

118-0352017-002

Agenda Item **No. 5(b)**
Meeting of December 5, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the schematic design for an affordable housing and retail mixed-use building at Candlestick Point North Block 10a, consisting of approximately 156 affordable family rental units, including 35 units set aside for formerly homeless families; and adopting environmental review findings pursuant to CEQA; Bayview Hunters Point Redevelopment Area

EXECUTIVE SUMMARY

Tenderloin Neighborhood Development Center (“TNDC”) and Young Community Developers (“YCD”), co-developers of the 156-unit affordable rental housing project (“Project”) known as Candlestick Point North 10a (“CPN 10a”) are requesting Schematic Design approval for the Project. The Project will serve low-income families and formerly homeless households, including transition aged youth. The development team consists of TNDC and YCD as co-developers, Herman Coliver Locus Architects, and TNDC Property Management, with social services provided by both TNDC and additional on-site programming provided by YCD and the Bayview YMCA. Together, TNDC and YCD are the Project’s “Sponsors.”

Edwin M. Lee
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR

Marily Mondejar
CHAIR

Miguel Bustos
Mara Rosales
Darshan Singh
COMMISSIONERS

The Project is located on a parcel within the Bayview Hunters Point Redevelopment Project Area, specifically in Candlestick Point. The Project is part of the larger Hunters Point Shipyard Phase 2 / Candlestick Point development project. Candlestick Point North 10a is one of two of the first of 10 Agency Lots reserved for 100% affordable projects to begin development.

On August 16, 2016, the Commission approved the selection of co-developers TNDC and YCD for the development of the 100% affordable housing parcel through Resolution No. 39-2016; and on December 6, 2016, the Commission approved a loan request for \$3.5M to fund predevelopment activities for the Sponsors and authorized OCII staff to enter into an Exclusive Negotiations Agreement with the Sponsors to develop the CPN 10a parcel.

In the past year, the development team has worked on refining CPN 10a’s design to fit within the proposed context of the overall neighborhood and programming the building to create a convenient, welcoming and comforting place for its future residents. During the design refinement, the Sponsors were able to add 16 units to the original concept of 140 units, for a new total of 156 units. The Sponsors have formally submitted its Schematic Design of the 156 units to OCII Design Review staff, which has reviewed and is recommending conditional approval under certain conditions shared later in this memorandum.

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Staff recommends conditionally approving Schematic Design for the CPN 10a development that is within the scope of the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement; this action is also adequately described in the DDA's Program Environmental Impact report for purpose of the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area.

BACKGROUND

Affordable Housing Development Hunters Point Shipyard Phase 2 /Candlestick Point and Project Area Update

The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and the Bayview Hunters Point Redevelopment Plan in 2006. Both redevelopment plans were amended in 2010 to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area.

Development of the Shipyard will occur in two phases. The first phase of development at the Shipyard, which is governed by the Hunters Point Shipyard Phase 1 Disposition and Development Agreement ("Phase 1 DDA"), will ultimately include up to 1,600 homes, 27% to 40% of which will be affordable, and 26 acres of open space. The first residential units in the first phase became available for occupancy in Spring 2015.

The Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement (the "Phase 2 DDA") between CP Development CO. LP ("Master Developer") and the former San Francisco Redevelopment Agency, now the Office of Community Investment and Infrastructure ("OCII"), provides for the development of approximately 700 acres that includes the second phase of the Shipyard and the entire Candlestick Point area ("Phase 2 Project"). The Phase 2 DDA calls for 10,500 new housing units, 32% of which will be Below Market Rate for a total of 3,345 BMR units. The 3,345 BMR units will be comprised of approximately:

- 1,140 Agency Affordable Units on ten (10) Agency Lots (to be leased to households earning 0% - 60% Area Median Income or "AMI") in the Phase 2 Project (10a and 11a are the first of the Agency Lots in Phase 2 to be developed and the selection of the developer teams is the first step in this process),
- 256 Alice Griffith Replacement Units and approximately 248 Agency Affordable Units on Alice Griffith Lots,
- 809 Inclusionary Units (to be leased or sold to households earning 80% - 120% AMI), and
- 892 Workforce Units (to be leased or sold to households earning 121% - 160% AMI).

Project Area Update

As currently envisioned, Major Phase 1 CP encompasses the creation of a new neighborhood that is projected to include 1.1 million square feet of mixed commercial uses, 47,000 square feet of community facilities, and a total 2,214 new residential units, of which 939 units are affordable. Its two major projects include the redevelopment of a major portion of the Alice Griffith public housing site and the Candlestick Point Center mixed-use destination featuring housing, retail and entertainment. As outlined below, the affordable units include 256 Alice Griffith Replacement Units, an additional 248 OCII Affordable Units to be built as part of the Alice Griffith project, and the 140 Agency Affordable Units on CPN 10a.

Over nine acres of open spaces will be developed as part of this Major Phase to serve neighbors and visitors alike with a mix of gathering places for a range of active and passive pursuits. The new neighborhoods in Major Phase 1 CP will be easily accessible, with roadway improvements to serve automobiles, bicycles, pedestrians, and public transit.

The Commission approved the Major Phase 1 CP Application on January 7, 2014 and a subsequent amendment to the Major Phase Application on March 15, 2016. OCII's Executive Director then approved the Sub-phase CP-02-03-04 application on January 5, 2017. The CPN 10a development has followed the approval process and is part of Sub-phase CP-03 of Major Phase 1 CP.

BMR Housing Production Status

The Replacement Units and Agency Affordable Units that comprise the Alice Griffith site are the first BMR units to be developed in Candlestick Point and Hunters Point Shipyard Phase 2. The 184 units in Alice Griffith Phases 1 and 2 were completed in February of 2017 and Phases 3 and 4, totaling 153 units, are under construction. Phases 5 and 6, consisting of 167 units, have not yet started.

Alice Griffith Unit Tracking						
Phase	Block(s)	Actual/Est Construction Start	Estimated Construction Finish	Public Housing Replacement Units	Affordable New Units	Total Units
1	2	March 2015	February 2017	58	35	93
2	4	March 2015	February 2017	56	35	91
3A/ 3B	1	February 2016	December 2017	93	29	122
4	5	August 2017	September 2018	13	18	31
5	8,14, 9 (portion of)	TBD 2020	TBD 2022	36	0	36
6	9	TBD 2020	TBD 2022	0	131	131
Total Units				256	248	504

As mentioned earlier, Candlestick Point North 10a and Candlestick Point South 11a, are the first of the 10 Agency Lots reserved for 100% affordable projects to begin development. Agency Affordable Units will be built on Agency Lots, which have been pre-selected for affordable housing development; in the future, OCII will select development teams and provide funding for these affordable housing developments on the remaining Agency Lots. Exhibit F "Below Market Rate Housing Plan" of the Phase 2 DDA ("BMR Housing Plan") establishes that "Agency Affordable Units" are units "constructed within an Agency Affordable Project or an Alice Griffith Replacement Project... for which the rental charge is Affordable with an AMI Percentage equal to a minimum of zero percent (0%) and a maximum of sixty percent (60%)." As an example and based on 2017 figures, income for a family of four at 60% of AMI as published by the Mayor's Office of Housing and Community Development ("MOHCD") would be \$69,200 per year with a monthly rent restricted to no more than \$1,730 for a three-bedroom unit.

The Workforce and Inclusionary units that comprise the remaining BMR units are still in various predevelopment and preliminary planning stages.

Local Commitment to Increasing Affordable Housing Units and Housing the Homeless

The development program for CPN 10a is aligned with the goals outlined in the City of San Francisco's Consolidated Plan. The City's 2015-2019 Consolidated Plan's (the "Consolidated Plan") first and highest Annual Goal and Objective is to increase affordable family housing development in San Francisco for homeless, non-homeless and special needs populations. CPN 10a is further in support of the Consolidated Plan's naming of Bayview Hunters Point as one of six priority neighborhoods for this housing to be built.

Project Background

CPN 10a is part of a new mixed-use community in the Candlestick Point Area, which will consist of four distinct neighborhoods: Candlestick Center, Candlestick North, Candlestick South and Alice Griffith. CPN 10a is within the Candlestick Mixed-use Residential District which will be comprised of low and mid-rise buildings. Design principles for the Candlestick Point area include: "locating lower density building forms nearest to the existing Bayview neighborhood; creating landmarks for "urban place-making;" clustering higher density near important nodes, such as retail-lined street intersections, intersections of parks and other uses and major transit stops; linking highest density with adjacency to transit stops; minimizing impacts on public open space; and, framing view corridors and on Candlestick, preserving the view from Bayview Hill." CPN 10a is located near "important nodes" where higher density is recommended. Attachment 1 of this memorandum shows a site map of the CPN 10a parcel and its planned surrounding streets.

Candlestick Point North 10a Program

CPN 10a will be comprised of a mix of one-, two-, three- and four- bedroom units and one five-bedroom unit, for a total of 156 units. 121 units will house low income families earning up to 60% of the Area Median Income, as defined by the Mayor's Office of Housing and Community Development, and 35 units will house formerly homeless households, including five parenting transitioned aged youth households. Two three-bedroom units will be set aside as Family Childcare Units and CPN 10a residents will have a first preference for those childcare slots. The building will feature a community space devoted to Young Community Developers workforce readiness training during the day and the Bayview YMCA for afterschool programming during the late afternoon and early evening. This community space will overlook a landscaped courtyard and will be visible and inviting from the street as members from the wider community will also be able to access the YCD and YMCA programming. In addition, the development team has designed multiple small resident-run community gardens on various floors. Currently, the Developer is underwriting the project anticipating operating subsidy funding from the City's Local Operating Subsidy Program ("LOSP") to support the formerly homeless households.

DISCUSSION

Schematic Design

The proposed CPN 10a building consists of four stories of housing over double height retail spaces along Ingerson Ave, drops to three stories of flats above townhouses along Earl and M Streets and to one story of apartments above townhouses along the mid-block break. Five stories of housing surround the shared central courtyard within, with a partial top story to accommodate a few additional units. The ground floor provides for an active mix of residential and community uses facing the street, and parking is tucked inside an 84-space garage (0.53 ratio), with 52 spaces of bicycle parking in a dedicated bike room. The main residential entrance is through a lobby on M Street and a grand stairway rises straight ahead towards the shared courtyard above. On the second floor of the podium, a large community room overlooks the courtyard. Townhouses line the mid-block break and turn the corners along Earl and M streets, each with a landscaped patio designed to balance a comfortable level of privacy with a street-activating public presence.

One of the highlights of the building is its outdoor space: there are three outdoor terraces on the 2nd, 4th and 6th floors ranging in purpose and design from urban farming to a picnic area shaded with red apple trees to a shaded herb garden with seating.

On the ground floor, approximately 9,000 SF of retail is planned using approximately 25 foot wide structural bays for multiple tenants. Around the corner from the retail frontage, a community service space faces onto M Street. YCD job training programs will make use of the space during the first part of the day and YMCA's out-of-school program will occupy the space during the afternoon; these programs are made visible and accessible to the community.

Green Building Features

CPN 10a will be Green Point Rated to at least 145 points and will include energy efficiency features including a solar domestic hot water system, high-efficiency heating systems, and high-efficiency lighting. Other green building features anticipated to be included in the scope include resilient flooring, low-VOC paint surfaces, and high-efficiency windows and doors. Currently, a large photovoltaic system is planned for the building, which would offset the energy usage for the common areas like community rooms, ground floor amenities space, resident services and property management offices and hallways and stairwells.

Design Review and Approval Process

The Phase 2 DRDAP outlines the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the DRDAP, a series of increasingly detailed design documents are required in the design process. They are, 1) Schematic Designs, 2) Design Development, and 3) Construction Documents. The DRDAP requires the first design submittal to be presented to the Commission for review and approval.

Staff has determined that the schematic design of CPN 10a complies with the Candlestick Point Design for Development document, subject to the resolution of the conditions of approval identified below.

Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the CPN 10a Schematic Design subject to the remaining design issues being resolved to the satisfaction of the Executive Director and any changes included in subsequent design stages, beginning with the Design Development phase as follows:

During Design Development ("DD"), the Developer shall:

- 1. Materials.** Continue to develop and refine the building materials palette, including wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore 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.
- 2. Architectural Mock-Up Scope.** During Construction Document phase and in advance of building materials purchasing, provide scope and plans for 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.
- 3. Mid-Block Break Design.** If relevant, provide Schematic Designs for the Sub-Phase CP-03 mid-block break for review and approval by OCII staff.

4. PV Canopy Structure

- a. If the PV Canopy is eliminated from the design, or is changed as a cost reduction measure after Schematic Design approval, OCII staff must approve the parapet geometry, roofline articulation, rooftop plan and any mechanical screening, or the altered PV canopy as they differ from the approved Schematic Design. The roofline should be articulated to reinforce its role as the top of the building and should form an integral part of the overall building composition. Expressive and sculptural roof forms that will be seen from a distance are encouraged. Wherever possible, roof mechanical exhaust vent and equipment projections should be clustered and set back from the edge of buildings that are visible from the street or points above.
- b. If the PV canopy is eliminated from the design, the project shall provide 'solar ready' infrastructure per the D for D.

5. Partial 7th Story. Please further study the efficiency of this partial floor. OCII staff will have final approval over changes to this story and any resultant changes to the interior floorplans to incorporate the existing units currently programmed for the partial 7th story.

6. Retail kinetic steel awnings

- a. Please study a low-iron glass for the retail storefront.
- b. Installation and maintenance of awnings to be paid for and maintained by retail tenants during Tenant Improvement phase.
- c. Increase vertical clearance to be greater than 9 feet where proposed – while this complies with the minimum projection clearance, the ground-floor height along Ingerson should feature a consistent floorline datum and maximize visibility into retail spaces.

7. Landscape Plan. Provide a detailed landscape plan, including plans for all setback zones and common open spaces. The setback zone shall be used either to create high quality, usable open space for street-facing units, or in the case of building entrances, to create a transition zone between private use and the public realm. Permitted uses within the setback zone include street-facing stairs, stoops, porches, patios, landscaping, driveways and entry plazas. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk.

8. Lighting Plan. Provide a detailed lighting plan. Lighting should be subtle and reinforce the overall façade design.

9. Utility Room Doors. Further develop the screening, materiality and architectural treatment of the M-Street utility room door and gas meters screens. Doors and screens should screen mechanical uses while providing visual interest and high-quality materials to the public realm.

10. Average Unit Size. Increase the average square footage of the 2-bedroom units to 800 sq ft. Also ensure that the 3-, 4- and 5-bedroom units are adequately configured.

11. Stained wood Parklex cladding at lobby entrance. Consider a more durable material, such as a cement pedestal, at the ground-level impact zone (up to 16 inches from grade), as the lobby entrance will be a high-traffic space, and the ongoing replacement cost may offset the higher up-front cost.

12. Corrugated metal at ground-floor. Please study using glass fiber reinforced concrete (GFRC) in place of corrugated metal at ground floor for better durability. If corrugated metal is central to the design intent, study the durability and confirm gauge of corrugated metal located on the ground-floor façade of Earl Street and M Street.

13. Graffiti treatment. Confirm how each material type will be protected from or replaced in the case of graffiti—especially those materials located on ground-floor facades.

14. Interior courtyard elevations. Further develop interior building elevation materials and façade articulation, especially those areas visible from the podium courtyard.

15. Interior Courtyard Planting. Confirm that tree species shown in landscape drawings can be planted and will survive on a podium structure.

16. Residential Lobby Stair and Angled Wall. Remove the slight angle from the lobby stairwell and adjacent walls; the angle is too slight to serve any design intent and will only increase costs.

17. Stormwater Treatment. Confirm stormwater treatment areas, if any, on podium courtyard and roof.

18. Rooftop mechanical screening. Further develop any needed rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of the PV canopy, shall be screened from view of neighboring unit. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette. The maximum permitted coverage by mechanical equipment is 30% of the roof top area for all buildings.

In advance of Building Permit and before procurement and Tenant Improvements ("TI"), the Sponsor shall:

1. Architectural Mock-Up. Construct physical material mock-up to allow for OCII and contractor review of material durability, texture, color and detail installation.

2. Retail Storefronts. Ensure modifications of retail storefront design and materiality continue to be in compliance with the CP D for D. Storefronts shall promote pedestrian interest at the ground level, provide visual connection to the store interior, and meet all glazing and transparency requirements.

Cost Reduction Measures

Given the extremely high costs present in the current construction environment, the Sponsors are examining ways to decrease costs, including the alteration of orientation and specification of the solar panels array to a potentially equivalent but less expensive alternative. As is stated in Condition of Approval number 4, OCII staff will have discretion over any changes to the solar panel array and resultant changes to the roofline. In addition, the Sponsors will look at the potential removal of the partial 7th story and ways to incorporate those 5 units into lower floors; as is stated in Condition of Approval number 5, OCII staff will have discretion over any changes to this element. Other ways to reduce costs include examining material specifications to determine whether less expensive and more durable materials may be used across the building.

Marketing and Leasing Preferences

The 121 non-LOSP units will be restricted and affordable to families earning no more than 60% of the Area Median Income as defined by MOHCD. Occupancy priorities will follow the BVHP Redevelopment Plan and the BMR Housing Plan, as follows: 1) Hunters Point Certificate of Preference Holders; 2) other Certificate of Preference Holders; 3) rent burdened residents (persons paying more than fifty percent (50%) of their income for housing) and assisted residents (persons residing in public housing or project-based section 8 housing); 4) Ellis Act Housing Preference ("EAHP") certificate holders, which may be updated to the Displaced Tenant Housing Preference ("DTHP"), should the OCII Commission adopt that policy in the future 5) San Francisco residents or workers; and 6) members of the general public.

The 35 LOSP units will be leased through a referral process with the City's Department of Homelessness and Supportive Housing.

Equal Opportunity Program and Compliance with OCII Policies

The Sponsors shall comply with the Bayview Hunters Point Employment and Contracting Policy, OCII's Nondiscrimination in Contracts, Minimum Compensation and Health Care Accountability policies and will work

closely with contract compliance staff to comply with the Small Business Enterprise (SBE) Program on this development.

The Sponsors have secured the following SBE percentages on the Project through Professional Services contracts thus far: SBE 81.4%; SF SBE 81.4%; MBE 19%; WBE 6.7%

The five largest professional services contracts are with the following firms:

- Architect: Herman Coliver Locus (SBE-SF)
- Structural Engineering: KPFF
- Associate Architect: YA Studios (SBE-SF, MBE)
- Owner's Representative for Construction: Chris Rivera (SBE-SF, MBE)
- Mechanical-Engineering-Plumbing Firm: Tommy Siu and EDesignnc (SBE-SF, MBE)

As is seen, four of the five largest contracts are with San Francisco-based Small Business Enterprises, and three of those four contracts are also with Minority Business Enterprises. Attachments 3 and 4 provide additional detail on the Project's Professional Services contracts, including firm biographies.

During the construction phase of this project, the Sponsors are committed to meeting OCII's requirements and goals which includes the 50% SBE construction subcontracting participation goal, payment of prevailing wages and the 50% local construction workforce hiring goal. Through a competitive process, the Sponsors have selected the team of Nibbi, a San Francisco based general contractor and Baines, a SBE contractor for its general contracting team. This team has been successful on numerous OCII projects in the recent past, most notably the Alice Griffith phases mentioned earlier in this memorandum.

COMMUNITY PARTICIPATION

The CPN 10a Schematic Design has undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") Housing Sub-Committee meeting on September 21, 2017, and the Full CAC meeting on November 13, 2017. The Project's design, set aside population and programming by TNDC Resident Services, YCD and Bayview YMCA was well received at both CAC meetings and during its November 13, 2017 meeting, the CAC recommended approval of the CPN 10a Schematic Design.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On June 3, 2010, the San Francisco Redevelopment Commission certified the Final Environmental Impact Report for the Candlestick Point-Hunters Point Shipyard Phase 2 ("CP-HPS 2 EIR") project as adequate, accurate, and objective and in compliance with California Environmental Quality Act ("CEQA") Guidelines. As part of its actions on June 3, 2010, the Commission adopted findings pursuant to CEQA, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the CP-HPS 2 project, which findings are incorporated into the Resolution being considered alongside this memo.

OCII staff has determined that the CPN 10a Schematic Design as submitted, is consistent with the CP-HPS 2 project as analyzed in the Phase 2 EIR, and recommends that the Commission require no additional environmental review beyond the FEIR and addenda pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164.

NEXT STEPS

This project's schedule will be slightly modified in order to better align itself with the master development plan in the future Candlestick Point neighborhood. Staff will return to the OCII Commission in the last half of 2019 for the

approvals of a permanent gap loan and long-term ground lease. In the meantime, the Sponsors will apply to additional state funding sources and will continue to take the design forward through the Design Development and Construction Documents stage.

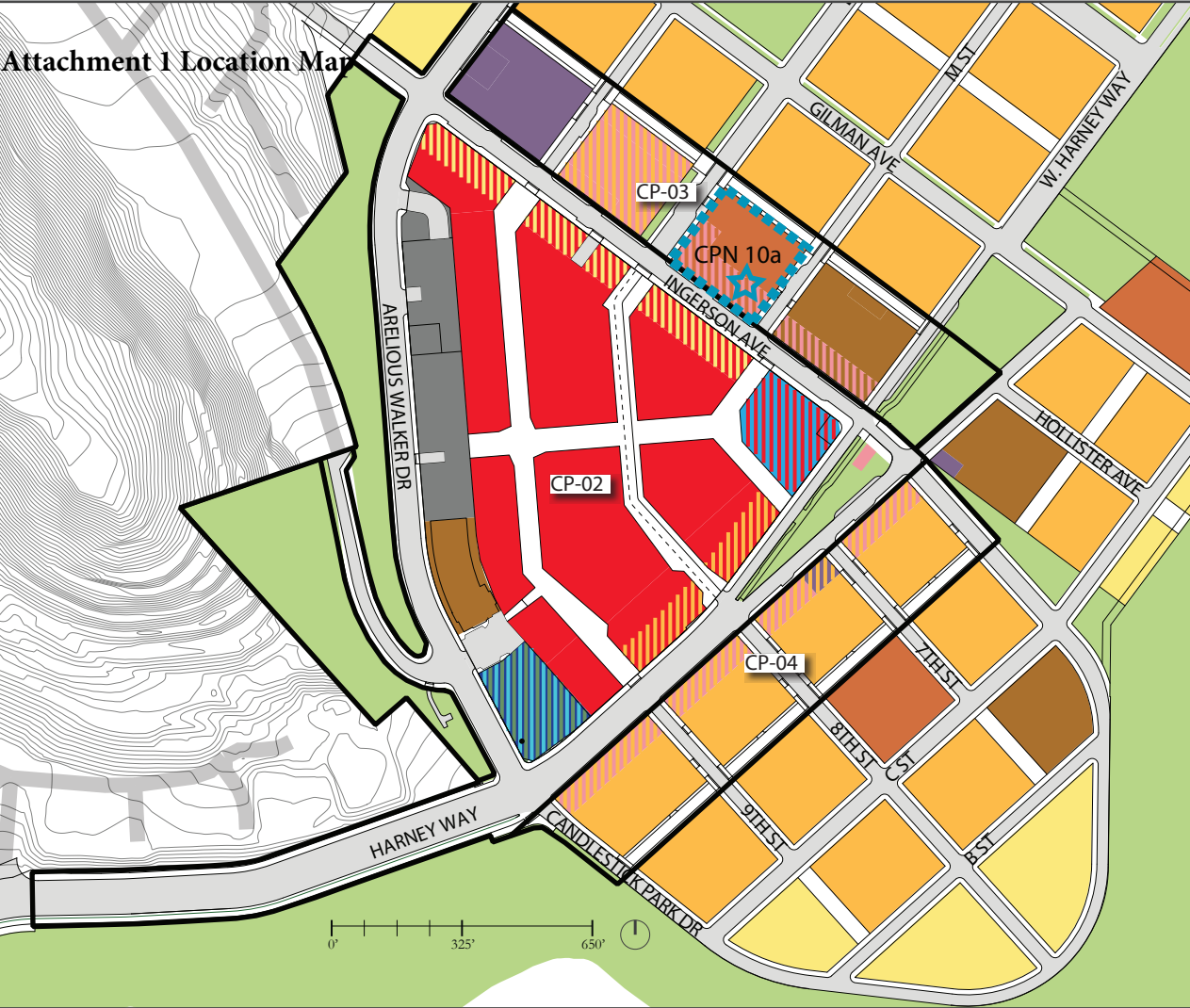
(Originated by Gretchen Heckman, Development Specialist)



Nadia Sesay
Executive Director

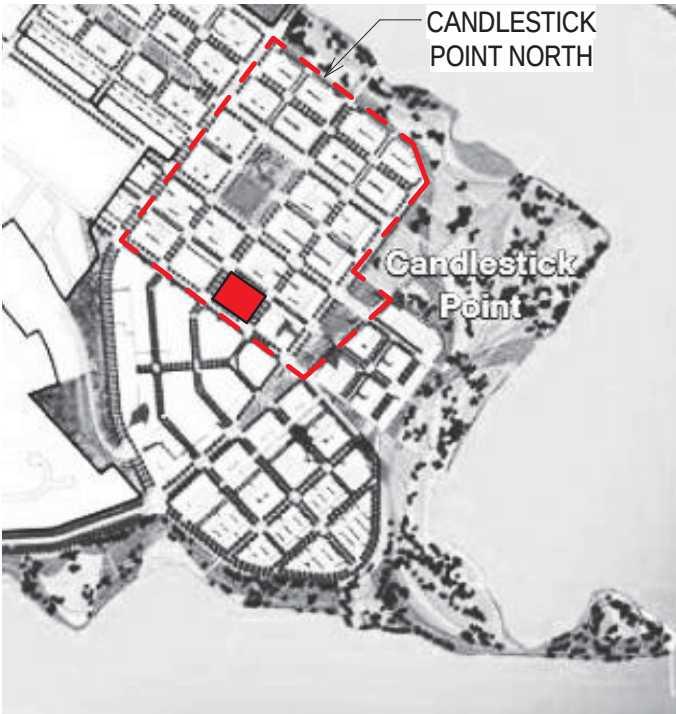
- Attachments:
1. Candlestick Point North 10a Site Plan
 2. Candlestick Point North 10a Schematic Design Submittal
 3. Professional Services Contracting Summary
 4. Professional Services Firm Biographies

Attachment 1 Location Map



Legend

- | | |
|---|--|
|  Residential Density I (15-75 units per acre) |  Hotel |
|  Residential Density II (50-125 units per acre) |  Office |
|  Residential Density III (100-175 units per acre) |  Parking |
|  Residential Density IV (175-285 units per acre) |  Community Use |
|  Regional Retail |  Parks & Open Space |
|  Neighborhood Retail |  Sub-Phase Boundary |
|  Performance Venue/Film Arts Center | |



CANDLESTICK POINT NORTH

BLOCK 10A

OCII SUBMITTAL - REVISION 2

NOVEMBER 27, 2017

DEVELOPER



ARCHITECT



DRDAP CHECKLIST, SCHEMATIC DESIGN APPLICATION

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1	WRITTEN STATEMENT	1.03, 1.04
2	DATA CHART	
2a	Location and square footage of Land Uses	1.05
2b	Project Data Table	1.05
2c	Automobile and bicycle parking	1.05
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3g	Additional Materials	2-series, 6.09
	MODEL	TBD
	SUSTAINABLE DESIGN MEASURES	1.06, 1.07, 6.09
	PERSPECTIVES, SKETCHES AND RENDERINGS	2.02, 2.08-2.13
	FAÇADE MATERIALS BOARD	8.01

DESIGN TEAM

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SHEET INDEX

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL
9/11/2017

DESIGN FOR DEVELOPMENT (D4D) CHECKLIST				
SECTION	TITLE	REQUIREMENT	PROPOSED	SHEET REFERENCE
4.1.2	LAND USE	Candlestick Mixed-Use Residential	Mixed-Use Residential	1.03
4.2.1	BUILDING TYPE	Low & Mid-Rise	Low & Mid-Rise	1.10
4.2.2	HEIGHT	Building stepping if grade >5% 65' with exceptions at Ingerson & Mid-block break 80' along Ingerson permitted for 45% of the site	N/A Max 65' + parapets Max 75' + parapets	1.10, 2.03, 3.07, 6.06 1.10, 2.03, 6.06
4.2.3	BLOCK COVERAGE	Mid-block break height shall step back above 35' at 1:1.2 0-40' HT = 100% max coverage 40-65' HT = 75% max coverage 65' + HT = 50% max coverage	Max 35' + parapets 96% provided 54% & 61% provided 10% provided	1.10, 3.06, 3.07, 6.06 3.08 3.08 3.08
	BULK	Max Floor Plate Max Plan Length Max Diagonal	N/A N/A N/A	N/A N/A N/A
	MASSING	Max Apparent Face - Length at Base: 30' Min Change in Apparent Face at Base: offset in the horizontal plane of min. 2' depth x 3' length OR a major change in fenestration or material Max Apparent Face - Length above Base: 30' at Low-Rise Max Apparent Face - Length above Base: 100' at Mid-Rise Min Change in Apparent Face above Base: offset in the horizontal plane of min. 1' depth x 1' length OR a minor change in fenestration or material	Does not exceed 30'; refer to sheets Varies; see plans for plan change and elevations for material / fenestration changes Does not exceed 30'; refer to sheets Does not exceed 100'; refer to sheets Varies; see plans for plan change and elevations for material / fenestration changes	3.03, 3.04 3.03, 3.04, 5.01, 6.01 3.03, 3.04 3.03, 3.04 3.03, 3.04, 5 series, 6 series
	STEPBACK	Low-Rise: floors above 55' step 20% of floorplate directly below. Abutting Mid-block break, floors above 35' - 1:1.2 plane Mid-Rise: floors above 65' step 20% of floorplate directly below. Abutting Mid-block break, floors above 35' - 1:1.2 plane	N/A Stepbacks at floors above 65' occur at Ingerson, M St, and Earl	N/A 3.07, 6.06
4.2.4	STREET WALL	Setback: Residential = 10'; Commercial = 0'; Mid-block break = 20' from CL of Mid-block break Build-to Line: Residential = 70%; Commercial = 85% Stepback : Floors above 65'-0" - 20% reduction of floor plate directly below at Midblock Break - Above 35'-0" building to step back 1 horizontal to 1.2 vertical Projection - Habitable: 3' deep x 15' long x 9' clear below Projection - Non-habitable: 6' deep x 15' long x 9' clear below or 3' deep into public realm Projection - Cumulative: all types shall not exceed 67% of total building face. Projections - Other: signs, canopies & awnings may project 5' beyond property line with 9' min clearance to sidewalk; stoops may project to property line; sustainable elements (sunshades and wind fins) allowed.	Setback: Residential = 10'; Commercial = 0'; Mid-block break = 20' from CL of Mid-block break Varies by elevation Floors above 65'-0" - 65% reduction at Midblock Break - max 35' plus exempt parapets Max. 15' x 3' beyond face of building. N/A Total projections are 23% of total building face. retail: awnings at 9' and 12' above ground plane with 5' projection. Stoops: project to property line at MBB Sustainable Elements: Sunshades included to block southern and southeastern sun; PV Canopy included for solar power and natural sunshading	3.03 - 3.06, 5 series 3.05, 3.06 3.07, 6.06 3.03, 3.04, 5 series, 6 series 3.03, 3.04 6.06, 6.07, 6.08
4.2.5	SUNLIGHT/SHADE	N/A to Mid-Rise Buildings	N/A	N/A
4.2.6	WIND	N/A to Mid-Rise Buildings	N/A	N/A
4.3.1 A	BUILDING TYPE - RESIDENTIAL	Ground floor unit entrances shall occur at intervals no greater than 30' Grade Separation: Ground floor units shall be elevated 2'-4' above the street	Townhouse entries at ground floor occur at intervals of 30'-0" max. townhouse units at 3'-4" to 4'-0" above street	5.01 5.01, 6.01, 6.02, 6.06
4.3.1 B	BUILDING TYPE - COMMERCIAL	Patio, entrances, plazas & walk-up windows are exempt from build-to line, limited to 12' setback, and cumulatively no more than 50% of building facade. Ground floor commercial shall have a min. floor to floor height of 15'	Entrances are all setback 3'-0" from property line. Cumulative area is 8% of building facade. minimum 15' ht, max 25'	3.05, 3.06 5.01, 5.03, 6.06
		Storefront shall have at least 60% glazing Retail space shall have a minimum height of 20' and min. average of 35' in depth. Retail bays shall be no wider than 30'. Blank walls without entries or windows are prohibited on retail streets. Blank walls shall be no longer than 8'.	86% provided at Ingerson, Avenue 72% provided at M Street 87% provided at Earl Street 15' HT min, 25' HT max; depth range from 27' - 41' Widest retail bay @ 25'-6" Blank wall max 5'	3.03, 3.04 5.01 5.01 3.03
4.3.1 D	BUILDING TYPE - PARKING STRUCTURE	Building shall have active uses that wrap the street frontage so that parking is concealed internally. Combined parking ingress and egress shall be a maximum width of 24'. Entrance shall be 40' min. from block corner and 20' from building entrance.	Parking garage is wrapped with residential units, residential amenity and lobby, and community spaces as required. Parking is provided with a combined 22' wide driveway and is 158' from corner of Ingerson & M Street.	5.01, 5.02, 6.01, 6.02 4.01, 5.01
4.3.2 A	BASE ACTIVATION	Blank walls at residential areas are limited to 16'. Total amount of blank wall is limited to 20% or a total of 40' of building face, whichever is greater. The main building entrance shall be prominent. Ground floor units shall have a street-facing entrance (patio/stoop).	Blank wall max 7'-6" Residential entry is recessed and articulated at the street by a concrete and wood portal. All ground floor units will include stoop entry.	3.03, 3.04 2.06, 2.07, 2.08, 2.11, 5.01, 6.01, 6.07 2.09, 3.03, 3.04, 4.02, 5.01, 6.01, 6.02, 6.05, 6.06
4.3.2 B	FAÇADE ARTICULATION	Vertical articulation of base, middle & top. Horizontal articulation of the first 20' height of the building face shall have a module of 30' max. Change in module shall be defined by change in line, material or fenestration.	The building is expressed through distinct base, middle & top, and varies based on elevation. See max apparent length above	3.01-3.06, 6.03-6.05 3.03, 3.04, 6.01, 6.02
4.3.2 C	MATERIALS & COLORS	Wall materials permitted: high quality finish cast-in-place or precast concrete, unitized ceramic panels, non-reflective metal panels, brick, stone, wood, stucco, fiber cement lap, curtain wall glazing, photovoltaic wall system. Glazing shall meet State Energy Standards. Reflective & glass tinted greater than 10% is not permitted. Durable & high-quality materials shall be used.	Design includes fiber cement panels, corrugated metal siding, stucco, board-formed concrete Glazing to conform to state energy code; will study in DD Materials chosen have been used on previous housing projects and have proven durable and require minimal maintenance. Will study further in DD.	3.02, 6.01, 6.02, 8.01 7.01 8.01

(CONT'D.)

DESIGN FOR DEVELOPMENT (D4D) CHECKLIST				
SECTION	TITLE	REQUIREMENT	PROPOSED	SHEET REFERENCE
4.3.2 D	CORNERS	Corner expression shall be achieved using massing, materials, and/or transparency.	Design addresses corners through enlarged windows at the corners of Ingerson Avenue, and projected bays at both ends of the Midblock Break. Materiality and corner windows further express these corners.	3.02, 6.01, 6.02
4.3.2 E	ROOFS	Mechanical equipment more than 6' above roof line shall be screened. Maximum permitted coverage of equipment on roof is 30%. Provide solar-ready infrastructure.	To be identified in DD drawings. Generally, project massing and roof line articulation will be designed to help screen mechanical equipment. Preliminary design concept for PV Canopy included in drawing set.	5.08 6.09
4.3.2 F	PRIVATE OPEN SPACE	Incorporate stormwater treatment into roof design. Total Open Space shall be a min. net of 60 sf per unit. Private Open Space shall be a min. 36 sf, 6 If in any direction and 9' clear height. Private Common Open Space shall be a min. 100sf, 10 If in any direction, and 9' clear height. At-grade Open Space shall be high-quality, usable open space.	Green roofs are included in the design. Stormwater treatment requirement calculations on 7.01 Project provides a compliant amount of open space meeting the dimensional requirement established below. Project provides, but is electing to not count private open space to meet the total requirement Project provides Private Common open space at podium courtyard Open space is at setback zones and at the at the Midblock Break, where the future property line extends 7'-from existing property line.	5.08, 5.09, 7.01 1.05, 3.09 3.09 5.01, 7.02
4.3.2 G	SUSTAINABLE FEATURES	Fences and gates shall have a max. height of 4'. Storm runoff shall be treated before draining to the stormwater system using low-impact development treatment measures as prescribed by SF Design Guidelines. Building is subject to the SF Green Building Ordinance. Reclaimed water infrastructure (purple pipe) shall be installed as part of land development. Climate appropriate vegetation that does not require permanent irrigation shall be installed. Building shall exceed 2008 Title 24 by at least 14%. 75% min. of waste and debris shall be diverted from landfill with a goal of 90%. Dedicated recycling facilities are required. Concrete shall include at least 25% fly ash or slag. Building shall be solar ready. Lighting on building shall be low intensity or low level of intensity and unobtrusive.	Will incorporate in DD To be identified in DD drawings. Current assumptions include flow-through planters and pervious surfaces. Preliminary calculations provided. Building will provide a GreenPoint rated checklist at Site Permit. See street improvement / utility drawings Preliminary plant choices shown in drawings Project will exceed 2013 Energy Code as required by code. Project to comply. General Contractor to provide Waste Management Plan during addenda process. Project provides trash, recycling and compost facilities located in separate commercial and residential trash rooms. Project to comply. See specifications during addenda process. To be identified in DD drawings. To be identified in DD drawings.	N/A at SD 7.01 1.06, 1.07 4.03 7.04 1.07 N/A at SD 1.07 1.07
4.4	SIGNAGE	Provisions for variety, location, legibility, materials, style, orientation, light, safety, and technology shall apply.	Retail to be designed to provide flexibility of signage approach, including blade, awning, and wall mounted signage. Residential: 0.54/1 DU (85 stalls) Retail: parked off-site	N/A at SD. To be submitted as part of tenant improvement package
4.5.1	OFF-STREET PARKING	1 space/unit maximum Bicycle Parking: Class 1 spaces(25 plus 1 per 4 units over 50) Car-share space: 50-200 units requires 1 car share space; may be on or off-street	Residential: 0.54/1 DU (85 stalls) Retail: parked off-site 52 bicycle spaces required, 52 provided 1 provided	1.05, 5.01, 5.02 1.05, 5.01, 5.02 5.01
4.5.3	LOADING, MECHANICAL EQUIPMENT & METERS	On-Street loading spaces shall utilize curb management practices. Loading & utility meters shall be located at the mid-block break or the short dimension of the block. Curb cut: max. width of 24'; located minimum 30' from end of street corner radius. Trash, mechanical equipment & meters shall be hidden from the view of the public realm.	20'-0" curb cut. Loading space on Earl St. is 9'x19'-5" Loading and retail utility meters on Earl St, residential meters on M St 11'-9" ft width provided, and located 74'-9" from end of street corner radius Rooms provided inside the building for these back of house services	4.01, 5.01 4.01, 5.01 5.01 5.01, 6.01, 6.02
4.6.1	STREETSCAPE	See Master Specifications in choosing elements that can reside in the furnishing zones and bulb-outs such as: Trash/Rec/Comp bins, benches, bike racks, newspaper racks, tree grates, utility vaults & street lighting.	N/A in SD Set. Some elements will be determined by the city.	7.01
4.6.2	MID-BLOCK BREAKS	Pedestrian Path: 10' min Drive Aisle: 16' max. Emergency Vehicle Access: 20' min. (may overlap pedestrian path) Building Face-to-Face Dimension: 40' min. Hard surfaces are restricted to 70% of ground plane. Street trees shall be planted in a double row, 30' o.c. max. spacing. Activation of street level building face shall incorporate glazing, entrances, stoops & porches. Provide adequate lighting for pedestrian & vehicular safety.	26' laneway provided; design not in scope Assume 26' clr for EVA drive aisle Assume 26' clr for EVA drive aisle Project provides a 20'-setback from MBB centerline. N/A not in current design scope. Trees are currently placed at 23' O.C. Stoops, glazing, etc. are provided at MBB. Lights provided at each townhouse entry. To be identified further in DD drawings with lighting consultant.	6.06 5.01 5.01 4.01, 6.06 N/A 5.01, 7.02 2.09, 3.02, 3.04, 3.06, 5.01, 6.02 7.03

DEVELOPER

YCD
ARCHITECT

CONSULTANTS

DESIGN FOR DEVELOPMENT CONFORMANCE
CHECKLIST
CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

1.02



INTRODUCTION

CPN Block 10a (CPN10a) is one of two parcels located in the newly developed Candlestick Point North neighborhood within the Bayview Hunters Point Redevelopment Project Area designated exclusively for affordable rental housing and related supportive services by the Office of Community Investment and Infrastructure ("OCII"), the successor to the San Francisco Redevelopment Agency. The development is intended to serve low-income families earning a maximum of 60% Area Median Income ("AMI"), as defined by the Mayor's Office of Housing and Community Development, as well as formerly homeless households and Transitional Age Youth ("TAY") Parents in up to 20% of the apartments. The inclusion of formerly homeless families is dependent on the award of San Francisco Local Operating Subsidy Program ("LOSP") and Human Services Agency ("HSA") subsidies. The parcel is approximately 57,064 square feet and is bounded by M Street (a "local street") to the southeast, an unnamed pedestrian-only Mid-block Break to the northeast, Earl Street ("a boulevard/park street") to the northwest and Ingerson Avenue, a retail street, to the southwest. A primary residential entrance and lobby along with vehicular access (to a parking garage) are located on M Street.

Adjacent parcels are as follows:

- Block CPN2a to the northwest includes:
 - a grocery store on the ground floor at the southeast corner
 - market rate housing above
 - place-defining signage
 - large, warehouse, loft-style window openings in a historicist faux-industrial architectural vocabulary
 - a brick veneer, steel and glass material palette
- Block CPN11a to the southeast includes:
 - 15,650 square feet of ground floor retail with sidewalk dining and valet parking
 - 68 mid-rise luxury condominiums
 - 262 high-rise luxury condominiums at the southeast corner
 - a modern, sophisticated and sleek tower
 - warm and quiet materials at the mid-rise condos
- Candlestick Point Center (Ingerson Row) across Ingerson Avenue includes:
 - 18,300 square feet of neighborhood serving retail
 - 61 units of market-rate apartments
 - fine-grain neighborhood texture and scale
 - a pedestrian-friendly streetscape, retail cadence, and residential character
 - balconies at corners
 - contemporary warehouse-loft aesthetic with vertical expression
 - brick and metal panel material palette with large scale window openings

Block CPN10a is designed to complement these surrounding structures in its scale, form, massing and exterior expression. It proposes 156 affordable rental apartments with the following unit mix:

- 40 One-Bedrooms
- 20 Two-Bedrooms
- 92 Three-Bedrooms
- 3 Four-Bedrooms
- 1 Five-Bedroom

The 4-bedroom and 5-bedroom apartments along with 13 of the 3-bedroom apartments are designed as two-story townhouses. The remaining units are flats. Two of the 3-bedroom apartments within the block, located adjacent to the central shared podium courtyard, are designated as Family Child Care units to increase child care opportunities in the Candlestick Point North neighborhood. A parking ratio of roughly 0.54/1 including 85 under-podium parking spaces are included. Along Ingerson Avenue, 12,975 square feet of lofty commercial space, which may be divided into 4-5 distinct tenant spaces, stretches along this frontage and around the corners on M and Earl Streets. These commercial units will be master-leased by Lennar Urban's FivePoint Corporation for restaurant and café uses. Pending the required funding, a space at the ground floor along M Street has been ear-marked for YMCA's After-School Youth Program and Young Community Developers ("YCD") Office and Outreach Space.

OCII has designated the following priorities for the development's prospective residential tenants in order of preference as follows:

1. Hunters Point Certificate of Preference Holders
2. Western Addition Certificate of Preference Holders
3. Rent-burdened residents (persons paying more than 50% of their income for housing)
4. Residents who are currently living in public housing or project-based Section 8 Housing
5. Ellis Act Displacement Certificate Holders
6. San Francisco residents and workers
7. Members of the general public

DEVELOPER				
ARCHITECT				
CONSULTANTS				
PROJECT NARRATIVE	DESIGN APPROACH	CANDLESTICK POINT BLOCK 10A		
OCII SUBMITTAL		9/11/2017		
1.03				



DESIGN APPROACH

The Design for Development and Lennar Urban’s Architectural Visioning set the benchmarks for the development of CPN10a and its (planned) surrounding context. The proposed design for CPN10a adheres to these respective guidelines and standards including, height and bulk limits, setbacks, step backs, build-to-line ratios, open space allocations, automobile and bike parking requirements, retail and community serving provisions, volumetric and siting goals, and resident and auto entry points as described in the illustrative diagrams, plans and calculations included in The Drawings. Program elements have been accommodated in 5 stories of housing above double-height (25-foot tall) retail space along Ingerson Avenue, six stories (stepping down to five stories) of apartments along M and Earl Streets and 3 stories of pedestrian-scaled townhouses and flats along the Mid-block Break. Four principles have guided the design:

- 1. Approach urban design through a human-scale/pedestrian lens
- 2. Foster social and environmental sustainability
- 3. Encourage residents to gather in shared indoor and outdoor spaces
- 4. Provide outdoor spaces which contribute to the well-being of residents and the experience of aggregated “public” open spaces within the neighborhood

CONSTRUCTION TYPE AND STRUCTURE

The building is designed as a combination of two Construction Types. The first and second floors are Type I concrete with non-load bearing stud framing within the townhouse units at these levels. The concrete podium at the second floor continues up to the 3rd floor where the building rises to 7 stories along its southwest edge. All framing above the concrete podium is Type III Wood Construction.

The solar array above the Ingerson Avenue facade is supported by a painted, undulating, steel-framed canopy. Hollow steel posts which support the canopy begin at the 6th floor within the wood wall framing, where they align with wood posts directly below. At the 7th floor framing, these plumb and level steel posts, within the wall framing, terminate in welded steel plates. From these steel plates, a canted tube steel column is welded, each supporting the grid of sloped wide flange steel beams above. The distribution and angles of the posts make an animated constellation of columns. Above the network of primary and secondary steel beams, a lighter gauge grid of metal framing is fastened to support sloped modules of solar photo-voltaic panels. The components of the entire assembly and the connections between posts, beams, girders and purlins are simply and elegantly bolted together as a kit of parts.

INGERSON AVENUE EXPRESSION

This façade, fronting a vibrant, pedestrian-oriented, retail street, is embellished with a unique and iconic character. At street level, (roughly) 25’ wide retail bays, defined by tactile, board-formed concrete arches (staggered in height), are fitted with kinetic steel awnings designed to move gently in the breeze, enlivening the street level experience and distinguishing the retail establishments one from the other along the street front. Above the retail, five stories of fiber-cement rainscreen panels in shades of espresso and chocolate clad the façade, projecting beyond recessed, corrugated metal siding and framing three community pocket gardens for residents on upper floors which overlook the public right-of-way. Above the upper most story along Ingerson Avenue, where the 7th floor steps back, a sloping array of solar (photovoltaic) panels creates an animated cornice of pitching peaks and valleys within a rectangular steel framework of steel beams and canted tubular steel posts. This on-site energy generation not only offsets the energy load of all the common spaces within the development, it also serves as an expression of sustainability as a priority and a teaching opportunity, furthering environmental stewardship amongst residents, their children and the surrounding community. Below the undulating canopy, a green roof provides rain water treatment, carpeting the roof with color and life rather than banal roof membranes, drains and vents. This useful amenity provides an appealing view for neighbors within taller surrounding structures.

While outdoor spaces on the upper floors are intended to enliven the building face along Ingerson Avenue, each of the exterior spaces has its own unique purpose:

- At the 2nd floor (podium level), the Ingerson Avenue terrace serves as an indoor-outdoor extension of the elevator lobby and large courtyard. As a space adjacent to the Community Kitchen, Community Room and Teen Room it serves as a “spill-out” space during classes, meetings and social gatherings. It also includes planters for culinary herbs and climbing vines and provides a quiet escape for relaxation and reflection. Humming birds are encouraged (by suspended mobile-like feeders) to inhabit this space as well.

- At the 4th floor, a small pocket garden facing Ingerson Avenue offers a meditative escape for socializing and urban farming for the cluster of apartments at this upper floor corner near Earl Street.
- At the 5th floor corner of Ingerson and M Street, the building steps down to create an inviting open space for residents planted with “in-ground”, espallated red apple trees. Movable chairs and tables are scattered throughout, creating an active garden overlooking the bustling corner below, visible by passersby. The array of PV panels above this garden are arranged in a lower density to allow sunlight to penetrate and nourish the orchard below while creating a dramatic cantilevering canopy of light and shadow at this prominent corner.

M STREET EXPRESSION

Along this small-scale, local street the rainscreen-clad apartments and retail arches at grade described above wrap the corner and then, at the ground floor, give way to the main residential entrance, the designated community-serving storefront and the garage entrance, before transitioning to townhouses and porches near the Mid-block Break.

The main entry is defined by a tall board-formed concrete portal with canted side walls that extend over the sidewalk and inner faces clad in warm and inviting stained wood siding (Parklex). A diaphanous canopy set within the portal provides a more intimate scale as one approaches the Lobby entrance. It and glows with light from above at night. Inside the glassy walls of the Lobby entrance, a tall ceiling and large opening in the floor frame a grand stair with seating perches interspersed along the treads, risers and landings, offering a place to linger and socialize as residents come and go. The presence and visibility of the stair and continuity of space and view from the street, into the building and up to the podium courtyard invite residents to take the stairs instead of the elevator and enable passersby to see and appreciate the inner workings and shared community spaces within. Adjacent to the Lobby entrance, a projecting volume and glassy storefront house the community serving (YMCA/YCD) programs. Here, after school and vocational training sessions are made visible and accessible to the surrounding neighborhood as shared mission-driven amenities and opportunities. Above this space and continuing along the façade northward, plaster clad bays punctuate the façade with a repetitive rhythm and subtle fluctuations in nuanced glazing and paneling patterns. After passing the gated garage entrance, 2 raised stoops with raised planters and seat walls form the preamble of townhouse porches and bays that continue around the corner onto the Mid-block Break. At the 6th floor, half the frontage along M Street is dedicated to a broad Community Garden with large, raised planting beds for urban agriculture, tables, chairs and workspace, and an adjacent community laundry room to create a mix of simultaneous uses in this bright and sunny shared outdoor space. This urban farm also provides a neighborhood amenity as adjacent buildings overlook a vibrant and tenanted place, rather than an unsightly roof cluttered with equipment.

MID-BLOCK BREAK EXPRESSION

Along this edge, the scale of the building and character of the street change dramatically, shifting toward an exclusively pedestrian experience. Here, two-story townhouses with deeply recessed porches (clad in wood siding), lush planters, bio-swales and seat walls engender a warm and casual atmosphere where residents and passersby are encouraged to meet, play, stroll, rest and socialize. The recesses and projecting bays along this face create a fabric of highly legible single family units within the larger whole, recalling the 25’ wide residential lots in much of The City. Above the townhouses, one-bedroom flats nest seamlessly and indistinguishably within the townhouse morphology.

EARL STREET EXPRESSION

This side of the building, while similar to the M Street façade, responds more strongly to the “Parkway” character established in the Design for Development. Here, the wider sidewalks of this tree-lined boulevard lead to a community park and (further north) to the State Recreation Area along the waterfront. As a pedestrian-oriented parkway, the ground floor along most of Earl Street is dedicated exclusively to townhouse porches and stoops encouraging a vibrant street life mixed with tall, slender bays of flats above and the return to the espresso, rainscreen-clad expression and retail storefronts at the Ingerson corner.

DEVELOPER		 
ARCHITECT		 DEVELOPMENT GROUP
CONSULTANTS		TS studio YA studio
PROJECT NARRATIVE DESIGN APPROACH	CANDLESTICK POINT BLOCK 10A	9/11/2017
	OCII SUBMITTAL	
1.04		

SITE AREA	
PARCEL AS CURRENTLY MAPPED	
PARCEL AREA (NOT INCLUDING MIDBLOCK BREAK)	57,190
TOTAL DEVELOPMENT AREA	57,190

PROPOSED FUTURE	
PARCEL AREA (PL 13' FROM CENTER OF MIDBLOCK BREAK)	57,190
MIDBLOCK IMPROVEMENT AREA (PL TO 13' FROM CENTER OF MID BLOCK BREAK)	5,120
TOTAL DEVELOPMENT AREA	62,310

BUILDING AREA									
LEVEL	RESIDENTIAL GROSS	COMMON	RETAIL*	UTILITY / BOH	CIRCULATION	PARKING	OPEN SPACE	GREEN ROOF	TOTAL**
7TH	7,611	732		308	3,061			9,438	10,980
6TH	23,945			433	5,943		2,481	1,537	31,053
5TH	28,625			433	5,723		1,642		34,781
4TH	30,152			433	6,122		568		36,707
3RD	34,198	3,976		854	6,320				41,372
2ND	22,524			488	7,542		10,578		34,530
PARKING 3									11,285
GROUND	11,459			2,639	718		1,520		41,375
PARKING 1		3,633	13,408						11,418
TOTAL	158,514	8,341	13,408	5,588	35,429	32,221	16,789	10,975	253,501

* RETAIL GSF INCLUDES RETAIL CORRIDOR, BATHROOMS, TRASH & UTILITY.

** LEVEL TOTALS DO NOT INCLUDE OPEN SPACE OR GREEN ROOF.

OPEN SPACE REQUIREMENTS	
MINIMUM REQUIRED IS 60 NET SF PER UNIT.	
156 UNITS X 60	9,360
PROVIDED	
COURTYARD	9,589
COMMUNITY GARDENS	6,334
GREEN ROOF PATIOS	11,478
TOWNHOUSE PORCHES	1,520
TOTAL PROVIDED	28,921

PARKING					
LEVEL	STANDARD 9'x18'	COMPACT 8.5'x15'	ACCESSIBLE 9'x18'	CAR SHARE*	TOTAL
1	13	17		1	30
2		19	5		24
3	15	16			31
TOTAL	28	52	5		85
PARKING RATIO 156 UNITS					0.54
BICYCLE PARKING					
156 UNITS REQUIRED				52 SPACES	
25 CLASS 1 SPACES + 1 CLASS 1 SPACE FOR EVERY 4 ADDITIONAL UNITS OVER 50.					
PROVIDED				52 SPACES	

* Car share space is provided as off-street parking on Earl Street.

RESIDENTIAL UNIT MIX								
ALL UNITS ARE AGENCY AFFORDABLE UNITS AND WILL BE BELOW 60% AMI. SPECIFIC LOCATION OF AMI BY UNIT IS DECIDED AT TIME OF LEASE-UP.								
LEVEL	UNIT TYPE							TOTAL
	FLAT				TOWNHOUSE			
	1 BD	2 BD	3 BD	4 BD	3 BD	4 BD	5 BD	
	AVERAGE SQAURE FOOTAGE							
	600	743	1,230	1,400	1,386	1,695	1,873	
7	2	1	3	1				7
6	5	6	14					25
5	6	4	19					29
4	8	4	19					31
3	13	4	19					36
2	6	1	5					12
1					13	2	1	16
% TYPE	26%	13%	51%	1%	8%	1%	1%	100%
TOTAL	40	20	79	1	13	2	1	156



DEVELOPER



ARCHITECT



CONSULTANTS

PROJECT DATA

UNIT INFORMATION AND PARKING

CANDLESTICK POINT

BLOCK 10A

OCII SUBMITTAL

9/11/2017

1.05

City and County of San Francisco Green Building Submittal: GreenPoint Rated

INSTRUCTIONS
Build It Green provides GreenPoint Raters with a GreenPoints checklist: the checklist indicates only the measures which will be completed, omitting those which are not. Paste the GreenPoints checklist below. Indicate the points that will be achieved and the locations each applicable credit is shown project documents, including plan set page & detail, or specification section name/number/location. Complete the REQUIREMENTS and VERIFICATION sections (at right). All GreenPoint prerequisites and CalGreen mandatory measures are required, and must be verified by the Green Building Compliance Professional of Record.
New residential projects that choose to apply LEED must use the LEED submittal (C-3).



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Candlestick Point North Block 10A		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
CALGreen			Possible Points						
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	stok	
A. SITE									
Yes	A1. Construction Footprint	1				1		Freyer & Laureta / GC	
Yes	A2. Job Site Construction Waste Diversion								
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2		HCLA / GC	
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		1				stok	
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			HCLA / GC	
C. LANDSCAPE									
26.20%	Enter the landscape area percentage								
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	TS Studio	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	TS Studio	
C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		TS Studio	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	TS Studio	
C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	TS Studio	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	TS Studio	
Yes	C17. Community Garden	2	2					TS Studio	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
D9. Reduced Pollution Entering the Home from the Garage									
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			Tommy Siu	
D10. Structural Pest and Rot Controls									
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		HCLA	
E. EXTERIOR									
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		HCLA	
E5. Durable Roofing Materials									
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		HCLA	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
F. INSULATION									
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content									
Yes	F1.1 Walls and Floors	1				1		HCLA	
Yes	F1.2 Ceilings	1				1		HCLA	
G. PLUMBING									
G1. Efficient Distribution of Domestic Hot Water									
Yes	G1.1 Insulated Hot Water Pipes	1		1				Tommy Siu	
G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	Tommy Siu	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	Tommy Siu	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	Tommy Siu	
Yes	G6. Submeter Water for Tenants	2					2	Tommy Siu	
H. HEATING, VENTILATION, AND AIR CONDITIONING									
H1. Sealed Combustion Units									
Yes	H1.1 Sealed Combustion Furnace	1			1			Tommy Siu	
Yes	H1.2 Sealed Combustion Water Heater	2			2			Tommy Siu	
Yes	H2. High Performing Zoned Hydronic Radiant Heating System	2		1	1			Tommy Siu	
H3. Effective Ductwork									
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				Tommy Siu	
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1			Tommy Siu	
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	Tommy Siu	
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1			Tommy Siu	
Yes	H8. High Efficiency HVAC Filter (MERV 13+)	1			1			Tommy Siu	
I. RENEWABLE ENERGY									
Yes	I1. Pre-Plumbing for Solar Water Heating	1		1				Tommy Siu	
Yes	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	4		4				Tommy Siu	

CONT'D. ON 1.07

REQUIREMENTS

Project Name

Block/Lot

Address

Primary Occupancy

of occupied floors

Summary of Requirements:	Low-rise	High-rise	Major Alteration
Rating Requirement: Number of GreenPoints required, including all prerequisites	—	—	—
Adjustment for retention or demolition of historic features and buildings	—	—	—
Final number of required points (base number +/- adjustment)	—	—	—
Construction activity stormwater pollution prevention and site runoff controls	●	●	●
Stormwater Control Plan - Projects disturbing ≥5,000 square feet in combined or separate sewer areas, or replacing 32,500 impervious sq ft in separate sewer areas, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●	●	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●	●	●
Indoor Water Efficiency - Install compliant fixtures. Fix leaks.	●	●	SFBC13A
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation. San Francisco Health Code 12C	●	●	n/r
Construction Waste Management: 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	●	●	Construction & Demolition Ordinance
Meet all California Green Building Standards Code requirements and stricter local requirements (Summarized in Administrative Bulletin 93 Table A-2.)	●	●	●

VERIFICATION

Instructions: Select Option 1 or Option 2 below to indicate how green building compliance will be verified. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.

Option 1:

Verification of compliance for this project will be provided by a GreenPoint Rater under the GreenPoint Rated system. No Green Building Compliance Professional of Record is required.

GreenPoint Rater – Name

Contact Phone No:

GreenPoint Rater – Sign & Date

Applicant – Sign & Date

OR

Option 2:

The Green Building Compliance Professional of Record will verify compliance:

Architectural or Engineering License

☐ I am a Certified GreenPoint Rater

☐ I am NOT a Certified GreenPoint Rater

GreenPoint Rated Projects Completed: _____

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:

Green Point Rater – Name (Print) & Contact Phone No

Sign & Date

To the best of my knowledge, it is my professional opinion the green building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and assure that approved construction documents and construction properly reflect the requirements of the San Francisco Green Building Code. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

Licensed Professional: Sign & Date

Affix professional stamp:

DEVELOPER

ARCHITECT

CONSULTANTS

SAN FRANCISCO GREEN BUILDING CODE

CHECKLIST

CANDLESTICK POINT

BLOCK 10A

OCII SUBMITTAL

9/11/2017

1.06

CONT'D. FROM 1.06

Candlestick Point North Block 10A		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
J. BUILDING PERFORMANCE AND TESTING									
J5. Building Performance Exceeds Title 24 Part 6									
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	29		30+					
12.00%	J5.2 Non-Residential Spaces Outperform Title 24	12		15+					
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1				TNDC	
K. FINISHES									
K1. Entryways Designed to Reduce Tracked-In Contaminants									
Yes	K1.2 Entryways to Buildings	1			1			HCLA	
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			HCLA	
Yes	K3. Low-VOC Caulks and Adhesives	1			1			HCLA	
K4. Environmentally Preferable Materials for Interior Finish									
≥80%	K4.2 Interior Trim	2				2		HCLA	
L. FLOORING									
≥75%	L1. Environmentally Preferable Flooring	3				3		HCLA	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			HCLA	
M. APPLIANCES AND LIGHTING									
Yes	M1. ENERGY STAR® Dishwasher	1					1	HCLA	
	M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2	HCLA	
Yes	M2.2. Energy Star Dryer	1		1				HCLA	
<20 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	2		2				HCLA	
M4. Permanent Centers for Waste Reduction Strategies									
Yes	M4.1 Built-In Recycling Center	1				1			
Yes	M4.2 Built-In Composting Center	1				1			
M5. Lighting Efficiency									
Yes	M5.1 High-Efficacy Lighting	2		2				Edesign	
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				Edesign	
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure								
Yes	M7. Central Laundry								
Yes	M8. Gearless Elevator								
N. COMMUNITY									
N1. Smart Development									
Yes	N1.2 Designated Brownfield Site	2	1			1		stok	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		stok	
N2. Home(s)/Development Located Near Transit									
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1						
N3. Pedestrian and Bicycle Access									
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2					TNDC	
5	Enter the number of Tier 1 services								
0	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1					stok	
Yes	N3.3 Traffic Calming Strategies	2	2					stok	
1 space per unit	N3.7 Reduced Parking Capacity	2	2					HCLA	
N4. Outdoor Gathering Places									
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					TS Studio	
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					TNDC	
N6. Passive Solar Design									
Yes	N6.2 Cooling Load	2		2				HCLA	
N11. Mixed-Use Developments									
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					HCLA	
O. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	HCLA	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	stok	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	stok	
P. DESIGN CONSIDERATIONS									
P1. Acoustics: Noise and Vibration Control									
0	Enter the number of Tier 1 practices	0	1		1				
0	Enter the number of Tier 2 practices								
P3. Commissioning									
Yes	P3.1 Design Phase	2		1	1			stok	
Yes	P3.2 Construction Phase	3		2	1			stok	
Yes	P3.3 Post-Construction Phase	3		2	1			stok	
Summary									
Total Available Points in Specific Categories		359.5	46	95.5	70	94	54		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Targeted		145	14	70.5	21	20	19.5		



DEVELOPER



ARCHITECT



CONSULTANTS

SAN FRANCISCO GREEN BUILDING CODE

CHECKLIST

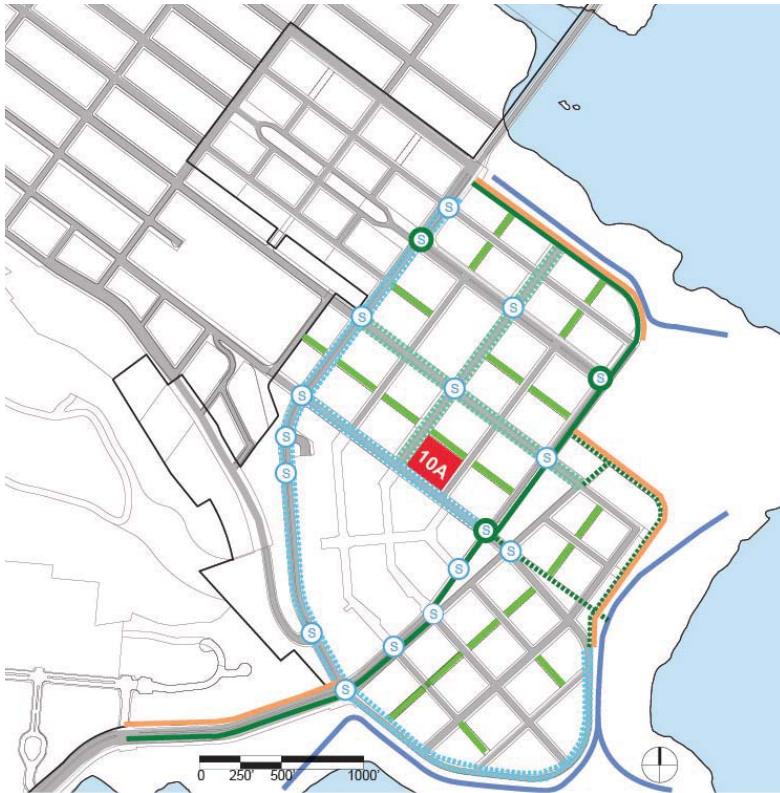
CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL

9/11/2017

1.07

PEDESTRIAN & BICYCLE NETWORKS

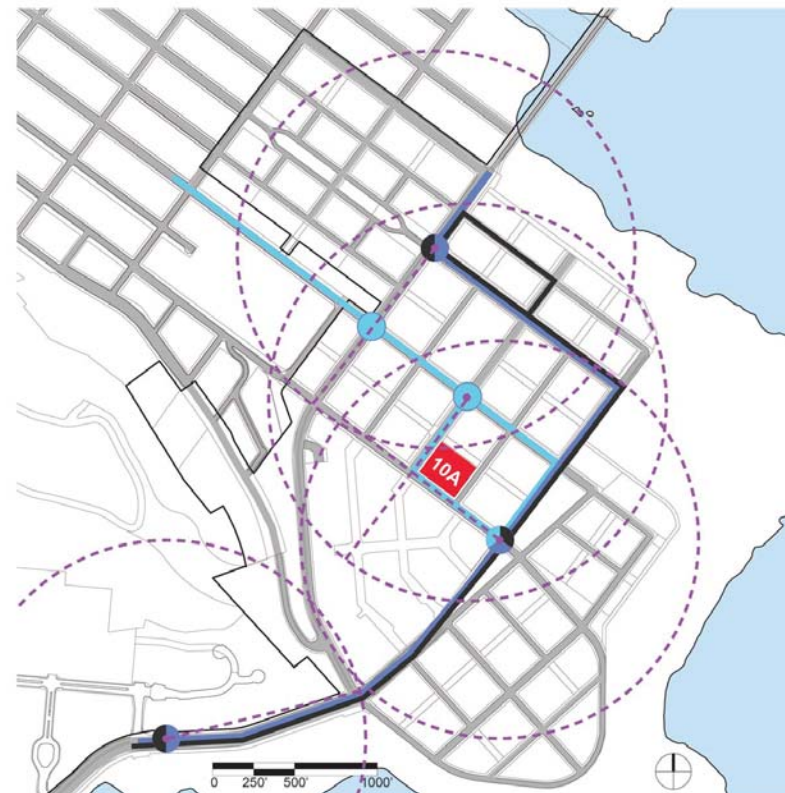


Class II bicycle lanes will be provided along Earl Street between Ingerson Avenue and Gilman Avenue, and along Ingerson Avenue between Arelius Walker Drive and Harney Way. The bicycle lanes will connect with the City's bicycle network and serve as part of an east-west route from Third Street to the Bay Trail, retail center and cycle track. The final condition of the pedestrian and bicycle network will serve as a connector to the rest of CP, the project as a whole, and the surrounding neighborhoods.

Pedestrian facilities, consisting of sidewalks, mid-block breaks, and crosswalks will be completed with the construction of each sub-phase.

- CYCLE TRACK (2-WAY SEPARATED BIKE TRACK)
- - - - - BIKE CLASS 1 (SEPARATED)
- - - - - BIKE CLASS 2 (BIKE LANE)
- - - - - BIKE CLASS 3 (BIKE ROUTE)
- BAY TRAIL / BLUE GREENWAY
- MID-BLOCK BREAK
- PEDESTRIAN PATH
- STREETS
- MAJOR TRANSIT STOPS
- TRAFFIC SIGNALS
- - - - - MAJOR PHASE 1 CP BOUNDARY

TRANSIT NETWORKS



Transit improvements will consist of minor rerouting of the 29 Sunset from its interim route to its final route (where it will continue to operate at 5-minute frequency), the CPX downtown express running at 10-minute frequency, and the BRT (28L) running at a 5-minute frequency. These improvements will connect Candlestick Point to key destinations in the city and other transit modes such as Muni, BART and Caltrain.

- 29 ROUTE
- 28L / BRT ROUTE
- CPX ROUTE
- 29 STOP
- 28L & CPX STOP
- 29, 28L, & CPX STOP
- - - - - 5-MIN FROM EPICENTER
- - - - - MAJOR PHASE 1 CP BOUNDARY

DEVELOPER



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PROJECT CONTEXT
PEDESTRIAN/BICYCLE/TRANSIT NETWORKS

CANDLESTICK POINT
BLOCK 10A

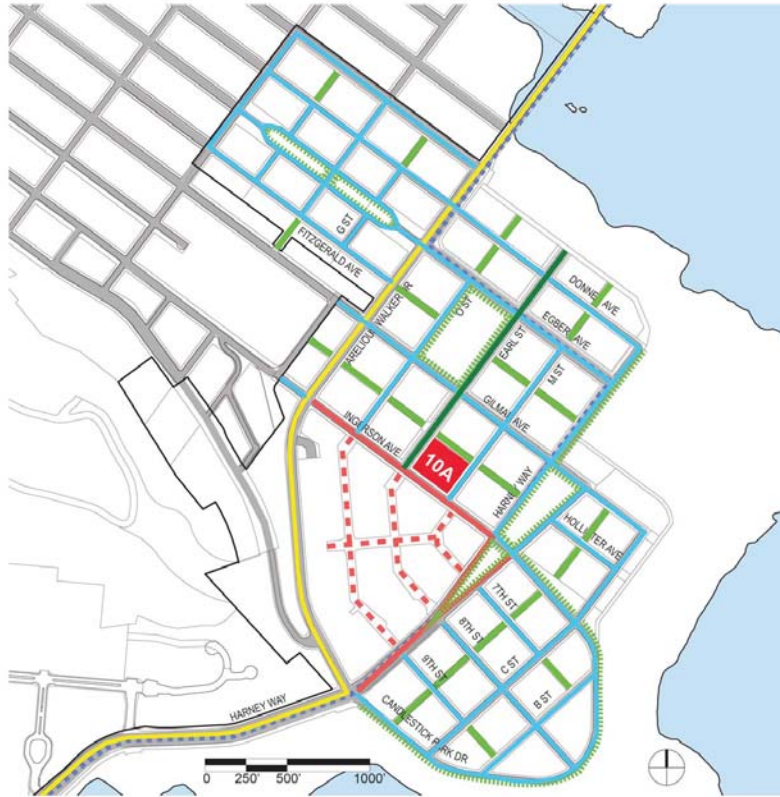
9/11/2017

OCII SUBMITTAL

1.08

STREET TYPOLOGIES

VIEW CORRIDORS



Neighborhood Commercial Street (Ingerson Avenue)

This street typology handles continuous activity throughout the day. These streets are used by residents for their daily errands as well as recreation on the weekends. Short-term parking for customers and space for loading facilities are essential components. Managing parking and loading facilities efficiently and effectively can serve both the needs of local businesses while enabling improvements to the public realm.

Neighborhood Residential Street (M Street)

These streets are quieter residential streets with relatively low traffic volumes and speeds. They have low levels of activity relative to other street types, garnering a feeling of safety and comfort.

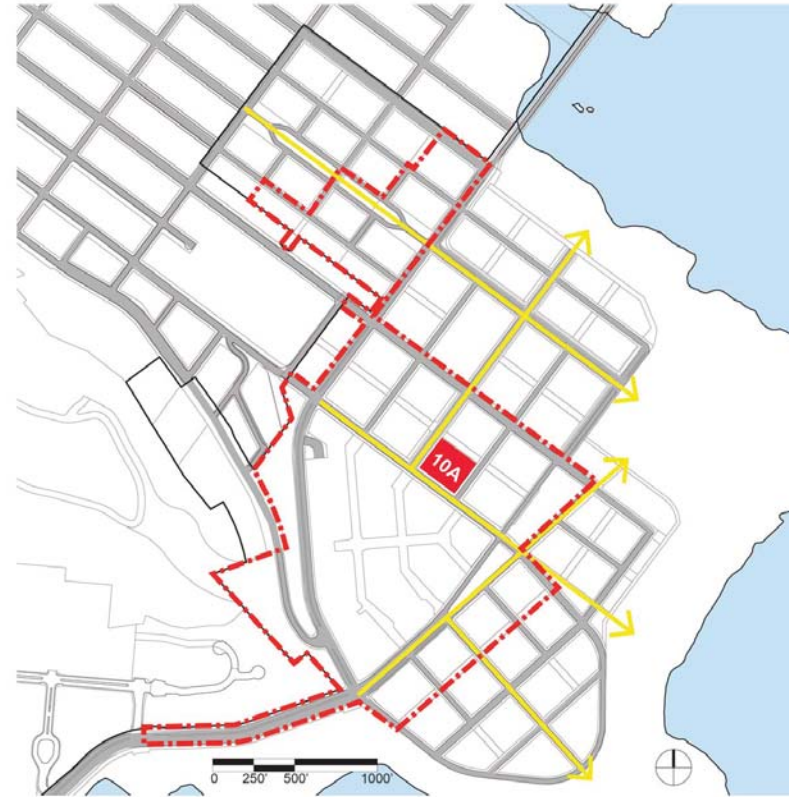
Parkway (Earl Street)

Earl Street is one of two "Parkways", running North-South on the site. The parkways provide breathing room within the plan, while serving as sustainable elements.

Mid-Block Break

Mid-block breaks are small scale, single-surface streets that prioritize pedestrian use, with emergency vehicle access. The mid-block break will be designed to emphasize the pedestrian scale. It will enable a generous pedestrian realm on a narrow street and act as front entries (stoops) to the individual townhouse units.

- NEIGHBORHOOD RESIDENTIAL
- PARKWAY
- PRIMARY ARTERIAL
- MID-BLOCK BREAK
- NEIGHBORHOOD COMMERCIAL
- PEDESTRIAN RETAIL STREET
- PARK EDGE
- MAJOR PHASE 1 CP BOUNDARY



Sightlines from the community to the Bay and other important landmarks will be maintained and reinforced. View corridors bring a host of benefits; they provide important links to the Candlestick Point State Recreation Area, they act as a wayfinding tool, and they bring a sense of connectivity to the community.

- VIEW CORRIDOR
- MAJOR PHASE 1 CP BOUNDARY

BUILDING HEIGHTS



Low & Mid-Rise Maximum Height

Ingerson Avenue side will have a maximum of 80' height limit at 45% development block coverage, and a maximum of 65' height limit for the remaining block area. The Mid-Block break will have a step back at a plane of 1:1.2 above 35' to a maximum of 85' height after which the height may be the maximum permitted for the zone.

High-Rise Towers

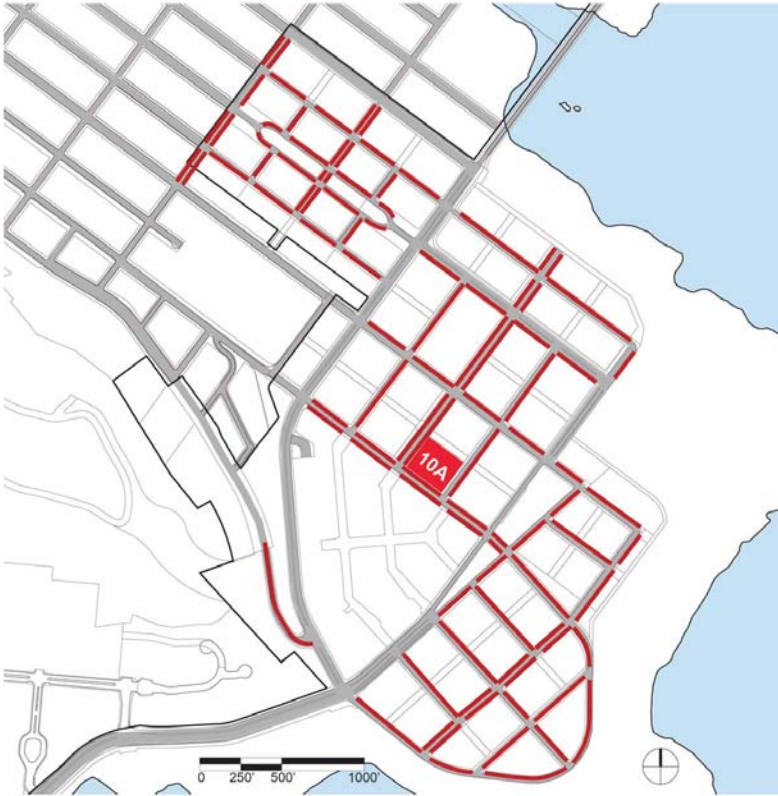
E: This tower shall be located on Earl Street in order to reinforce and define streetscape.

F: This tower shall be located at the corner of Ingerson and Harney Way in order to anchor the southern end of Bayview Park, reinforce the Avenue corner's central position in the neighborhood and offer views of the park.

Landmark Building

The main landmark feature of the site is located adjacent to site 10A, at the intersection of Ingerson Avenue and W. Harney Way. There is no setback and no required step back. The Landmark building will include ground floor retail and underground parking.

ON-STREET PARKING LOCATIONS



On-street parking will be provided in select street locations for the short term convenience of residents and visitors.

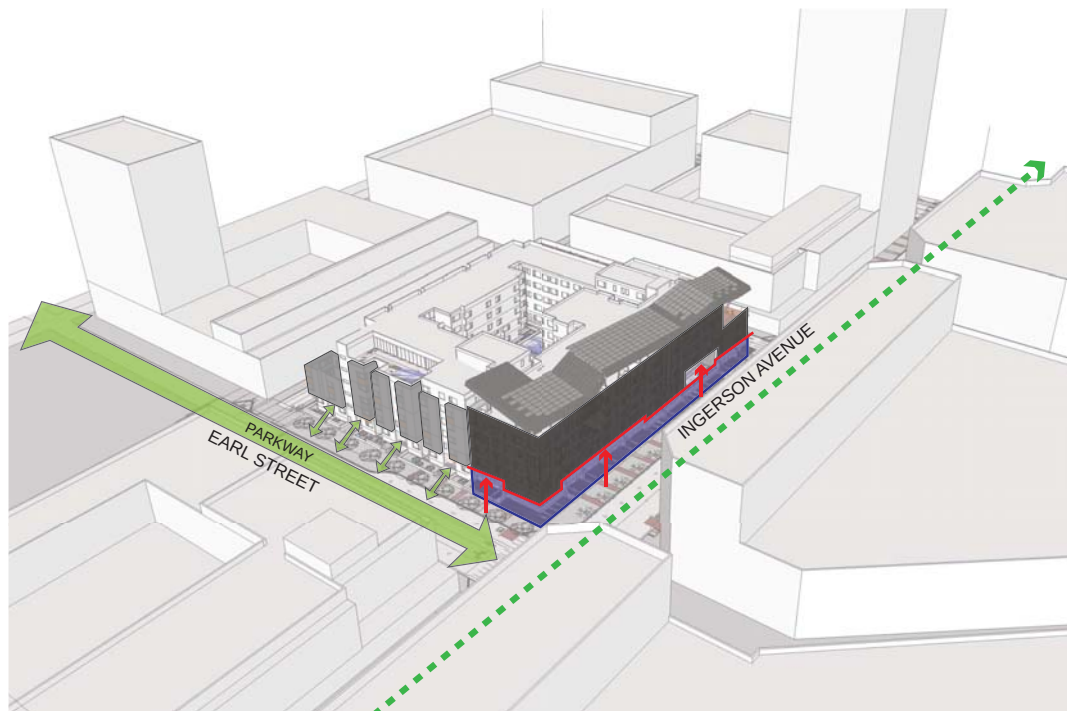
— ON-STREET PARKING

DEVELOPER  ARCHITECT  CONSULTANTS 	PROJECT CONTEXT BUILDING HEIGHTS	CANDLESTICK POINT	OCII SUBMITTAL 9/11/2017
1.10			

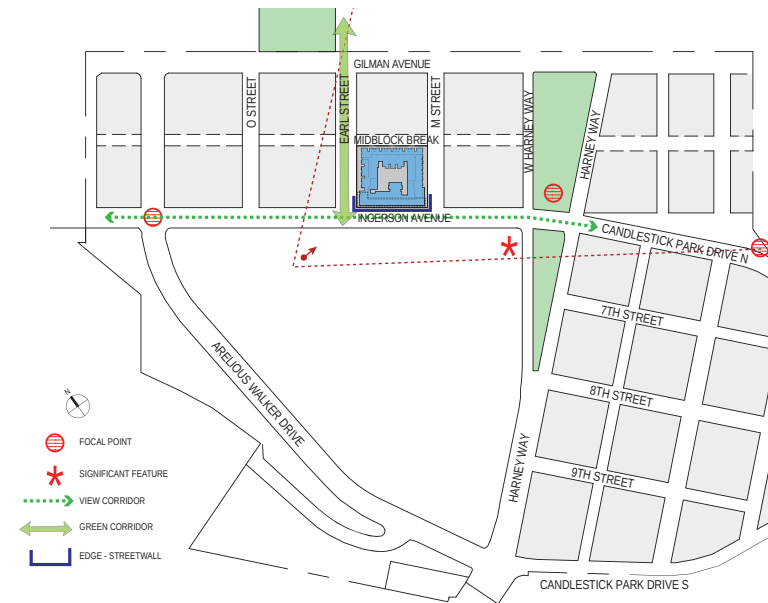
URBAN GATEWAY

The design for our project has been shaped based on the hierarchy of our site's streetscape, as outlined in the Design for Development plan. Ingerson Avenue has been designated as a major view corridor, as well as one of the main entries onto the Candlestick Point campus. Our site is also across the street from the Landmark building, which helped to inform us that our main facade would be on Ingerson Avenue, and the secondary facades would reside on the other three sides.

The two corners of our building that are on Ingerson Avenue will serve as prominent focal points for both vehicles and pedestrians alike. The corner of Ingerson and M Street will serve as the main corner of the building, and is closest to the main residential lobby entry and will have a large retail presence at the ground floor. The corner is further emphasized by the pocket garden above. The opposite corner of Ingerson and Earl, closest to the Earl Street parkway, will serve as a prominent connection to the future Candlestick Community Park located one block northeast at Gilman Avenue.



VIEW CORRIDOR



DEVELOPER



ARCHITECT



CONSULTANTS



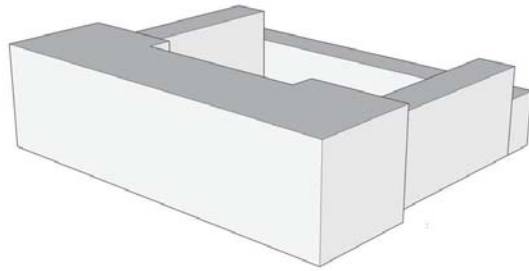
DESIGN APPROACH
URBAN CONTEXT

CANDLESTICK POINT
BLOCK 10A

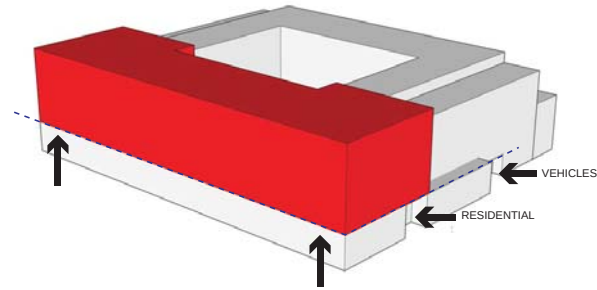
9/11/2017

OCII SUBMITTAL

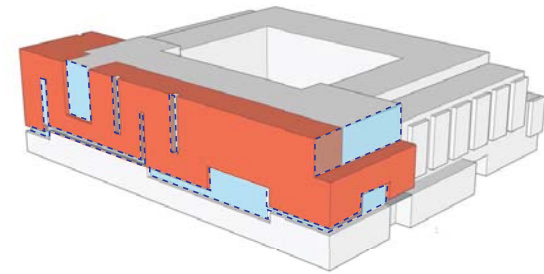
2.01



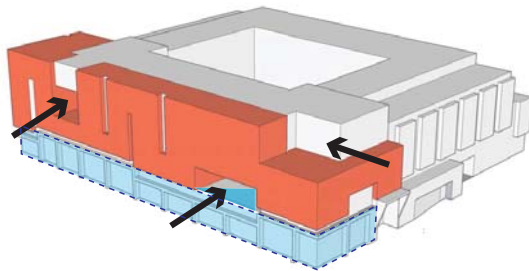
Mid-rise Mixed-use envelope



Establish building character and design interest with unique massing at Ingerson Avenue facade. Distinguish between ground floor commercial and above-ground residential. Define important building entry points.



Sculpt Ingerson Avenue residential massing and identify areas for stepbacks and recessed gardens. Articulate residential bays on secondary streets.



Establish retail storefront rhythm along Ingerson Avenue. Carve out pocket gardens. Define residential and community space entries.



Further distinguish the massing along Ingerson Avenue with an undulating solar array. Articulate massing and projections at upper floors using material and color changes which articulate surfaces and enhance the residential-scale rhythm and vocabulary.

DEVELOPER



ARCHITECT



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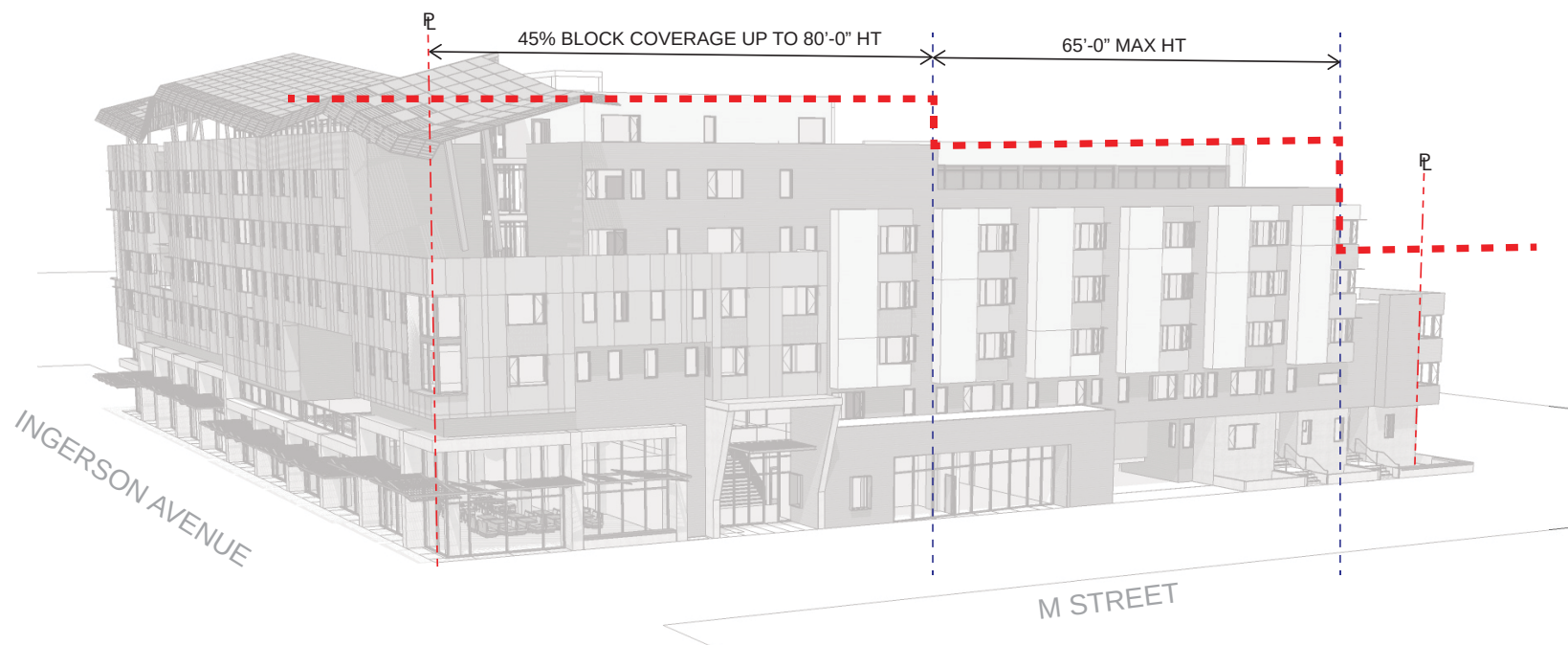


DESIGN STUDIES
BUILDING MODULATION

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

2.02



Further distinguish the massing along Ingerson Avenue with an undulating solar array. Articulate massing and projections at upper floors using material and color changes which articulate surfaces and enhance the residential-scale rhythm and vocabulary.

DEVELOPER
 
ARCHITECT
 
CONSULTANTS
 

DESIGN STUDIES
BUILDING STEPBACKS

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

2.03



STUDY 1

Ground floor concrete arches, staggered in height, articulate storefronts along Ingerson Avenue. Solar canopy at southeast corner highlights residential entry and upper floor gardens. Material changes at upper levels distinguish residential character from retail.



STUDY 2

Corrugated metal recesses and residential pocket gardens punctuate a more unified rainscreen façade along Ingerson Avenue. Solar canopy extends along length of building to better associate with Ingerson massing and accentuate prominent corners



FINAL

Varied height of concrete arches further establishes a hierarchy between corner retail and smaller interior units. Kinetic retail canopies enliven storefronts. Surface treatments and patterning of rainscreen further articulate massing and compliment neighboring material palettes.



STUDY 1

Aluminum storefronts at retail units & aluminum windows at apartments above help unify architectural vocabulary across multiple building uses. Material changes between windows on stacked floors within residential bays gang windows into vertical proportions.



STUDY 2

Large storefront glazing distinguishes retail and commercial space from smaller residential-scale windows. Narrow vertical windows within rainscreen system reinforce unique panel sizing and patterning.



FINAL

Silver-toned, aluminum windows and storefronts throughout compliment silver-toned corrugated metal siding and are more harmonious with light stucco bays.

DEVELOPER



ARCHITECT



CONSULTANTS



DESIGN STUDIES
WINDOW SYSTEMS

CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL 9/11/2017

2.05



STUDY 1

Residential entry on Ingerson Avenue encourages interaction of residents with local retail. Entry to community center on Earl Street provides strong connection to parkway boulevard.



STUDY 2

Residential entry on M Street allows for uninterrupted and more flexible retail along Ingerson Avenue. Community center entry moved to M street adjacent to residential entrance centralizes pedestrian entry points and encourages mixing of residents and community center visitors.



FINAL

Welcoming wood-lined concrete portal on M Street prominently identifies residential entry, distinguishing it from retail storefronts. Projection of community center volume with recessed entry and glazed storefront invite community to participate in programs and services.

DEVELOPER	 	
	ARCHITECT  DEFINING CULTURE TOGETHER	
	CONSULTANTS  	
DESIGN STUDIES	BUILDING ENTRIES	
	CANDLESTICK POINT BLOCK 10A	
OCII SUBMITTAL		9/11/2017
2.06		



STUDY 1

High-low concrete arches distinguish retail units as distinct bays.



STUDY 2

High-low concrete arch rhythm aligns with massing shifts and fenestration of residential façade at upper levels.



FINAL

Arches modulate further to accentuate hierarchy of building corners and further adjust to respond to pocket gardens above. Kinetic retail awnings along sidewalk undulate to mimic solar canopy & unify building façade.

DEVELOPER



ARCHITECT



CONSULTANTS



DESIGN STUDIES

RETAIL STOREFRONTS

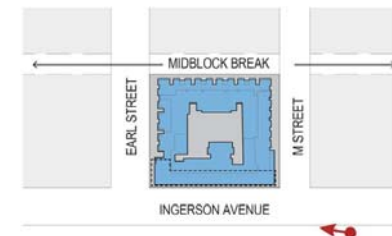
CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL 9/11/2017

2.07



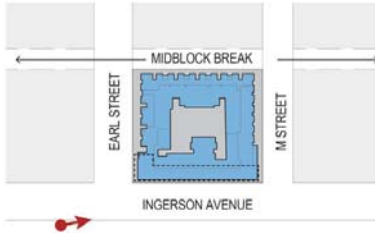
VIEW LOOKING NORTHWEST ON INGERSON AVENUE

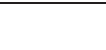


DEVELOPER  YCD ARCHITECT  CONSULTANTS TS studio YA studio	PROJECT VIEWS	
	INGERSON AVENUE & M STREET	
	CANDLESTICK POINT BLOCK 10A	9/11/2017
	OCII SUBMITTAL	



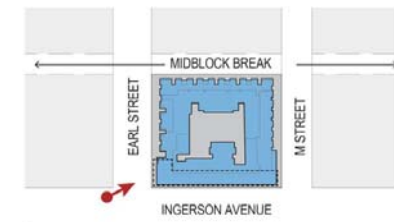
VIEW LOOKING NORTHEAST ON INGERSON AVENUE



DEVELOPER  ARCHITECT  CONSULTANTS  	PROJECT VIEWS		
	INGERSON AVENUE & EARL STREET		
	CANDLESTICK POINT BLOCK 10A	OCII SUBMITTAL	9/11/2017
	2.09		



VIEW LOOKING EAST ON THE CORNER OF EARL STREET & INGERSON AVENUE



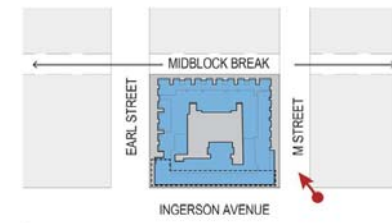
PROJECT VIEWS
EARL STREET

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL
9/11/2017

2.10



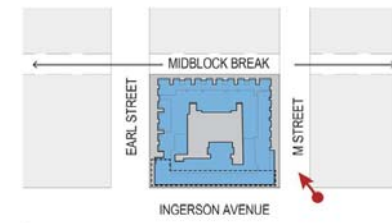
VIEW LOOKING NORTHWEST ON THE CORNER OF M STREET & INGERSON AVENUE



PROJECT VIEWS	DEVELOPER	
	 	
	ARCHITECT	
	 herman colour incuit	
CANDLESTICK POINT BLOCK 10A	CONSULTANTS	
	 	
	OCII SUBMITTAL	
	9/11/2017	
2.11		



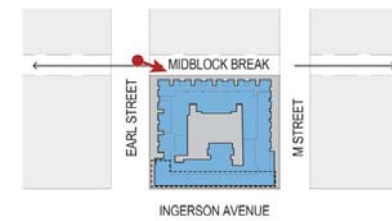
VIEW OF ENTRY AND YMCA ENTRY ON M STREET



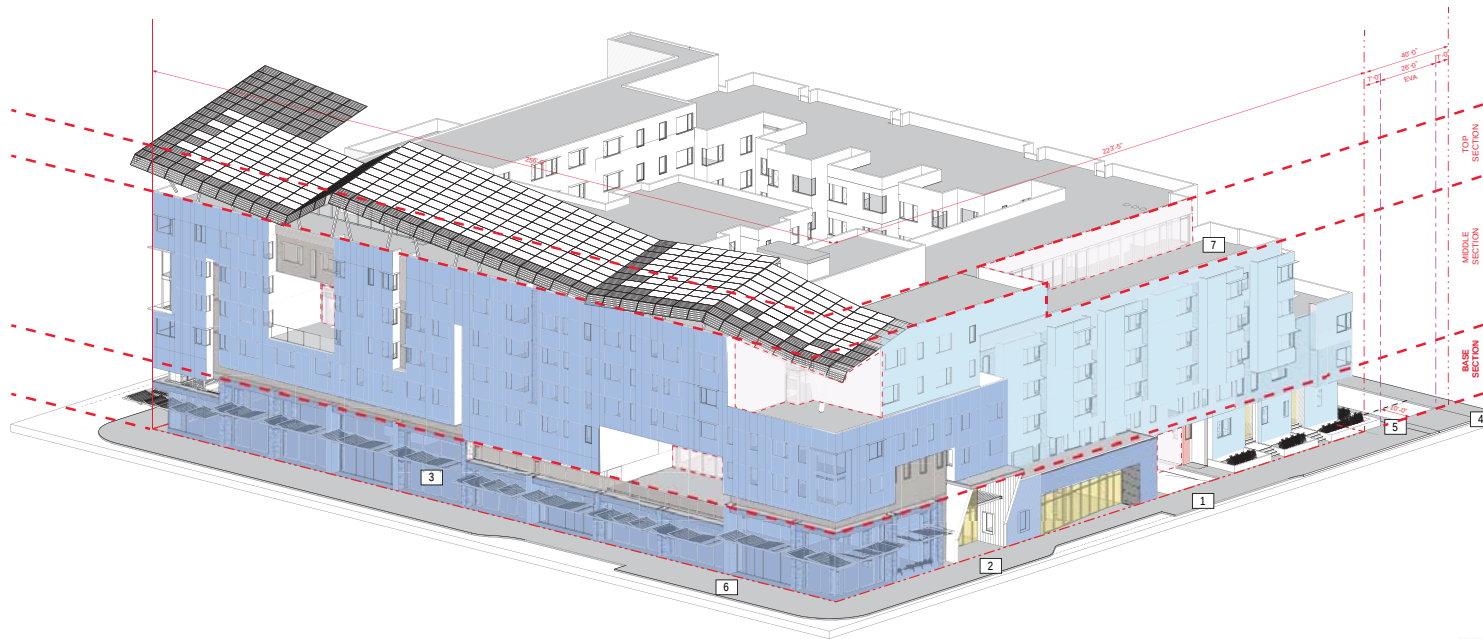
DEVELOPER  ARCHITECT  CONSULTANTS TS studio YA studio	PROJECT VIEWS MAIN RESIDENTIAL ENTRY	
	CANDLESTICK POINT BLOCK 10A	9/11/2017
	OCII SUBMITTAL	
	2.12	



VIEW LOOKING SOUTHEAST AT TOWNHOUSE ENTRY STOOPS



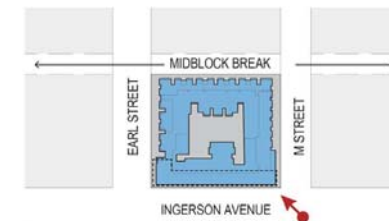
DEVELOPER  ARCHITECT  CONSULTANTS 	PROJECT VIEWS MID-BLOCK BREAK	
	CANDLESTICK POINT BLOCK 10A	OCII SUBMITTAL 9/11/2017
	2.13	



SHEET LEGEND

- PROPERTY LINE
- FUTURE PROPERTY LINE
- MID-BLOCK BREAK CENTERLINE
- SECTION LEVEL LINE

- 1 RESIDENTIAL GARAGE ENTRY
- 2 RESIDENTIAL LOBBY ENTRY
- 3 RETAIL FRONTAGE, TYP, ALONG INGERSON AVENUE
- 4 MID-BLOCK BREAK
- 5 RESIDENTIAL SETBACK (10'-0" MIN.)
- 6 COMMERCIAL SETBACK (0'-0" REQ.)
- 7 UPPER-LEVEL STEPBACK



DEVELOPER



ARCHITECT



CONSULTANTS

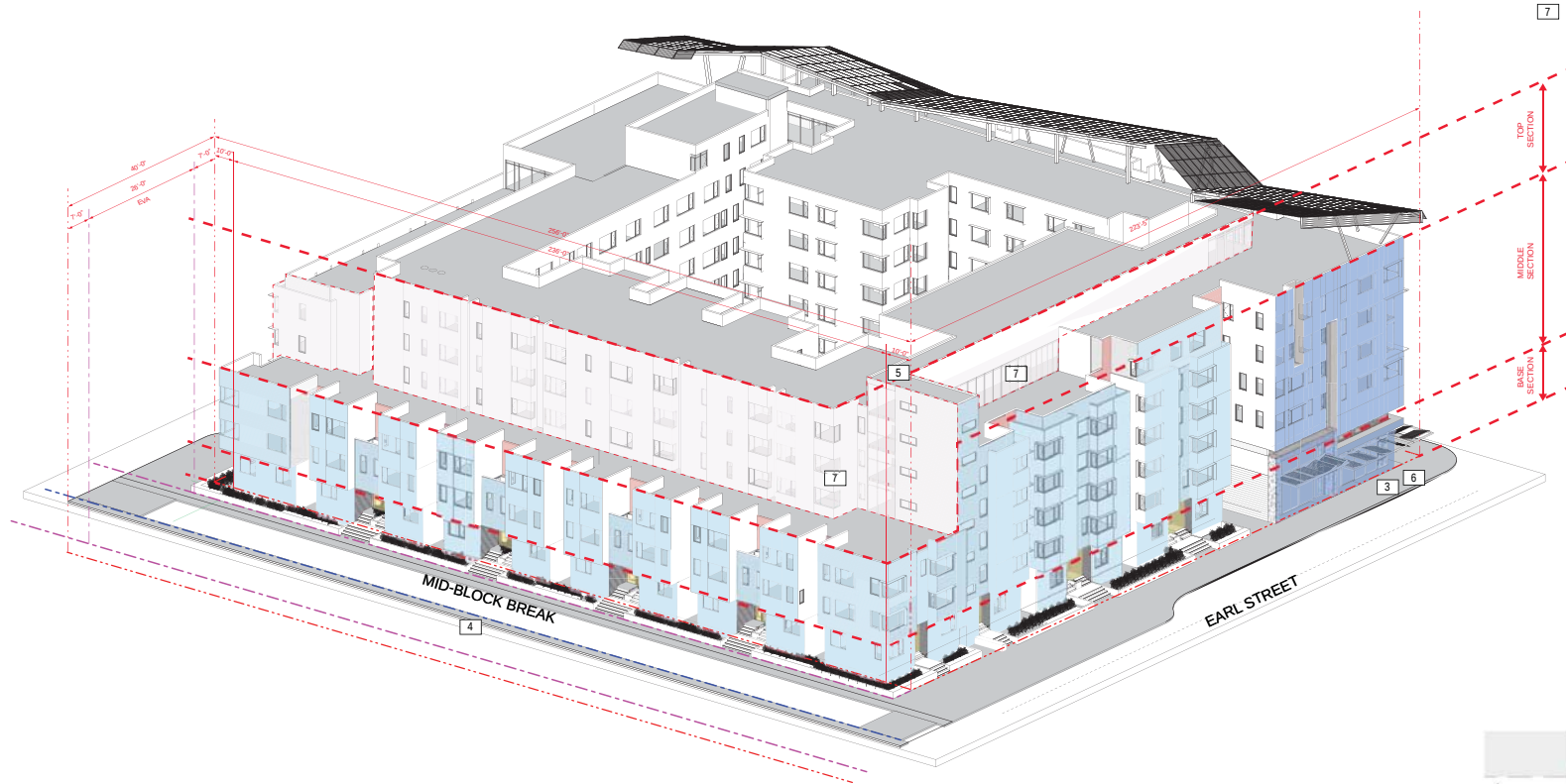


DESIGN FOR DEVELOPMENT CONFORMANCE
AXONOMETRIC VIEW - INGERSON AVE & M ST

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

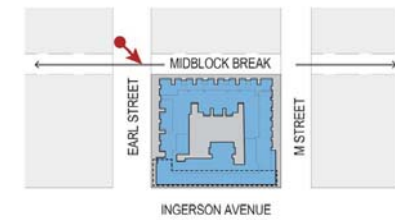
3.01



SHEET LEGEND

- PROPERTY LINE
- FUTURE PROPERTY LINE
- MID-BLOCK BREAK CENTERLINE
- SECTION LEVEL LINE

- 1 TOWNHOUSE ENTRY STOOP, TYP.
- 2 SERVICE ENTRY/EXIT
- 3 RETAIL FRONTAGE, TYP. ALONG INGERSON AVENUE & EARL
- 4 MID-BLOCK BREAK
- 5 RESIDENTIAL SETBACK (10'-0" MIN.)
- 6 COMMERCIAL SETBACK (0'-0" REQ.)
- 7 UPPER-LEVEL STEPBACK



DEVELOPER



ARCHITECT



CONSULTANTS

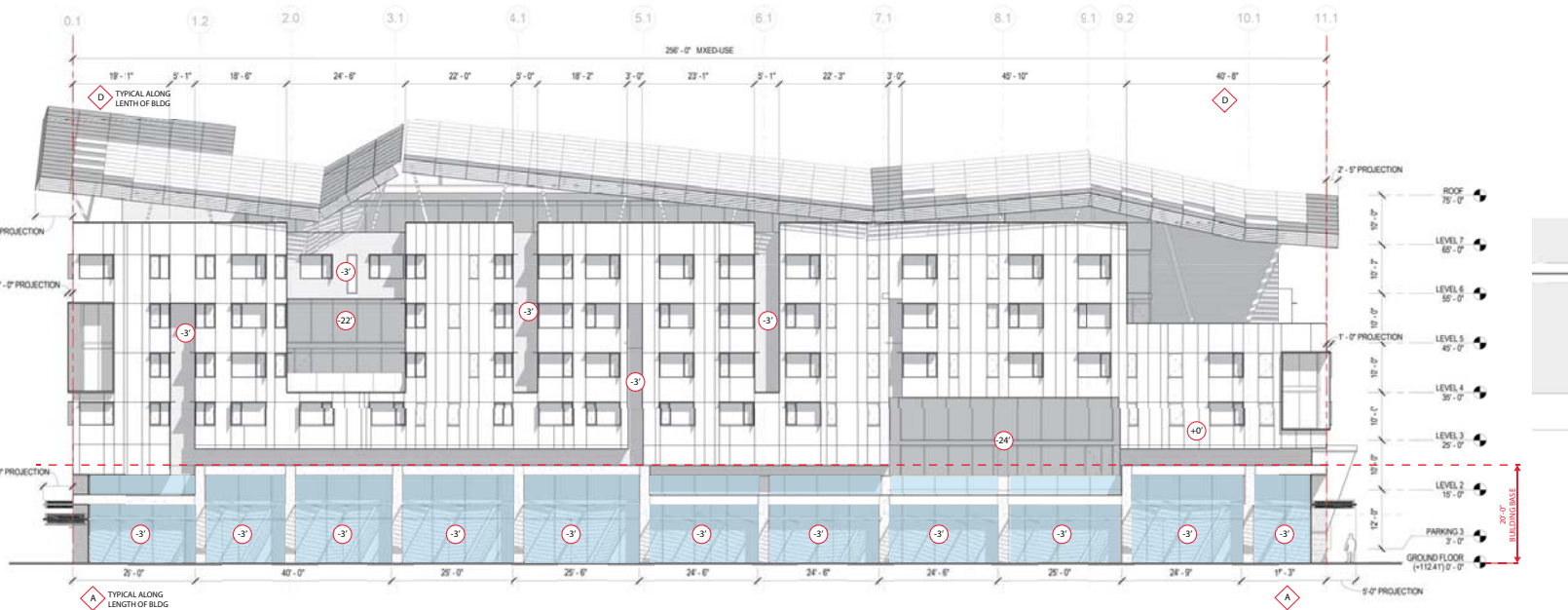


DESIGN FOR DEVELOPMENT CONFORMANCE
AXONOMETRIC VIEW - EARL & MID-BLOCK BREAK

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

3.02



SOUTH ELEVATION - INGERSON AVENUE



EAST ELEVATION - M STREET

MASSING CONTROLS OF MID-RISE BUILDING
DESIGN FOR DEVELOPMENT TABLE 4.5 AND SECTIONS 4.3.1.B AND 4.2.1.B

- | | |
|---|---|
| A APPARENT FACE AT BASE IS LESS THAN 30'.
CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE. | D APPARENT FACE ABOVE BASE IS LESS THAN 100'.
CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE. |
| B APPARENT FACE AT BASE IS LESS THAN 30'.
CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION. | E APPARENT FACE ABOVE BASE IS LESS THAN 100'.
CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION. |
| C APPARENT FACE AT BASE IS LESS THAN 30'.
CHANGE IN APPARENT FACE IS ACHIEVED BY A CHANGE IN MATERIALITY. | F APPARENT FACE ABOVE BASE IS LESS THAN 100'.
CHANGE IN APPARENT FACE IS ACHIEVED BY A CHANGE IN MATERIALITY. |
| | +0 NOTES SETBACK FROM CURRENT PROPERTY LINE. |

BUILDING DESIGN - BASE ACTIVATION
DESIGN FOR DEVELOPMENT SECTION 4.3.1.B & 4.3.2.A

- | | |
|---|---|
| COMMERCIAL GLAZED AREA (MINIMUM 60% REQUIRED)
86% PROVIDED AT INGERSON
62% PROVIDED AT M STREET | PROJECTION (MAXIMUM 67%)
INGERSON AVE
TOTAL SF: 15,670
PROJECTION SF: 0 = 0% |
| COMMERCIAL BLANK WALL (LIMITED TO 8 LF) | RESIDENTIAL BLANK WALL (LIMITED TO 16 LF) |

BUILDING DESIGN - PROJECTIONS
DESIGN FOR DEVELOPMENT SECTION 4.2.4

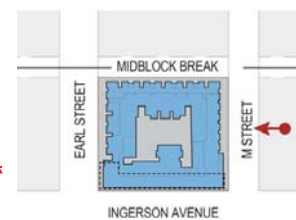
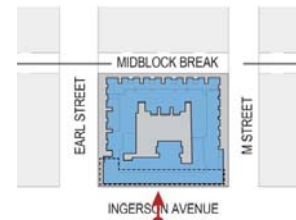
- | | |
|---|--|
| PROJECTION (MAXIMUM 67%)
INGERSON AVE
TOTAL SF: 15,670
PROJECTION SF: 0 = 0% | M STREET
TOTAL SF: 12,832
PROJECTION SF: 3,283 = 25% |
|---|--|

LEGEND

- | | |
|---|---|
| PROPERTY LINE | (0'-0" COMMERCIAL SETBACK) |
| RESIDENTIAL SETBACK: 10'-0" | CENTER OF MID-BLOCK BREAK |

1" = 10'-0" (FULL SCALE 30" X 42" SHEET)

SCALE



DEVELOPER



ARCHITECT



CONSULTANTS



DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE & BASE ACTIVATION DIAGRAM -
SOUTH & EAST

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL / REV. 2 11/27/2017

3.03



MASSING CONTROLS OF MID-RISE BUILDING DESIGN FOR DEVELOPMENT TABLE 4.5 AND SECTIONS 4.3.1B & 4.3.2.B

- | | |
|---|---|
| A APPARENT FACE AT BASE IS LESS THAN 30°;
CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE. | D APPARENT FACE ABOVE BASE IS LESS THAN 100°;
CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE. |
| B APPARENT FACE AT BASE IS LESS THAN 30°;
CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION. | E APPARENT FACE ABOVE BASE IS LESS THAN 100°;
CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION. |
| C APPARENT FACE AT BASE IS LESS THAN 30°;
CHANGE IN APPARENT FACE IS ACHIEVED BY A CHANGE IN MATERIALITY. | F APPARENT FACE ABOVE BASE IS LESS THAN 100°;
CHANGE IN APPARENT FACE IS ACHIEVED BY A CHANGE IN MATERIALITY. |
| | (+0) NOTES SETBACK FROM CURRENT PROPERTY LINE. |

BUILDING DESIGN - BASE ACTIVATION DESIGN FOR DEVELOPMENT SECTION 4.3.1.B & 4.3.2.A

- COMMERCIAL GLAZED AREA (MINIMUM 60% REQUIRED)
87% PROVIDED AT EARL STREET
- COMMERCIAL BLANK WALL (LIMITED TO 8 LF)
- RESIDENTIAL BLANK WALL (LIMITED TO 16 LF)

BUILDING DESIGN - PROJECTIONS DESIGN FOR DEVELOPMENT SECTION 4.2.4

- PROJECTION (MAXIMUM 67%)
MID-BLOCK BREAK
TOTAL SF: 8,952
PROJECTION SF: 3,604 = 40%
- EARL STREET**
TOTAL SF: 13,761
PROJECTION SF: 3,894 = 28%

LEGEND

- PROPERTY LINE
(0'-0" COMMERCIAL SETBACK)
 - RESIDENTIAL SETBACK: 10'-0"
 - CENTER OF MID-BLOCK BREAK
- 1" = 10'-0" (FULL SCALE 30" X 42" SHEET)
SCALE
0' 10' 20'

DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM & BASE ACTIVATION:
NORTH & WEST

CANDLESTICK POINT
BLOCK 10A

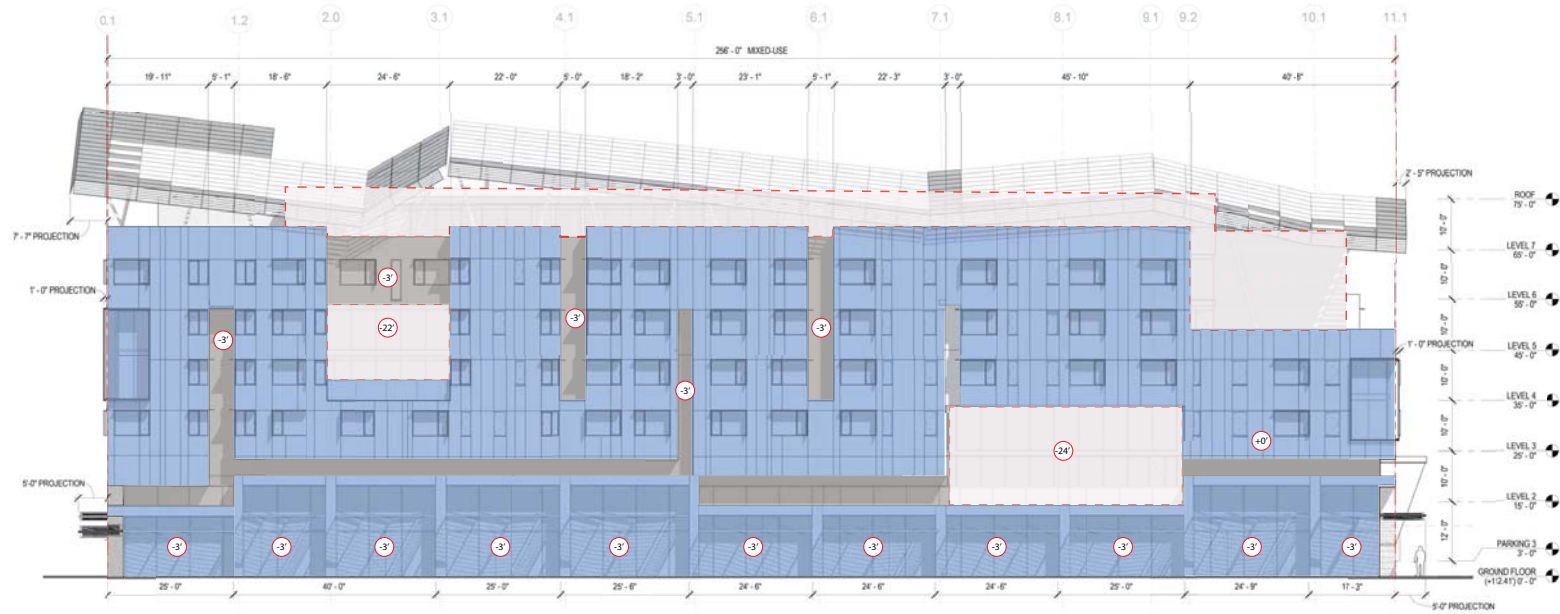
OCII SUBMITTAL / REV. 2 11/27/2017

DEVELOPER
TRANSITION NEIGHBORHOOD DEVELOPMENT

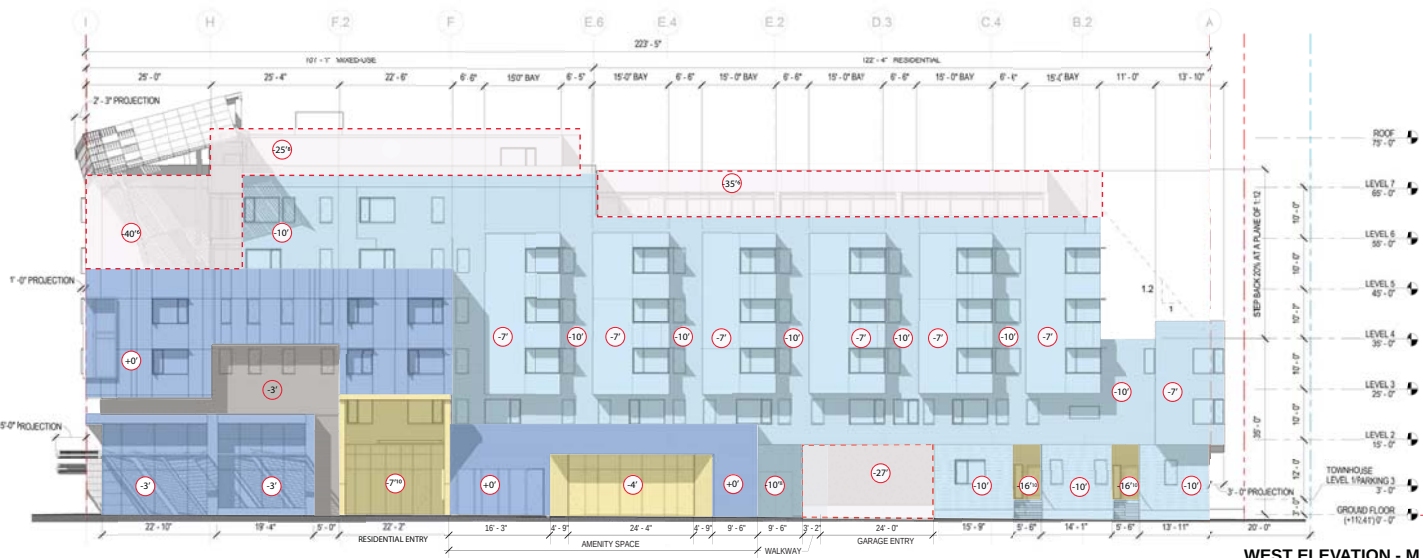
ARCHITECT
YCD
YOUNG CROWDER DESIGN

CONSULTANTS
TS studio
YA studio

3.04



SOUTH ELEVATION - INGERSON AVENUE



WEST ELEVATION - M STREET

HEIGHT, BULK & MASSING - STREET WALL STANDARDS
DESIGN FOR DEVELOPMENT SECTION 4.2.4.B & TABLE 4.6

BUILD-TO AREA

- RESIDENTIAL BUILDING SETBACK: 10'-0" / 20'-0" AT MID-BLOCK BREAK
MEASURED FROM CENTER OF MBB
- MINIMUM BUILD-TO LINE: 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS)
- MIXED-USE OR COMMERCIAL BUILDING SETBACK: 0'-0"
MINIMUM BUILD-TO LINE: 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS)

- NOTES SETBACK FROM CURRENT PROPERTY LINE.
- SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSION

EXEMPTIONS EXCLUDED FROM BUILD-TO AREA CALCULATIONS

- STEPBACK AT TOP TWO FLOORS, RECESSED BALCONIES, OR PASS-THROUGH UP TO 2 FLOORS IN HEIGHT.
(NOT INCLUDED IN TOTAL FRONTAGE AREA)
- RECESSION IN BUILDING FACE FOR BUILDING ARTICULATION
- RECESSED BUILDING ENTRY UP TO 8'-0" DEEP
- RECESSED RETAIL ENTRY UP TO 12'-0" DEEP OR WALK-UP WINDOVS

BUILD-TO AREA CALCULATIONS

M STREET

TOTAL FRONTAGE AREA: 12,897 SF
EXEMPT FRONTAGE AREA: 1,288 SF
NOT WITHIN BUILD-TO LINE: 0
BUILT-TO AREA: 1% (85% MIN.)
LINEAL BUILDING FRONTAGE: 223'-5"
LINEAL RETAIL RECESS: 0 LF

INGERSON AVENUE

TOTAL FRONTAGE AREA: 15,670 SF
EXEMPT FRONTAGE AREA: 1,993 SF
NOT WITHIN BUILD-TO LINE: 0 SF
BUILT-TO AREA: 100% (85% MIN.)
LINEAL BUILDING FRONTAGE: 256'-0"
LINEAL RETAIL RECESS: 0 LF

LEGEND

- PROPERTY LINE
- 0'-0" COMMERCIAL SETBACK
- RESIDENTIAL SETBACK: 10'-0"
- CENTER OF MID-BLOCK BREAK

1" = 10'-0" (FULL SCALE 30" X 42" SHEET)

SCALE



DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM - SOUTH & EAST

CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL / REV. 2 11/27/2017

DEVELOPER

TOWNSHIRE NEIGHBORHOOD DEVELOPMENT

YCD

ARCHITECT

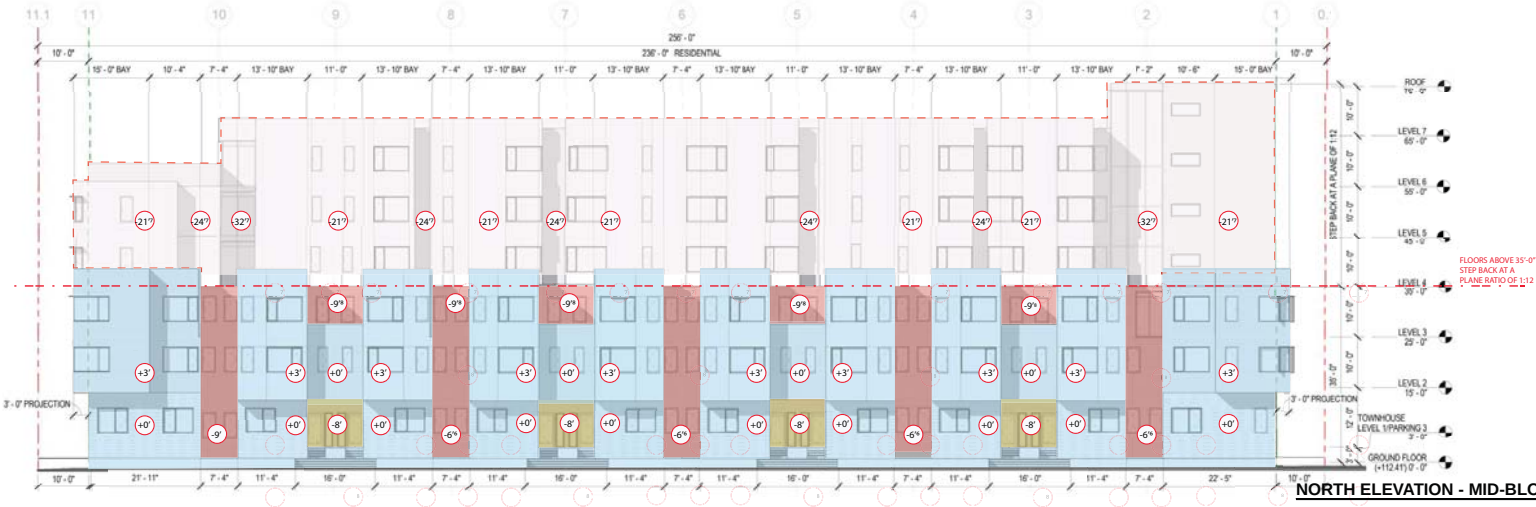
hml

CONSULTANTS

TS studio

YA studio

3.05



NORTH ELEVATION - MID-BLOCK BREAK



EAST ELEVATION - EARL STREET

HEIGHT, BULK & MASSING - STREET WALL STANDARDS
DESIGN FOR DEVELOPMENT SECTION 4.2.4.B, TABLE 4.B.6 FIGURES 4.A, 4.5 & 4.8

BUILD-TO AREA

- RESIDENTIAL BUILDING SETBACK: 10'-0" / 20'-0" AT MID-BLOCK BREAK
MEASURED FROM CENTER OF MBB
- MINIMUM BUILD-TO LINE: 50% OF BUILDING FACE (EXCLUDING EXEMPTIONS)
FOR THE FIRST 40' OF HEIGHT
- MIXED-USE OR COMMERCIAL BUILDING SETBACK: 0'-0"
- MINIMUM BUILD-TO LINE: 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS)

NOTES SETBACK FROM CURRENT PROPERTY LINE.

SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSION

EXEMPTIONS EXCLUDED FROM BUILD-TO AREA CALCULATIONS

- STEPBACK AT TOP TWO FLOORS, RECESSED BALCONIES, OR PASS-THROUGH UP TO 2 FLOORS IN HEIGHT.
(NOT INCLUDED IN TOTAL FRONTAGE AREA)
- RECESSED IN BUILDING FACE FOR BUILDING ARTICULATION
- RECESSED BUILDING ENTRY UP TO 8'-0" DEEP
- RECESSED RETAIL ENTRY UP TO 12'-0" DEEP OR WALK-UP WINDOWS

BUILD-TO AREA CALCULATIONS

MID-BLOCK BREAK
TOTAL FRONTAGE AREA: 9,187 SF
EXEMPT FRONTAGE AREA: 352 SF
NOT WITHIN BUILD-TO LINE: 1,480 SF
BUILT-TO AREA: 83% (85% MIN.)
LINEAL BUILDING FRONTAGE: 256'-0"

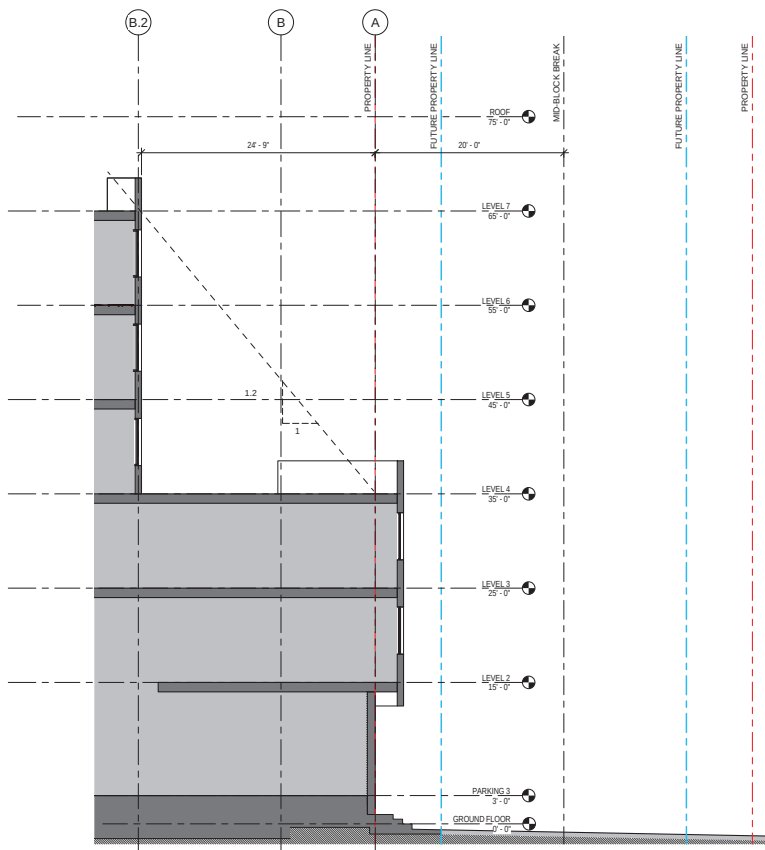
EARL STREET
TOTAL FRONTAGE AREA: 13,830 SF
EXEMPT FRONTAGE AREA: 2,142 SF
NOT WITHIN BUILD-TO LINE: 1,058 SF
BUILT-TO AREA: 87.8% (85% MIN.)
LINEAL BUILDING FRONTAGE: 223'-5"

LEGEND

- PROPERTY LINE
- 0'-0" COMMERCIAL SETBACK
- RESIDENTIAL SETBACK: 10'-0"
- CENTER OF MID-BLOCK BREAK

1" = 10'-0" (FULL SCALE 30" X 42" SHEET)

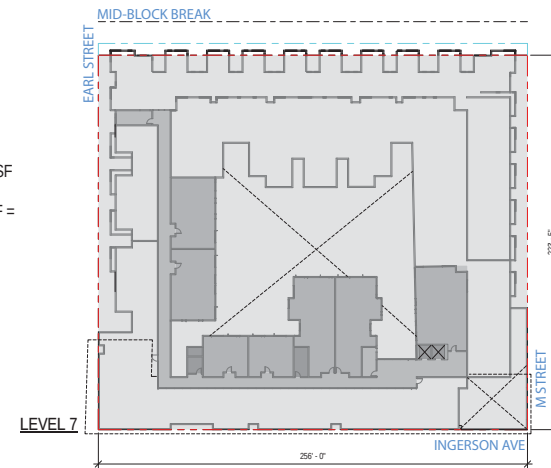




MID-BLOCK BREAK STEP BACK SECTION
SECTION 4.2.4 C
FIGURE 4.12 STEP BACK AT A PLANE OF 1:1.2 ABOVE 35'
HEIGHT TO A MAXIMUM OF 85'.
PARAPET IS EXEMPT FROM HEIGHT MEASUREMENT.

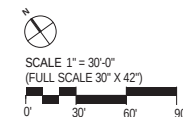
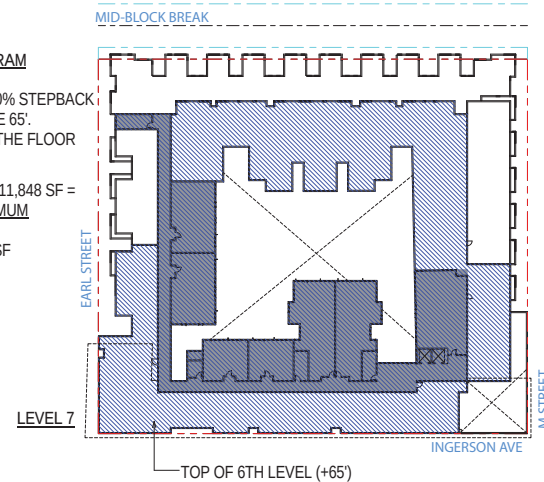
AREA PERCENTAGE ABOVE 65'
SECTION 4.2.2 & FIGURE 4.3
ALLOWABLE: 45%
PROVIDED: 20.7%

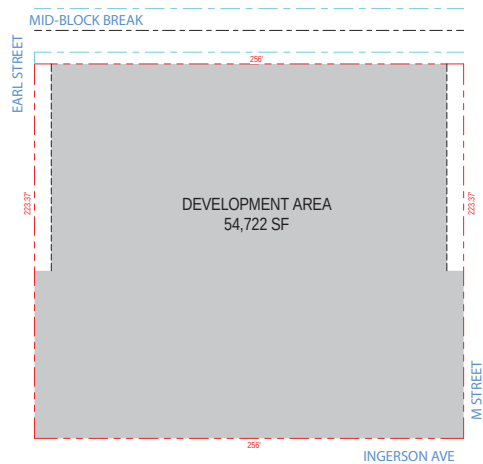
- TOTAL SITE AREA: 57,190 SF
- AREA ABOVE 65': 11,848 SF =
20.7% < 45%



UPPER FLOOR STEP BACK DIAGRAM
SECTION 4.2.4 C
FIGURE 4.5 MID-RISE: MINIMUM 20% STEPBACK
OF FLOOR PLATE OF THAT ABOVE 65'.
LEVEL 7 IS AT 65' AND IS 38% OF THE FLOOR
BELOW.

- 7TH FLOOR (AT/ABOVE 65'): 11,848 SF =
62% STEP BACK > 20% MINIMUM
- 6TH LEVEL (55'-65'): 31,127 SF

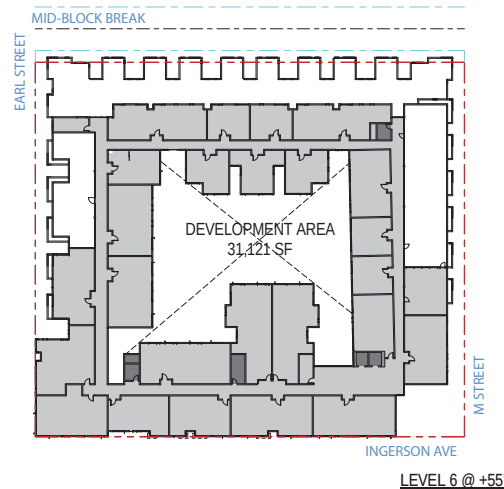




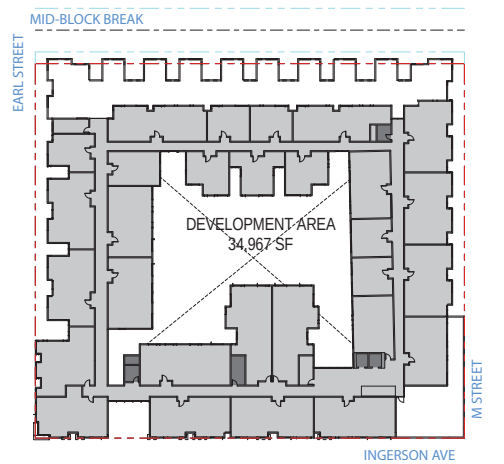
SITE PLAN

0'-40' DEVELOPMENT BLOCK COVERAGE
TABLE 4.4

ALLOWABLE: 100%
TOTAL SITE AREA: 57,190 SF
DEVELOPED AREA: 54,722 SF = 96%



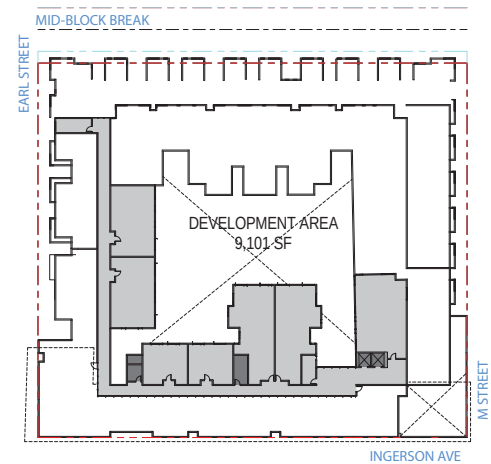
LEVEL 6 @ +55'



LEVEL 5 @ +45'

40'-65' DEVELOPMENT BLOCK COVERAGE
TABLE 4.4

ALLOWABLE: 75%
TOTAL SITE AREA: 57,190 SF
DEVELOPED AREA AT +45': 34,967 SF = 61%
DEVELOPED AREA AT +55': 31,121 SF = 54%

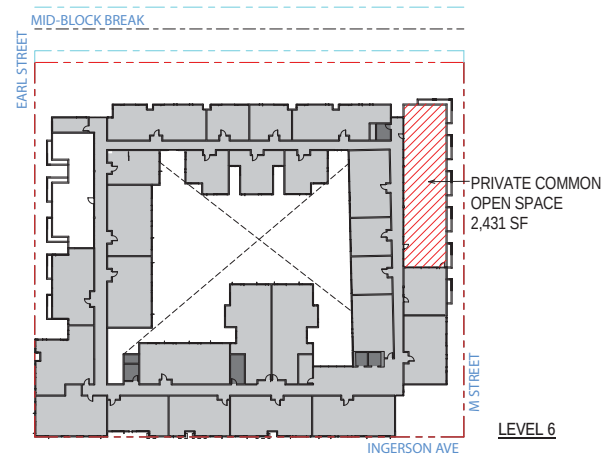
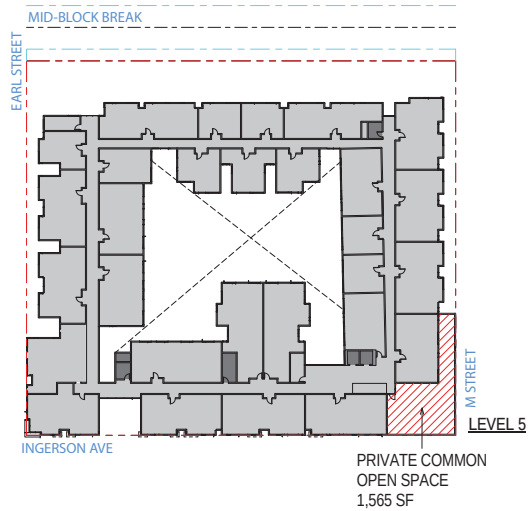
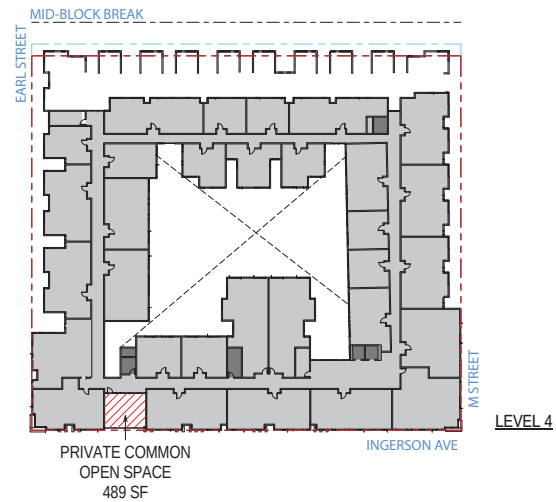
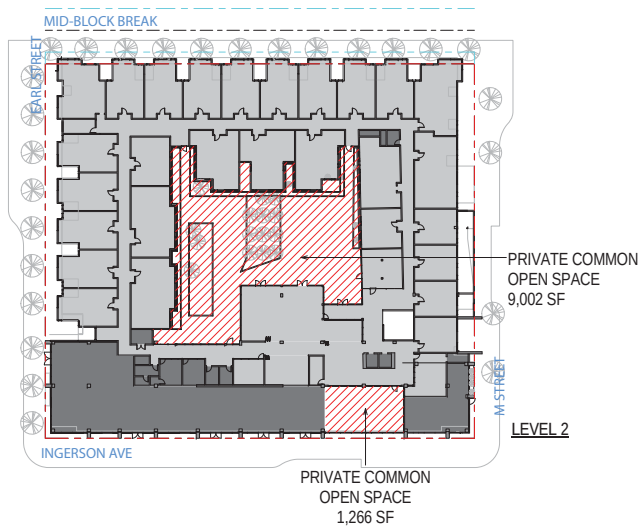


LEVEL 7

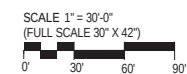
65'+ DEVELOPMENT BLOCK COVERAGE
TABLE 4.4

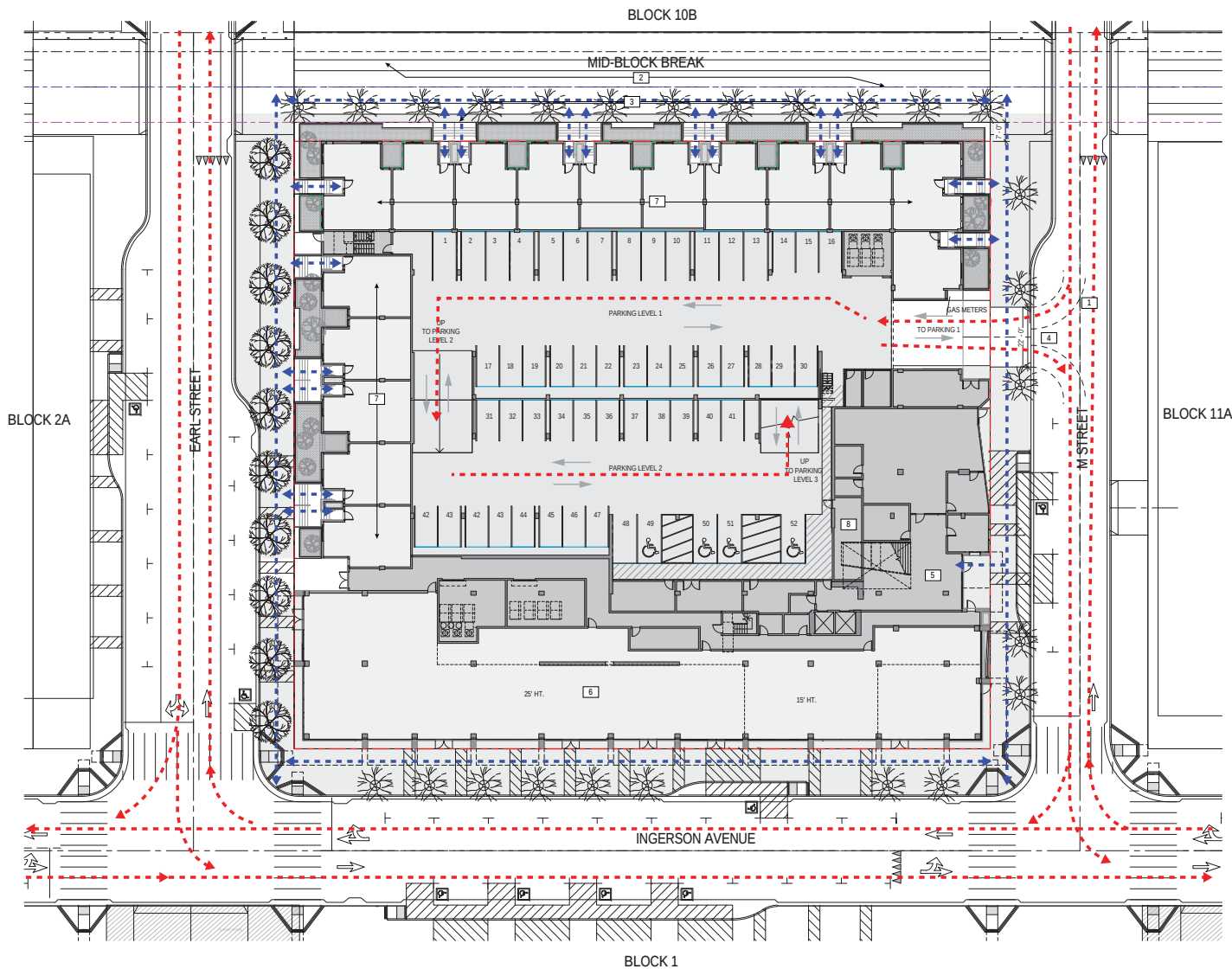
ALLOWABLE: 50%
TOTAL SITE AREA: 57,190 SF
DEVELOPED AREA: 10,799 SF = 19%





PRIVATE COMMON OPEN SPACE
TOTAL: 14,753 SF



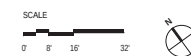


SHEET LEGEND



- 1 12' INSIDE TURNING RADIUS INTO 20' WIDE CURB CUT PER CITY STANDARDS
- 2 PEDESTRIAN MID-BLOCK BREAK EVA ACCESS ONLY, NOT IN SCOPE
- 3 RESIDENTIAL ENTRY STOOPS
- 4 RESIDENTIAL VEHICULAR ACCESS
- 5 RESIDENTIAL LOBBY
- 6 RETAIL SPACE
- 7 WALK-UP TOWNHOUSES
- 8 BICYCLE STORAGE

1/16" = 1'-0" (FULL SCALE 30' X 42" SHEET)



DEVELOPER



ARCHITECT



CONSULTANTS

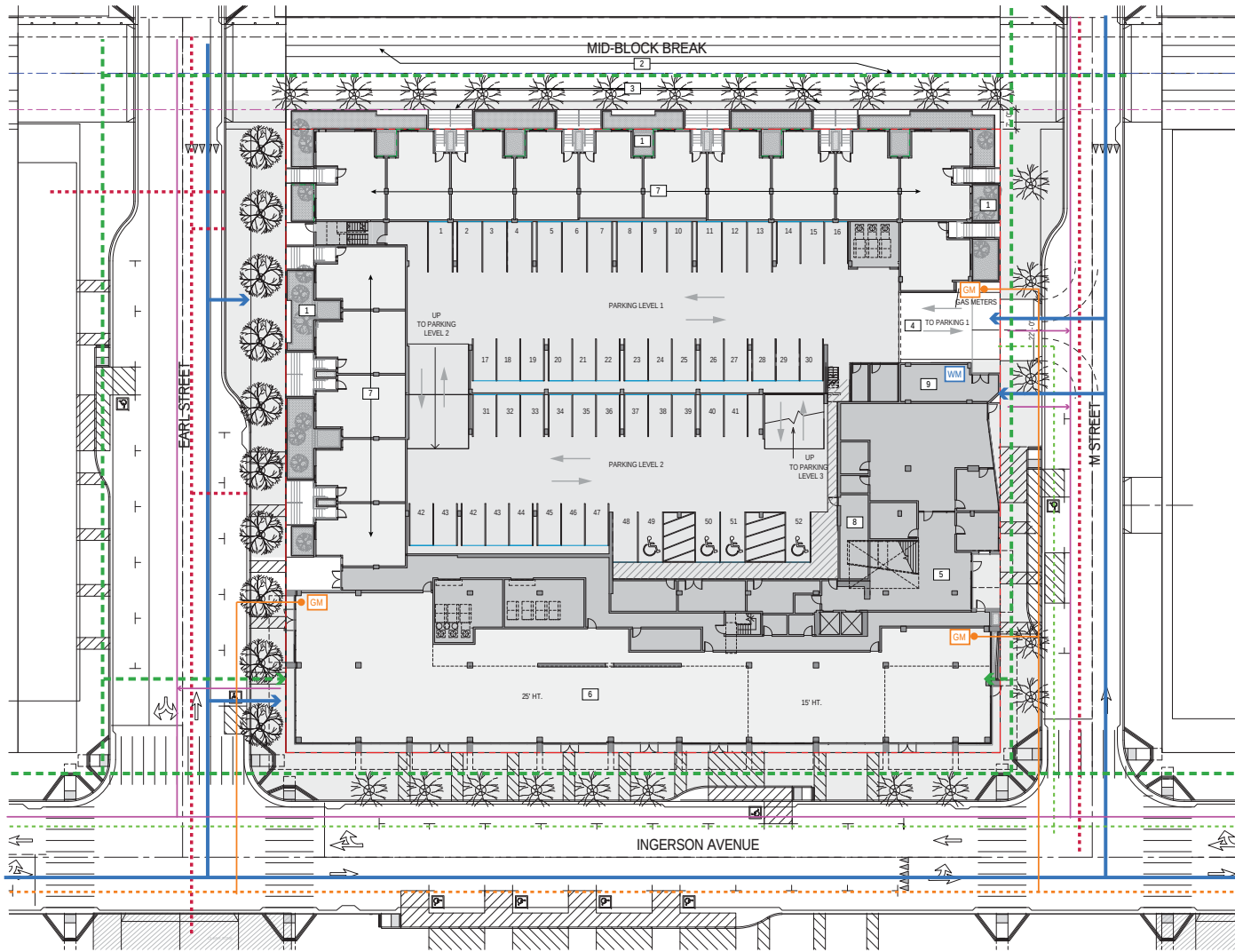


SITE PLAN
SITE CIRCULATION

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

4.02

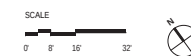


SHEET LEGEND

- → JOINT TRENCH & POINT OF CONNECTION
- GAS MAIN
- GM PG&E GAS SERVICE & POINT OF CONN. & PROPOSED GAS METER LOCATIONS
- WM LOW PRESSURE WATER; W.M. DENOTES PROPOSED WATER METER LOCATION
- RECYCLED WATER
- STORM DRAIN
- SANITARY SEWER

- 1 LANDSCAPE AT BUILDING SETBACK, TYP.
- 2 PEDESTRIAN MID-BLOCK BREAK EVA ACCESS ONLY, NOT IN SCOPE
- 3 RESIDENTIAL ENTRY STOOPS
- 4 RESIDENTIAL VEHICULAR ACCESS
- 5 RESIDENTIAL LOBBY
- 6 RETAIL SPACE
- 7 WALK-UP TOWNHOUSES
- 8 BICYCLE STORAGE
- 9 MECHANICAL ROOM

1/16" = 1'-0" (FULL SCALE 30' X 42' SHEET)



DEVELOPER



ARCHITECT



CONSULTANTS



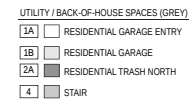
SITE PLAN
SITE UTILITIES

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

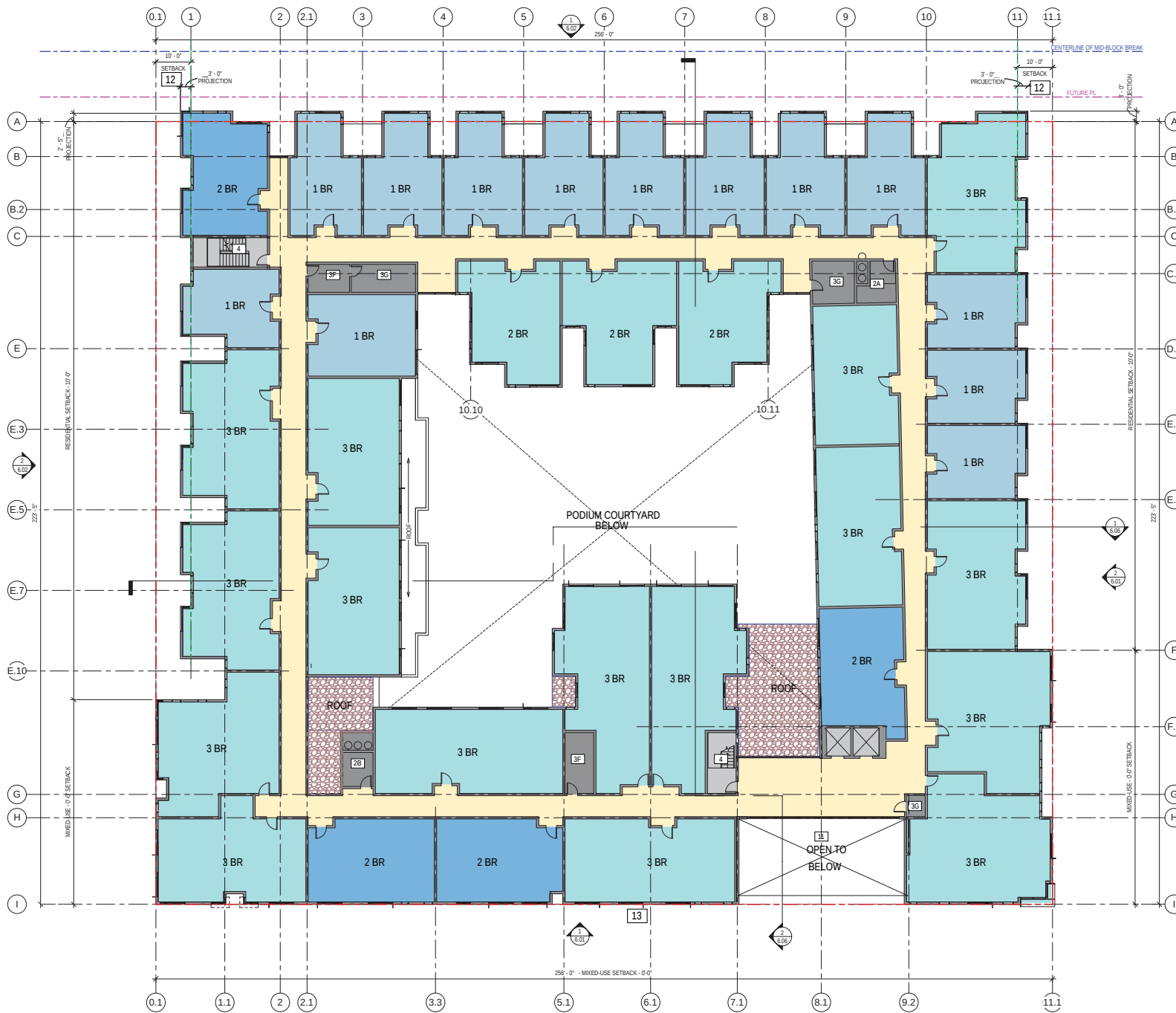
9/11/2017

4.03





SCALE $\frac{3}{32}'' = 1'-0''$
(FULL SCALE 30" X 42")



LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK: 10'-0"
- CENTER OF MID-BLOCK BREAK

RESIDENTIAL UNITS

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT / TOWNHOUSE
- 4 BEDROOM TOWNHOUSE
- 5 BEDROOM TOWNHOUSE

UTILITY / BACK-OF-HOUSE SPACES (GREY)

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2A RESIDENTIAL TRASH NORTH
- 2B RESIDENTIAL TRASH SOUTH
- 3F JANITOR CLOSET
- 3G ELECTRICAL METER CLOSET
- 4 STAIR

EXTERIOR

- 11 GARDEN
- 12 RESIDENTIAL SETBACK (10'-0" MIN.)
- 13 COMMERCIAL SETBACK (0'-0" REQ.)



SCALE 3/32" = 1'-0"
(FULL SCALE 30" X 42")



DEVELOPER



ARCHITECT



CONSULTANTS



BUILDING PLANS

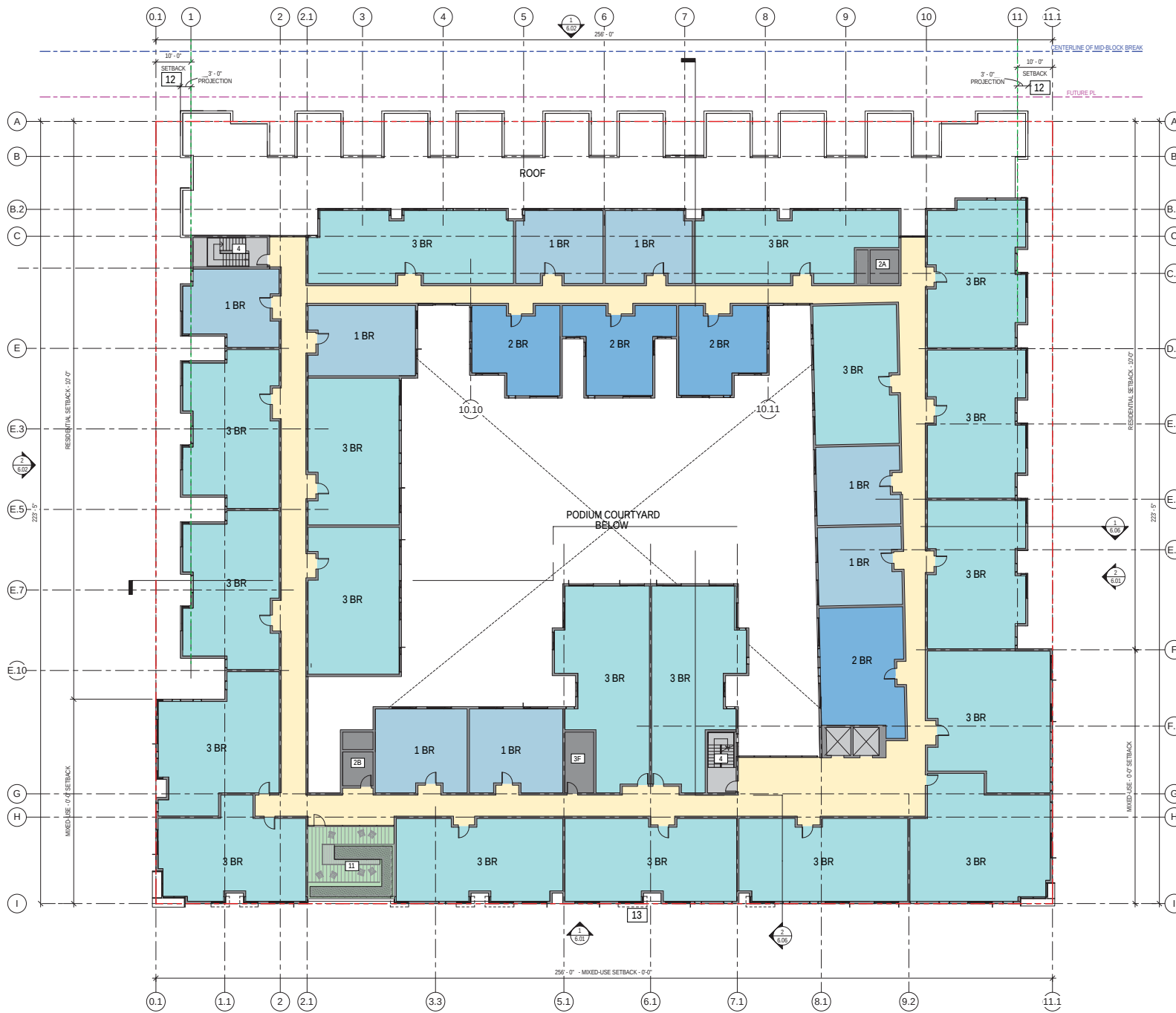
LEVEL 3

CANDLESTICK POINT
BLOCK 10A

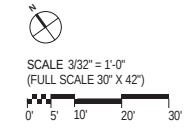
9/11/2017

OCII SUBMITTAL

5.04



- LEGEND**
- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
 - FUTURE PROPERTY LINE
 - RESIDENTIAL SETBACK: 10'-0"
 - CENTER OF MID-BLOCK BREAK
- RESIDENTIAL UNITS**
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT / TOWNHOUSE
 - 4 BEDROOM TOWNHOUSE
 - 5 BEDROOM TOWNHOUSE
- UTILITY / BACK-OF-HOUSE SPACES (GREY)**
- 2A RESIDENTIAL TRASH NORTH
 - 2B RESIDENTIAL TRASH SOUTH
 - 3F JANITOR CLOSET
 - 4 STAIR
- EXTERIOR**
- 11 GARDEN
 - 12 RESIDENTIAL SETBACK (10'-0" MIN.)
 - 13 COMMERCIAL SETBACK (0'-0" REQ.)



DEVELOPER

ARCHITECT

CONSULTANTS

BUILDING PLANS

LEVEL 4

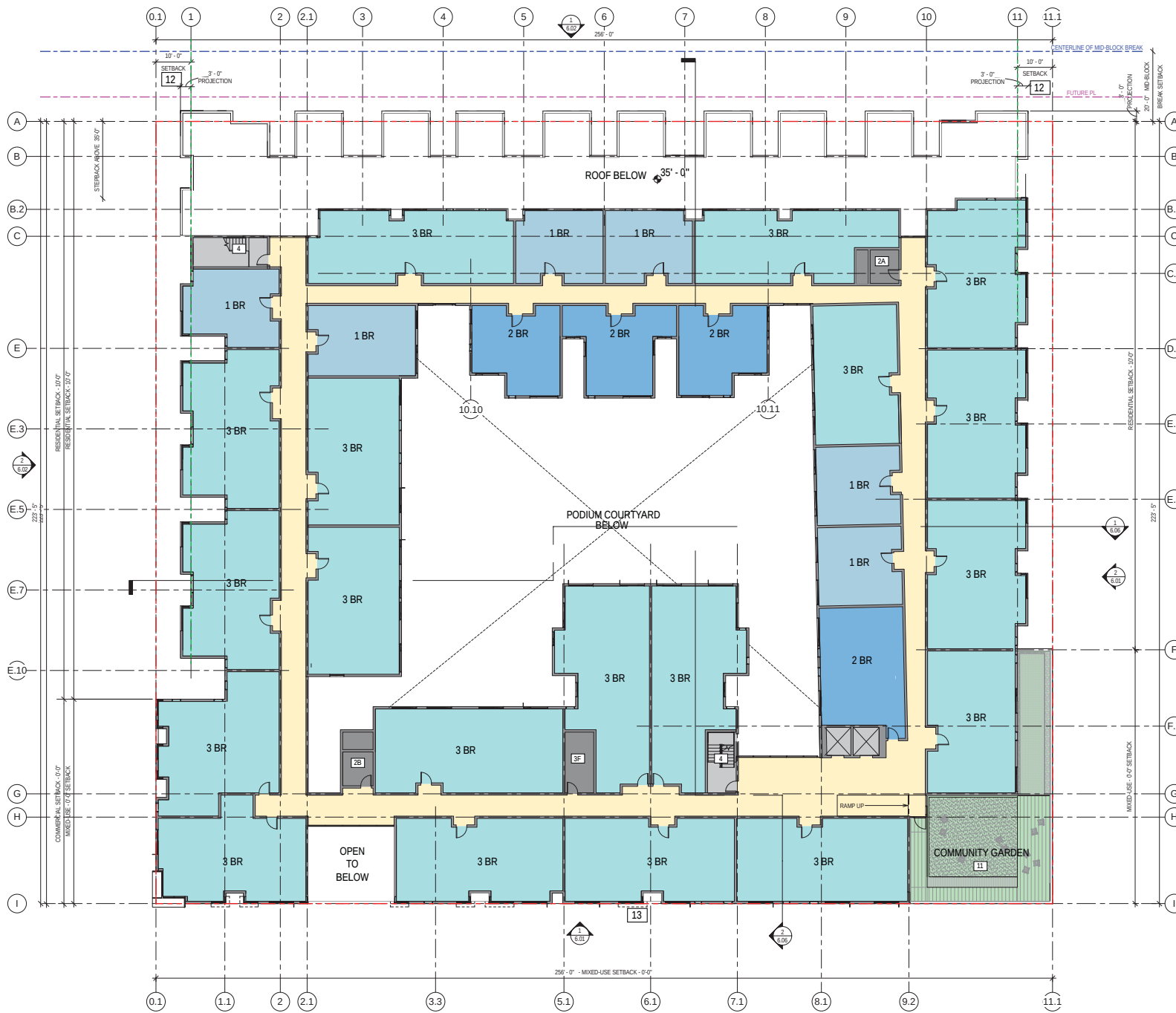
CANDLESTICK POINT

BLOCK 10A

OCII SUBMITTAL

9/11/2017

5.05



- LEGEND**
- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
 - FUTURE PROPERTY LINE
 - RESIDENTIAL SETBACK: 10'-0"
 - CENTER OF MID-BLOCK BREAK
- RESIDENTIAL UNITS**
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT / TOWNHOUSE
 - 4 BEDROOM TOWNHOUSE
 - 5 BEDROOM TOWNHOUSE
- UTILITY / BACK-OF-HOUSE SPACES (GREY)**
- 2A RESIDENTIAL TRASH NORTH
 - 2B RESIDENTIAL TRASH SOUTH
 - 3F JANITOR CLOSET
 - 4 STAIR
- EXTERIOR**
- 11 GARDEN
 - 12 RESIDENTIAL SETBACK (10'-0" MIN.)
 - 13 COMMERCIAL SETBACK (0'-0" REQ.)

SCALE 3/32" = 1'-0"
(FULL SCALE 30" X 42")

0' 5' 10' 20' 30'

DEVELOPER

ARCHITECT

CONSULTANTS

BUILDING PLANS

LEVEL 5

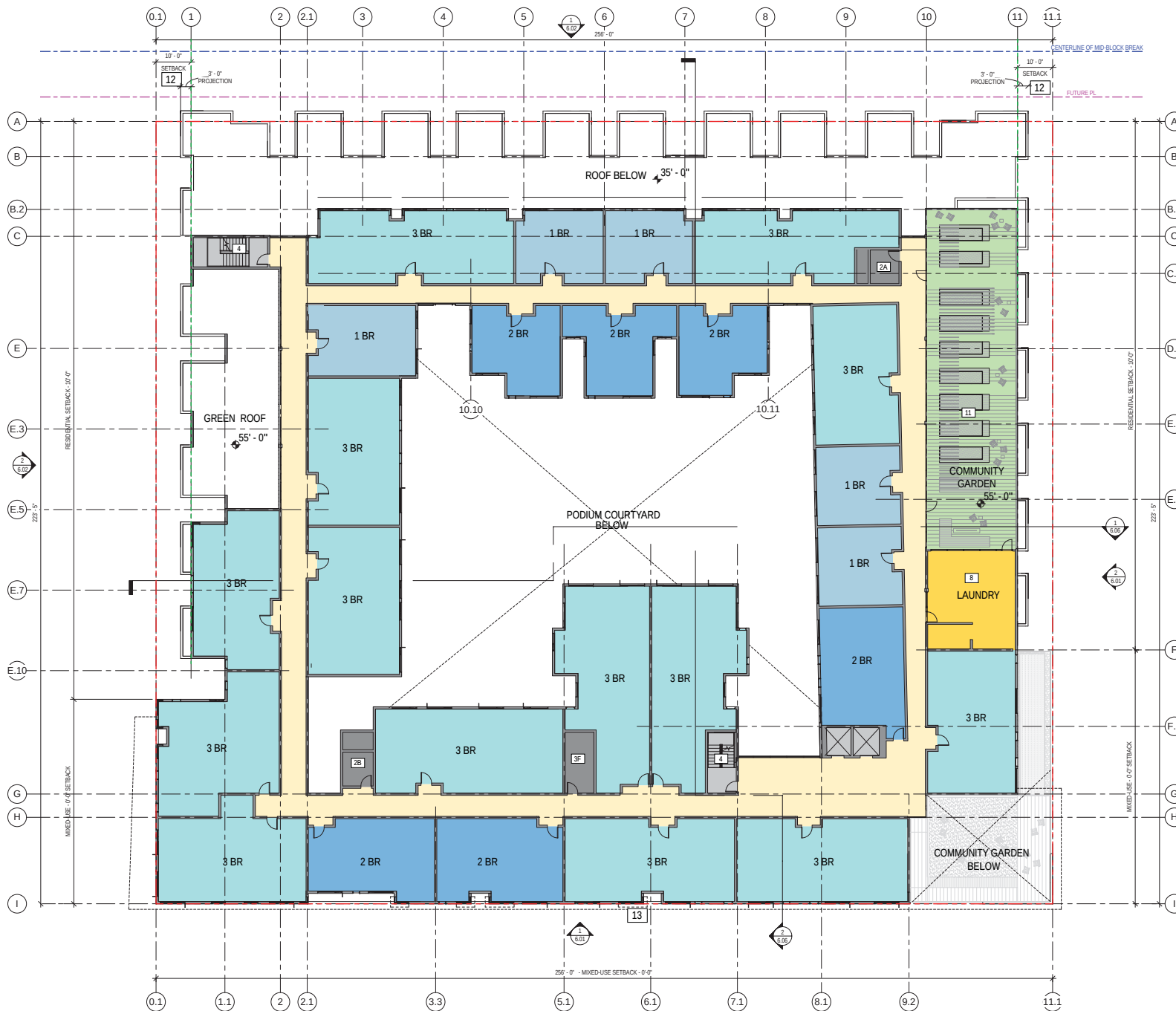
CANDLESTICK POINT

BLOCK 10A

OCII SUBMITTAL

9/11/2017

5.06



LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK: 10'-0"
- CENTER OF MID-BLOCK BREAK

RESIDENTIAL UNITS

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT / TOWNHOUSE
- 4 BEDROOM TOWNHOUSE
- 5 BEDROOM TOWNHOUSE

UTILITY / BACK-OF-HOUSE SPACES (GREY)

- 2A RESIDENTIAL TRASH NORTH
- 2B RESIDENTIAL TRASH SOUTH
- 3F JANITOR CLOSET
- 4 STAIR

RESIDENT AMENITIES (SHADES OF YELLOW)

- 8 LAUNDRY

EXTERIOR

- 11 GARDEN
- 12 RESIDENTIAL SETBACK (10'-0" MIN.)
- 13 COMMERCIAL SETBACK (0'-0" REQ.)

SCALE 3/32" = 1'-0"
(FULL SCALE 30" X 42")

DEVELOPER



ARCHITECT



CONSULTANTS



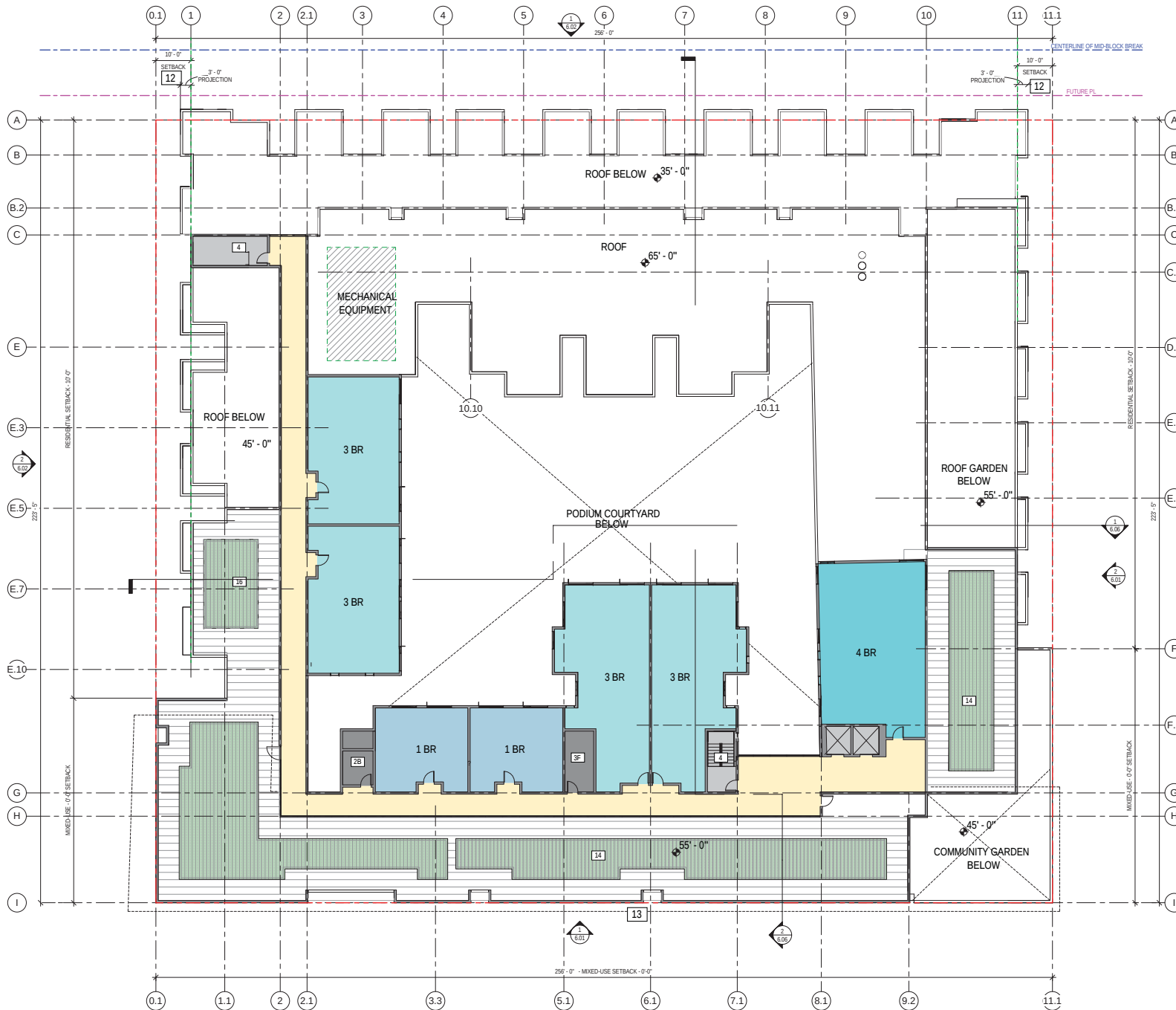
BUILDING PLANS

LEVEL 6

CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL 9/11/2017

5.07



LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK: 10'-0"
- CENTER OF MID-BLOCK BREAK

RESIDENTIAL UNITS

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT / TOWNHOUSE
- 4 BEDROOM TOWNHOUSE
- 5 BEDROOM TOWNHOUSE

UTILITY / BACK-OF-HOUSE SPACES (GREY)

- 2A RESIDENTIAL TRASH NORTH
- 2B RESIDENTIAL TRASH SOUTH
- 3F JANITOR CLOSET
- 4 STAIR

EXTERIOR

- 12 RESIDENTIAL SETBACK (10'-0" MIN.)
- 13 COMMERCIAL SETBACK (0'-0" REQ.)
- 14 GREEN ROOF (SERVICE ACCESS ONLY)

SCALE 3/32" = 1'-0"
(FULL SCALE 30" X 42")

DEVELOPER



ARCHITECT



CONSULTANTS



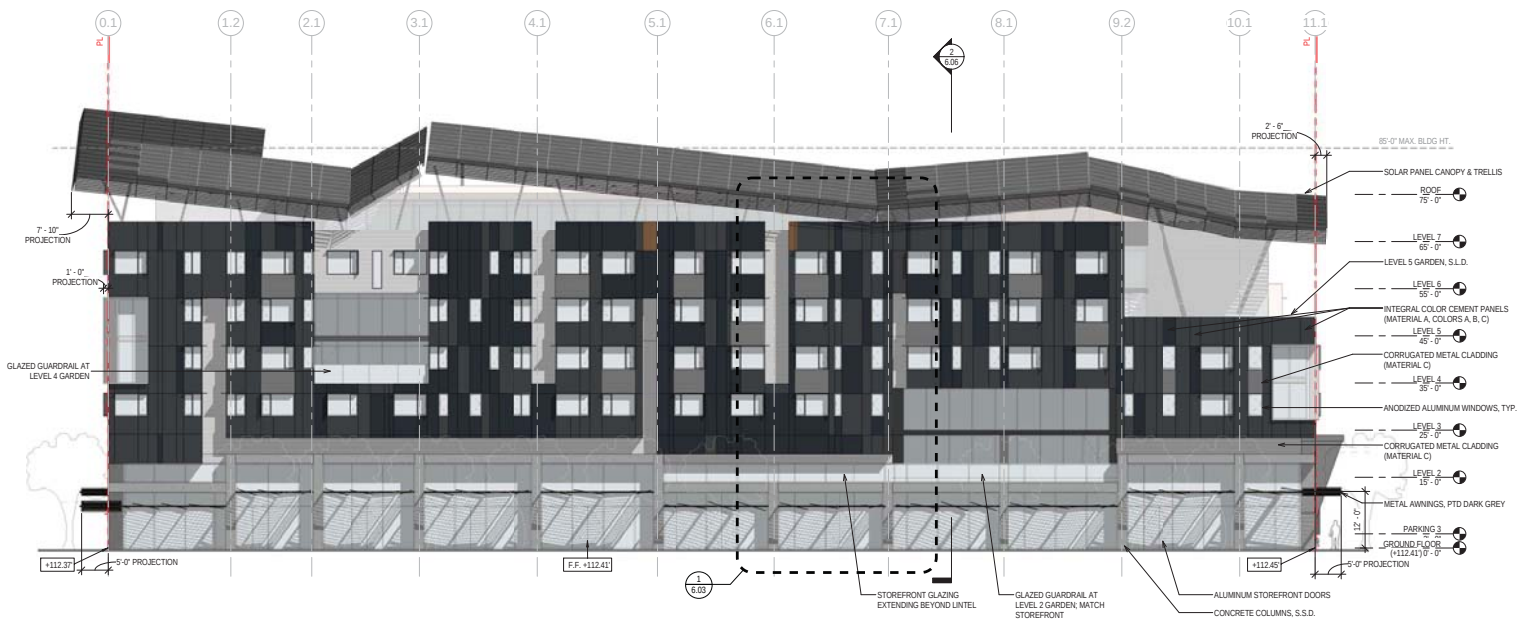
BUILDING PLANS

LEVEL 7

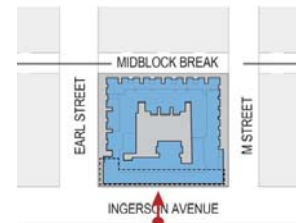
CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL 9/11/2017

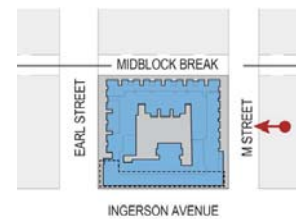
5.08



① ELEVATION SOUTH - INGERSON AVENUE
332' x 1'-0"



② ELEVATION EAST - M STREET
332' x 1'-0"



— CURRENT PROPERTY LINE
— FUTURE PROPERTY LINE
— CENTER LINE OF MID-BLOCK BREAK
— RESIDENTIAL SETBACK

SCALE 3/32" = 1'-0"
(FULL SCALE 30" X 42")

0' 5' 10' 20' 30'

DEVELOPER



ARCHITECT



CONSULTANTS



BUILDING ELEVATIONS
SOUTH (INGERSON AVENUE) & EAST (M STREET)

CANDLESTICK POINT
BLOCK 10A

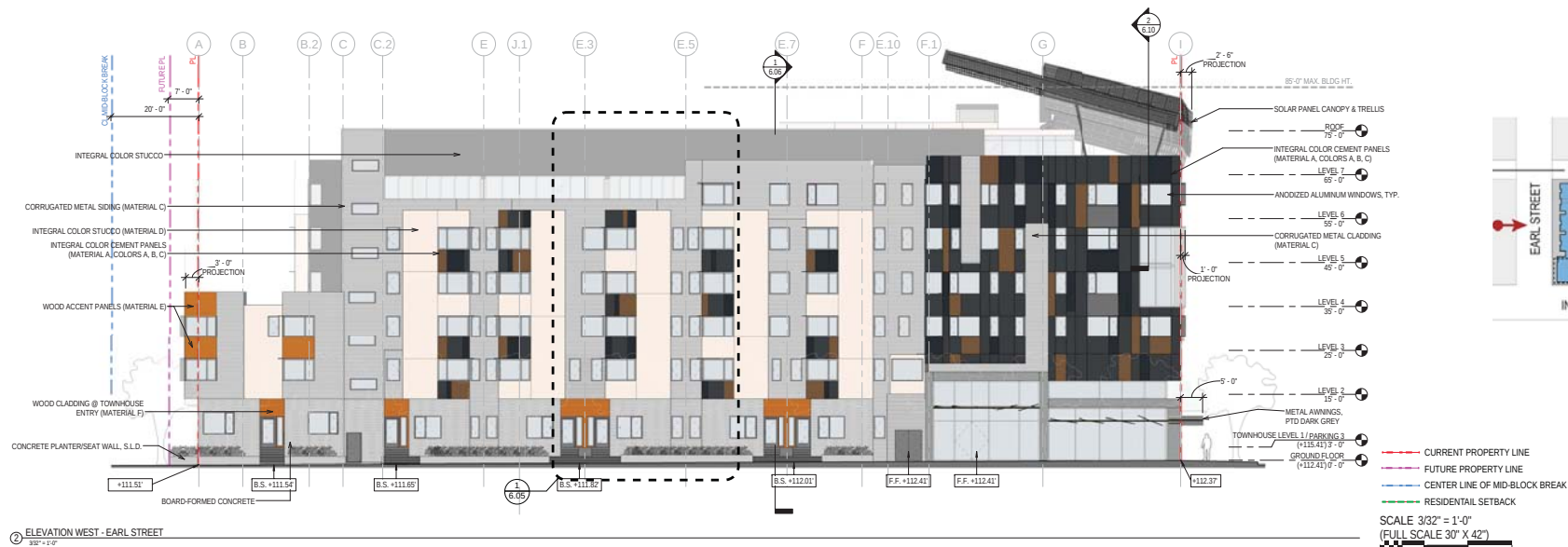
9/11/2017

OCII SUBMITTAL

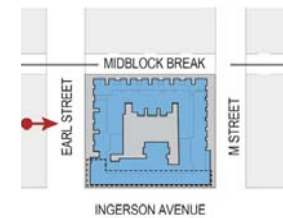
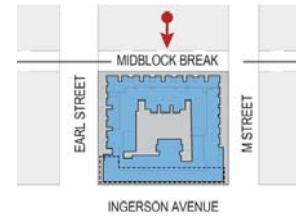
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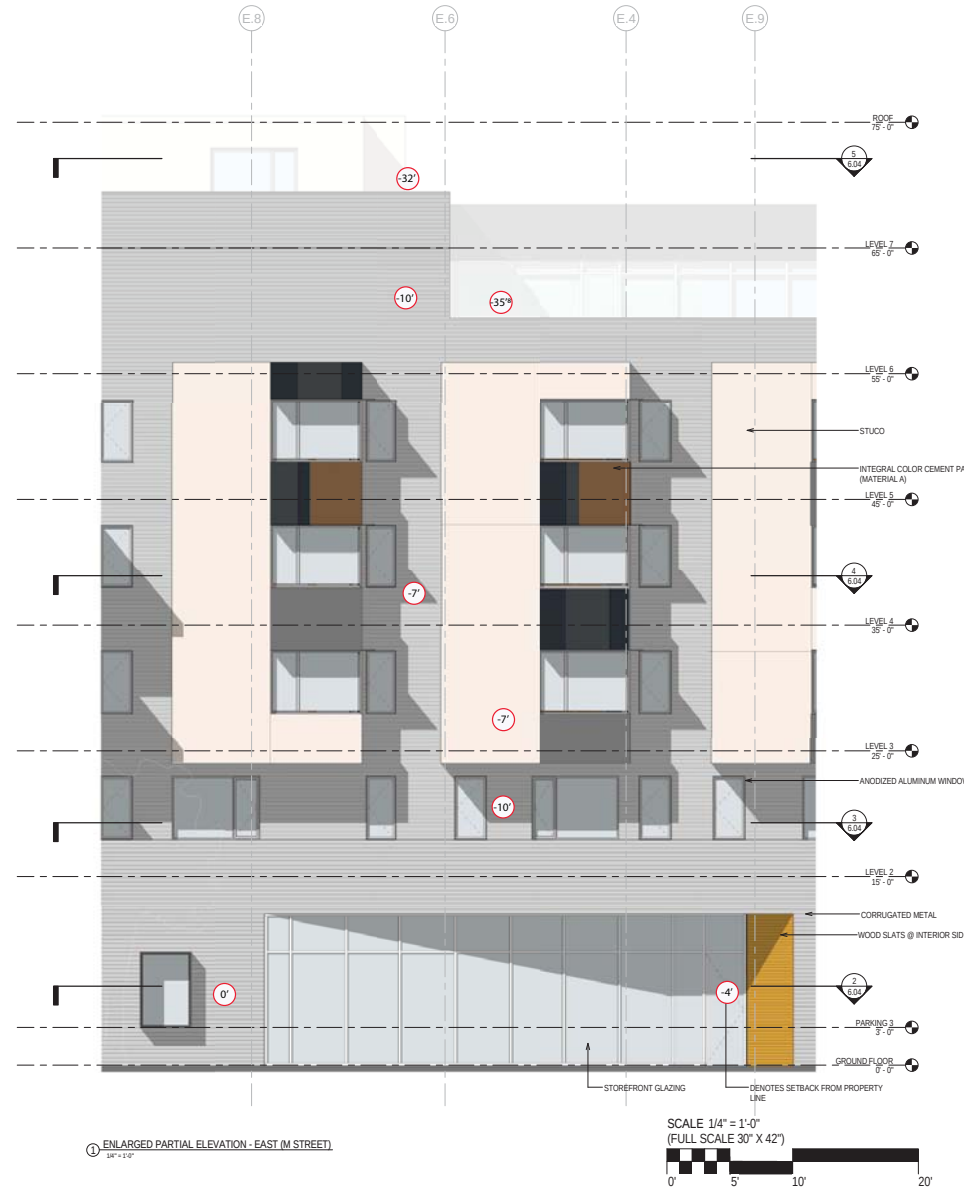
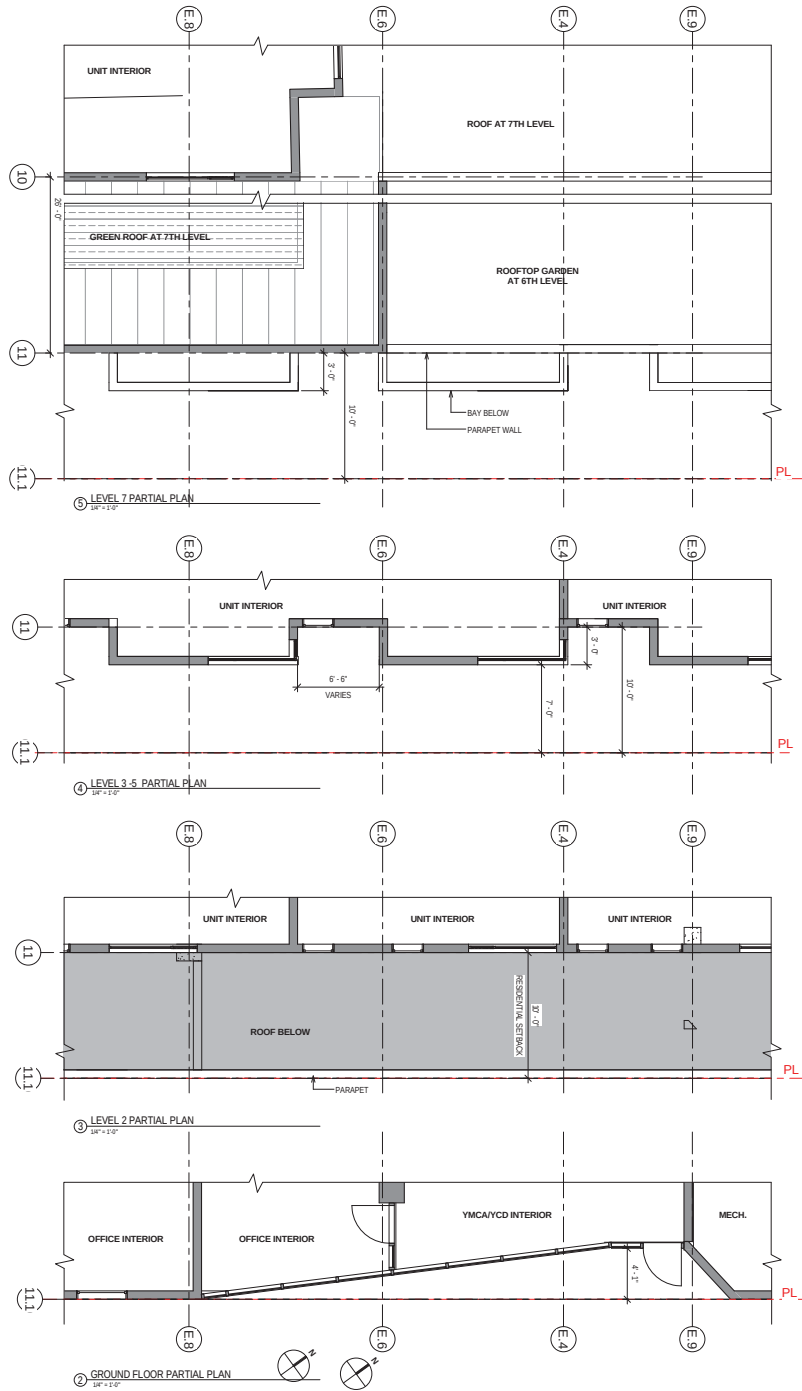


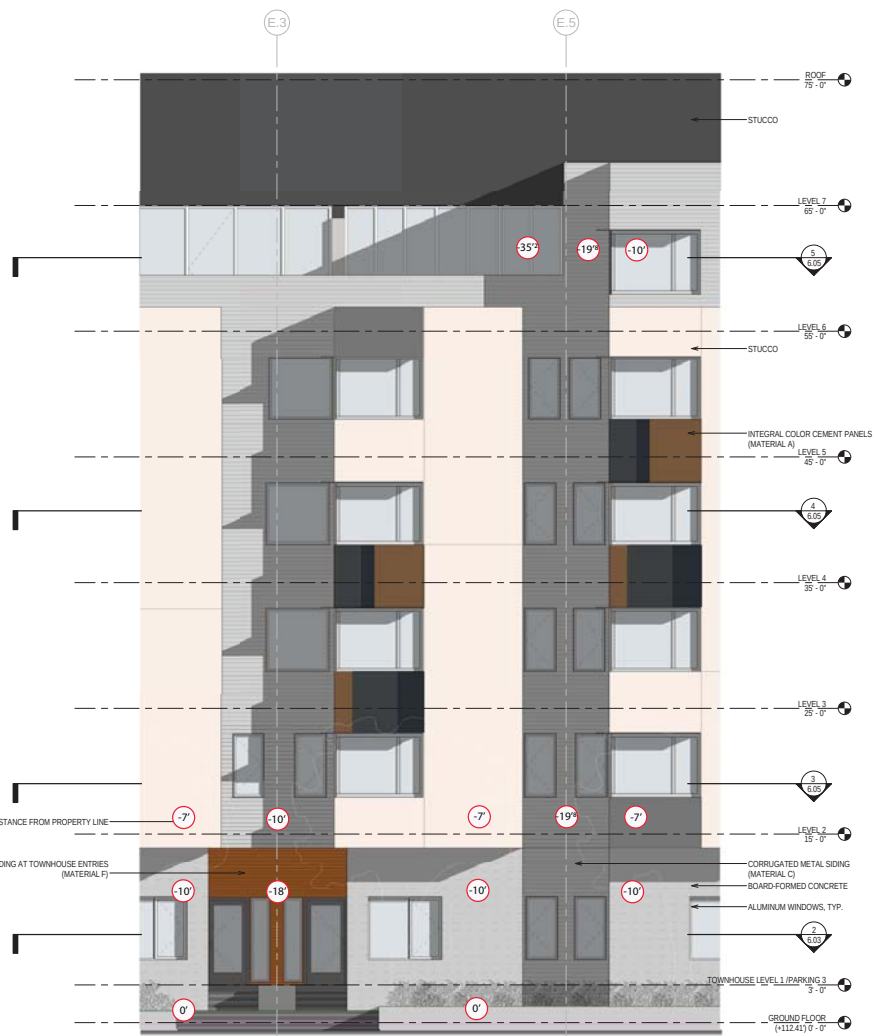
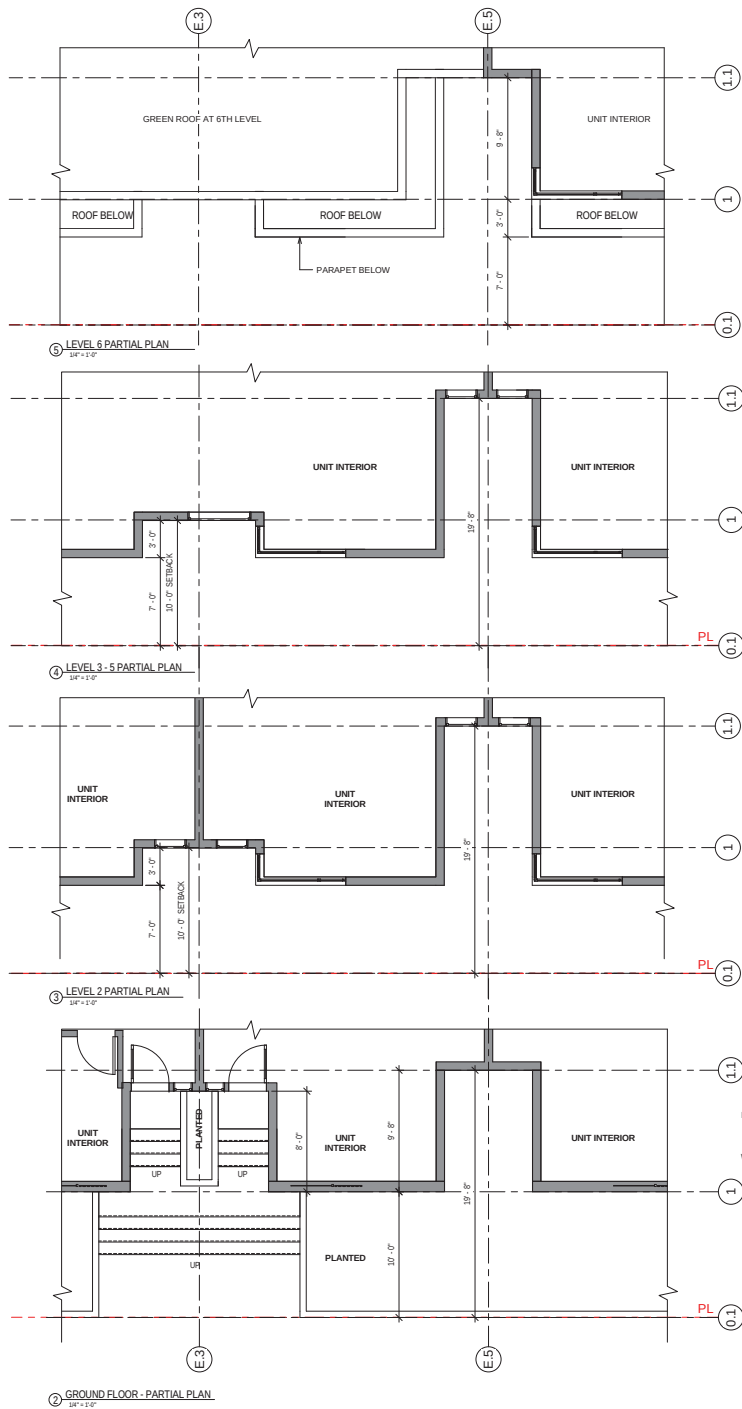
① ELEVATION NORTH - MIDBLOCK BREAK
3/32" = 1'-0"



② ELEVATION WEST - EARL STREET
3/32" = 1'-0"

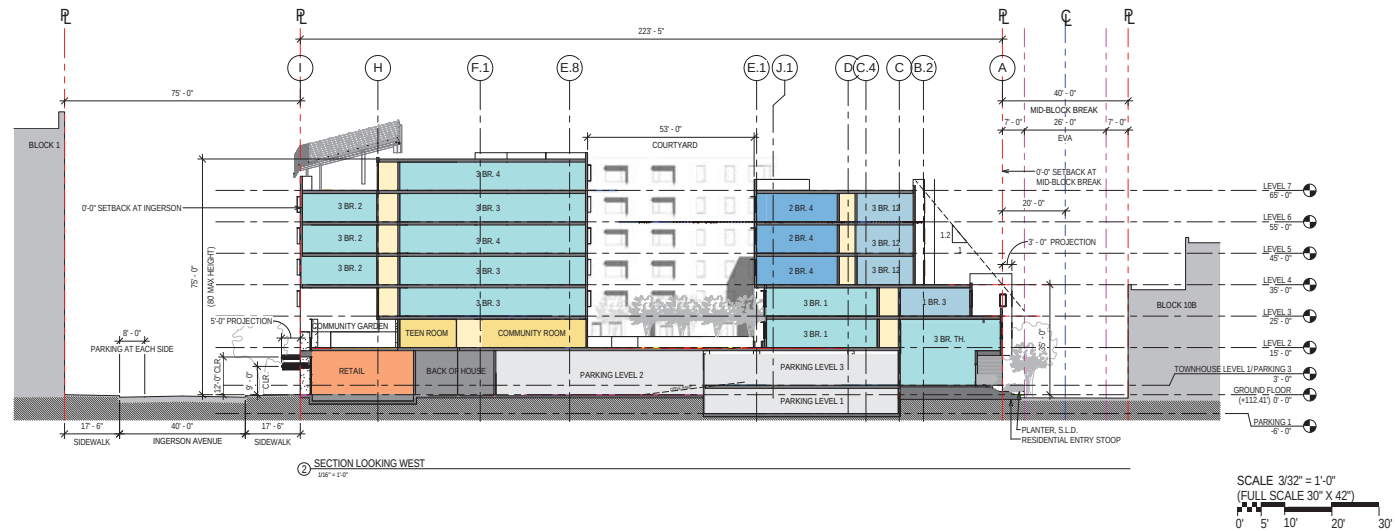
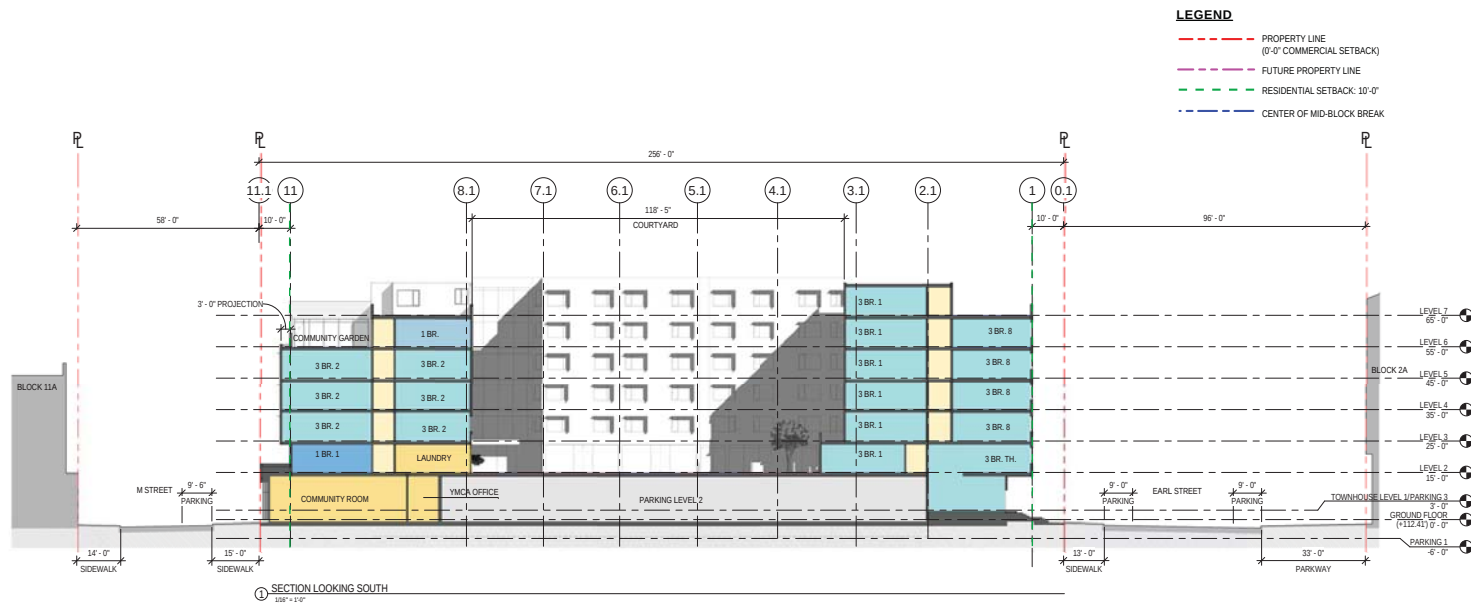


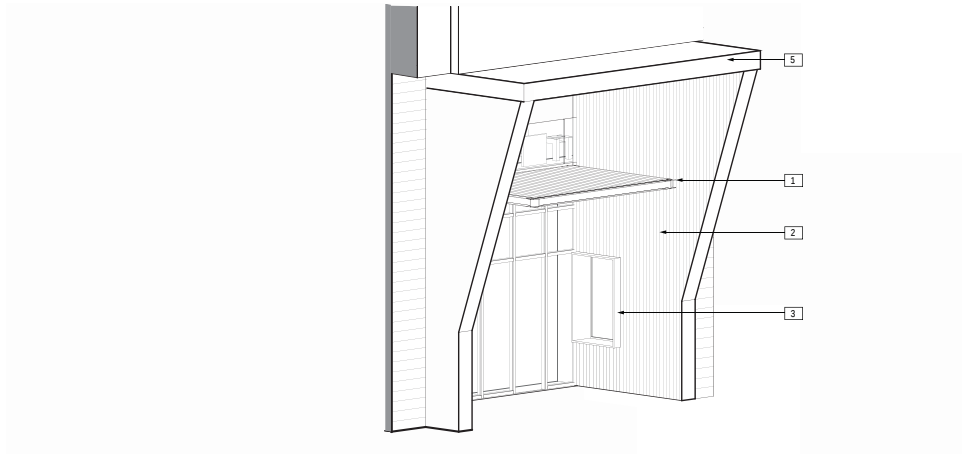




SCALE 1/4" = 1'-0"
(FULL SCALE 30" X 42")

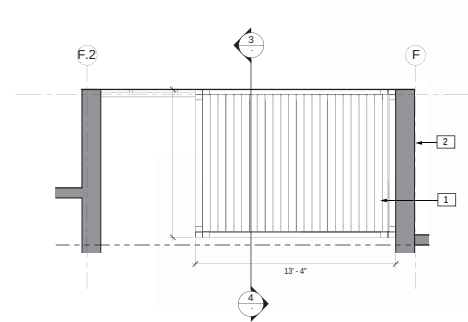






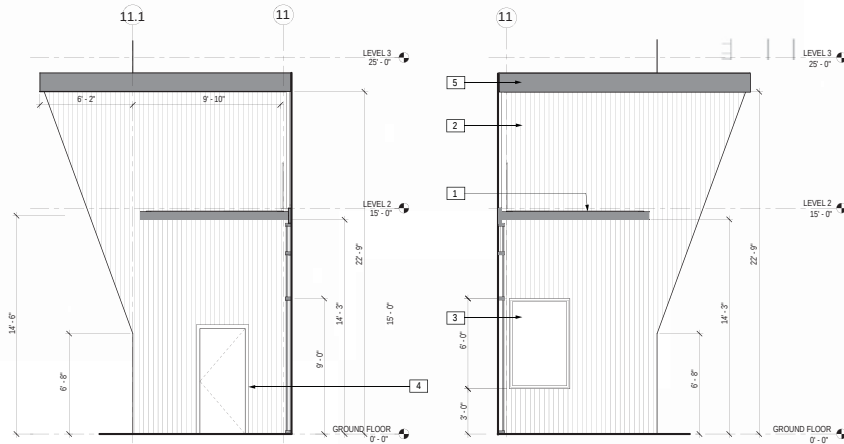
SHEET LEGEND

- 1 ENTRY CANOPY - PTD STEEL FRAME WITH CEDAR HORIZONTALS @ 8" O.C.
- 2 CONCRETE PORTAL WITH WOOD SLATS
- 3 WINDOW WITH METAL BOX FRAME
- 4 EGRESS DOOR
- 5 CONCRETE FRAME



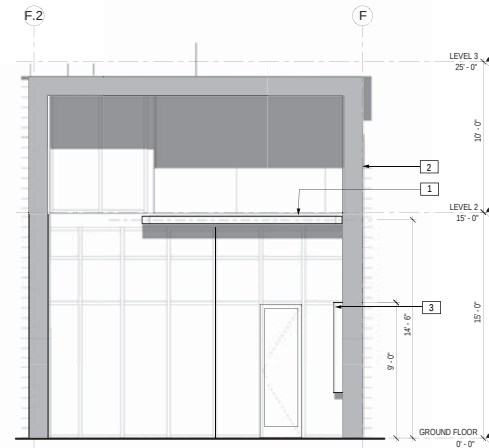
1 RESIDENTIAL ENTRANCE
3/8" = 1'-0"

2 ENLARGED RESIDENTIAL ENTRANCE PLAN
3/8" = 1'-0"



3 RESIDENTIAL ENTRANCE SECTION
3/8" = 1'-0"

3 RESIDENTIAL ENTRANCE ELEVATION
3/8" = 1'-0"



5 ENLARGED RESIDENTIAL ELEVATION
3/8" = 1'-0"

DEVELOPER



ARCHITECT



CONSULTANTS

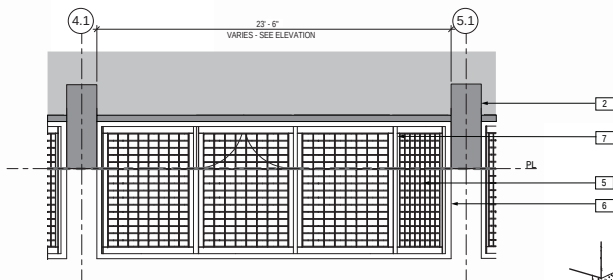


ENTRY DETAILS
MAIN RESIDENTIAL ENTRY

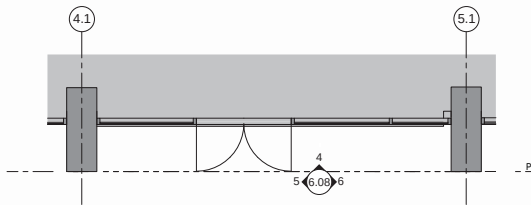
CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

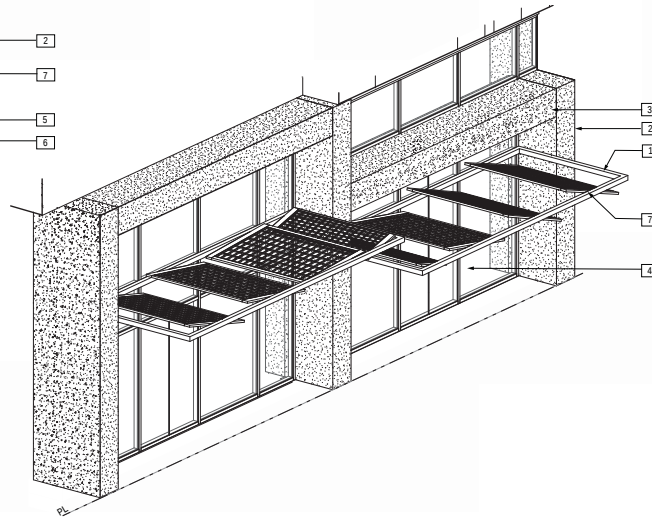
6.07



1 TYPICAL CANOPY PARTIAL PLAN
3/8" = 1'-0"

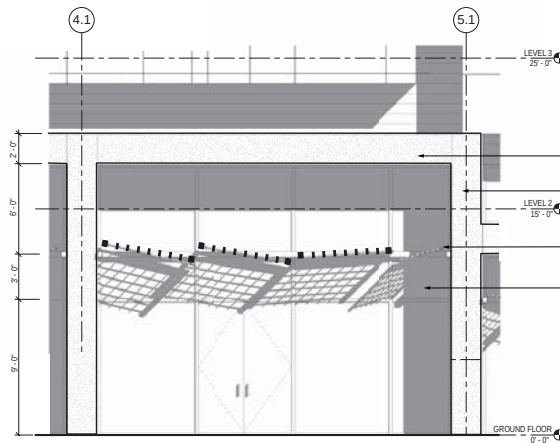


2 PARTIAL GROUND FLOOR PLAN
3/8" = 1'-0"

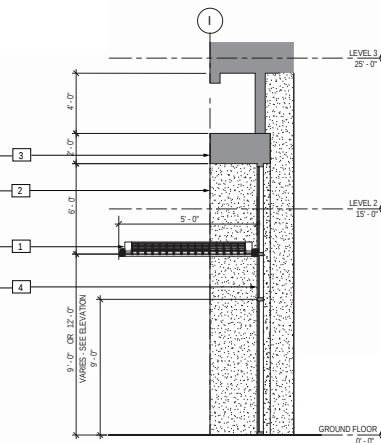


3 AXONOMETRIC VIEW OF TYPICAL RETAIL CANOPY
3/8" = 1'-0"

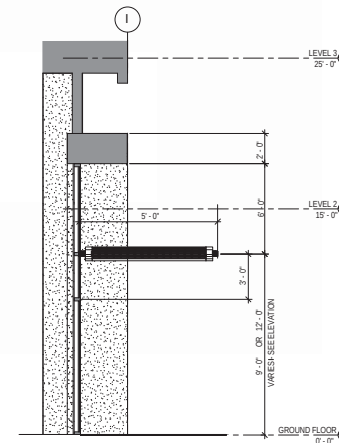
- SHEET LEGEND**
- 1 STOREFRONT CANOPY, PIN CONNECTION BETWEEN METAL GRATING PANEL AND FRAME
 - 2 STRUCTURAL CONCRETE COLUMN
 - 3 CONCRETE UNTEL
 - 4 GLAZED STOREFRONT
 - 5 METAL GRATING PANEL
 - 6 METAL FRAME
 - 7 PIN CONNECTION BETWEEN METAL GRATING PANEL AND FRAME, CUSHIONED STOPS PROVIDED



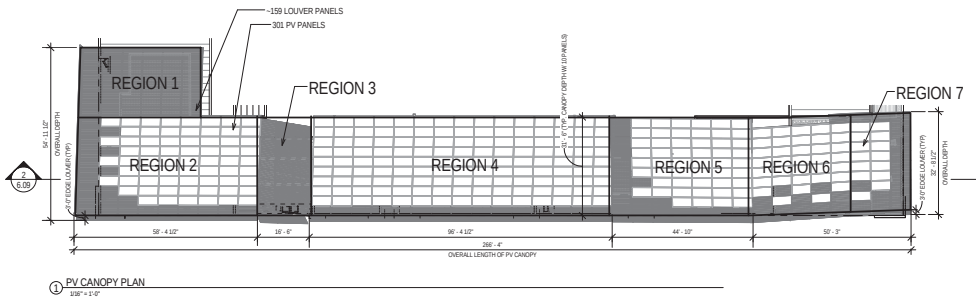
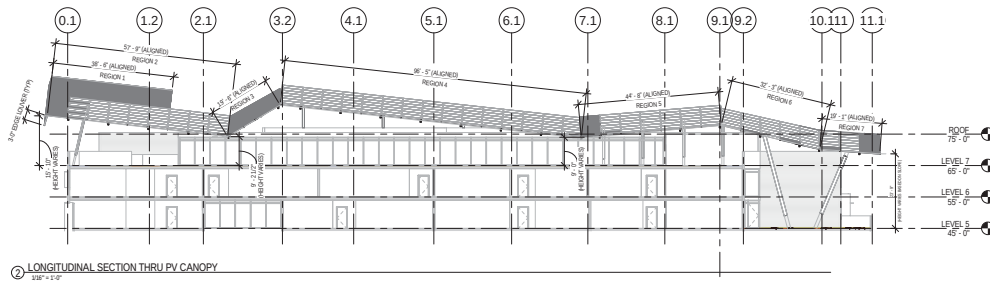
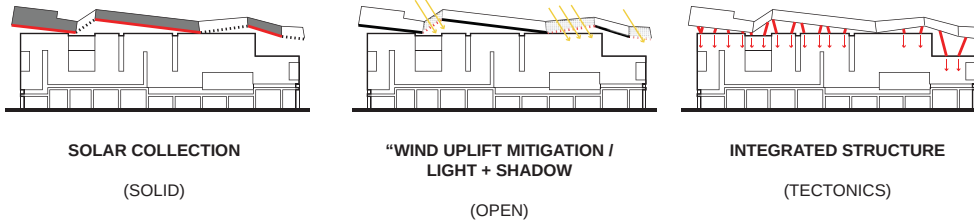
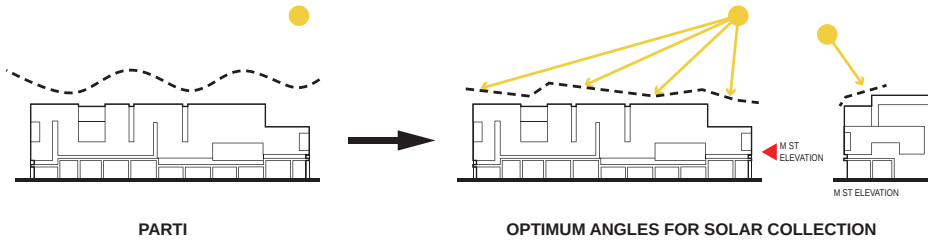
4 RETAIL CANOPY ELEVATION
3/8" = 1'-0"



5 RETAIL CANOPY ELEVATION WEST
3/8" = 1'-0"



6 RETAIL CANOPY ELEVATION EAST
3/8" = 1'-0"



PARTI:

The role of the solar canopy is first and foremost to be a source for renewable energy. Secondly, it is included in the project to contribute to the unique design and character of this forward-looking building. As such, the array is stretched along the length of the building along the southwest wing to maximize energy capacity, and undulated in form to accentuate the morphology of the building below and strengthen the presence and importance of the Ingerson Avenue façade on this important retail corridor.

OPTIMIZE SOLAR ANGLES:

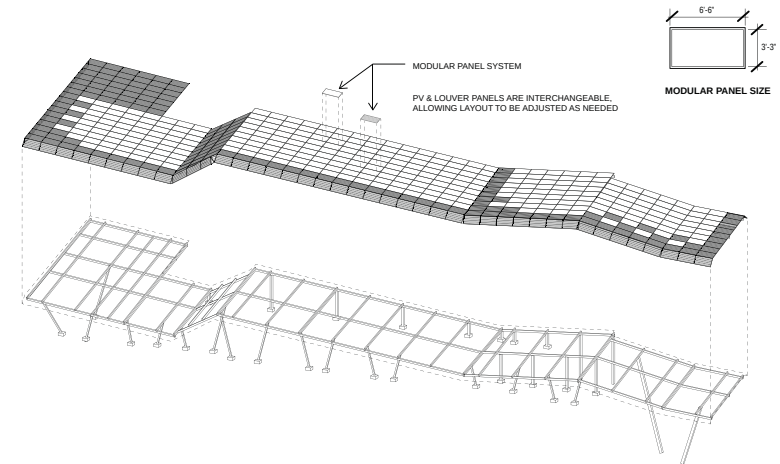
The array is sloped so as to optimize the solar angle of the collector panel surfaces themselves. Panels are gathered along structured planes which cant southward in two directions. Slopes which angle northward, by virtue of the undulation, are void of solar panels and are instead replaced by metal louvers.

SOLID + VOID:

The louvers located on non-south-facing slopes and above areas requiring direct sunlight, like the roof garden at the M Street corner and the rows of living roof plantings along the Ingerson Street step back, provide dappled light so as to nourish the plants in these areas and to create a more comfortable outdoor environment for residents.

STRUCTURE:

Hollow steel posts which support the canopy begin at the 6th floor within the wood wall framing, where they align with wood posts directly below. At the 7th floor framing, these plumb and level steel posts, within the wall framing, terminate in welded steel plates. From these steel plates, a canted tube steel column is welded, each supporting the grid of sloped wide flange steel beams above. The distribution and angles of the posts make an animated constellation of columns. Above the network of primary and secondary steel beams, a lighter gauge grid of metal framing is fastened to support sloped modules of solar photo-voltaic panels. The components of the entire assembly and the connections between posts, beams, girders and purlins are simply and elegantly bolted together as a kit of parts.



DEVELOPER



ARCHITECT



CONSULTANTS

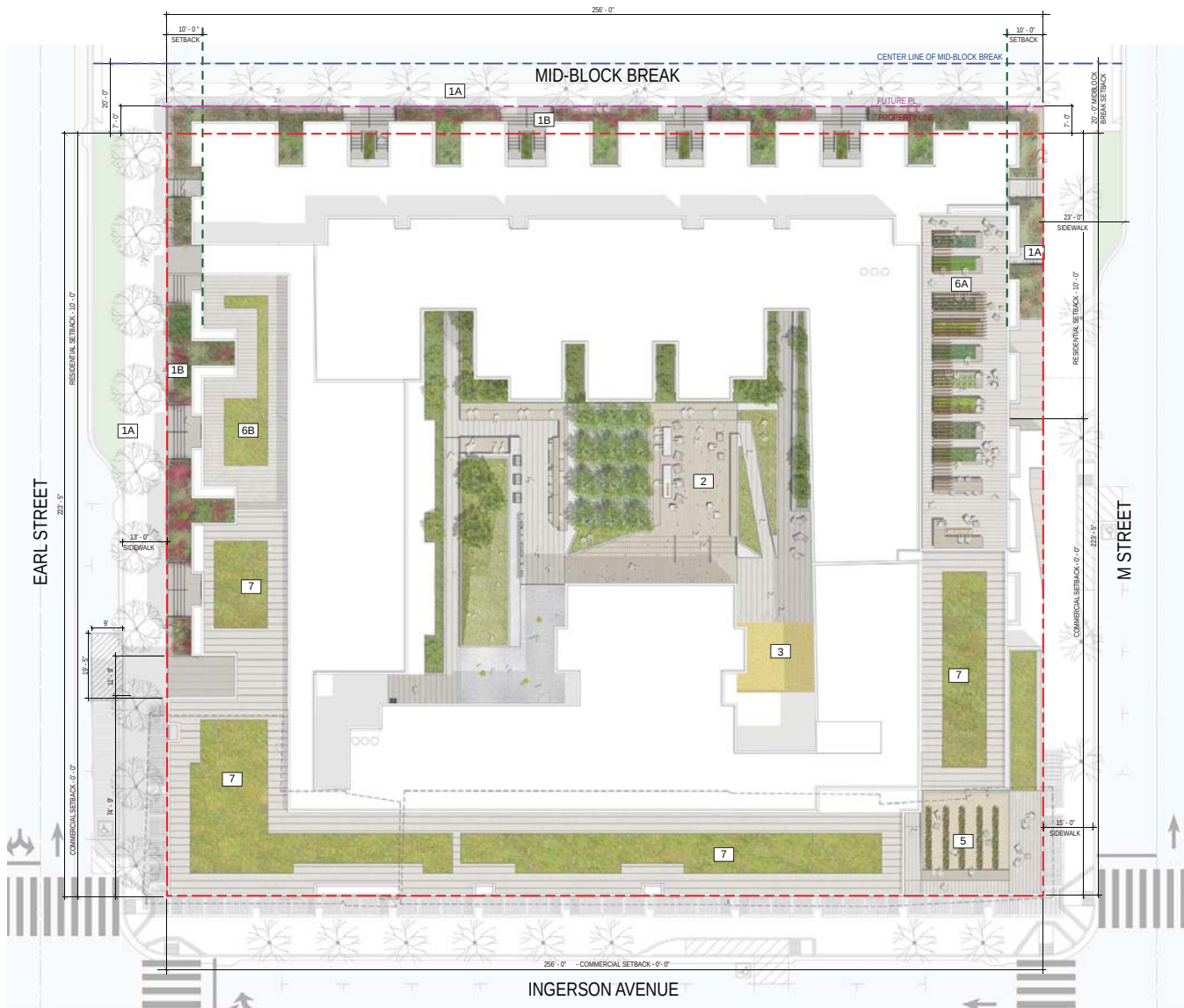


SOLAR CANOPY
SOLAR CANOPY DESIGN CONCEPT

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

6.09



SHEET LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK 10'-0"
- CENTER LINE OF MIDBLOCK BREAK

- 1A LEVEL 1 MID-BLOCK BREAK / STREETSCAPE - NOT IN SCOPE, BY OTHERS
- 1B LEVEL 1 - TOWNHOUSE ENTRANCE AND BIO-RETENTION GARDENS
- 2 LEVEL 2 - COURTYARD AMENITY AND CHILDRENS PLAY AREA
- 3 LEVEL 3 - GLASS MULCH
- 5 LEVEL 5 - APPLE ESPALIER AND TERRACE GARDEN
- 6A LEVEL 6 - COMMUNITY GARDEN
- 6B LEVEL 6 - GREEN ROOF
- 7 LEVEL 7 - GREEN ROOF

STORMWATER TREATMENT REQUIREMENTS
APPROXIMATE TOTAL ROOF AND COURTYARD HARDSCAPE AREAS: 49091 SF

AREA OF THE SITE DESIGNATED FOR STORMWATER BMP (BIORETENTION) TO MEET THE CITY OF SAN FRANCISCO STORMWATER TREATMENT REQUIREMENTS (PER THE CITY OF SAN FRANCISCO MS4 BMP SIZING CALCULATOR : 2193 SF

CURRENT STORMWATER TREATMENT AREAS
LEVEL 1 BIO-RETENTION PLANT 2193 SF
LEVEL 6/7 GREEN ROOF 3957 SF

PERVIOUS SURFACE AREAS
LEVEL 1 TRAD. PLANTERS 570 SF
LEVEL 2 TRAD. PLANTERS 2852 SF
LEVEL 5/6 TRADITIONAL PLANTERS 899 SF

SCALE 1"=20'



DEVELOPER



ARCHITECT



CONSULTANTS



LANDSCAPE PLAN
ROOF LEVEL COMPOSITE

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

7.01



SHEET LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK 10'-0"
- CENTER LINE OF MIDBLOCK BREAK

- 1A** LEVEL 1 MID-BLOCK BREAK / STREETSCAPE - NOT IN SCOPE, BY OTHERS
- 1B** LEVEL 1 - RESIDENTIAL ENTRANCE
- 1C** LEVEL 1 - TOWNHOUSE ENTRANCE, +4'
- 1D** LEVEL 1 - WOOD SEATWALLS AT CONCRETE PLANTER WALLS
- 1E** LEVEL 1 - NATIVE / CAP BIO-RETENTION
- 1F** LEVEL 1 - NATIVE / CAP PLANTING AREA

SCALE 1"=20'

0 5' 10' 20' 40'



DEVELOPER



ARCHITECT



CONSULTANTS



LANDSCAPE PLAN

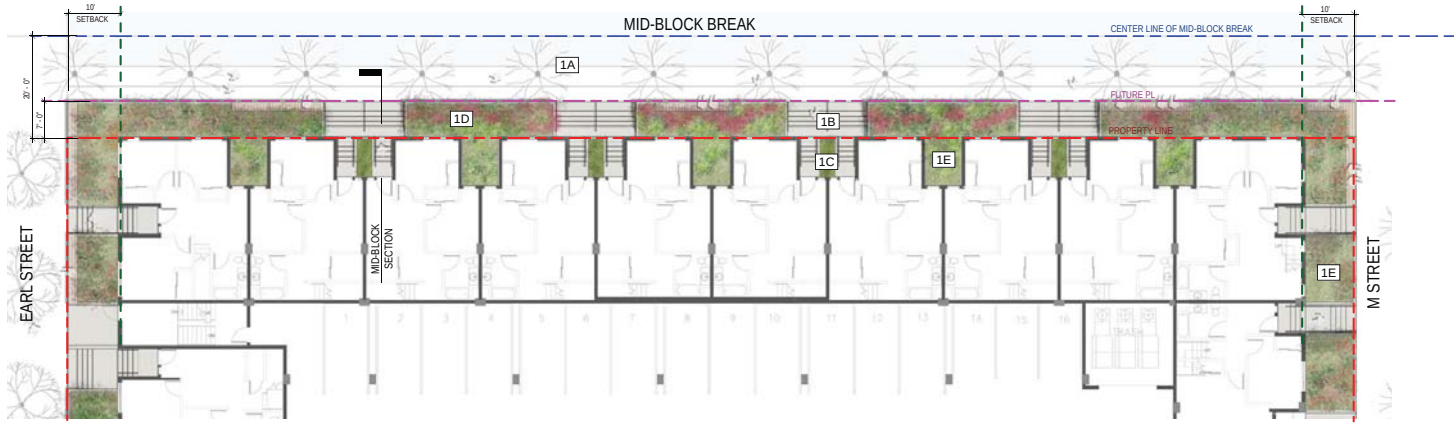
LEVEL 1 PLAN

CANDLESTICK POINT
BLOCK 10A

9/11/2017

OCII SUBMITTAL

7.02

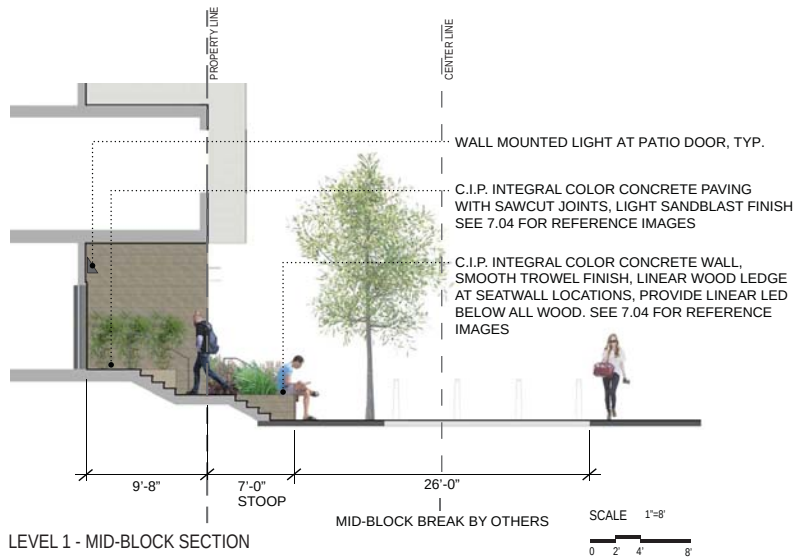
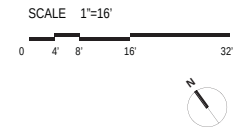


LEVEL 1 - MID-BLOCK PLAN - BLOCK 10A TOWNHOUSES

SHEET LEGEND

- PROPERTY LINE (0'-0" COMMERCIAL SETBACK)
- FUTURE PROPERTY LINE
- RESIDENTIAL SETBACK 10'-0"
- CENTER LINE OF MIDBLOCK BREAK

- 1A** LEVEL 1 MID-BLOCK BREAK / STREETScape - NOT IN SCOPE, BY OTHERS
- 1B** LEVEL 1 - TOWNHOUSE ENTRANCE, +4'
- 1C** LEVEL 1 - PLANTING AREA AT PRIVATE ENTRANCE WITH VERTICAL SEPARATION GARDEN
- 1D** LEVEL 1 - NATIVE / CAP BIO-RETENTION GARDENS
- 1E** LEVEL 1 - NATIVE / CAP GARDEN PLANTING AREA



LEVEL 1 - MID-BLOCK SECTION



LEVEL 1 - MID-BLOCK PERSPECTIVE

STREET TREE - FOR REFERENCE ONLY BY OTHERS, NOT IN SCOPE



FRAXINUS AMERICANA
AMERICAN ASH



OLEA EUROPAEA
OLIVE TREE



PISTACIA CHINENSIS
CHINESE PISTACHE



GINKGO BILOBA
GINKGO

PROPOSED PLANT LIST L1 - BIO-RETENTION / OTHER PLANTING FULL SUN - PART SHADE



DIOSPYROS VIRGINIANA
PERSIMMON
CAP TREE
FULL SUN - PART SHADE
WUCOLS - L
15' - LIMITED SOIL
DECIDUOUS



CORYLUS CORNUTA CALIF.
WESTERN HAZELNUT
NATIVE SHRUB
FULL SUN - PART
SHADE
WUCOLS - L
12'-15'



AQUILEGIA FORMOSA
WESTERN COLUMBINE
NATIVE PERENNIAL
ATTRACTS HUMMINGBIRDS
FULL SUN - PART SHADE
WUCOLS - LOW
1'-3'



CAREX OBNUPTA
SLOUGH SEDGE
NATIVE GRASSES
ATTRACTS BIRDS
FULL SUN - SHADE
WUCOLS - M
4' X 4'



CAREX BARBARAE
SANTA BARBARA SEDGE
NATIVE GRASS
FULL SUN - PART SHADE
WUCOLS - M
DECIDUOUS
2' X 2"



IRIS DOUGLASIANA
DOUGLAS IRIS
NATIVE PERENNIAL
FULL SUN - PART SHADE
WUCOLS - LOW
1'-3'



CHONDROPETALUM TECTORUM
CAPE RUSH
CAP GRASS
FULL SUN - PART SHADE
WUCOLS - LOW
EVERGREEN
3' X 3'



EPILOBIUM CANUM
CALIFORNIA FUSCHIA
NATIVE PERENNIAL
ATTRACTS HUMMINGBIRDS
FULL SUN - PART SHADE
WUCOLS - LOW
1'-2'



JUNCUS PATENS
SPREADING RUSH
NATIVE GRASS
FULL SUN - PART SHADE
WUCOLS - LOW
EVERGREEN
3' X 3'

PROPOSED PLANT LIST L1 - BIO-RETENTION / OTHER PLANTING PART - FULL SHADE PLANT



CAREX OBNUPTA
SLOUGH SEDGE
NATIVE GRASSES
ATTRACTS BIRDS
FULL SUN - SHADE
WUCOLS - M
4' X 4'
EVERGREEN



CAREX BARBARAE
SANTA BARBARA SEDGE
NATIVE GRASS
FULL SUN - PART SHADE
WUCOLS - M
DECIDUOUS
1'-3' X 2"



DICENTRA FORMOSA
PACIFIC BLEEDING HEART
NATIVE PERENNIAL
PART SHADE - SHADE
ATTRACTS HUMMINGBIRDS
WUCOLS - M
1' X 2'
EVERGREEN



HEUCHERA MICRANTHA
CREVICE ALUMROOT
NATIVE PERENNIAL
SHADE
WUCOLS - M
1' X 3'
EVERGREEN



SYMPHORICARPOS ALBUS
SNOWBERRY
NATIVE SHRUB
ATTRACTS HUMMINGBIRDS
PART SHADE
WUCOLS - VL
DECIDUOUS
4'-6'

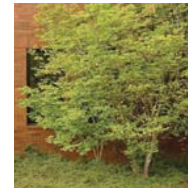


RUBUS URSINUS
CALIFORNIA BLACKBERRY
SHADE
WUCOLS - L
DECIDUOUS
1'-4'

PROPOSED PLANT LIST L1 - TOWNHOUSE ENTRANCE PLANTING DEEP SHADE



RHAPIS HUMILIS
SLENDER LADY PALM
CAP
PART SHADE - SHADE
WUCOLS - L
2' X 5'+
EVERGREEN



ACER CIRCINATUM
VINE MAPLE
NATIVE SMALL TREE
PART SHADE - SHADE
WUCOLS - M
10' X 15'+
EVERGREEN



RUBUS URSINUS
CALIFORNIA BLACKBERRY
NATIVE GROUNDCOVER
SHADE
WUCOLS - L
DECIDUOUS
1'-4'

MATERIALS



CONCRETE PAVING + STAIRS
INTEGRAL COLOR AND SAWCUT
JOINTS



WOOD SEATWALL

DEVELOPER

TOWNHOUSE
NEIGHBORHOOD
DEVELOPMENT

ARCHITECT

YCD

CONSULTANTS

TS studio

YA studio

MID-BLOCK BREAK

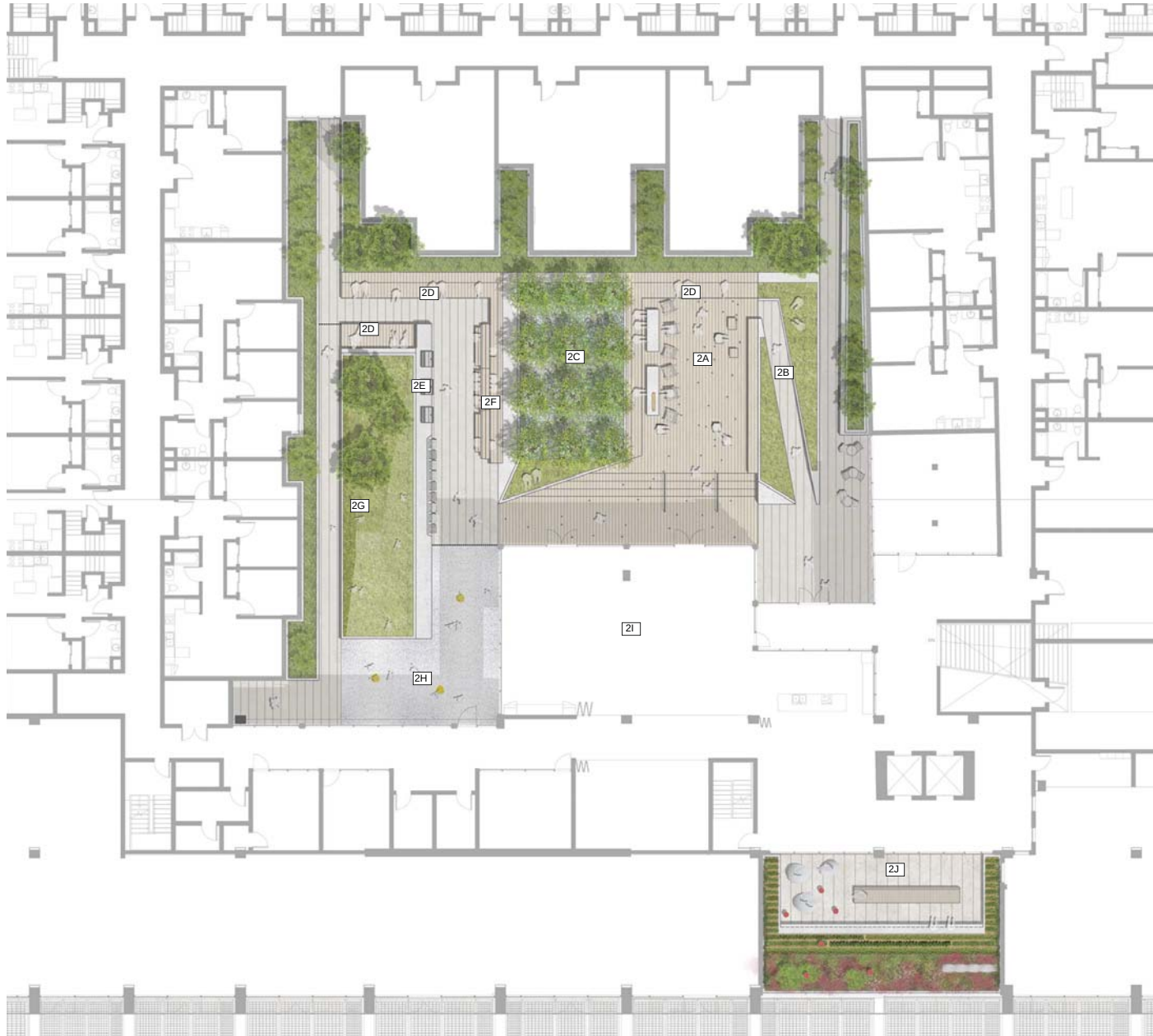
LANDSCAPE PLANTING & MATERIALS

CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL

9/11/2017

7.04



SHEET LEGEND

- PROPERTY LINE
- CENTER LINE

- 2A ELEVATED WOOD EVENT AND EVENING TERRACE WITH FIREPIT
- 2B ACCESSIBLE WALK
- 2C PERSIMMON BOSQUE
- 2D WOOD LOUNGE
- 2E BBQ TERRACE
- 2F COMMUNITY PICNIC TABLE
- 2G PLAY MOUND
- 2H PLAY AREA
- 2I COMMUNITY ROOM; S.A.D.
- 2J LEVEL 2 POCKET GARDEN HUMMINGBIRD AND HERB GARDEN

SCALE 1"=20'

0 5' 10' 20' 40'



DEVELOPER



ARCHITECT



CONSULTANTS



COURTYARD DESIGN

LEVEL 2 PLAN

CANDLESTICK POINT
BLOCK 10A

OCII SUBMITTAL 9/11/2017

7.05



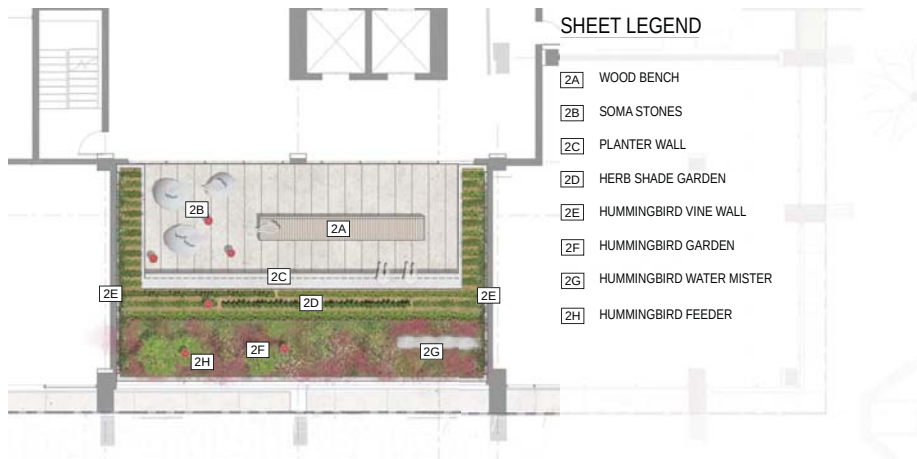
LEVEL 2 - AERIAL VIEW OF COURTYARD



LEVEL 2 - PERSPECTIVE OF COURTYARD LOOKING NORTH-WEST



LEVEL 2 - PERSPECTIVE OF COUTYARD LOOKING NORTH FROM COMMUNITY ROOM



LEVEL 2 - PKET GARDEN PLAN



LEVEL 2 - PERSPECTIVE OF POCKET GARDEN, SHADY HERB GARDEN AND HUMMINGBIRD'S BEYOND



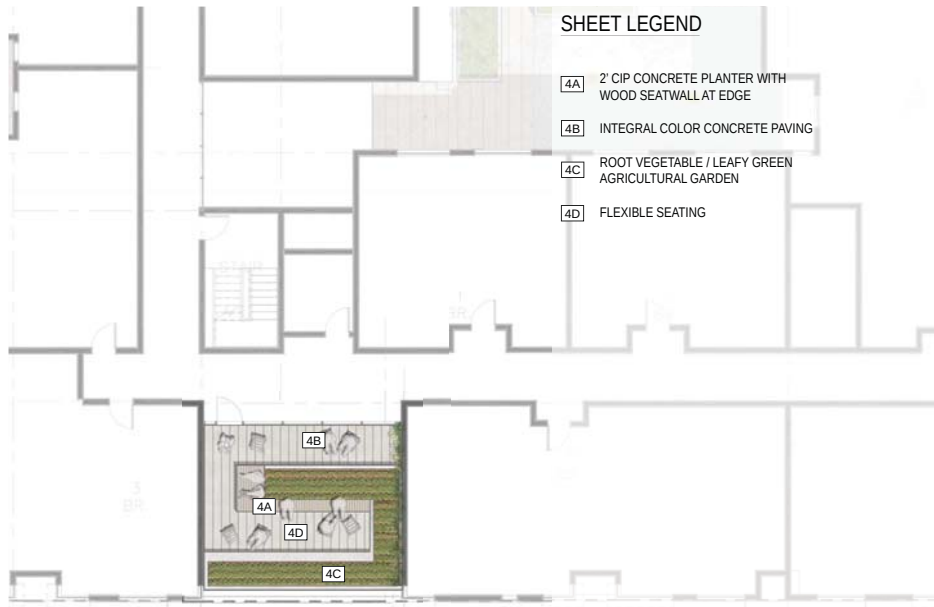
LEVEL 2 - HUMMINGBIRD GARDEN



LEVEL 2 - SHADY HERB GARDEN



LEVEL 2 - AERIAL VIEW OF HUMMINGBIRD GARDEN / LEVEL 2 POCKET GARDEN



LEVEL 4 - POCKET TERRACE WITH ROOT AND LEAFY VEGETABLE GARDEN

SCALE 1"=10'

0 2.5' 5' 10' 20'



LEVEL 5 - AMENITY VIEW TERRACE WITH APPLE ESPALIER ORCHARD

SCALE 1"=10'

0 2.5' 5' 10' 20'



SHEET LEGEND

- 6A AGRICULTURAL GARDENS
- 6B FLEXIBLE SEATING AND MINI TABLES
- 6C COR-TEN PLANTER WALL WITH WOOD SEATWALL
- 6D COMMUNITY TABLE
- 6E COR-TEN AGRICULTURAL TRELLIS
- 6F COMMUNITY LOUNGE AND FIREPIT



LEVEL 6 - AGRICULTURAL FULL SEASON ROTATING GARDEN



LEVEL 6 - AGRICULTURAL GARDEN LOOKING TOWARDS HUNTERS POINT

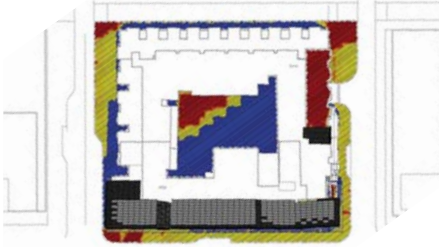


LEVEL 6 - AGRICULTURAL GARDEN LOOKING TOWARDS BAYVIEW HILL

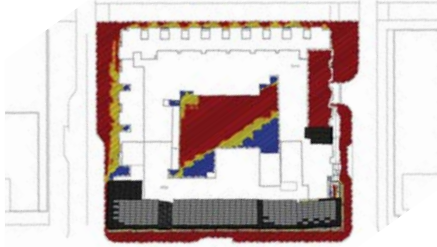
DEVELOPER  ARCHITECT  CONSULTANTS 	
ROOF GARDEN DESIGN LEVEL 6	
CANDLESTICK POINT BLOCK 10A	9/11/2017 OCII SUBMITTAL
7.09	

SITE OVERALL

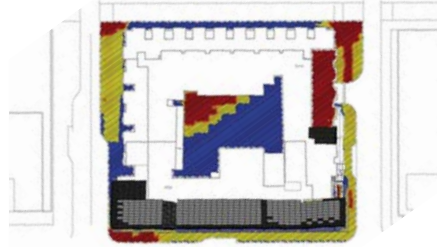
SPRING EQUINOX



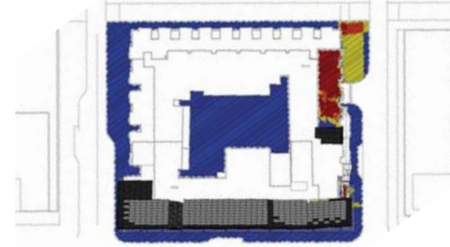
SUMMER SOLSTICE



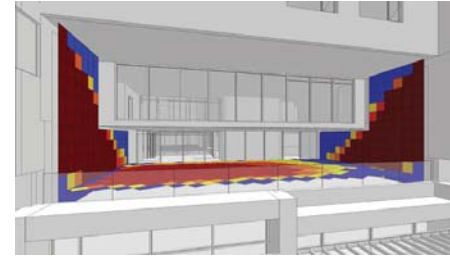
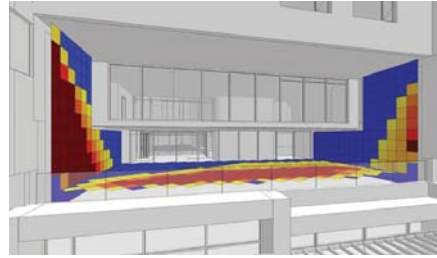
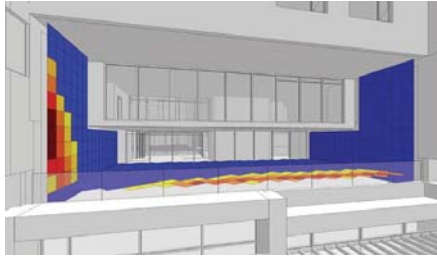
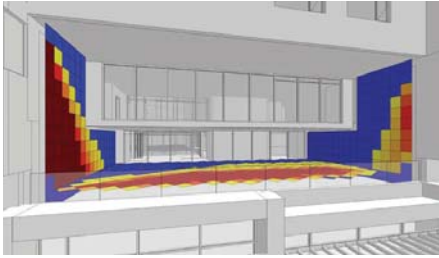
FALL EQUINOX



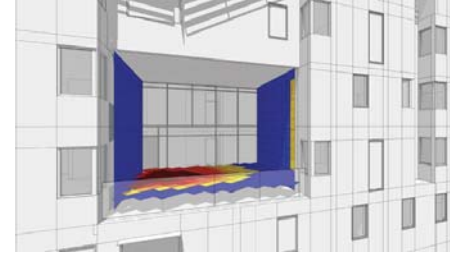
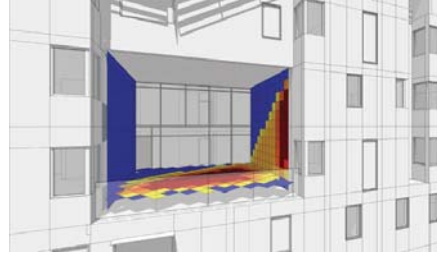
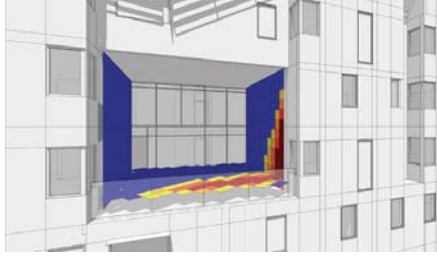
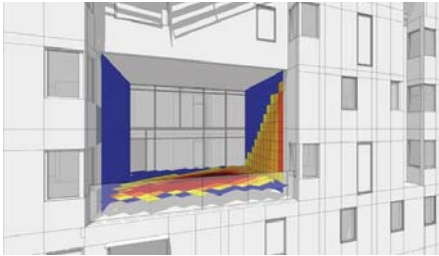
WINTER SOLSTICE



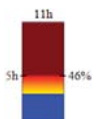
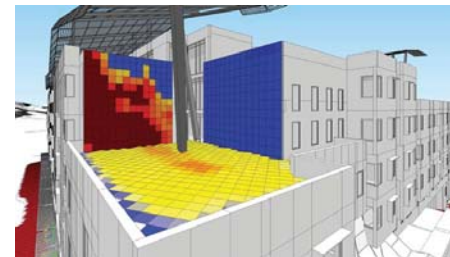
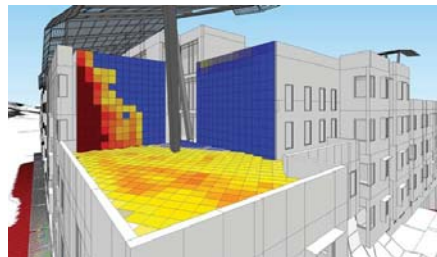
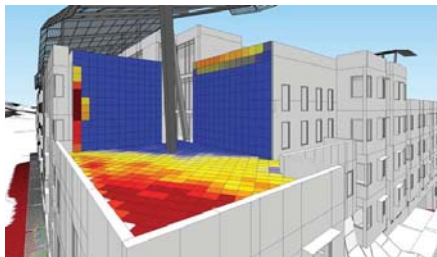
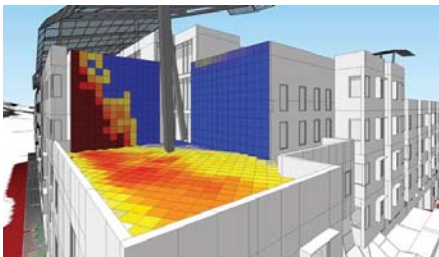
GARDEN - LEVEL 2



GARDEN - LEVEL 4



GARDEN - LEVEL 5



DEVELOPER



ARCHITECT



CONSULTANTS



LANDSCAPE ANALYSIS

SUN & SHADE STUDIES

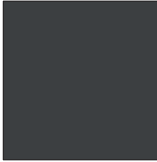
CANDLESTICK POINT

BLOCK 10A

OCII SUBMITTAL 9/11/2017

7.10

COLOR 1

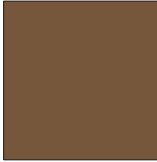


FIBER CEMENT PANEL:
MATERIAL A



CORRUGATED METAL SIDING
MATERIAL C

COLOR 2



STUCCO (DARK)
MATERIAL D

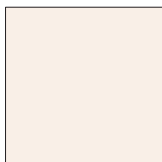


STUCCO (DARK)
MATERIAL D

COLOR 3



STUCCO (LIGHT)
MATERIAL D



STUCCO (LIGHT)
MATERIAL D



BOARD-FORMED CONCRETE
MATERIAL E



WOOD SIDING
MATERIAL F



ALUMINUM WINDOW



ALUMINUM STOREFRONT



STEEL CANOPY



PV CANOPY

DEVELOPER



ARCHITECT



CONSULTANTS



SUPPLEMENTAL
MATERIAL BOARD

CANDLESTICK POINT
BLOCK 10A
OCII SUBMITTAL

9/11/2017

8.01

Attachment 3 Professional Services Contracting Summary

10 A Consultant summary

10 A Consultant summary						For Informational Purposes Only			
Discipline	Consultant Names	Fees	SBE Goal Credit*	SBE - SF	MBE	Ethnicity**	WBE		
Architect	Herman Coliver Locus	\$ 2,115,000	\$ 2,115,000	\$ 2,115,000					
Associate Architect	YA Studio	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	African American			
Civil	Freyer and Laurretta	\$ 57,527	\$ 57,527	\$ 57,527	\$ 57,527	Asian /Pac			
Environmental Engineer	AEW Engineering	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	Asian /Pac			
Geotechnical Engineer	ENGEO	\$ 159,600							
Green Consultant	STOK	\$ 58,595	\$ 22,295	\$ 22,295					
Landscape Architect	TS Studio	\$ 125,000	\$ 125,000	\$ 125,000			\$ 125,000		
MEP	Tommy Siu (M, P); eDesignc (E)	\$ 234,700	\$ 234,700	\$ 234,700	\$ 119,700	Asian /Pac	\$ 115,000		
Structural	KPFF	\$ 384,999							
Surveyor	Freyer and Laurretta	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	Asian /Pac			
Commissioning	STOK	\$ 57,690	\$ 57,690	\$ 57,690					
Procurement Consultant	Monica Wilson	\$ 30,000	\$ 30,000	\$ 30,000			\$ 30,000		
Owner's Rep / Construction Manager	Regent	\$ 223,400	\$ 223,400	\$ 223,400	\$ 223,400	Latino			
Permit Expediting									
Scaffold/Exterior Building Maintenance	Access Systems & Solutions, Inc.	\$ 19,500							
Solar Consultant	Sun Light and Power	\$ 8,000							
Lighting Consultant	Horton Lees Brogden	\$ 42,500							
Acoustical	Papadimos	\$ 32,000	\$ 32,000	\$ 32,000					
Waterproofing	WJE	\$ 114,750							
Totals		\$ 4,024,761	\$ 3,259,112	\$ 3,259,112	\$ 762,127		\$ 270,000		
Percent of Total Fees			81.0%	81.0%	18.9%		6.7%		

* Full SBE credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.

** Please note: ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

Attachment 4 Professional Services Firm Biographies

Candlestick North Block 10a: Consultant Biographies

The following are biographies of SBE consultants holding the five largest contracts by dollar value. Please refer to the Consultant Summary for contract values.

Herman Coliver Locus Architecture

Herman Coliver Locus Architecture is a team of San Francisco based design professionals with extensive experience in multi-unit, supportive housing, with a specific emphases on low-income families and seniors. HCLA is distinguished as a civic-minded, community oriented, award winning practice.

Y.A. Studios

Y.A. Studio was established in San Francisco in 2003 specializing in single and multi-family residences, offices, warehouse, and medical facilities. The firm is established by Yakuh Askew, a San Francisco native. Current projects include Transbay Block 8, 1500 Mission Street, Casa De La Mission, and both Candlestick 10a and 11a.

Tommy Siu and Associates and EDesignC

Tommy Siu and Associates, leading the Mechanical and Plumbing scope, has specialized in mechanical engineering since the firm's founding in 1988. Tommy Sui, principal, has been working in the field for over 35 years. His team of professionals has extensive experience working on many new construction and renovation of housing projects in San Francisco. EDesign C, leading the Electrical scope, was established in 2008 with a team dedicated to affordable housing and school projects. EDesignC is a minority, women owned business consisting of thirteen dedicated staff members.

Regent Construction Management, LLC

Established in 2007 by Chris Rivera, Regent Construction Management has managed projects in San Francisco for the last decade. Chris brings two decades worth of construction experience working his way from Field Engineer to Senior Project Manager at Cahill Contractors prior to starting Regent CM. He monitors and works with the project team closely to reduce factors that hinder cost control during the pre-construction and construction process, and is a valuable addition to the team.

TS Studio

Founded in 2011, TS Studios specializes in landscape architecture and urban design projects in the Bay Area. Collaborating with public and private clients, their work includes a variety of scales, from small intimate spaces to large multi-use parks and waterfronts. TS Studios is a certified woman owned LBE in San Francisco. Current projects include Transbay Block 8, 1500 Mission Street, and 72 Ellis Street, along with Candlestick Block 10a.