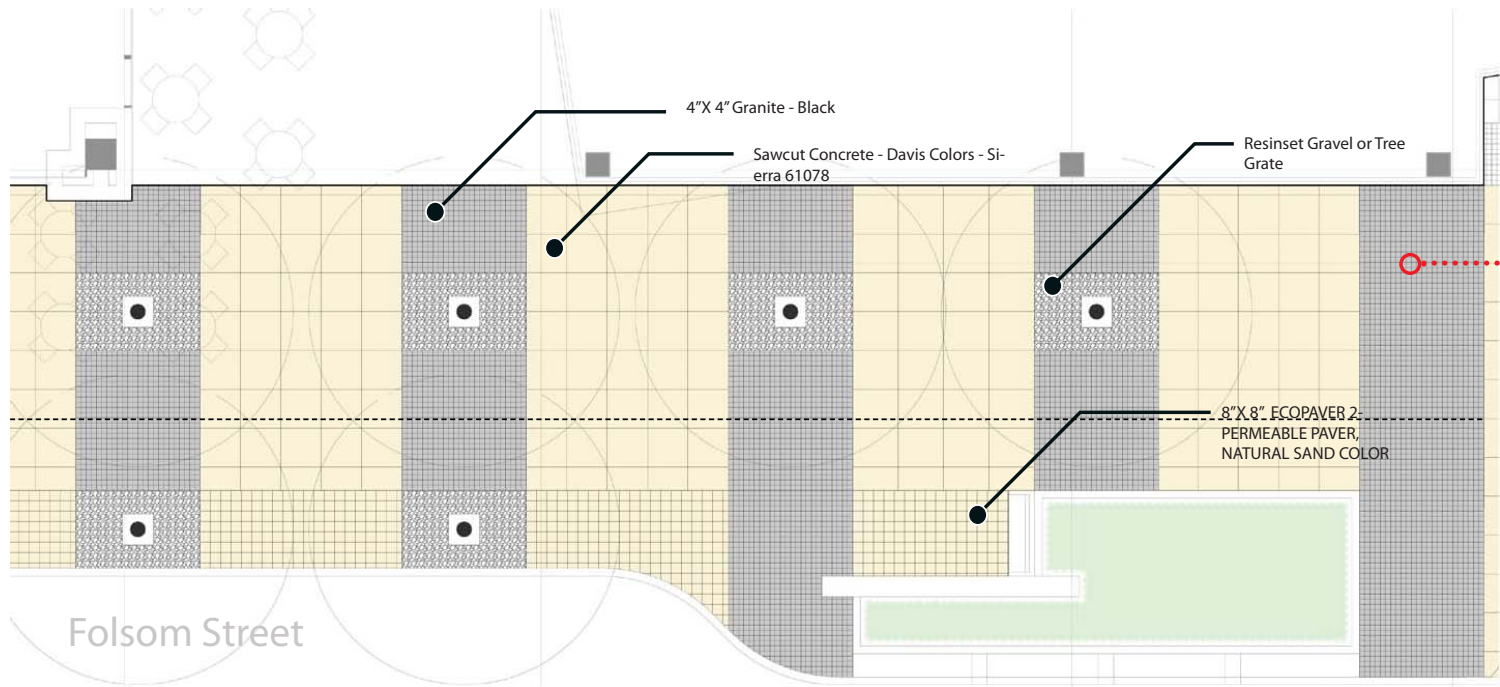
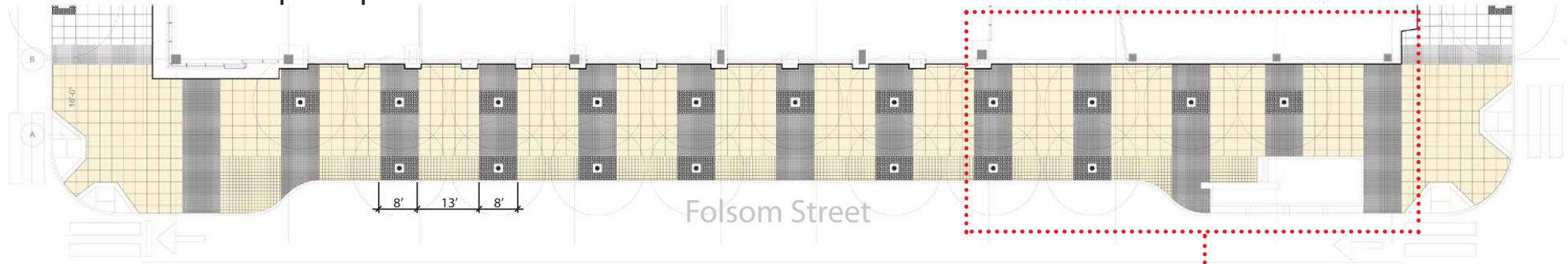


COURT AND PERSPECTIVES
 BLOCK 6
 Golub | Mercy Housing

12/05/2012

☒ _L11.01

Folsom St. Streetscape - Option 1



P1 - 8"-0" WIDE GRANITE COBBLE BAND

Granite Cobble
3.5" x 3.5" x 1.5" Cobble granite
Academy Black
Flamed Finish on top surface
Green sides and bottom
Mortar set on concrete subbase

Cobble Alternate
3.5" x 3.5" x 1.5" Quarry House basalt
Bricklayer Black
Flamed Finish on top surface
Green sides and bottom
Mortar set on concrete subbase

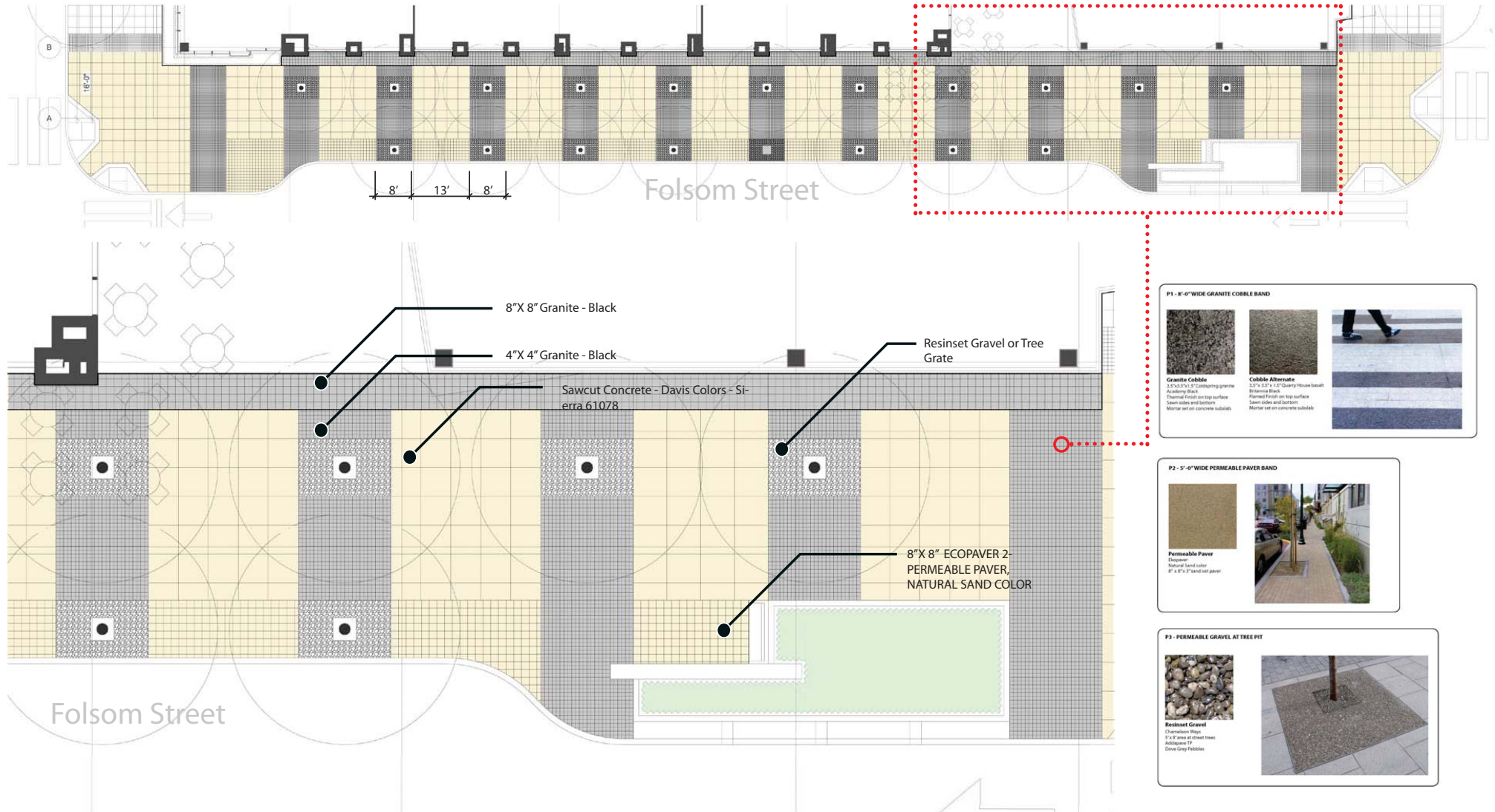
P2 - 5"-0" WIDE PERMEABLE PAVEMENT BAND

Permeable Paver
Champion
Natural Sand color
#2 x 8/16" 1" sand set plaster

P3 - PERMEABLE GRAVEL AT TREE PIT

Resinset Gravel
Champion Waga
2" x 1/2" resin set street trees
Adaptive TP
Dark Grey Pebbles

Folsom St. Streetscape - Option 2



P1 - 8'-0" WIDE GRANITE COBBLE BAND

Granite Cobble 3.5" x 3.5" x 1.5" Cobbling granite Archetype Black Thermal Finish on top surface Sawn sides and barbed Mortar set on concrete subbase	Cobble Alternate 3.5" x 3.5" x 1.5" Quarry House basalt Archetype Black Thermal Finish on top surface Sawn sides and barbed Mortar set on concrete subbase	

P2 - 5'-0" WIDE PERMEABLE PAVER BAND

Permeable Paver Charmon Natural Sand color 8" x 8" x 1.5" hand set paver	

P3 - PERMEABLE GRAVEL AT TREE PIT

Resinset Gravel Charmon Wags 3/4" of area at street base Adhesive TP Dow Grip Pebbles	

Folsom St. Landscape Elements

SF1 - STREETLIGHT WITH VEHICULAR AND PEDESTRIAN FIXTURES

Lumec Roadstar fixture with Valmont pole

Lumec Roadstar LED fixture
 QRE1-9008RE LEDM - distribution
 120-Natural Aluminum NP

Valmont pole
 FL30-6V-709K/24-75-027-FF - Powder coated to match fixture

28'-0"
18'-0"

Per 2011 Revision N10 Streetscape Master Plan

P4 - CONCRETE WITH INTEGRAL COLOR

Concrete sidewalk Infill
 Davis Colors - Sierra 01078
 Sawcut control joints
 Medium sandblast finish

P5 - ACCESSIBLE CURB RAMP

Truncated Domes
 Truncated domes 4" wide x 3" deep
 Domes are 1.67" OC and 2.25" OC spacing

Standard Concrete Ramp
 4" wide, 8.33% max slope at ramp with 5% max side slope
 75% contrast from surrounding paving required

SF1 - RAIN GARDEN

SF 1A - Cast in place Concrete Seatwall and curb
 Granite White
 Light Sandblast Finish

SF 1B - Custom skate deterrent/ arm rest
 Cast aluminum with powdercoat finish

SF 1C - Trench grate at drain inlet
 Iron Age Designs "Dust Trench" bronze

SF2 - CUSTOM BENCH

Custom Bench with Back
 Cast aluminum with powder coat finish
 Backer
 100% Ultra High Performance Concrete
 10'0"

17"
16"
24"

SF4 - TRASH AND RECYCLING RECEPTACLE

Forms and Surfaces
 Custom trash receptacle
 Accessible reach to opening - 48" maximum

40"
40"

Per 2006 Sanjour Redevelopment Project Area Streetscape & Open Space Concept Plan

- Custom Bench (S2)
- Trash and Recycling Receptacle (S4)
- 5'-0" wide permeable paver board (S7)
- Rain garden (S1)
- CP Concrete wall and curb (S3)
- Slate deterrent arm rest at CP post wall (S1B)
- Drain inlet with bronze grate (S1C)
- 9'-0" wide granite bands (S1A)
- Permeable gravel at tree pit (S5)
- Concrete paving with integral color (S4)

STREET TREE

Notes:
 24" deep root barrier at street curb
 Provide 8 foot minimum length center on tree

- 80" low tree
- Layer gravel at base of tree
- Rein on gravel
- Edge restraint
- Permeable paver over 12" permeable aggregate base
- Structural planting soil at tree
- North side of Folsom 6" - 0" 23" - 0" reach
- South side of Folsom 6" - 0" 18" - 0" reach
- Draining soil layer
- Prepared subgrade
- 6" perforated subdrain
- Connect to storm drain

8'-0"



© 2012 Solomon Cordwell Buenz



OUR VISION FOR THE FUTURE

BLOCK 6

Golub | Mercy Housing

12/05/2012



☒ _L11.01

Fremont St. Streetscape



© 2012 Solomon Cordwell Buenz



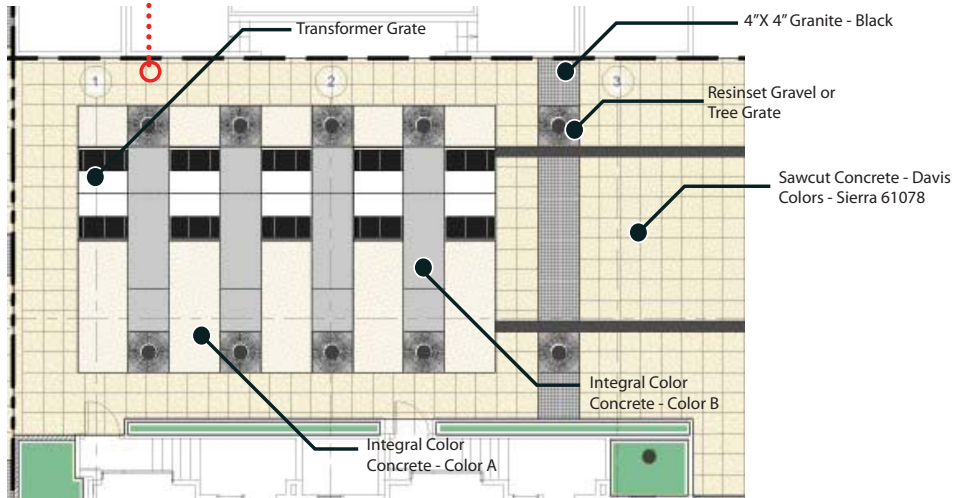
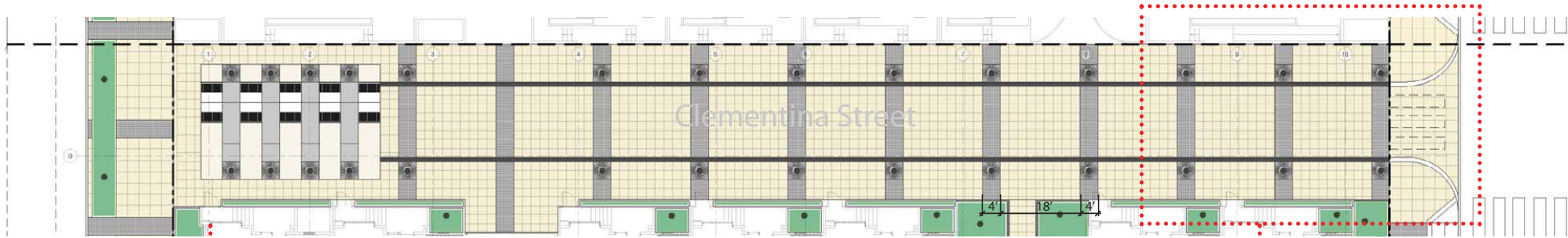
Details_Fremont Street Paving Study and Materials
BLOCK 6

Golub | Mercy Housing

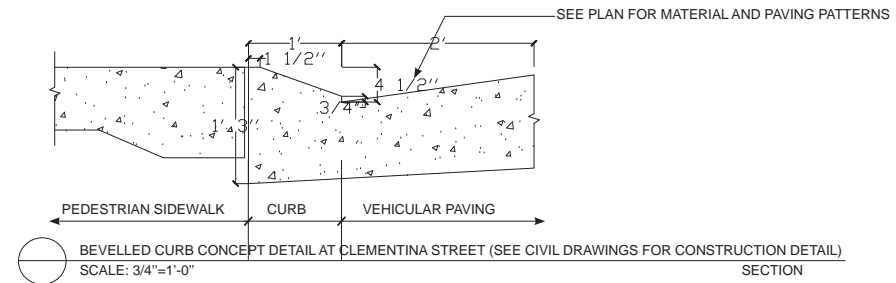
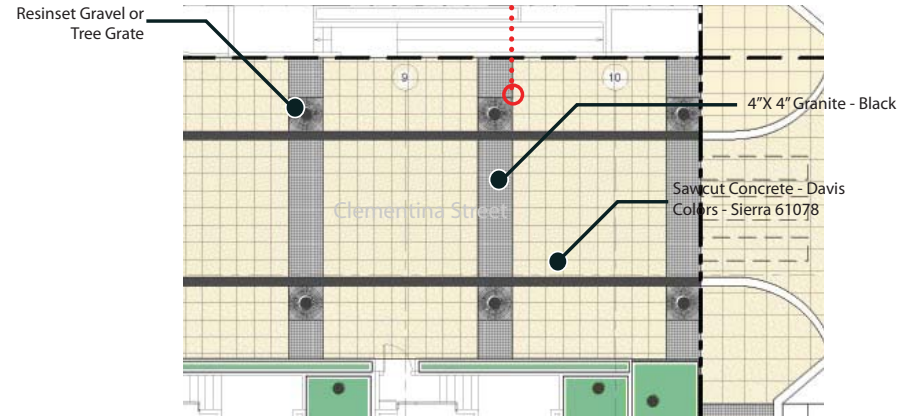


⊗ L 15

Clementina St. Streetscape



NOTE: EACH PAVING TYPE SHOWN IS FLUSH WITH ADJACENT PAVING.



© 2012 Solomon Cordwell Buenz



Details_Clementina Street Paving Study and Materials
BLOCK 6

Golub | Mercy Housing



⊗ L 16

Beale St. Streetscape



© 2012 Solomon Cordwell Buenz



Details_Beale Street Paving Study and Materials
BLOCK 6
Golub | Mercy Housing



⊗ L 17

Ground Level Courtyard Landscape Elements

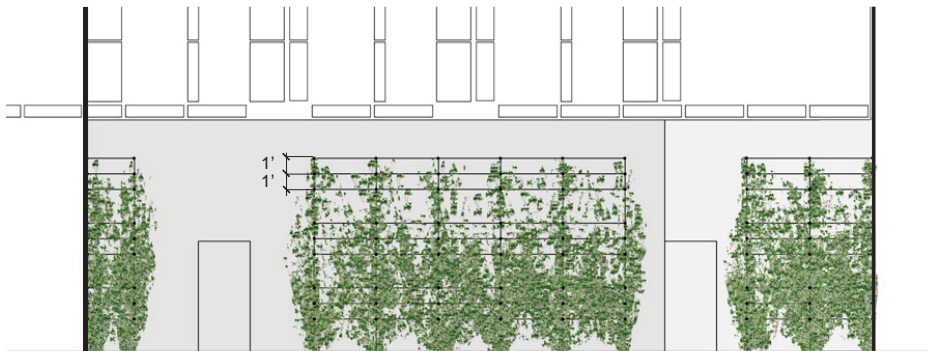
Vine cable system



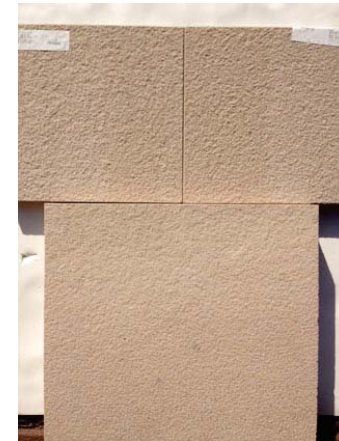
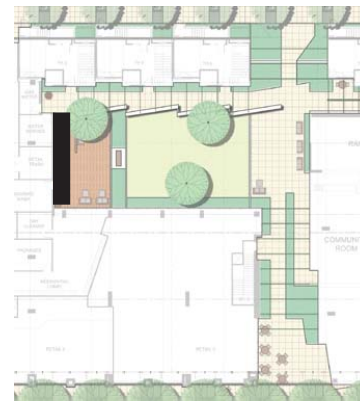
Scale: 1/8" = 1'-0" Elevation



Paving Material



Scale: 1/8" = 1'-0" Elevation



© 2012 Solomon Cordwell Buenz



Details_Ground Level Courtyard
BLOCK 6
Golub | Mercy Housing



⊗ L 18

Furniture

Alternate pre-cast concrete paving



Alternative planter pots



Trash Receptacle



Fire Place



Love seat, lounge chairs and coffee table



Benches



© 2012 Solomon Cordwell Buenz

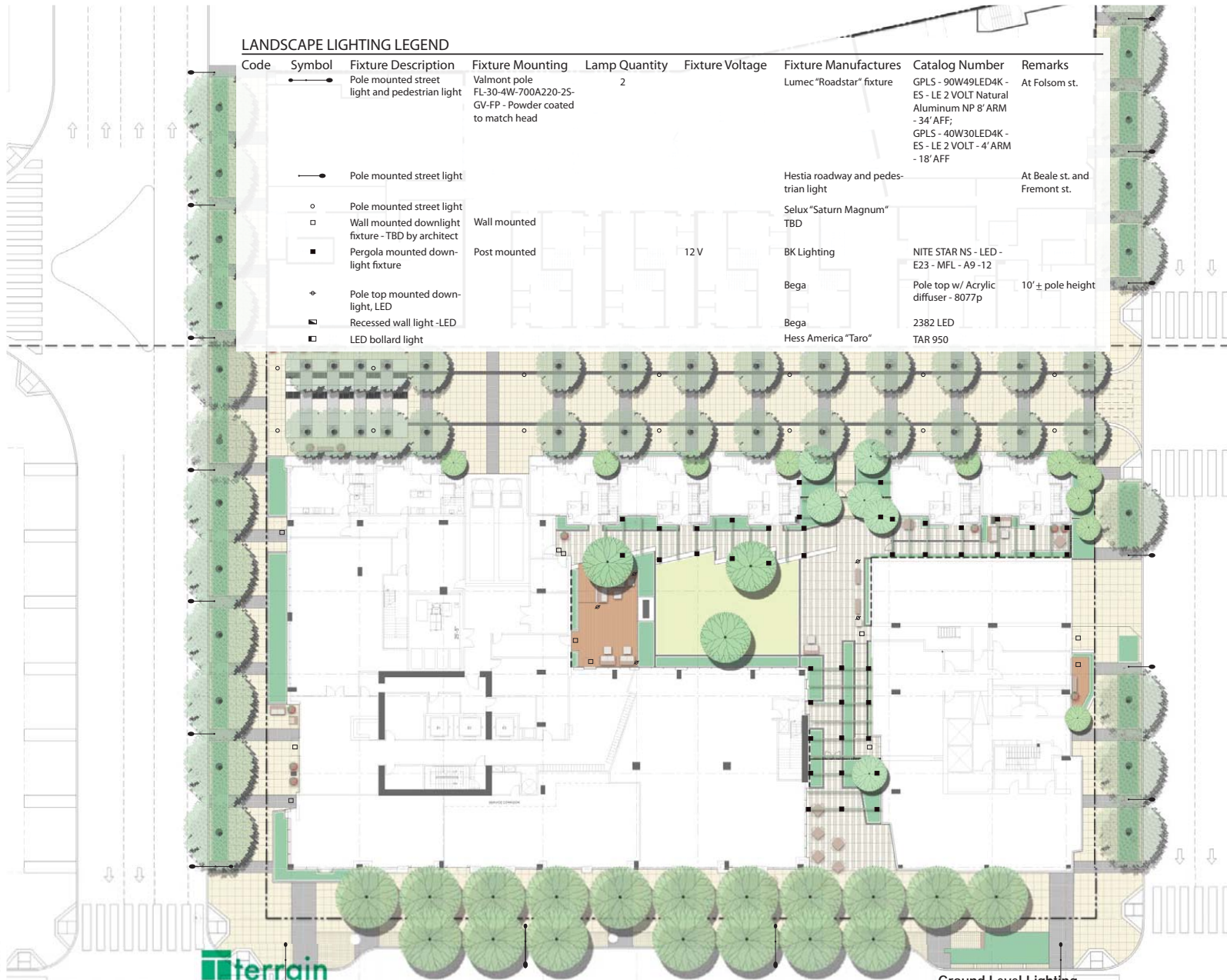


Furniture
BLOCK 6
Golub | Mercy Housing



LANDSCAPE LIGHTING LEGEND

Code	Symbol	Fixture Description	Fixture Mounting	Lamp Quantity	Fixture Voltage	Fixture Manufactures	Catalog Number	Remarks
		Pole mounted street light and pedestrian light	Valmont pole FL-30-4W-700A220-2S- GV-FP - Powder coated to match head	2		Lumec "Roadstar" fixture	GPLS - 90W49LED4K - ES - LE 2 VOLT Natural Aluminum NP 8' ARM - 34' AFF; GPLS - 40W30LED4K - ES - LE 2 VOLT - 4' ARM - 18' AFF	At Folsom st.
		Pole mounted street light				Hestia roadway and pedestrian light		At Beale st. and Fremont st.
		Pole mounted street light				Selux "Saturn Magnum" TBD		
		Wall mounted downlight fixture - TBD by architect	Wall mounted					
		Pergola mounted downlight fixture	Post mounted		12 V	BK Lighting	NITE STAR NS - LED - E23 - MFL - A9 - 12	
		Pole top mounted downlight, LED				Bega	Pole top w/ Acrylic diffuser - 8077p	10' ± pole height
		Recessed wall light - LED				Bega	2382 LED	
		LED bollard light				Hess America "Taro"	TAR 950	



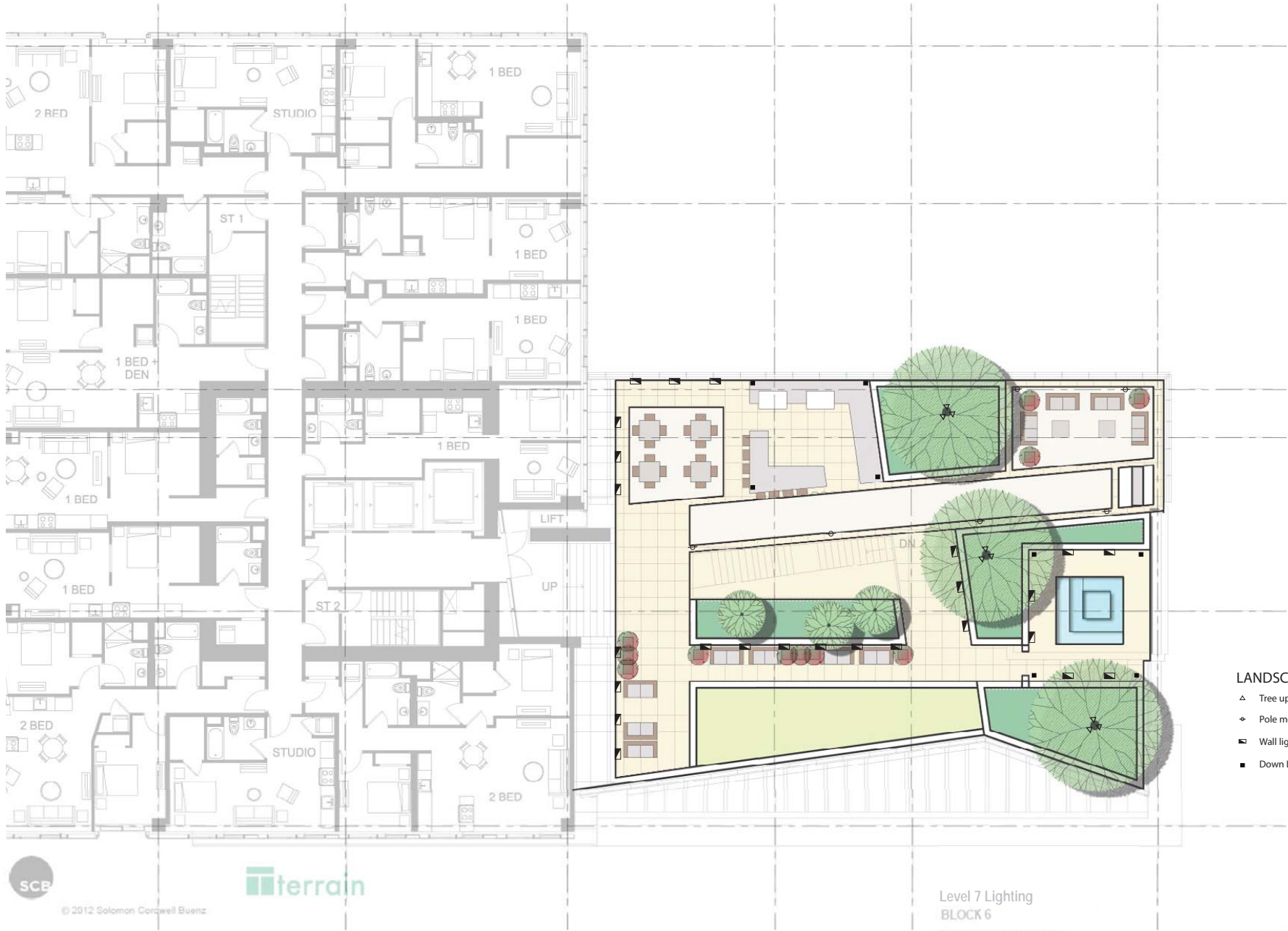
© 2012 Solomon Cordwell Buenz



Ground Level Lighting
BLOCK 6
Golub | Mercy Housing



⊗ L 20



© 2012 Solomon Corcoran Buenz



Level 7 Lighting
 BLOCK 6
 Golub | Mercy Housing

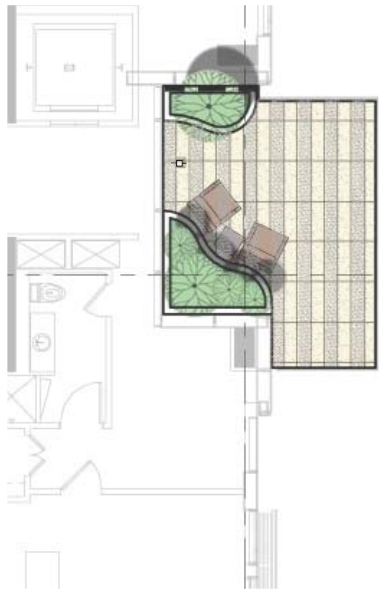
LANDSCAPE LIGHTING LEGEND

- △ Tree uplight
- ◆ Pole mounted down light
- Wall light
- Down Light (in pergola)



⊗ L 21

Level 8 to Level 32 Lighting



LANDSCAPE LIGHTING LEGEND

- ◻ LED Bollard light
- ▣ Wall light
- Down Light (in pergola)
- ◻ Down Light (over door)



© 2012 Solomon Cordwell Buenz



⊗ L 22



LEGEND

- 1. Community Area
- 2. Town Square
- 3. Pergola w/ Seating & Vines
- 4. BBQ Area
- 5. Structure w/ Vines
- 6. Seatwall
- 7. Ramp w/ Handrails
- 8. Entry Gates
- 9. Childcare Play Area (1,800 SF)
- 10. Resilient Play Paving
- 11. Lighting
- 12. Parapet wall, stepped
- 13. Retaining wall w/ Fence
- 14. Fence (6')
- 15. Steps w/ Hand/guard rails
- 16. Paving (5%)
- 17. Greenscreen w/ Vines



© 2012

Santos Prescott and Associates

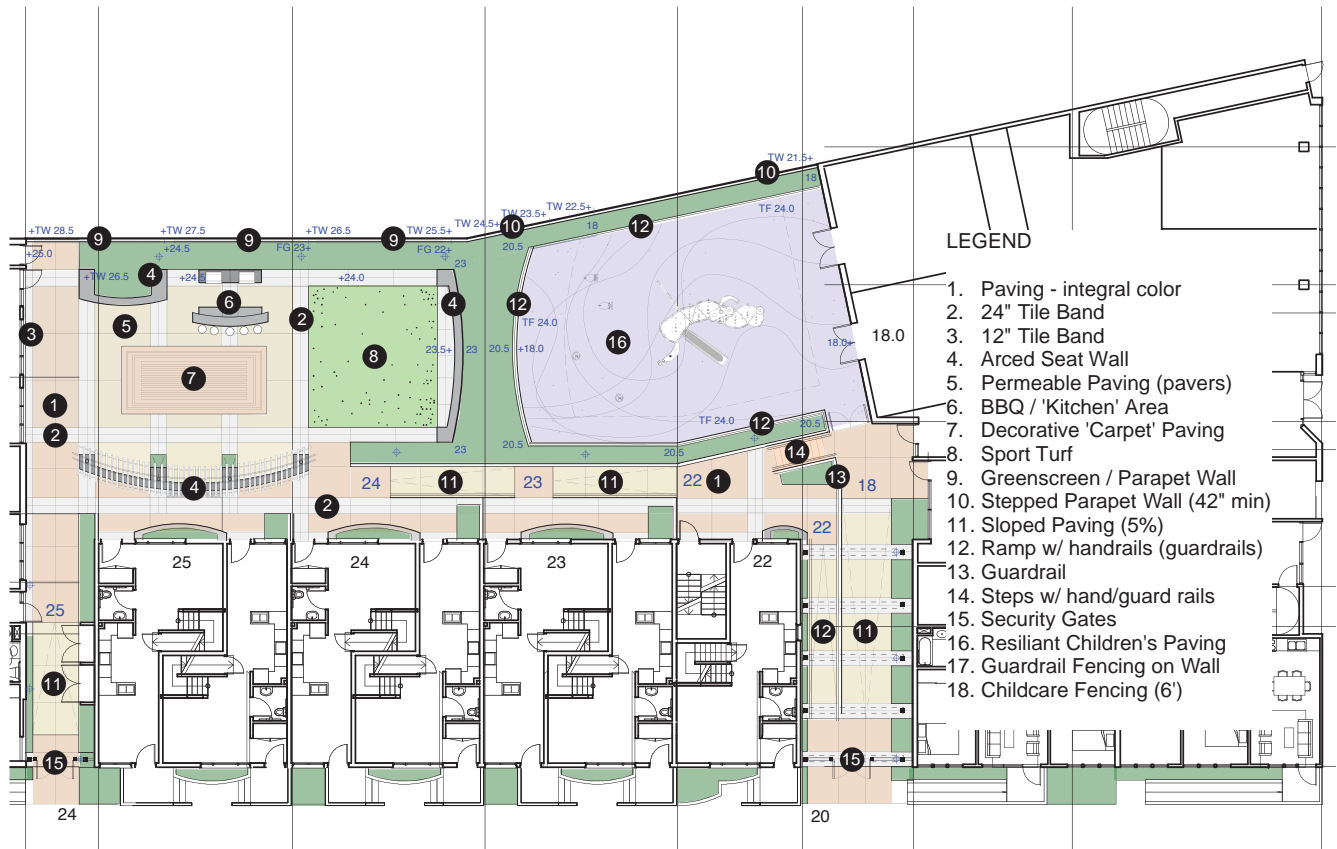
Merrill
Morris

BLOCK 7 LANDSCAPE PLAN
BLOCK 6/7
Golub | Mercy Housing



01/07/2013

⊗ L23



LEGEND

- 1. Paving - integral color
- 2. 24" Tile Band
- 3. 12" Tile Band
- 4. Arced Seat Wall
- 5. Permeable Paving (pavers)
- 6. BBQ / 'Kitchen' Area
- 7. Decorative 'Carpet' Paving
- 8. Sport Turf
- 9. Greenscreen / Parapet Wall
- 10. Stepped Parapet Wall (42" min)
- 11. Sloped Paving (5%)
- 12. Ramp w/ handrails (guardrails)
- 13. Guardrail
- 14. Steps w/ hand/guard rails
- 15. Security Gates
- 16. Resilient Children's Paving
- 17. Guardrail Fencing on Wall
- 18. Childcare Fencing (6')

18.5



© 2012

Santos Prescott and Associates



BLOCK 7 PAVING PLAN
BLOCK 6/7

Golub | Mercy Housing



01/07/2013

⊗ L24



© 2012

Santos Prescott and Associates

Merrill
Morris

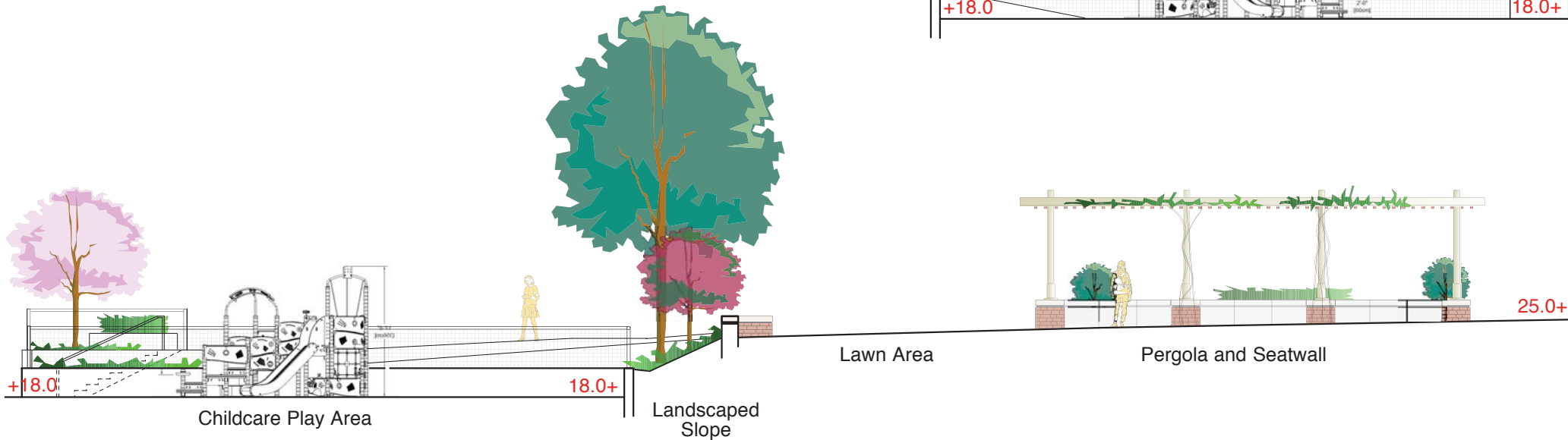
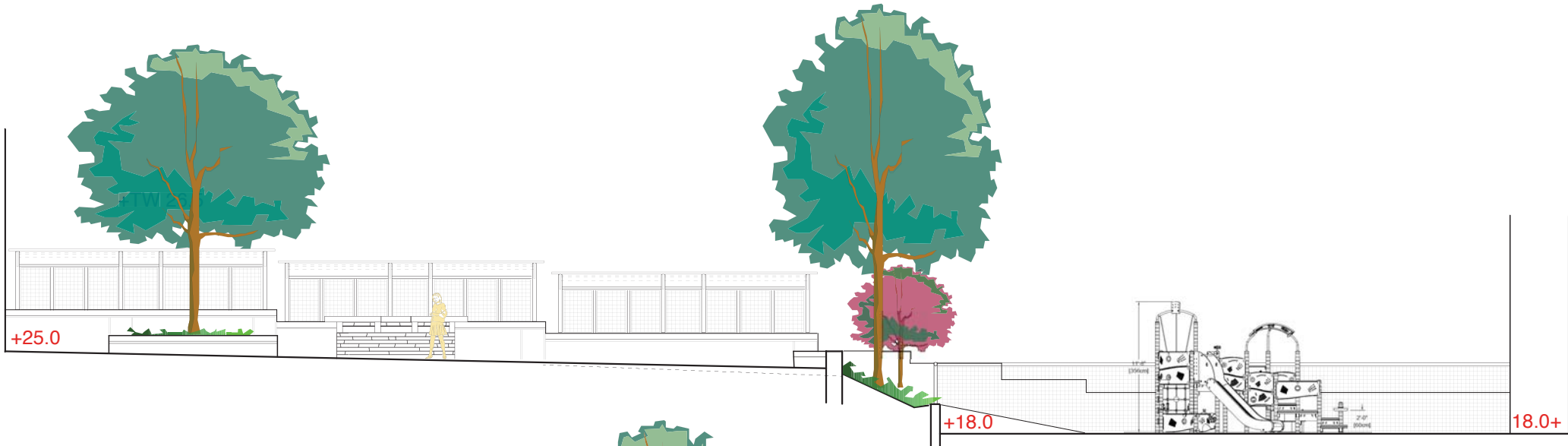
BLOCK 7 PLANTING PLAN
BLOCK 6/7

Golub | Mercy Housing



01/07/2013

⊗ L25



© 2012

Santos Prescott and Associates

Merrill
Morris

BLOCK 7 SECTIONS
BLOCK 6/7
Golub | Mercy Housing

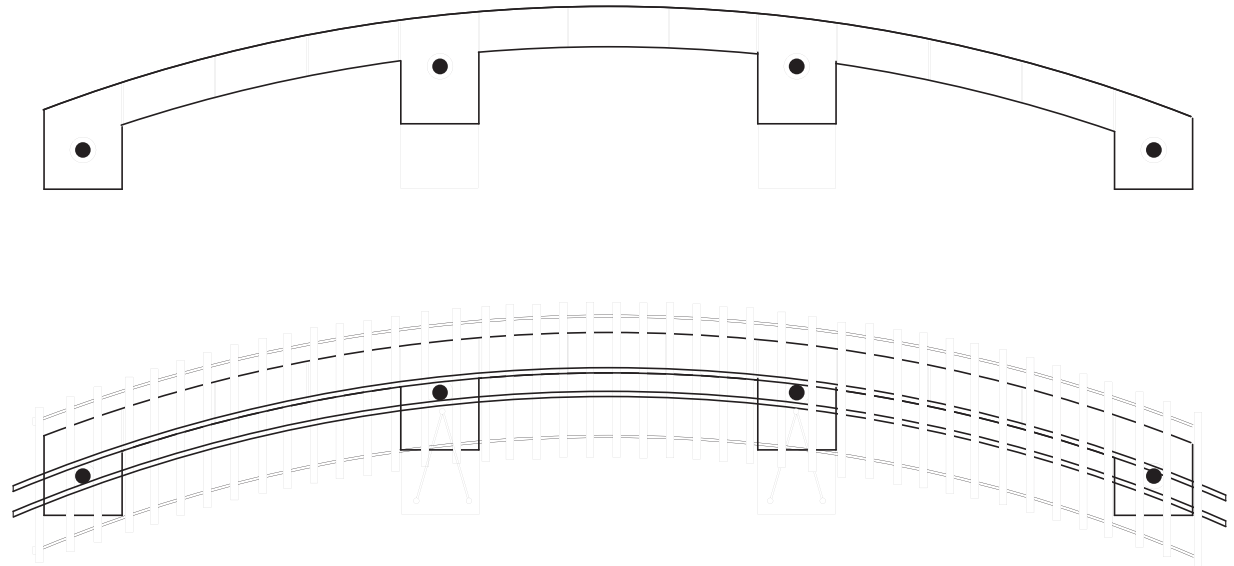
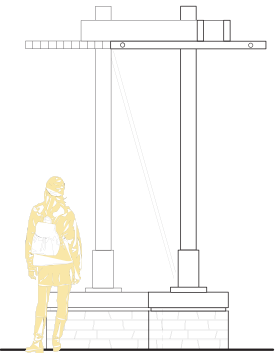
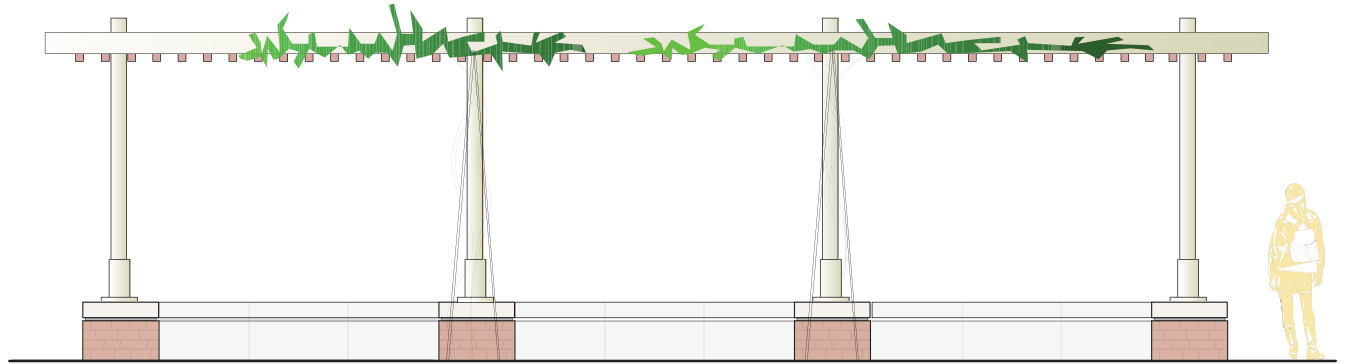


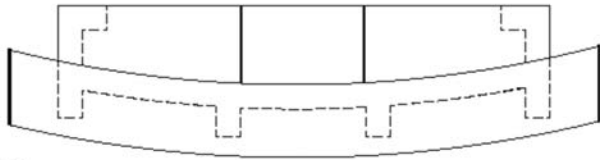
01/07/2013

L26

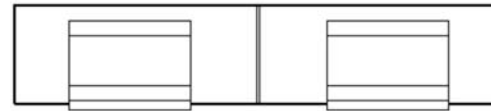


EXAMPLE OF PERGOLA CONSTRUCTION

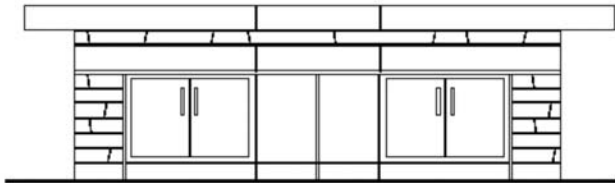




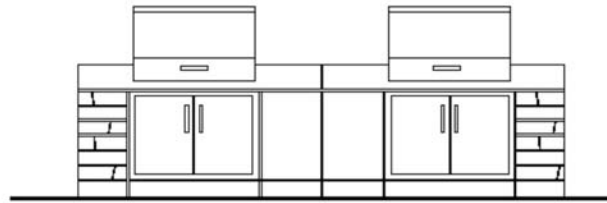
TOP



TOP



KITCHEN ELEVATION



KITCHEN ELEVATION



PERMEABLE PAVING



COLORED CONCRETE



STONE VENEER ACCENT



GREEN SCREEN AT PERIMETER



© 2012

Santos Prescott and Associates

Merrill
Morris

BLOCK 7 DETAILS
BLOCK 6/7
Golub | Mercy Housing

01/07/2013

L28



SWEET BAY



WESTERN REDBUD



HORNBEAM



GINKGO



REDWOOD



RED SUNSET MAPLE



JAPANESE MAPLE 'BURGUNDY'



JAPANESE MAPLE 'KAMAGATA'



JAPANESE MAPLE 'SANGO KAKU'



©2012 Solomon Cordwell Buenz

Santos Prescott and Associates

Merrill
Morris

BLOCK 7 TREES
BLOCK 6/7
Golub | Mercy Housing

01/07/2013

L201

SHRUBS



MEYERS ASPARAGUS



BUSH ANEMONE



ESCALLONIA



RAMANAS ROSE



NEW ZEALAND FLAX



HEAVENLY BAMBOO



SPANISH LAVENDER



DAYLILY

GROUND COVER



CORAL BELLS

GROUND COVER



LANTANA



MEXICAN DAISY



WINTER BLOOMING BERGENIA

VINES



JASMINE



LILAC VINE





© 2012 Solomon Cordwell Buenz

Santos Prescott and Associates

Merrill
Morris

COURTYARD VIEW LOOKING EAST
BLOCK 6/7

Golub | Mercy Housing

01/07/2013

L3.01