



450-2102019-002

Agenda Item **No.5(c)**
Meeting of May 7, 2019

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the Schematic Design of a mixed-use project at Candlestick Point North Block 11A, which consists of 422 residential units, including twenty-one (21) below-market-rate units, and approximately 14,191 square feet of neighborhood retail and services space; approving variance findings for development standards in the Candlestick Point Design for Development concerning (1) exceptions to maximum building height, (2) total blank wall limits, and (3) non-habitable projection dimensions; and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area

EXECUTIVE SUMMARY

In accordance with the Disposition and Development Agreement for Candlestick Point and Phase 2 of the Hunters Point Shipyard (as amended, the "Phase 2 DDA") the master developer, CP Development Co., LLC ("Developer") for Candlestick Point and Hunters Point Shipyard Phase 2 Project ("CP/HPS Project") will develop the lot known as Candlestick Point North Block 11A ("CPN Block 11A"). Per the Design Review and Document Approval Procedure ("DRDAP") of the Phase 2 DDA, the Developer has submitted Schematic Design documents for CPN Block 11A to OCII staff and is seeking approval from the Successor Agency Commission ("Commission"). The Schematic Design documents can be found at Attachment 2.

CPN Block 11A is located within the Candlestick North Neighborhood of the Bayview Hunters Point Redevelopment Area. The Project is located at the corner of Ingerson Avenue and West Harney Way, a central location in the Candlestick Point area.

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The intersection of Harney Way and Ingerson Avenue, framed by the proposed and future development of the CPN 11A tower, Film Arts Center, and Wedge Park, is a focal point identified within the Candlestick Point portion of the CP/HPS Project. At the proposed CPN 11A building, the Ingerson Street ground level provides retail uses that are intended to be food and beverage-oriented; this relates well to the commercial activities planned for that street on both sides. The midrise base continues this use to the tower for continuity. Glassy storefronts accented by stone and metal surrounds distinguish the commercial use from the residential use above. Pairs of vertical windows stacked two stories and alternating with a rhythmic scale, make the residential dwellings distinctive and at the same time provide variety along the large façade. The top floor is stepped back, and private terraces are provided to overlook the street. This approach to the mid-rise façade is consistent on 3 sides of the project.

The Harney Way midrise of CPN 11A faces Wedge Park to the east, while the side streets, M Street and the mid-block break are quieter residential streets. Residential dwellings wrap the ground level of the midrise with entrances directly from the street. The façade treatment for the midrise is consistent with Ingerson and M Street facades. The Mid Block Break appropriately has walk-up entrances with townhomes lining the street, encouraging a pedestrian friendly paseo that is a short walk from the Candlestick Community Park. Private stoops that spill into the mid-block break create a safe and friendly environment while bay windows overlook the street and provide an interesting rhythm looking east and west. (See Attachment 1: Site Map for reference). Generous landscaping and street trees protect the entry porches and give the dwellings a break from the bustle of the city.

The design team extended the secondary residential lobby as far as practical from the Mid-Block Break, and likewise did the same with commercial use from Ingerson Street. The streetscape ground level façade on M Street house the required electrical and gas utility rooms, as well as the vehicular entrance, service, and loading areas. The landscape architect took advantage of the setbacks and created a streetscape that appears twice as wide as the sidewalk using planting, furnishings, and paving details that change along the way. The building fenestration has a unique metal cladding pattern that artistically modulates the utility walls and provides necessary ventilation through disguised louver and transformer door elements.

CPN 11A is 1.46 acres and development includes a gross building area of approximately 652,000 square feet of which approximately 548,000 square feet is residential. The proposed development includes 422 units, including 21 affordable units spread throughout the first 21 floors of the 32-story development.

There will be various shared amenities for residents throughout the project including a 12,500 square foot interior courtyard and 1,800 square feet of residential terrace space. The ground floor will hold approximately 14,191 square feet of neighborhood retail space facing Ingerson Avenue, and a 225-stall garage below grade. The Developer has determined that the units in CPN 11A will be for sale.

CPN 11A's design is also consistent with the standards set forth in the Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan") and with exceptions documented herein, conforms to the Candlestick Point Design for Development ("CP D4D") design standards and guidelines. As is typical with all OCII approvals of schematic designs, the action before the Commission is a conditional approval that

requires the Developer either to continue to refine certain project elements in consultation with OCII staff or provide OCII staff additional information for review and approval during subsequent design phases.

Staff recommends (1) conditionally approving the Schematic Design for CPN 11A; (2) adopting findings and approving a variance from authorizing an amendment to the Design for Development standard for exceptions to maximum building height, allowing the total height of Block CPN 11A to be 350 feet; (3) adopting findings and approving a variance from the Design for Development standard of 20% total blank wall percentage to allow a total blank wall percentage of 34%; (4) adopting findings and approving a variance from the Design for Development standard establishing maximum dimensions for Non-Habitable Projections, to allow a balcony and canopy that are approximately 35 feet in length on the southern façade and approximately 71 feet on the eastern façade, and protrude approximately ten feet from the main building face and an upper balcony and canopy that is approximately sixty-five feet in length; and (5) adopting environmental review findings pursuant to the California Environmental Quality Act.

BACKGROUND

Hunters Point Shipyard and Candlestick Point Overview and Summary

The Hunters Point Shipyard and Candlestick Point areas are comprised of approximately 780 acres along the long-neglected waterfront lands of southeastern San Francisco. The CP/HPS Project will transform the land into productive areas for jobs, parks, and housing, including affordable housing.

Together with Hunters Point Shipyard Phase 1 ("Phase 1"), the CP/HPS Project will deliver 12,100 new homes, approximately 32 percent of which will be below market rate and will include the rebuilding of the Alice Griffith ("AG") public housing development consistent with the City's HOPE SF public housing revitalization program, up to 4.4 million square feet of research and development space, and more than 350 acres of new parks in the southeast portion of San Francisco. In total, Phase 1 and the CP/HPS Project will generate over \$6 billion of new economic activity to the City, permanent jobs, hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately \$90 million in community benefits. The CP/HPS Project's full build out will occur over 20 to 30 years; to date 776 units have been built at the Phase 1 and Candlestick Point sites.

Development Approval Process

The Phase 2 DDA reflects a "horizontal" land development model, wherein OCII assembles and conveys land to a competitively selected developer, in this case the Developer a corporation formed for the specific purpose of developing the CP/HPS Project. The Developer must build horizontal infrastructure improvements and provide various community amenities and other public benefits. In return, the Developer receives the right to sell land for vertical development. For vertical construction of new housing and commercial space, the Phase 2 DDA contemplates that the Developer may choose to build vertical projects itself or with affiliates, or alternatively to convey finished lots to other developers for construction. For CPN 11A, Developer has elected to develop the parcel and will maintain the rights and obligations of a Vertical Developer under the Phase 2 DDA.

The Phase 2 DDA's DRDAP outlines the process for the Developer to receive development approvals. Approval of vertical improvements follows a Major Phase and Sub-Phase approval. Each Major Phase is approved through a "Major Phase Application" that requires Commission approval and subsequent Sub-Phases are approved by OCII's Executive Director. 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. CPN 11A development has followed the approval process and is part of Sub-phase CP-03 of Major Phase 1-CP.

The DRDAP also 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 Design, 2) Design Development, and 3) Construction Documents. The DRDAP requires the first design submittal (i.e. the Schematic Design) be presented to the Commission for review and approval. OCII staff has reviewed the Schematic Design submission for CPN Block 11A and has determined that it is complete and contains the necessary information required by the DRDAP.

The CP D4D provides land use controls and design guidelines necessary to implement the Candlestick Point portion of the CP/HPS Project, which includes the construction of infrastructure, parks, and housing. The CP D4D functions as the zoning for the site, including controls for height, bulk, setbacks and lot sizes, but also establishes more detailed standards and guidelines to ensure that the ongoing physical planning and design of the development results in a highly desirable urban environment. With few exceptions, CPN Block 11A's Schematic Design complies with the CP D4D standards but, as is typical, there remains elements of the design that require further study or additional information that will be addressed in later stages of design.

DISCUSSION

Project Description

CPN 11A is 63,714 square-foot, 1.46 acre site located at Ingerson Avenue and Harney Way. It is comprised two separate legal parcels: Assessor's Lot No. 27 and Lot No. 28.

The development program for CPN 11A conforms to the goals and requirements of the Redevelopment Plan and the proposed amended Design for Development controls. The development program, as proposed by the Development Team and shown in the Schematic Designs in Attachment 2, includes:

- A mixed residential retail, for-sale, project consisting of (1) a 32-story tower located on the east side of the site and (2) a 8-story podium building;
- 14,191 square feet of neighborhood ground floor retail space facing Ingerson Avenue;
- A below grade parking garage with 225 spaces for cars and 118 spaces for bikes. The market rate units of the tower will have a ratio of 0.53 parking spaces per unit, and there will be a 1:1 ratio for below market rate ("BMR") units (with first right to refusal). The parking will be unbundled (purchased separately from the unit);

- Shared open space and amenities (collectively “Shared Amenities”) consisting of the following, which shall be equally accessible to all residents of the Project and for which there shall be no fees required for residents to use the amenities beyond the HOA dues:
 - An outdoor courtyard on Level 3 consisting of 12,543 square feet
 - A shared residential terrace on Level 4 consisting of 1,023 square feet
 - A shared residential terrace on Level 24 consisting of 801 square feet

Summary of Project Affordability

The table below provides a summary of the affordability and unit mix within the Block 1 Project:

Overall Project Component	Proposed
Tower Height	320 feet
Stories	32
Total Units	422 Units
Total BMR Units	21 BMR Units
Overall Project Affordability	5%
Level of Affordability (# of units)	80% AMI (3 units) 90% AMI (4 units) 100% AMI (3 units) 120% AMI (11 units) Total 21 units
Location of Tower BMR Units	Floors 1-21

Inclusionary Units

The Project also includes 21 Inclusionary Units interspersed within the first 21 stories of the tower building per the Schematic Designs in Attachment 2, and will include a mix of affordability levels: 3 of the Inclusionary Units shall be affordable to households earning no more than 80% of AMI, 4 of the Inclusionary Units shall be affordable to households earning no more than 90% of AMI, 3 of the Inclusionary Units shall be affordable to households earning no more than 100% of AMI, and; 11 of the Inclusionary Units shall be affordable to households earning no more than 120% of AMI. The Inclusionary Units will remain as affordable units at the initial level of affordability for the life of the Project. The interior features of the Inclusionary Units will be of good quality and consistent with current standards for new for-sale housing.

Affordability Restrictions

In order to ensure that the Inclusionary Units and the Affordable Project remain affordable for the life of the Project, a Declaration of Site Restrictions will be recorded on title for each of the BMR Units, which will require that in the event of sale, foreclosure, or any other transfer of ownership, the unit is subject to the affordability restrictions required per the Limited Equity Program as administered by MOHCD as the Housing Successor. The affordability restrictions will transfer as an asset to MOHCD upon the sale of all the BMR units.

Phase 2 Affordable Housing Program

The Phase 2 DDA includes a Below Market Rate ("BMR") Housing Plan that stipulates that 31.36 percent or 3,345 units of the 10,500 total units to be developed in the CP/HPS Project be BMR units, including a one-for-one replacement of the existing public housing units at Alice Griffith, OCII Affordable Units, Inclusionary Units, and Workforce Units. Three primary groups of providers will develop the BMR units: (1) qualified housing developers selected by OCII will develop the 1,140 OCII Affordable Units on the OCII Lots; (2) McCormack Baron Salazar will develop 256 AG replacement units and 248 OCII Affordable Units on the AG lots; and (3) Vertical Developers, including Developer and its affiliates, will develop 809 Inclusionary Units (or 10.16% of the combined total of Market Rate Units and Inclusionary Units) and 892 Workforce Units in accordance with the BMR Housing Plan.

The BMR Housing plan further provides that in order to accommodate the needs of families, all BMR Units are to have an average of two and a half (2.5) bedrooms. Furthermore, per the BMR Table of the Phase 2 DDA, units in the 80-100% AMI tier must be on average affordable with an AMI Percentage equal to ninety percent (90%).

The Inclusionary Units included in CPN 11A's Schematic Design are in accordance with the BMR Housing Plan and BMR Table. Of the 422 residential units in CPN 11A, the Developer has identified 21 inclusionary units that will be affordable to households earning between 80-120% Area Median Income ("AMI"). The Inclusionary Units account for 5.0% of the total units in CPN Block 11A in the 80-100% AMI tier and are on average affordable to households earning 90% AMI. The distribution of the BMR units for the Project is as follows:

CPN 11A BMR Unit Mix

Floor	Studio 550 GSF	1 BDR/1BA 700 – 900 GSF	2 BDR/2BA 950-1200 GSF	3 BDR/2BA 1400 GSF	TOTAL
Level 21			1		1
Level 20					0
Level 19					0
Level 18			1		1
Level 17					0
Level 16					0
Level 15					0
Level 14					0
Level 13					0
Level 12			1		1
Level 11					0
Level 10			1		1
Level 9			1		1
Level 8			1		1
Level 7			1	1	2
Level 6				3	3
Level 5				2	2
Level 4			1	2	3
Level 3			1	3	4
Level 2					0
Level 1			1		1
TOTAL	0	0	10	11	21
Percentage			2%	3%	100%
Average:	2.5 bedrooms				

CPN Block 11A Design Summary (see attached Schematic Design Submittal)***Design Approach***

The design approach for CPN Block 11A is rooted within the master plan for Candlestick Point and its surrounding context. The CP development provides a distinct opportunity to create new neighborhood in a richly historic area of San Francisco. The development has a strong intent to revitalize and enhance the Bayview neighborhood by expanding access to jobs, retail and entertainment, parks and recreation. The buildings design will help enhance the experience of both residents and visitors to enjoy all this new neighborhood has to offer.

As the first tower to be constructed in the Candlestick development, the CPN 11A project must be perceived both as an independent, urban landmark and as well as an integral part of the emerging neighborhood. The design concept results from balancing these two goals - a heterogeneous, integrative icon on one hand, yet also an ambivalent expression among a coherent ensemble of towers that will together transform the city and regional skyline. The design approach for the project is shaped by the

direction in the Design for Development (“D4D”) document which identifies view corridors, important intersections, and neighborhood boundaries for the entire development.

The intersection of Harney Way and Ingerson Avenue, framed by the CPN 11A tower, Film Arts Center, and Wedge Park, is a focal point identified within Candlestick Development (D4D page 47). On the ground, the view line through Harney Way features the development along Wedge Park and creates a clear line of sight northeast, across South Basin toward Hunters Point Shipyard. The view line through Ingerson Avenue acknowledges the significance of the street as a retail corridor and creates a clear line of sight southeast to the tip of the Candlestick Point State Recreation Area. Located at the boundary between two neighborhoods, the urban mixed-use development serves as a transition between the Candlestick North neighborhood with its residential character and the Candlestick Center neighborhood with its commercial character.

The main residential lobby serving the residential tower and mid-rise buildings is located at the block’s most prominent corner at Harney Way and Ingerson Avenue. The entry plaza at the corner of Ingerson Avenue and Harney Way is a focal corner of the development. At this location, the primary residential tower entry and corner anchor retail opens to the plaza, creating an inviting environment where a mix of users and programs converge. The elevated Level 4-6 residential amenity space provides a canopy that protects the entry plaza overhead from weather elements while emphasizing the height of the multi-story entry. The residential entry is clearly denoted by signage above the revolving door. Wrapping around the building corner from the Ingerson frontage to Harney frontage, the retail storefront transitions from glazing to a three-story art wall facing the Wedge Park. A public art mural borders the residential entry to further enhance the entry plaza. The building entry is connected to an outdoor entry plaza, responding to the Film Arts Center across the street which also has a generous entry plaza. The plaza, framed by large glass walls of the residential lobby and retail, creates an inviting and open building at the center of the neighborhood. The two entry plazas together with Wedge Park, form a series of open spaces of various scales and character at an important crossroad for visitors and residents.

A podium facade design was developed to unify the mid-rise and low-rise buildings facing Ingerson Avenue, Harney Way, and M Street. White glass fiber reinforced concrete panels form the basic modules of the window wall. Across the long blocks, the two-story modules highlight the podium’s verticality and are occasionally broken by gray modules set back from the primary facade. Contrasting the white panels are dark, staggering gray aluminum window frames, giving the windows a contemporary look and add subtle variety while keeping the overall uniformity of the facade. The panel dimensions are intended to integrate with interior unit views, demising walls and other structural elements, expressing the residential program on the exterior facade.

Above the ground, the tower is designed to accentuate the building’s verticality as a visual icon that gives identity to the neighborhood. A residential shared amenity space with views opening toward Harney Way and Ingerson Avenue and framing the intersection, is lifted above the street level. Another residential shared amenity spaces, a sky lobby, opens toward Harney Way. These elevated spaces activate the corner by extending the activities from the street to the building above. Stacked balconies at the inside corner between the primary and secondary masses further highlight the building’s verticality. Along

Harney Way and Ingerson Avenue, the building is grounded to accentuate the residential walk-up units and retail spaces at the ground level.

The corner of Harney Way & Mid-Block Break marks the transition from the public thoroughfare to a more intimate residential environment. On the ground, residential units with stoops and entries lines the sidewalk with active uses that engage pedestrians. Above Level 2, the mid-rise building along Harney wraps the corner, terminating with framed balconies that overlook the Mid-Block Break. The scale of the mid-rise units reduces to transition to the pedestrian-scale, low-rise flats that front the majority of the Mid-Block Break. The low-rise flats have landscape planters and benches between individual stoops, providing places for pedestrians to rest as they stroll through the lane.

Façade

The tower facade design is comprised of an aluminum window wall system with low-e glazing, spandrel, metal slab cover, and louvers. The singular glazing window type gives the tower a clean, unified look without the distraction of competing materials. Staggering operable awning windows provide subtle variety and texture to the facade. Several types of tower windows systems ranging from curtain walls to window walls were studied to optimize views, window-to-wall ratio, and sustainability to minimize cooling/heating load. The proportion and rhythm of the windows also impacted how the verticality of the tower is perceived.

The retail storefronts along Ingerson Avenue are intended to provide an active street frontage that supports the retail street. The facade changes every 30' or less per the Design for Development guidelines. Large amounts of transparent storefront glazing is divided by solid materials including glass fiber reinforced concrete, metal panel, and stone. The spacing between solid walls are not uniform to contribute to an active base of the building. Projecting retail canopies of various heights provide variety to the ground floor roof line. Prominent corners have more glazing with a similar pattern that ties into the rhythm of the rest of the base. The transparency allow the portion of the mid-rise building above, which appears more solid, to seemingly float at the corner.

The facade for the residential flats along Mid-Block Break is intended to contribute to the alley's active, pedestrian-friendly environment. Projecting bay windows reduce the scale of the facade and are placed at a non-uniform rhythm to create variety and interest for pedestrians. The bays on the east side have windows facing east towards Wedge Park while the bays on the west side having windows facing west towards M Street. Stoops elevated between 2'-0" to 4'-0" open directly to the pedestrian mew, integrating residential life into the neighborhood. Canopies above the bay windows highlight the projections and erode the horizontal roof line above the top level, reducing the apparent mass of the building.

The M Street facade treats the mechanical blank wall area with contrasts in wall treatment, outdoor seating, and offsetting wall lines have been used to activate the street frontage as much as possible. The two corners, as retail and secondary residential lobby, have large glazing to provide glimpses of the activities inside. While, the back wall of the corner lobby which currently shows a graphic of a bird is placeholder for public art by a local artist

Open Space

The project provides more than the required square footage of open space to help bring calming nature into the bustling area. A large private residential courtyard at the podium level provides outdoor amenity spaces for residents including areas to sit, eat and relax. The large proportions of the courtyard allow for multiple activity zones to take place while the change in scale as the building steps down to the midblock break creates greater access to light and sun exposure.

Structural Approach

The structural design for the tower at CPN 11A follows established principles and practices of structural engineering. The design is compatible with the demands of multi-unit residential construction and optimize efficiency without compromising system performance and constructability. Maximum benefit will be obtained for the costs expended while not compromising safety and reliability as a cost savings measure. In consideration of the building structure, the development can be divided into three main components: Tower, Podium and Below Grade Parking. An important architectural objective to the project is the design of these components as a single structural system. That is, for the purpose of eliminating seismic separation joints throughout the project, the structure will be designed with strengthening as needed to transfer forces between the Tower and Podium components of the structure.

1. The Tower component of the new development is 32 stories tall and composed primarily of residential units. Typical floor to floor heights will be 9'-8". Post-tensioned, cast-in-place flat slab construction will be used at each of the Tower floors. These slabs will be supported by perimeter cast-in-place concrete columns and a central cast-in-place concrete core wall system. The core wall system also provides resistance to lateral wind and seismic loads.
2. The Podium component of the proposed development varies in height around the block, reaching Level 8 at its tallest point. Typical floor to floor heights will also be 10'-11" at the Podium. Post-tensioned, cast-in-place flat slab construction will be used typically at the residential floor levels. Mildly reinforced cast-in-place concrete framing will be used at Level 01 in consideration of discontinuities in the slab and at the Level 03 amenity space where landscaping features result in higher loads. In the case of the later, a system of concrete beams and girders will be used as additional depth of structure is afforded by the double height space below. Cast-in place concrete columns will support the Podium floor slabs. Lateral wind and seismic forces will be resisted by cast-in-place concrete shear walls distributed throughout the plan and coordinated with both the residential floor plates above and the parking layout below.
3. The Below Grade Parking of the development occurs beneath the entire footprint of both the Tower and Podium above. One below grade parking level is planned with 12'-8" floor to floor height. Based on preliminary estimates, this will place the groundwater level approximately 7'-8" above the lowest floor. Considering the required foundation depth for the tower structure, significant dewatering is expected during construction. Below grade basement walls will be cast-in-place concrete construction. The elevated parking level will be a mildly reinforced, cast-in-place concrete flat slab.

The building massing was derived from a rigorous, iterative design process to optimize urban design, architecture, program, and construction considerations. The designs were also checked against the Design for Development guidelines for compliance to ensure it will be integrated with the urban design of the context neighborhood. In addition, the CPN 11A tower establishes the design benchmark for the subsequent towers that will be constructed in the Candlestick development. Given that CPN 11A will be the first high-rise development to be constructed in the neighborhood, consideration was given to how the landmark tower would be viewed from afar by drivers on northbound and southbound Interstate 101 as well as eye-level views from pedestrians strolling in the residential neighborhood. As such, the roof form is an important design element that gives visual identity to the tower. From inside the building, units capitalize on prime views facing Wedge Park and the bay. These factors influenced the placement of residential amenity spaces and premier units.

Sustainability Measures

The project is designed to maximize sustainable building performance at all levels by taking a holistic approach. The project team will focus on delivering high performing, healthy spaces while ensuring the project benefits the surrounding community. CPN Block 11A will conform to the City and County of San Francisco Green Building

Ordinance meeting or exceeding minimum Greenpoint Rating requirements. The following industry-leading sustainability features will be considered during design development:

- The capture and treatment of 85% total annual runoff from rainfall from the 90th percentile, 24-hour storm by treating stormwater with flow-through planters and a rainwater harvester cistern
- Climate appropriate landscape design requiring minimal maintenance and irrigation
- Low water-use interior plumbing fixtures to provide a 35% reduction in indoor water use
- Dual Plumbed for future use of recycled water
- A minimum of 75% of construction generated debris to be diverted from landfill
- MERV 13 filters in all outside air intakes
- High-efficacy LED lighting throughout the building
- Solar PV system to offset 1% of total annual energy consumption
- High density infill site within ½ mile of a major transit stop
- Passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors
- Low VOC content flooring, paints, coatings, adhesives and sealants

Neighborhood Retail and Community Facilities Space

In accordance with the Major Phase CP-1 and Sub-phase CP-02-03-04 approvals, CPN Block 11A is entitled to 15,000 square feet of neighborhood retail space. CPN Block 11A's current designs call for approximately 14,191 square feet of neighborhood retail space. The neighborhood retail space can be used to provide small-scale retail uses such as restaurants, convenience goods (e.g., food, drug stores, and groceries), and personal services (e.g., laundry, dry cleaning, barbering, and shoe repair) for the daily needs of the immediate neighborhood. The retail space will be designed and built to a cold shell condition to provide flexibility for future tenants to further improve and design the space to their needs.

Per the Phase 2 DDA's Community Benefits Plan ("Community Benefits"), the Developer is also required to provide Community Facilities Space ("CFS") equal to 7.5% of the aggregate retail space in the overall CP/HPS Project. CFS is intended to provide, preserve, and leverage such critical local resources as social services, education, the arts and other community services by providing space without a base rent or sales price. Future tenant's will be responsible for payment of its proportionate share of pass-through and other charges, including property taxes and assessments, insurance and maintenance and other operating expenses. CPN Block 11A will set aside 4,000 square feet of neighborhood retail space for community use, which will be built to a cold shell condition for future tenants to further improve to their needs.

Mid-Block Break

The Mid-Block Break ("MBB") is intended to allow public access through the middle of private development blocks to facilitate a more porous circulation system and help soften the scale of the building massing. The massing, scale and color of the building changes as it turns the corners of O and Earl Street transitioning from a six-story building with a 22-foot commercial ground floor to a four story residential building with individual entrances and stoops off the mid-block break. The stoops are shaded by landscaping and retain a uniquely San Francisco quality. Although the stoops spill into the mid-block break, there is a sense of separation and privacy created through the design and landscaping for its residence.

The main residential lobby is located along Earl Street as the building transitions in scale and faces an enhanced right of way and OCII's Block 10A block. The character of the building is consistent, with the changes in scale and materiality along the mid-block break. Parking for the building is sensitively located above grade within the center of the building and screened by active uses on all sides.

With residential units facing the publically accessible Mid-Block Break, raised stoops and landscaping serve to create a transitional area between the public and private realm. The merging of the public and private will help activate the mews making it a popular area for residents and visitors alike, which can also increase safety.

The DRDAP requires that Developer propose designs for the Mid-Block Break in vertical development Schematic Design submittals. The Mid-Block Break in CP-03 runs through the northern side of four separate development blocks (Blocks CPN 11A, 10A, 2A, and 1A). To ensure consistent design and complementary material palettes, the Developer has requested deferring the mid-block break design for CPN Block 11A and instead providing a Mid-Block Break Schematic Design submittal for all development blocks within Sub-Phase CP-03 in a separate submittal. OCII Staff is supportive of this approach as it will help to ensure that there is design continuity from block to block, and is recommending the Commission delegate approval of the mid-block breaks to Staff.

Tower Screening Height Variance

The Developer has requested a variance from the height limit exceptions established under the D4D for mechanical and roof-mounted elevator equipment, and architectural and landscape screening. D4D, Section 4.2. Based on the findings below, staff recommends granting a variance from the D4D height

limit exceptions for mechanical and roof mounted elevator equipment and architectural and landscape screening to be permitted, up to 10% of the occupiable building height, allowed for 30% of the building roof area.

Background. The D4D establishes heights limits for development within Candlestick Point, which fix the maximum height allowed for occupiable portions of buildings. The D4D also provides certain exceptions to its maximum heights. First, it allows rooftop mechanical equipment and elevator overruns to extend up to 18 feet above an established height limit, provided that such equipment does not exceed 30% of the building roof area. Also, it allows rooftop screening elements to extend up to 10 feet above an established maximum building height.

Further review of industry construction standards for tower buildings and review of height limit exceptions applicable elsewhere in San Francisco indicate that the height exceptions currently provided in the D4D are appropriately applied to low- and midrise buildings, but are overly restrictive for tower buildings. This is primarily due to the much smaller floorplate size of tower buildings relative to low- and midrise buildings.

As a result of typical building bulk requirements, including those of the D4D, tower buildings reach their smallest floorplates at the rooftop. This leaves little room in the last occupiable floors for efficient placement of mechanical equipment. Thus, current industry standard design approaches seek to place non-occupiable mechanical equipment on the roof above the last occupiable floor, while maximizing occupiable floor heights.

Other tall-height zoning districts in San Francisco accommodate this approach. For example:

- In the Transbay Redevelopment Project Area, tower buildings are allowed additional height, up to 10% of total occupiable building height, for placement of mechanical equipment and placement of architectural features to screen the mechanical equipment.
- Planning Code development controls for the Central SoMa Special Use District allow additional height for buildings above 200 feet, up to 10% of the total occupiable building height, for placement of mechanical equipment and placement of architectural features to screen the mechanical equipment.
- Planning Code development controls for buildings in the S-2 Bulk District over 550 feet in height are permitted up to 7.5% of total occupiable building height (41 feet or more), for placement of mechanical equipment and placement of architectural features to screen the mechanical equipment.
- Planning Code development controls for the Mission Rock Project (adjacent to the Mission Bay South Redevelopment Project Area) allow, at the tallest height limits, an average of 12.5% additional height for placement of mechanical equipment and placement of architectural features to screen the mechanical equipment.
- Planning Code development controls for the C-3 (downtown commercial) district allows up to 16 feet additional height for mechanical equipment and 20 feet additional height for screening for buildings taller than 45 feet. For buildings less than 45 feet, the exception is 10 additional feet (which is equal to the CP D4D's current exception for all buildings).

Based on the foregoing, the current height exceptions in the D4D for mechanical equipment and screening are inadequate to allow for efficient design of tower buildings that effectively utilize height up to the occupiable height limits specified in the D4D. Under the current formulation, tower buildings would likely be required to sacrifice occupiable building area to accommodate mechanical equipment, which results in the practical reduction of occupiable building height and limitation of the amount of area available for residential or commercial uses.

Thus, the Master Developer and OCII staff are preparing an amendment to the D4D that updates the height exceptions to bring them into general agreement with those listed above, that will be provided to the Commission and the Planning Commission for consideration later this year.

Variance Findings. Section 4.3.13 of the Redevelopment Plan allows the Commission to grant variances from the development controls in the D4D under the following circumstances:

- Due to unique physical constraints or other extraordinary circumstances applicable to the property, the enforcement of development regulations without a variance would otherwise result in practical difficulties for development and create undue hardship for the property owner or developer or constitute an unreasonable limitation beyond the intent of the BVHP Plan; and
- The granting of a variance would be in harmony with the goals of the Redevelopment Plan and the CP D4D, and will not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity.
- The variance may not “substantially change the allowable land uses” of the Redevelopment Plan.

Staff recommends granting a variance based on the following findings:

Finding 1: Due to unique circumstances applicable to the property, the enforcement of the existing height exception for mechanical and roof-mounted elevator equipment and architectural screening would create undue hardship for the property and constitutes an unreasonable limitation beyond the intent of the Redevelopment Plan.

As discussed above, the current height exceptions in the D4D for mechanical equipment and screening are inadequate to allow for efficient design of tower buildings that effectively utilize height up to the occupiable height limits specified in the D4D. Under the current formulation, tower buildings would likely be required to sacrifice occupiable building area to accommodate mechanical equipment, which results in the practical reduction of occupiable building height and limitation of the amount of area available for residential or commercial uses.

Because of this, OCII and Planning Department staff are preparing an amendment to the D4D that updates the height exceptions to bring them into general consistency with the approaches applied in other areas of San Francisco. This amendment will be provided to the Commission and the Planning Commission for consideration later this year.

While all other tower locations within the Project Area would benefit from the forthcoming D4D amendment, the proposed Project would not benefit due to the timing of its application. In

addition, other tower building projects in San Francisco generally benefit from building height exception rules that are more consistent with industry construction standards for mechanical equipment in tower buildings. Thus, application of the current D4D height exception creates a unique circumstance applicable to the project which constitutes an undue hardship on this property. The Redevelopment Plan's goals promote flexibility in the development of real property within the Project Area to respond readily and appropriately to market conditions, which reasonably includes to current industry standards in building construction. Thus, the requested height variance meets the Redevelopment Plan's first standard for granting a variance.

Finding 2: *The requested variance would be in harmony with the goals of the Redevelopment Plan and will not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity.*

As stated above, the Redevelopment Plan's goals promote flexibility in the development of real property within the Project Area to respond readily and appropriately to market conditions, which reasonably includes to current industry standards in building construction. In addition, the Redevelopment Plan calls for increasing the supply of housing, including affordable housing in the Project Area. This variance is consistent with these goals of the Redevelopment Plan.

The increase in height permitted by this variance would not be detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. The increase in total height of the proposed Project resulting from this variance, from 338 feet to 350 feet, less than a 4% increase in height beyond what would otherwise be permissible for this location. Such a change is not likely to affect neighboring property or the overall character of Project vicinity (which is predominately vacant land). In addition, as discussed below in "Wind Analysis" section of this memo, the Developer has studied the wind effects of the proposed Project and has proposed mitigation measures that sufficiently address potential hazardous wind conditions from the Project. Also, Developer has submitted additional shadow analysis of the proposed Project, determining that the proposed height would not result in detrimental shadow impacts. Thus the increase in height resulting from the requested variance is not likely to be detrimental to the public welfare.

Finding 3: *The requested variance will not substantially change the allowable land uses.*

The requested variance relates to a design standard for building height. It would not change allowable land uses of the proposed Project site.

Blank Wall Variance

The applicant has requested a variance from limitations on the presence of blank building walls on the ground floor. D4D Section 4.3.2A.

Background. The D4D contains several standards addressing building base activation, which are meant to promote a successful pedestrian environment by activating a building's interface with the public realm. One such standard limits the presence of blank walls, which the D4D defines as façades with no active uses (i.e., retail and entertainment uses, residential and commercial lobbies) including no glazing or doorways. On Residential building façades the D4D limits single blank walls to no more than 16 feet in length, and cumulatively to no more than 20% of a total façade length or 40 feet, whichever is greater.

Regarding utility equipment, the Project site is unique related to other blocks in Candlestick Point. First, the Project site is the most dense residential development block in Candlestick Point, meaning that it is required to accommodate the most utility infrastructure, on a per square foot basis, at or near the ground floor. In addition, the Project site is surrounded on three sides by streets with heavily regulated use conditions. Harney Way (along the east building frontage) is a BRT (bus-rapid transit) street, which, to maintain bus headways, will prohibit on-street parking along the building frontage. Ingerson Avenue (along the south frontage) is a pedestrian retail street, which requires dedication of street frontage for retail and other active uses. The mid-block break along the north frontage is required to have active uses conducive to the pedestrian nature of the mid-block breaks in Candlestick Point. As a result, the Project site is severely limited in its ability to locate utility infrastructure at or near the ground floor.

Although some utility infrastructure can be located within the parking garage internal to the building, certain infrastructure cannot. According to Pacific Gas & Electric Company regulations, Fire and Health Code requirements for the installation of utility equipment, certain facilities must be accessible from a public area, and allow PG&E truck access. As a result of the limitations on three of four sides of the building, this infrastructure has been concentrated in the remaining frontage that is accessible to the public, on the west frontage of the Project (along "M" Street). Thus, the applicant has requested a variance from blank wall restrictions, to allow total blank wall of approximately 77 feet, or 34% of the M Street frontage of the Project.

Variance Findings. (See previous section for recital of circumstances supporting a variance.)

Staff recommends granting a variance based on the following findings:

Finding 1: *Due to unique circumstances applicable to the property, the enforcement of the blank wall standard would create undue hardship for the Project and constitutes an unreasonable limitation beyond the intent of the Redevelopment Plan.*

As discussed above, ground floor uses on three sides of the Project sites are severely limited by the D4D and/or the DDA Transportation Plan. Furthermore, utility regulations require that certain utility equipment be placed at or immediately adjacent to the ground floor, so that they are available from an area that is accessible by the public. These conditions limit the applicant's ability to distribute requisite utility equipment throughout the street frontage of the Project. Also, as encouraged by the D4D, this Project proposes high residential density, which in turn necessitates a relatively large volume of utility equipment to serve the building.

These conditions are unique to this Project site. Other tower sites in Candlestick Point are either not located on the BRT pathway or not on primary retail streets or pedestrian midblock breaks. But given the high density of this Project, it is appropriate and beneficial to locate it near planned public transit and the Ingerson retail corridor. Thus, the application of the D4D and Transportation Plan limitations creates a unique circumstance applicable to the Project as it concerns its ability to locate utility equipment. Application of the blank wall limitations would be an undue hardship on this Project, because it is unable to distribute this equipment to all four street frontages without violating other requirements. This hardship is contrary to the intent of the Redevelopment Plan to promote flexibility in the development of real property within the Project Area. Therefore, the requested blank wall variance meets the Redevelopment Plan's first standard for granting a variance.

Finding 2: The requested variance would be in harmony with the goals of the Redevelopment Plan and will not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity.

The requested variance is necessary, in part, to accommodate utility equipment serving the high residential density of the proposed Project. This is consistent with the intent of the Redevelopment Plan to, among other things, promote flexibility in the development of real property within the Project Area to respond readily and appropriately to market conditions, and to increase the supply of housing, including affordable housing in the Project Area. This variance is consistent with these goals of the Redevelopment Plan.

First, the additional blank wall area permitted by this variance would not be detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. This variance will allow for greater blank wall area on the western frontage of the proposed Project. This will allow the retail and pedestrian friendly frontages on the south and north side of the building, respectively, to be uninterrupted by larger blank walls associated with utility equipment, and will prevent interference with the Harney BRT route on the eastern side of the building. Both actions promote overall public welfare within the Project Area.

Second, the additional area of blank wall on the western frontage will permit all utility equipment to be located in an area that is accessible to the public, allowing PG&E other utility providers and first responders to easily reach the equipment in the event of an emergency or other necessity. This will protect the public welfare and neighboring properties.

Third, the project applicant has proposed additional architectural treatments for the western frontage that are intended to enliven the street frontage despite the lack of active uses. In other instances (i.e., for hotel uses), the D4D does allow for extended blank walls, so long such walls provide a combination of eye-level displays, contrast in wall treatment, offset wall line, outdoor seating, and/or engaging landscaping. D4D, Section 4.3.1B. Thus, although that provision is not dispositive for residential buildings, the architectural treatments proposed by the project applicant are in keeping with the spirit of the D4D, which is intended to avoid unsightly conditions that would be potentially injurious to neighboring properties.

Finally, the applicant has proposed architectural treatments on the M Street building face that will enliven that frontage and create visual interest for pedestrians and residents using that street. This will ensure that the additional blank wall area is not materially detrimental to neighboring properties.

Thus the increase in blank wall frontage on the west side of the building is not likely to be detrimental to the public welfare or injurious to adjacent properties or properties in the vicinity of the Project.

Finding 3: *The requested variance will not substantially change the allowable land uses.*

The requested variance relates to a design standard for blank walls on the proposed Project. It would not change allowable land uses for the Project site.

Non-Habitable Projections Variance

The Developer has requested a variance from limitations in the D4D concerning non-habitable projections from the building. D4D, Section 4.2.4D (Projection).

Background. Under the D4D, portions of a building that project beyond the main building face, such as balconies and canopies, may be installed subject to specified parameters. For balconies, the projection is limited to 15 feet in horizontal length, and may protrude three feet over the property line. For canopies, the projection is not limited in horizontal length, but may project only to the property line.

The Project proposes two balconies serving as open space framed by canopies above – one at floors 4-7 (“Lower”) and one at floors 24-27 (“Upper”) – that wrap around the southern and eastern façades of the tower portion of the proposed Project. These features exceed the D4D limitation on projections. The Lower balcony and canopy are approximately 35 feet in length on the southern façade and approximately 71 feet on the eastern façade, and protrude approximately ten feet from the main building face. The Upper balcony and canopy are approximately sixty-five feet in length.

While included in the original design of the proposed Project, the size of the two balcony-and-canopy features have been increased to mitigate the potential for hazardous wind conditions in the Project area. The Project area experiences strong winds (i.e., those of a mean speed greater than 20 mph) approximately 9.6% of the time throughout the year. OCII requested that the Developer submit a technical review of the exposure, massing, and orientation of the proposed Project, in accordance with the FEIR Mitigation Measure W-1a, to ensure that the building would not create hazardous wind conditions in areas of pedestrian use. As a result, the balcony-and-canopy features were increased in size to mitigate for potential hazardous wind conditions at the pedestrian level, as required by the FEIR.

Variance Findings. Staff recommends granting a variance allowing the proposed exceedance of building projection limits in the D4D based on the following findings:

Finding 1: Due to unique circumstances applicable to the property, the enforcement of the building projection standards would create undue hardship for the Project and constitutes an unreasonable limitation beyond the intent of the Redevelopment Plan.

As discussed above, the Project site experiences relative strong winds. As a result, any tower building constructed on the Project site would potentially cause hazardous wind conditions in the pedestrian realm during periods of strong winds. These conditions are unique to this Project site because no up-wind development is proposed that would diminish or disperse winds reaching the Project site. However, the location of the Project site, at the intersection of a rapid transit line and ground floor retail corridor is an appropriate and beneficial location for high-density residential tower development. Thus, the potential for wind hazards at the Project site is a circumstance unique to the Project site. Application of the building projection standard in a manner that would prevent the proposed Project from mitigating potentially hazardous wind impacts would be an undue hardship on this Project, because it would require large scale redesign or reduction in height of the tower. This result is contrary to the intent of the Redevelopment Plan, to promote flexibility in the development of real property within the Project Area. Therefore, the requested building projection variance meets the Redevelopment Plan's first standard for granting a variance.

Finding 2: The requested variance would be in harmony with the goals of the Redevelopment Plan and will not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity.

The requested variance is necessary, in part, to accommodate the D4D requirement for high density at the Project site, constructed in a manner that is consistent with the FEIR requirements for mitigating hazardous wind conditions. This is consistent with the intent of the Redevelopment Plan to, among other things, promote flexibility in the development of real property within the Project Area, and to increase the supply of housing, including affordable housing in the Project Area. This variance is consistent with these goals of the Redevelopment Plan.

The additional building projections permitted by this variance would not be detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. The larger building projections allowed by this variance protect the public welfare by eliminating potential wind hazards at the pedestrian ground level. They would not block views from or create shadows on proposed neighboring development, and are otherwise in harmony with the larger scale of the proposed Project, as called for in the D4D.

Thus the requested variance is not likely to be detrimental to the public welfare or injurious to adjacent properties or properties in the vicinity of the Project.

Finding 3: *The requested variance will not substantially change the allowable land uses.*

The requested variance relates to a design standard for building projections on the proposed Project. It would not change allowable land uses for the Project site.

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 Block 11A's Schematic Designs subject to the following conditions:

A. General Conditions

1. **Wind.** a. To comply with Mitigation Measure MM-W1a of the MMRP, the Project is required to install wind mitigation measures identified in Figure 3 of the *Candlestick Point North Block 11A Pedestrian Wind Study* by Rowan Williams Davies & Irwin Inc., dated February March 29, 2019 ("Wind Study") on file with the Commission Secretary as part of this file (or substitute measures approved by the Executive Director), at the locations identified in the Wind Study Figure 3, prior to issuance of temporary certificate of occupancy for the Project. The owner of the Project shall be responsible for ensuring the maintenance of these mitigation measures for the life of the Project, which obligation shall be established either in the assignment and assumption agreement to a future vertical developer or other legally enforceable document, in a form reasonably acceptable to the OCII General Counsel and the Executive Director, prior to temporary certificate of occupancy for the Project.

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

1. **Blank Walls.** Further study the design of the exterior treatment of the utility rooms along M Street to ensure a design of visual interest to provide pedestrian scale. Submit studies to OCII for review of the design of that exterior treatment. Consider constructing permanent planters and adequate landscaping high enough to screen blank walls, where possible, and ensure that both planters and landscaping are continuously maintained and designing areas for portable tables and chairs, as depicted in the renderings included in the Schematic Design packet, or similar, to ensure continuous activation of said areas.
2. **Materials and Colors.** Materials Palette. Develop and refine the building façade 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. Demonstrate how building materials will turn the corner. Where materials change from one façade to the next, such a change should be thoughtfully developed as an integral part of the design theme for the building. Provide samples of materials for OCII approval to ensure compliance with conditions of approval in subsequent phases.

3. **Community Facilities Space.** In accordance with the ground-floor retail location indicated in the Proposed Schematic Design, Developer shall provide no less than 4,000 square feet of Community Facilities Space.
4. **Art.** OCII shall review art plans for the two art façade elements designated in the Schematic Design submittal (1) at the primary tower lobby entrance at the corner of Ingerson Avenue and Harney Way, and (2) at the secondary residential lobby entrance at the corner of M-Street and the Mid-Block Break.
5. **M-Street Visual Screening:** Continue to develop the mechanical room screening along M-Street to comply with the Visual Screening requirement of the D4D, subject to further review and approval by OCII. Refine the screening, glazing, materiality and architectural treatment of all ground-floor utility rooms and parking garage doors. Screen mechanical uses while providing visual interest to the public realm through utilizing design features such as high-quality materials, texture, artistic expression and transparency or opaque glazing where necessary. Provide detailed building and landscape plans, sections and elevations for all M-Street screening and façade elements.
6. **M-Street Horizontal Façade Articulation at the Base.** Demonstrate compliance with the Horizontal Façade Articulation standard along M-Street at the first 20-feet of building base. The first 20-feet height of the building face shall have a rhythm of modules that serves to break down the scale of the building face. The maximum dimension of any module shall be 30 feet. A module shall be defined as a portion of the façade that is differentiated from the adjacent façade by a change in the line of the face of building, and/or a substantial change in material color or fenestration. Characteristics between modules should relate to one another to achieve a unified composition.
7. **Tower Balcony Location and Distribution:** Continue to study the tower residential balcony locations and distribution. Balcony placement must be consistent with the overall tower form, colors and materials.
8. **Mechanical Equipment.** All utility and mechanical equipment shall be located within the building footprint, below-grade, or on the roof, per the approved Schematic Designs. No utility meters or mechanical equipment shall be located above-grade along the Mid-Block Break or within the setback zones without screening.

Prior to or at submittal of Architecture Addendum, the Sponsor shall:

1. **Tower Design.** Continue to develop the window-wall detail, including seams, joints and bolt attachments, for further review. Tower glazing shall not be dark in appearance and shall demonstrate compliance with the San Francisco Planning Department Standards for Bird-Safe Buildings.
2. **Roofscape.** Roofscape Color. Roof design should utilize non-reflective, low intensity colors. Rooftop Mechanical Screening. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette. Provide enlarged Roof Screen elevations, sections and details for the entire extent of the tower roof screen.

3. **Lighting Plan.** Provide a detailed building lighting plan. Lighting should be subtle, follow San Francisco Bird-Safe lighting guidelines and reinforce the overall façade design.
4. **Signage.** All building signage shall be subject to further OCII staff review and approval. The Developer shall submit a master signage plan prior to CDs submittal, pursuant to the Candlestick Point Design for Development signage standards.
5. **Landscape Plans.** Provide detailed landscape plans, including plans for all setback zones, patios, balconies, common open spaces and all areas that interface with the Mid-Block Break. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Demonstrate consistency with proposed landscape designs along and within the Mid-Block break.
6. **Architectural Mock-Up Scope.** Provide scope and plans for design mock-up, including mock-up extents, primary building materials, color palette, wall systems, glazing, corner treatment and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials and their application, after OCII's staff mock-up observations.

In advance of OCII approval of the Architecture Addendum, the Sponsor shall:

1. Construct a physical material and color mock-up of sufficient for OCII review and approval to ensure high quality design and consistency with the proposed Schematic Design. Mock-ups should display the proposed materials, colors, and textures of exterior walls, visible elements, joints, window systems (including mullions and glazing materials, and doors) of the buildings comprising the proposed development for review and approval by OCII staff, prior to installation.
2. **Graffiti treatment.** Submit materials specifications identifying how each material type will be protected from or replaced in the case of graffiti—especially those materials located on ground-floor facades.

In addition to the requirements of the BMR Housing Plan, Developer shall comply with following as they relate to the BMR Inclusionary units:

1. **Marketing of BMR Units.** The Developer shall comply with OCII's most current marketing protocol and timeline for BMR units, including but not limited to:
 - a. **Early Outreach Plan.** The Developer shall submit an Early Outreach Plan in the form provided by OCII no less than thirty (30) days after construction commencement. To comply with this requirement, the Developer shall initiate contact with OCII marketing staff thirty (30) days prior to construction start.
 - b. **Marketing Plan.** Pursuant to the timeline established in the Early Outreach Plan, the Developer shall work cooperatively with OCII and Mayor's Office of Housing and Community Development staff to finalized and approve Marketing and Tenant Selection Plan for the BMR Units.

Small Businesses and Local Workforce

The Phase 2 DDA requires the Developer to follow an equal opportunity program, which consists of: 1) the Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, 6) the Prevailing Wage Policy, and 7) the Card Check Neutrality Policy.

Under the SBE Policy, developers must make good faith efforts to award 50 percent of the contracting opportunities to SBE consultants and contractors with First Consideration for businesses with addresses in the BVHP Area (defined as zip codes 94124, 94134, and 94107). The BVHP ECP also requires developers to make good faith efforts to achieve 50 percent local workforce participation, with First Consideration to BVHP Area residents, in construction workforce hiring, permanent/temporary workforce hiring, and trainee hiring.

Small Businesses

The Developer has worked closely with contract compliance staff to comply with the SBE Program and to-date the project has achieved 45.1% SBE participation for professional services contracts. Of the total fees, 47.2% are awarded to San Francisco-based SBEs, 45.5% to minority-owned firms, and 1.8% to women-owned firms.

Design Team Selection

HKS served as the architect for the building designs on CPN Block 11A. They were selected through a competitive, public procurement process in accordance with OCII requirements. Shortlisted firms were interviewed by a panel that included members of the development team and OCII before a final selection was made.

Community Outreach

The proposed CPN Block 11A's Schematic Designs has undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") joint Housing and Planning & Development Sub-Committee meeting on April 19, 2018, the Housing Sub-Committee meeting on February 14, 2019 and the Full CAC meeting on April 8, 2019. OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. At their April 8, 2019 meeting, the CAC lacked the seven-member quorum to vote on the matter, but all six members of the CAC present recommended approval of the CPN 11A Schematic Design. One member reviewed and expressed approval for the CPN 11A Schematic Design, prior to exiting the meeting before a formal vote.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On June 3, 2010, the SFRA Commission by Resolution No. 58-2010 and the San Francisco Planning Commission by Motion No. 18096, certified the Final Environmental Impact Report for the Candlestick Point Hunters Point Shipyard Development Plan Project ("2010 FEIR") which analyzed the CP/HPS Project (including the Phase 2 DDA and the Redevelopment Documents as that term is defined in the

Phase 2 DDA), and made findings determining the 2010 FEIR to be adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.); the Board of Supervisors affirmed the Planning Commission's certification of the 2010 FEIR by Motion No. 10-110 on July 14, 2010.

As part of its approval of the CP/HPS Project on June 3, 2010, in addition to certifying the 2010 FEIR, the SFRA Commission, by Resolution No. 59-2010 adopted findings ("2010 CEQA Findings") pursuant to CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the 2010 FEIR, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the CP/HPS Project.

Subsequent to the certification of the 2010 FEIR, the Planning Department, at the request of OCII, issued Addendum No. 1 to the FEIR ("Addendum No. 1") (dated December 11, 2013) to the 2010 FEIR as part of the 2014 Major Phase 1 CP and Streetscape Plan. Addendum No. 1 addressed changes to the phasing schedule for the HPS CP Project and corresponding changes to the schedules for implementation of related transportation system improvements in the Transportation Plan, including the Transit Operating Plan, the Infrastructure Plan and other public benefits; and minor proposed revisions in two adopted mitigations measures, Mitigation Measure TR-16 Widen Harney Way, and Mitigation Measure UT-2 Auxiliary Water Supply System.

OCII as the lead agency, prepared, in consultation with the San Francisco Planning Department, Addendum No. 4 to the 2010 FEIR as then updated ("Addendum No. 4"), which OCII staff issued on February 22, 2016. (Addenda Nos. 2 and 3 analyzed proposed changes to the CP/HPS Project, which are no longer being pursued.) Addendum No. 4 evaluated amendments to the CP D4D, Streetscape Plan and Major Phase 1 Application for Candlestick Point and the amendment of two adopted mitigation measures, that were, Mitigation Measure TR-16 to divide the Harney Way improvements into two phases and Mitigation Measure TR-23 to modify the cross-section design of Gilman Avenue.

OCII as the lead agency, prepared, in consultation with the San Francisco Planning Department, Addendum No. 5 to the FEIR as then updated ("Addendum No. 5"), which OCII staff issued on April 9, 2018. Addendum No. 5 evaluated proposed revisions to the phasing of the CP/HPS2 Project together with a revised development proposal for the Hunters Point Shipyard portion and minor land use changes to the Candlestick Point portion, respectively, of the CP/HPS2 Project, and accompanying changes to the HPS Redevelopment Plan and the BVHP Redevelopment Plan, the HPS Design for Development, and the Phase 2 DDA. Addendum No. 5 analyzed the amendment of several adopted mitigation measures, that were, Mitigation Measure TR 16 to adjust the phasing for improvements to Harney Way, Mitigation Measure TR-17 to adjust the phasing of the actions under the Transit Operating Plan, Mitigation Measure TR-VAR1 requiring fair-share contributions to improvements on Crisp and Palou Avenue and Griffith Street, Mitigation Measure NO-2a added measures to minimize noise impacts of soil compaction, Mitigation Measure CP-2a to accommodate a project-wide passive heating and cooling system, Mitigation Measure GE-5a to add an additional ground improvement measure, Mitigation Measure HY-6a.1 to update references to applicable stormwater compliance documents, Mitigation Measures HY-12a.1, HY-12a.2 and HY-14 to update construction standards related to sea-level rise, Mitigation Measure BI-19b.1

to correct references to appropriate work windows, Mitigation Measure BI-20a.1 to update language for compliance with current expectations for building design, Mitigation Measure RE-2 to update references to current project phasing, Mitigation Measure UT-2 to correct references to location of connections to City water system, Mitigation Measure GC-2 to update standards for energy efficiency.

Collectively the analysis in the 2010 FEIR and findings made in the 2010 CEQA Findings, as updated by Addendum No.1, Addendum No. 4 and Addendum No.5, are referred to herein as the "FEIR" and the "CEQA Findings", respectively.

Project-Specific Wind Analysis

Mitigation Measure W-1a (Building Design Wind Analysis) in the FEIR and Section 4.2.5 (Wind) of the D4D require that prior to design approval of towers with a height of 100 ft. or greater, Developer must retain a qualified wind consultant to study whether the exposure, massing, and orientation of the building would result in wind impacts that could exceed the threshold of 26-mph-equivalent wind speed for a single hour during the year. If such exceedances are identified, Developer must propose feasible design changes or other measures that will address hazardous wind exceedances.

Developer submitted a study entitled *Candlestick Point North Block 11A Pedestrian Wind Study* by Rowan Williams Davies & Irwin Inc., dated February March 29, 2019 ("Wind Study") attached hereto as Attachment 5. OCII staff in consultation with the Planning Department has reviewed the Wind Study and determined that it meets the methodological requirements of MM-W-1a and D4D Section 4.2.5 (Wind).

The Wind Study determined that, as proposed, CPN 11A together with planned surrounding development, would result in hazardous wind conditions at six locations along planned sidewalks and Wedge Park, and one location in the planned bicycle lane. The Wind Study proposes structural measures that would mitigate wind conditions to less than the established hazardous wind threshold. These measures include placement of awning structures on CPN 11A, and placement of wind baffling measures, such as trees or screens, at the location of hazardous wind conditions. The Developer's implementation of the recommended measures, in accordance with Condition of Approval 1a, above, would ensure that CPN 11A complies with MM W-1a by eliminating potential hazardous wind conditions existing as a result of CPN 11A and planned surrounding development.

Supplemental Shadow Analysis

The 2010 FEIR evaluated, and the City approved, several potential land use and development options for the CP/HPS2 Project. Ultimately, the Developer elected to implement a combination of variants analyzed in the 2010 FEIR including the Candlestick Tower Variant (Variant D), which included a tower on the CPN 11A site of 320 feet in height.

The 2010 FEIR determined that Tower Variant D would have a significant and unavoidable impact with regard to Gilman Park. The staff-recommended variance allows a total building height of 350 feet, 30 feet greater than that analyzed in the 2010 FEIR. Therefore, staff determined that supplemental analysis of potential shadow impacts was necessary.

The Developer submitted a *Shadow Analysis Update, Candlestick Block 11A Project*, dated March 2, 2018 ("Project Shadow Analysis"), attached hereto as Attachment 6, and additional information concerning shadow fans. The Project Shadow Analysis provide a comparative analysis of shadow cast by the Candlestick Tower Variant D and the additional proposed height of the CPN 11A tower, using the same graphical methods used to evaluate shadow impacts of in the 2010 FEIR. Time-specific shadow patterns for 10:00 AM, noon and 3:00 PM in December (the winter solstice), March (the vernal equinox), June (the summer solstice), and September (the autumnal equinox), depict shadow impacts at specific times of day for the minimum, midpoint and maximum elevations of the sun. The Project Shadow Analysis determined that the additional proposed height of the CPN 11A tower would have no increased shadow impact on Gilman Park.

Thus, based on the information provided by CPN 11A Developer, including the Project Shadow Analysis, there would be no substantial increase in the severity of the impact to Gilman Park compared to that identified in the 2010 FEIR. In this regard, the 2010 FEIR's impact conclusion of significant and unavoidable would not change.

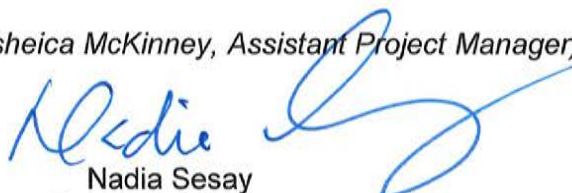
Findings

Based on the foregoing, OCII staff has determined that the CPN 11A Schematic Designs as submitted and conditioned herein, and the recommend variances from the CP D4D design standards, is consistent with the project analyzed in the FEIR, and, therefore, recommends that the Commission require no additional environmental review beyond the FEIR pursuant to CEQA Guidelines Sections 15180, 15162, 15163, and 15164.

NEXT STEPS

In accordance with the DRDAP, the Executive Director will approve the subsequent design documents, contingent upon the Commission's approval of the CPN Block 11A Schematic Designs. Developer will work with OCII staff to prepare the Design Development submittal and fulfill the conditions of approval precedent to issuance of the building site permit. Depending on the completion of design submittals for OCII staff review, construction could commence in early 2021.

(Originated by Kasheica McKinney, Assistant Project Manager)



Nadia Sesay
Executive Director

- | | |
|---------------|--|
| Attachment 1: | CPN Block 11A Site Plan |
| Attachment 2: | CPN Block 11A Schematic Design Application |
| Attachment 3: | Consultants List |
| Attachment 4: | Consultants' Biographies |
| Attachment 5: | Wind Study |
| Attachment 6: | Shadow Analysis |

Approved Applications



Agenda Item 5(c)

Attachment 2 – CPN 11A – Schematic Designs

(part 1 and part 2)

Attached separately

Attachment 3: SBE Summary

					For Informational Purposes Only		
Discipline	Firm	Fee	SBE Credit	SBE Actual	MBE	WBE	Ethnicity
Architecture Design*	HKS + YA Studios (\$830,000)	\$ 2,283,195	\$ 2,283,195	\$ 2,283,195	\$ 2,283,195		African American
Architect of Record (AOR)	HKS	\$ 1,800,000	\$ 1,800,000				
Interior Design	Tsutsumida Associates	\$ 5,000	\$ 5,000	\$ 5,000			
Structural*	Walter P Moore + PLM	\$ 685,000	\$ 685,000	\$ 685,000	\$ 685,000		South East Asian
Parking Consultants	Walter P Moore	\$ 68,000	\$ 68,000				
Landscape Architect	Creo	\$ 279,400	\$ 279,400	\$ 279,400			
Elevator Consultant	Edgett Williams	\$ 57,500	\$ 57,500				
MEP	WSP - MEP Engineers	\$ 1,093,840	\$ 1,093,840				
Sustainability	STOK Green Point	\$ 42,940	\$ 42,940	\$ 42,940			
Building Enclosure	RDH	\$ 177,000	\$ 177,000				
Acoustical	Charles Salter	\$ 73,500	\$ 73,500				
Lighting Consultant	HLB LIGHTING	\$ 126,000	\$ 126,000			\$ 126,000	
Façade Access	Lerch bates	\$ 64,400	\$ 64,400				
Trash Consultant	American Trash Managment	\$ 14,750	\$ 14,750				
Code Consultant	Jenson Hughes	\$ 94,650	\$ 94,650				
Civil	Langan	\$ 82,000	\$ 82,000				
Wind Consultant	RWDI	\$ 36,000	\$ 36,000				
Totals		\$ 6,983,175	\$ 6,983,175	\$ 3,295,535	\$ 2,968,195	\$ 126,000	
Percent of Total Fees				47.2%	42.5%	1.8%	

* 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.



Philip A. Hyndman
VICE PRESIDENT

MEMORANDUM

April 1, 2019

Re: **SBE Firm Description and participation status**
CPN 11A Mixed Use Residential Project
San Francisco, California

HKS Project 20386

To: Steven Sutton – Five Point
Tom Sprinkle, Brendan Dunnigan – HKS

Remarks: HKS is pleased to collaborate with select SBE firms in San Francisco. These firms contribute to the design and provide unique approaches that otherwise would be missing from the process. Following is a brief description of our partner firms for the above-mentioned project. Attached is a fee summary showing total project fees and SBE Fees.

YA Studio

Y.A. Studio is a San Francisco based architectural design studio committed to bringing an innovative and modern approach to design, primarily in the San Francisco Bay and Lake Tahoe areas. As a collective of architects and interior designers with wide-ranging experiences and backgrounds, we bring a unique perspective to the design of homes, offices and restaurants. Whether custom homes or large multi-family developments, our studio excels at providing well-crafted details and engaging experiences.

Y.A. studio was founded around the ideals of social responsibility within architecture; focusing on developing future skilled professionals, serving the under-served and under-housed within our communities, and elevating the social discourse of our built environment while minimizing its impact on the natural environment.

The practice is a collaborative, supportive, energetic and engaging studio. As our projects are often diverse in type, scale and budget, we strive to reflect that diversity in our staff and our collective experiences. We are professionals with backgrounds in the fine arts, graphic design, historic preservation and photography. We are African-American, French-Canadian, Mexican-American, Chinese-American and Belgian. We spend our free time engaging with, and supporting the community, traveling to new cities, raising families, exploring new landscapes, participating in physical activities (climbing, hockey, soccer, swimming, hiking), throwing clay, tasting new foods, and occasionally doing it all together, strengthening our team.

Creo

We are landscape architects, horticulturalists, arborists, planners, artists, outdoor enthusiasts and musicians with a passion for collaborating and innovating with clients, architects, artists, engineers, and other experts to create outdoor spaces for people. We design spaces that support the work and passions of our clients, build community, and inspire exploration.

Our clients range from private corporations, pre-eminent and emerging architectural firms, mixed-use, residential developers, public agencies, wineries, civic institutions, nonprofit companies, and health care institutions.

PLM

Pannu Larsen McCartney, Inc. is a full-service structural engineering design and consulting firm that started operations on November 15, 2010. For many years prior thereto, PLM's principals have been the structural engineers of choice for many of northern California's top architects, developers, and design/build contractors. Our quality service is made possible by our dedicated and experienced staff and the personal involvement of the firm's principals, from concept through completion, in every project.

Our range of project types encompasses nearly every building type imaginable using a wide array of construction materials: concrete, prestressed concrete, steel, light gage steel and wood. PLM's principals and engineers have provided structural engineering services for several of the region's finest buildings as well as significant international structures in Europe, the Far East and South-East Asia. PLM's highly experienced Principals are committed to using creative approaches to arrive at rational, innovative and cost-effective solutions.

STOK

We help clients envision bold sustainable design objectives, then set clear, actionable steps for success. Our integrated suite of services—from building certification consulting to healthy materials analysis—work in tandem or individually to deliver spaces that are healthy, regenerative, and more valuable.

For us, designing for human and environmental impact goes beyond checking boxes. We use existing certification systems as guidelines, not the end line, to tailor creative solutions to our clients' real estate goals, whether on an individual building or across a portfolio. Our process helps create exceptional, high performing spaces and builds lasting, trusted relationships with our clients.

End of Memorandum

Attachment



EXECUTIVE SUMMARY

The wind conditions around the proposed Candlestick Point Block 11A development are discussed in detail within the content of this report and are summarized as follows:

- Wind speeds at all tested locations exceed the 11 mph comfort criterion for the existing configuration. In the Existing + Project configuration, the average wind speeds decrease with most locations meeting the 11 mph criterion. Wind control measures in the Existing + Project + Mitigation configuration further improve wind comfort conditions.
- Wind speeds at all tested locations meet the hazard criterion for the Existing configuration. With the addition of the project and other surroundings buildings that are part of the CPN development, wind speeds at six locations are expected to exceed the wind hazard criterion. With wind control measures in the Existing + Project + Mitigation configuration, winds at all tested locations are predicted to meet the hazard criterion.



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- Image 2a: Wind tunnel study model – Existing configuration**
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Appendix A: Drawings List for Model Construction

Appendix B: San Francisco Planning Code Section I 48

1 INTRODUCTION

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Five Point to assess and consult on the pedestrian wind conditions on and around the proposed Candlestick Point (CPN) Block 11 A (Project) in San Francisco, CA. The Project site, as shown in **Image 1**, is located on the west side of San Francisco Bay, at Candlestick Point Block 11A North in San Francisco, CA.

The purpose of the study is to assess the wind environment around the Project in terms of pedestrian comfort and safety. The quantitative assessment was based on wind speed measurements on a scale model of the project and its surroundings in a boundary-layer wind tunnel. The assessment focused on critical pedestrian areas including main and secondary entrances, outdoor park spaces, adjacent residential properties, and sidewalks along adjacent and nearby streets. Bike lanes, although not pedestrian areas, were assessed for informational purposes.

This report summarizes the methodology of wind tunnel studies for pedestrian wind conditions, describes the applicable pedestrian wind standard and presents the local wind conditions and their effects on pedestrians.



Image 1: Site plan – Aerial view of site and surroundings (courtesy of Google™ Earth)

3 METHODOLOGY

3.1 Test Configurations

In order to assess the wind environment around the proposed Project, a 1:300 (1" = 25') scale model of the project site and surroundings was constructed for the wind tunnel tests and the following configurations were tested:

- | | |
|--------------------------------------|---|
| A - Existing: | the existing surroundings, with an essentially vacant land without the proposed development (Image 2a); |
| B - Existing + Project: | the proposed development at CPN 11A and the anticipated pattern of development on surrounding blocks (those within a 1,200-foot radius) of the proposed development (Image 2b); and, |
| C - Existing + Project + Mitigation: | the Project scenario with wind-mitigating features designed to eliminate any hazardous wind exceedances found in the Existing + Project test configuration (Image 2c). |

The scale model of the proposed Project (as shown in **Images 2b and 2c**) was constructed using the design information and drawings listed in **Appendix A**. The wind tunnel model included all relevant surrounding buildings and topography within approximately 1200 ft radius of the study site. The boundary-layer wind conditions beyond the modelled area were also simulated in RWDI's wind tunnel. The wind tunnel model was instrumented with 45 wind speed sensors to measure mean and gust wind speeds at a full-scale height of approximately 5 ft. The placement of wind measurement locations was based on our experience and understanding of the pedestrian usage for this site, and was reviewed by the Office of Community Investment and Infrastructure (OCII). These measurement data were generated for 36 equally incremented wind directions (in increments of 10 degrees).



Image 2a: Wind tunnel study model - Existing configuration



Image 2b: Wind tunnel study model – Existing + Project configuration

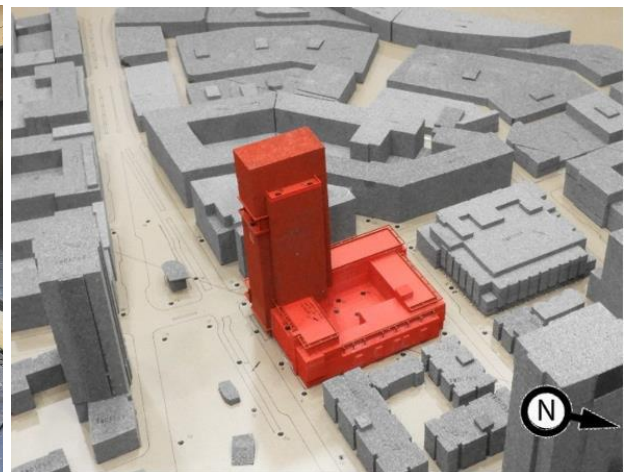


Image 2c: Wind tunnel study model – Existing + Project + Mitigation configuration



3.2 Local Climate

Wind statistics recorded at San Francisco International Airport between 2005 and 2016, inclusive, were analyzed for on an annual basis. **Image 3** graphically depicts the directional distributions of wind frequencies and speeds.

Winds from the west, west-southwest and west-northwesterly directions, are predominant throughout the year, as indicated by the wind rose. Strong winds of a mean speed greater than 20 mph measured at the airport (at an anemometer height of 30 ft) occur 9.6% of the time throughout the year.

Wind statistics from San Francisco International Airport were combined with the wind tunnel data in order to predict the frequency of occurrence of full-scale wind speeds. The full-scale wind predictions were then compared with applicable standards for pedestrian safety.

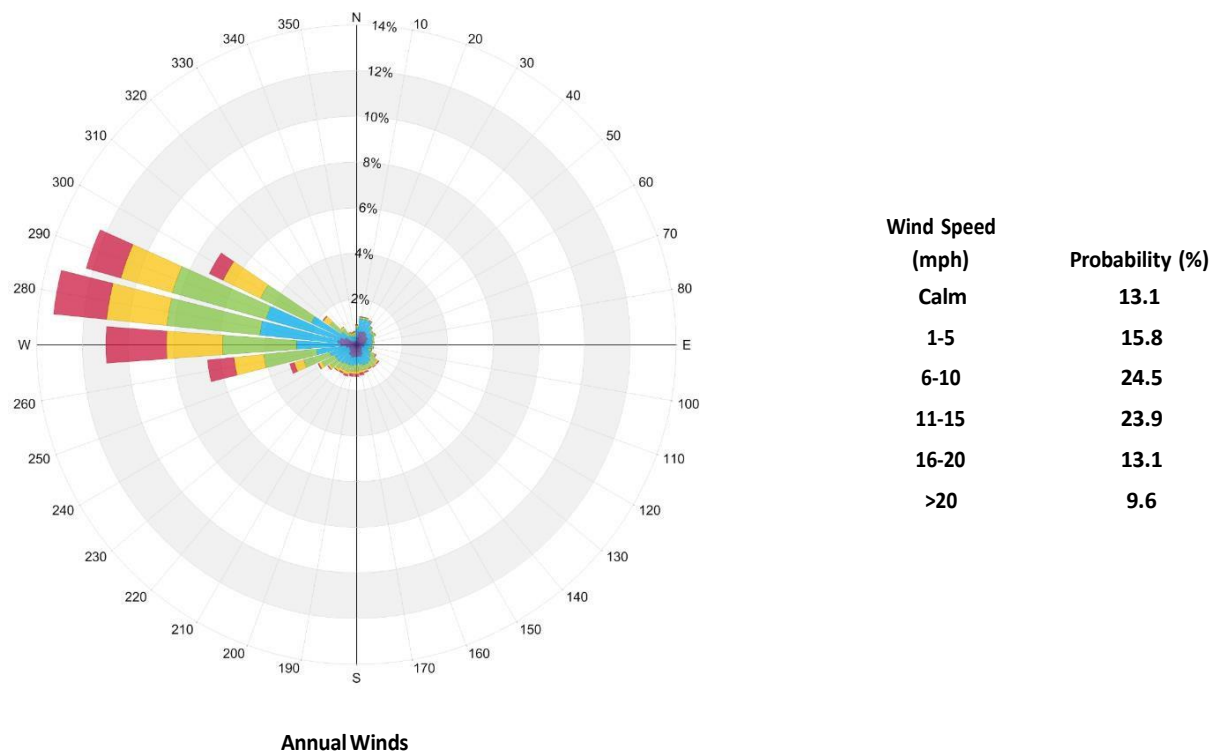


Image 3: Directional distribution of winds approaching San Francisco International Airport from 2005 to 2016



3.3 Pedestrian Wind Standard

The project site is located in the Bayview Hunters Point Redevelopment Project Area. The pedestrian safety standard established by Mitigation Measure W-1 (MM W-1) in the Candlestick Point/Hunters Point Shipyard Final Environmental Impact Report (2010) (the “wind hazard standard”) is used to analyze the proposed project’s wind impacts. Specifically, MM W-1 states:

Building Design Wind Analysis. Prior to design approval of Project buildings, if recommended by Agency staff, the Applicant shall retain a qualified wind consultant to provide a wind review to determine if the exposure, massing, and orientation of the building would result in wind impacts that could exceed the threshold of 26-mph-equivalent wind speed for a single hour during the year. The wind analysis shall be conducted to assess wind conditions for the proposed building(s) in conjunction with the anticipated pattern of development on surrounding blocks to determine if the Project building(s) would cause an exceedance of the wind hazard standard. The analysis shall be conducted as directed by the City’s wind study guidelines, including, if required, wind tunnel modeling of potential adverse effects relating to hazardous wind conditions. The Agency shall require the Applicant to identify design changes that would mitigate the adverse wind conditions to below the threshold of 26-mph-equivalent wind speed for a single hour of the year. These design changes could include, but are not limited to, wind-mitigating features, such as placing towers on podiums with a minimum 15-foot setback from street edges, placement of awnings on building frontages, street and frontage plantings, articulation of building facades, or the use of a variety of architectural materials.

MM W-1 defines wind speeds in terms of equivalent wind speeds, and average wind speeds (mean velocity), adjusted to include the level of gustiness and turbulence, consistent with applicable City guidance and according to the following formula:

$$E_{eq} = V_m \times (2 \times I + 0.7)$$

Where: E_{eq} = equivalent wind speed

V_m = mean pedestrian – level wind speed

I = turbulence intensity

It should be noted that at the request of the OCII wind speeds were measured on bike routes near the proposed project. Based on research practices in other jurisdictions, it is suggested that the wind hazard standard would be appropriate for assessing wind conditions on bike routes.

3.4 Test results

This section presents the results of the wind tunnel measurements analyzed in terms of equivalent wind speeds as defined by the equation in Section 3.3. The text in the report simply refers to the data as wind speeds. A total of 45 test locations were included in the assessment. Of these, Locations 1 through 37 are on pedestrian areas such as sidewalks, park areas and Locations 38 through 45 are on the bike lanes along adjacent sidewalks.



Figures 1a through 1c depict the wind comfort conditions at all the measurement locations on and around the Project site while **Figures 2a through 2c** depict the wind hazard conditions.

Table 2.1 presents the results of the wind hazard analysis, and lists the predicted wind speeds that would be exceeded one hour per year. The predicted number of hours per year that the Section 148 wind hazard criterion (one-minute wind speed of 36 mph) would be exceeded is also provided. A letter “e” in the last column of each configuration indicates an exceedance of the wind hazard standard.

Wind hazard conditions on bike lanes are presented in **Table 2.2**, .

3.5 Wind Hazard Conditions (Locations 1 through 37)

In the existing configuration, wind speeds at all tested locations comply with the wind hazard standard . (**Figure 2a** and **Table 2.1**).



In the Existing plus

Project configuration, winds at 6 locations along the sidewalks of West Harney Way and in the proposed Wedge park were shown to exceed the wind hazard standard (Locations 1, 3, 15 through 17 and 36 in **Figure 2b**).

In the Existing + Project + Mitigation configuration, wind speeds at all tested locations were shown to comply with the wind hazard standard, with a net decrease in overall wind speeds, averaging 26 mph across all measurement locations compared to 33 mph in the Existing configuration and 30 mph in the Existing + Project configuration (**Figure 2c** and **Table 2.1**).

3.6 Wind Conditions – Bike Lane (Locations 38 through 45)

In the Existing configuration, wind speeds at all bike lane locations were shown to comply with the wind hazard standard. In the Existing + Project configuration, wind speeds at Location 40 were shown to exceed the wind hazard standard, but this condition was shown to be improved with the addition of mitigation measures in the Existing + Project + Mitigation configuration, with no hazard exceedance (**Figures 2b, 2c** and **Table 2.2**).

4 APPLICABILITY

The wind conditions presented in this report pertain to the proposed Candlestick Point North Block 11A as detailed in the architectural design drawings listed in **Appendix A**. Should there be any design changes that deviate from this list of drawings, the wind condition predictions presented may change. Therefore, if changes in the design are made, it is recommended that RWDI be contacted and requested to review their potential effects on wind conditions.



Shadow Analysis Update Findings: Candlestick Block 11A Project, San Francisco

March 2, 2018

A. PURPOSE OF SHADOW STUDY UPDATE

The Candlestick Point–Hunters Point Shipyard Phase II Development Plan Environmental Impact Report (EIR), certified on June 3, 2010 included a review of the potential impacts of shadows cast by the proposed construction of new buildings on publicly accessible open spaces in the vicinity. The EIR analysis concluded on the topic of shadow that no potentially significant or significant environmental impacts would result from the Project.

The massing assumptions for the proposed Candlestick Point–Hunters Point Shipyard Phase II Development upon which the EIR study was conducted included proposed massing for development on Block 11A which included a 320' tower and an allowance for an additional 10' parapet allowance, or a total project height of 330'. Subsequent design development for the building on this block has resulted in increased heights: a 330' tall project with a 20' mechanical parapet, or a total project height of 350' (a variance of 20')

The purpose of this additional analysis is to analyze the net increase in shadow that would occur as a result of the taller project as compared to what was reviewed by the Project EIR in order to determine whether or not the effect of additional shadow would change the findings of no potentially significant or significant environmental impacts from the project on the topic of shadow.

B. SCOPE AND METHODOLOGY OF REVIEW

The scope of this analysis focused on any change in shadow effects from the revised Project on Gillman Park a 4.6-acre playground owned by San Francisco Recreation and Parks Department (SFRPD), approximately ¼-mile northwest of the proposed Block 11A building site.

In order to conduct the analysis, PreVision Design has gathered existing building and topographical data from sources such as aerial photography, city records, and field observations for the topographical and built environment surrounding the proposed project which contributes to the existing shading conditions on the affected open spaces. This data along with a model of the project provided by the project sponsor has been used to build a virtual 3D environment to simulate existing shadow conditions vs. shadow conditions that would be present due to the construction of the proposed Block 11A project as analyzed by the EIR as compared to the Block 11A project as now revised.

The methodology of the study, developed in coordination with the Office of Community Investment and Infrastructure (OCII), reviewed the updated Project shadow using the same graphical methods as used to evaluate Project shadow by the EIR, specifically:

Time-specific shadow patterns for 10:00 A.M., noon, and 3:00 P.M. Pacific Standard Time (PST) in December (the winter solstice) and March (the vernal equinox), and at 10:00 A.M., noon, and 3:00 P.M. Pacific Daylight Time (PDT) in June (the summer solstice) and September (the autumnal equinox), which depict shadow impacts at specific times of the day for the minimum, midpoint, and maximum elevations of the sun.

Figures A-D are shadow diagrams representing the isolated shadow conditions cast by the development on Block 11A relative to Gillman Park. As a point of comparison, the profile of the shadow cast by the massing studied by the EIR is additionally included in order to demonstrate the net change in the size of shadows cast.

C. STUDY FINDINGS

The analysis performed confirmed that the size and profile of shadow cast by the proposed development on Block 11A, would be slightly different than shadow as was analyzed by the Project EIR, however the revised shadows would not reach Gillman Park at any of the dates or times reviewed. A listing of the individual results are as follows:

December 21 (Winter Solstice), 10:00 A.M.

As shown in Figure-A1 (Block 11A—Shading Diagrams on the Winter Solstice, December 21 10:00 AM [PST]), The revised Block 11A would not shade Gillman Park at this time.

December 21 (Winter Solstice), 12:00 P.M.

As shown in Figure-A2 (Block 11A—Shading Diagrams on the Winter Solstice, December 21 12:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

December 21 (Winter Solstice), 3:00 P.M.

As shown in Figure-A3 (Block 11A—Shading Diagrams on the Winter Solstice, December 21 3:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

March 21 (Spring Equinox), 10:00 A.M.

As shown in Figure-B1 (Block 11A—Shading Diagrams on the Spring Equinox, March 21 10:00 AM [PST]), The revised Block 11A would not shade Gillman Park at this time.

March 21 (Spring Equinox), 12:00 P.M.

As shown in Figure-B2 (Block 11A—Shading Diagrams on the Spring Equinox, March 21 12:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

March 21 (Spring Equinox), 3:00 P.M.

As shown in Figure-B3 (Block 11A—Shading Diagrams on the Spring Equinox, March 21 3:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

June 21 (Summer Solstice), 10:00 A.M.

As shown in Figure-C1 (Block 11A—Shading Diagrams on the Summer Solstice, June 21 10:00 AM [PDT]), The revised Block 11A would not shade Gillman Park at this time.

June 21 (Summer Solstice), 12:00 P.M.

As shown in Figure-C2 (Block 11A—Shading Diagrams on the Summer Solstice, June 21 12:00 PM [PDT]), The revised Block 11A would not shade Gillman Park at this time.

June 21 (Summer Solstice), 3:00 P.M.

As shown in Figure-C3 (Block 11A—Shading Diagrams on the Summer Solstice, June 21 3:00 PM [PDT]), The revised Block 11A would not shade Gillman Park at this time.

September 21 (Fall Equinox), 10:00 A.M.

As shown in Figure-D1 (Block 11A—Shading Diagrams on the Fall Equinox, September 21 10:00 AM [PST]), The revised Block 11A would not shade Gillman Park at this time.

September 21 (Fall Equinox), 12:00 P.M.

As shown in Figure-D2 (Block 11A—Shading Diagrams on the Fall Equinox, September 21 12:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

September 21 (Fall Equinox), 3:00 P.M.

As shown in Figure-D3 (Block 11A—Shading Diagrams on the Fall Equinox, September 21 3:00 PM [PST]), The revised Block 11A would not shade Gillman Park at this time.

D. CONCLUSION

Based on the analysis as performed, the revisions made to the proposed Block 11A development would have an identical level of shadow impact with respect to Gillman Park as the project analyzed by the Project EIR, and therefore not affect nor alter the findings of no potentially significant or significant environmental impacts from the project on the topic of shadow.

Please do not hesitate to reach out to me with any questions or comments regarding the analysis performed or the findings presented.



Adam Phillips, Principal
PreVision Design

FIGURE-A1**BLOCK 11A**

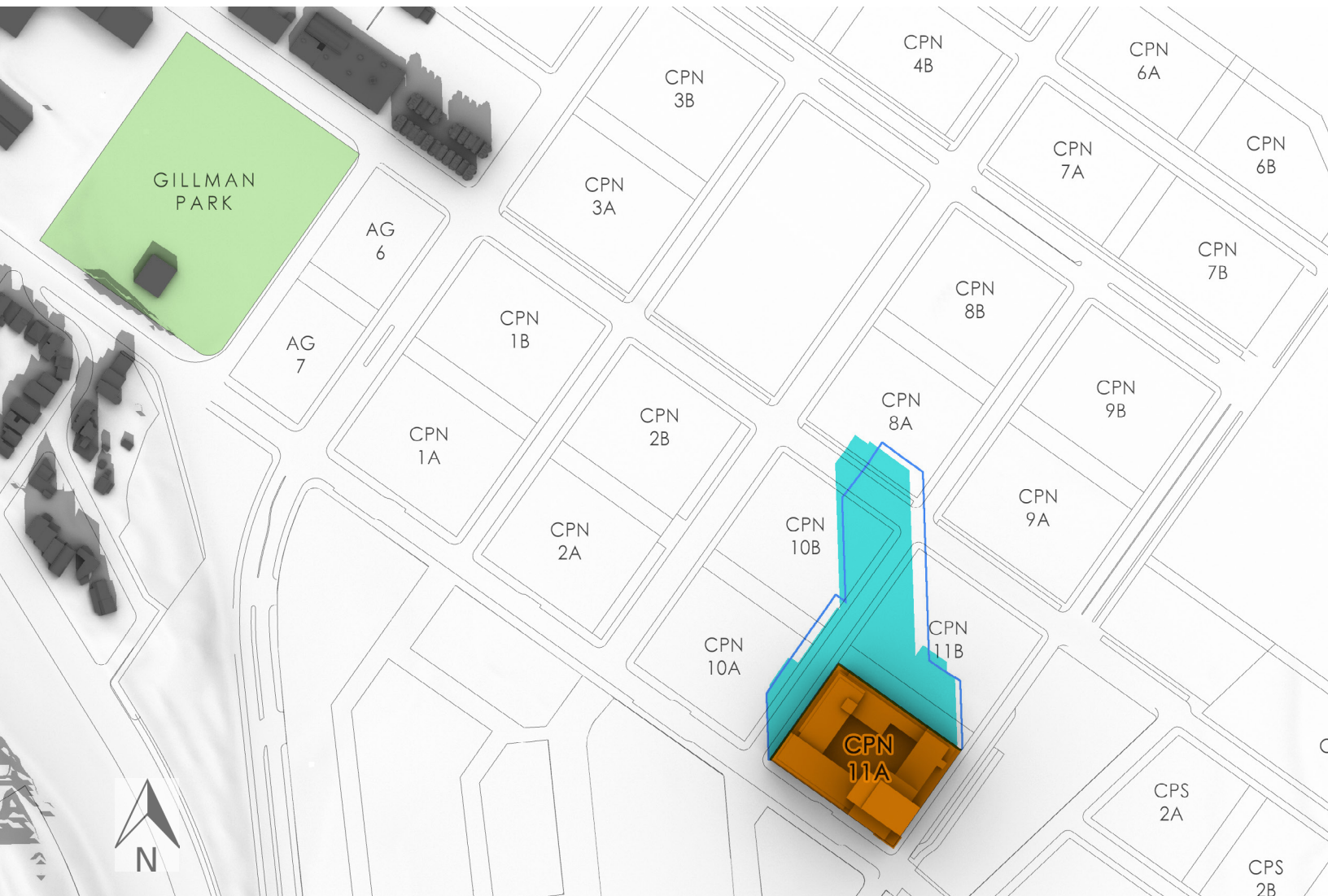
Shading diagrams on the Winter Solstice

**WINTER SOLSTICE
DECEMBER 21****10:00 AM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-A2**BLOCK 11A**

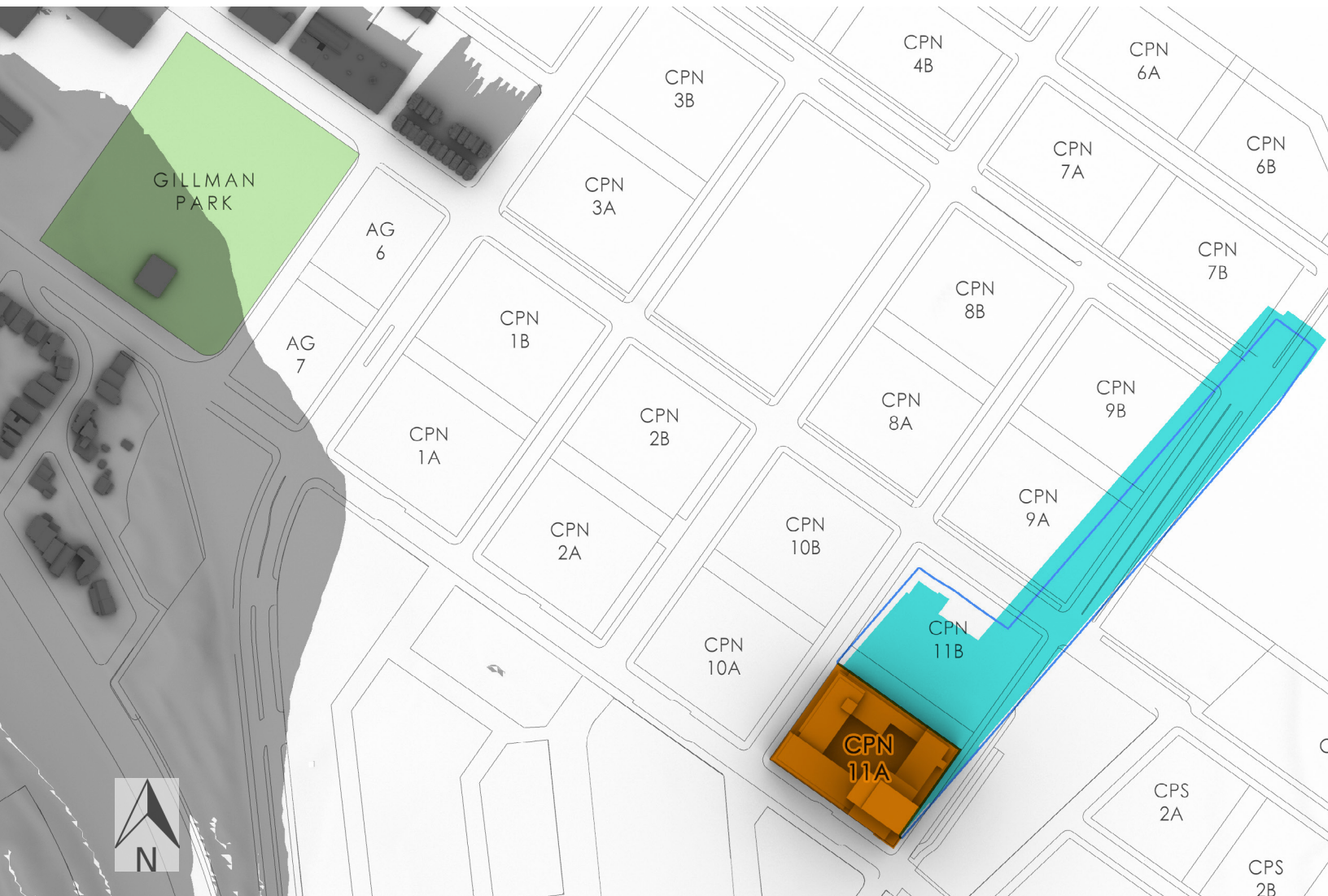
Shading diagrams on the Winter Solstice

**WINTER SOLSTICE
DECEMBER 21****12:00 PM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-A3**BLOCK 11A**

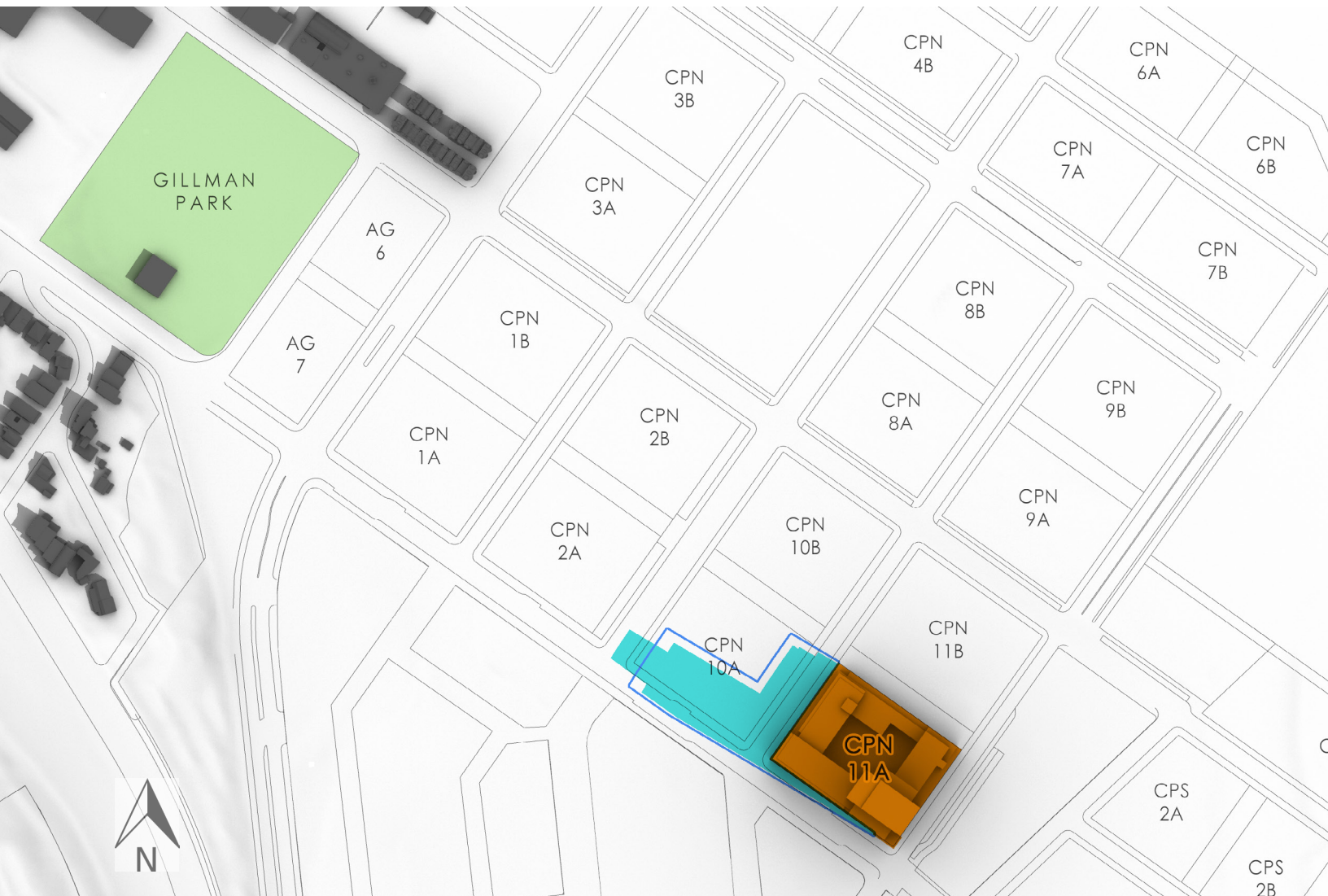
Shading diagrams on the Winter Solstice

**WINTER SOLSTICE
DECEMBER 21****3:00 PM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-B1**BLOCK 11A**

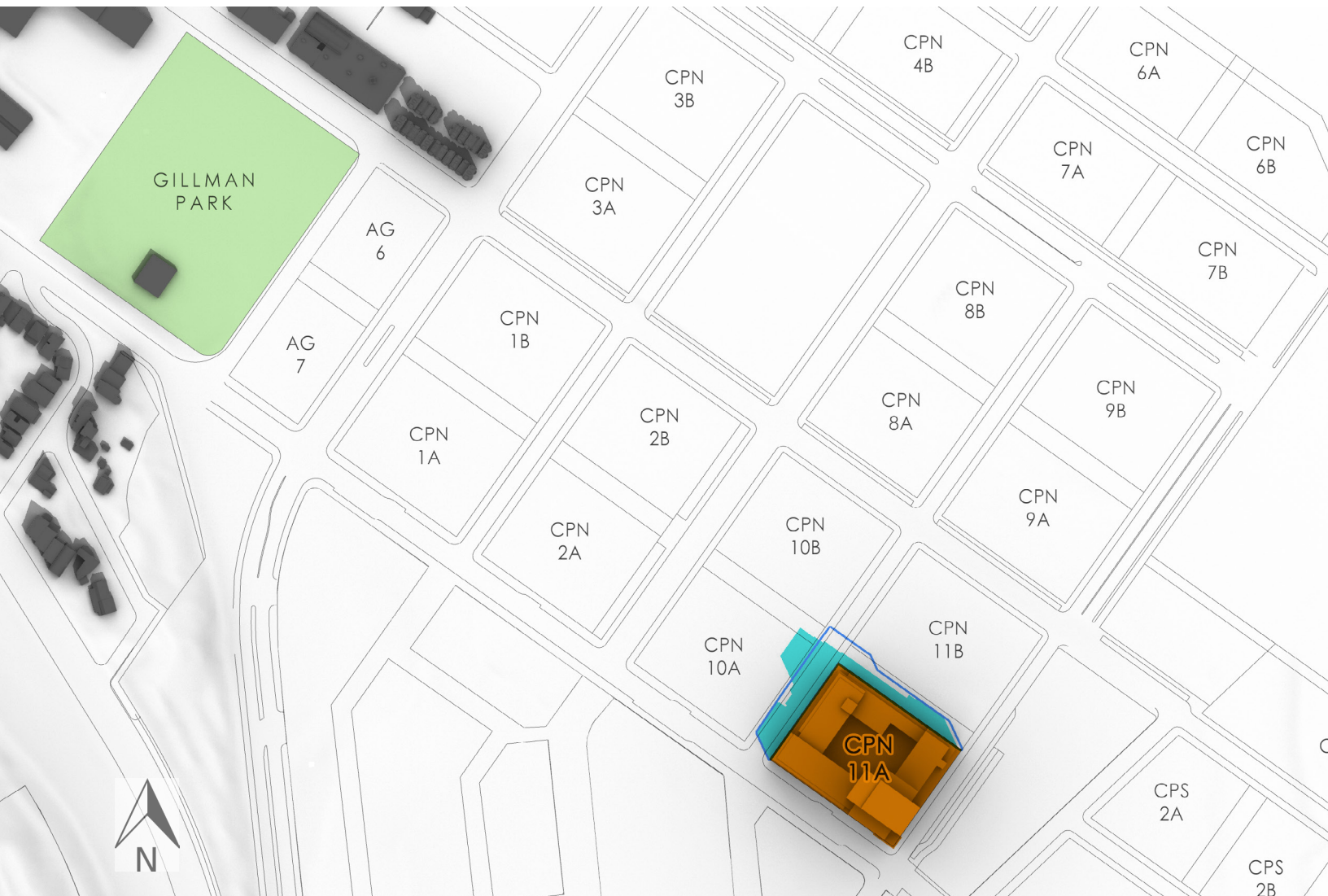
Shading diagrams on the Spring Equinox

**SPRING EQUINOX
MARCH 21****10:00 AM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-B2**BLOCK 11A**

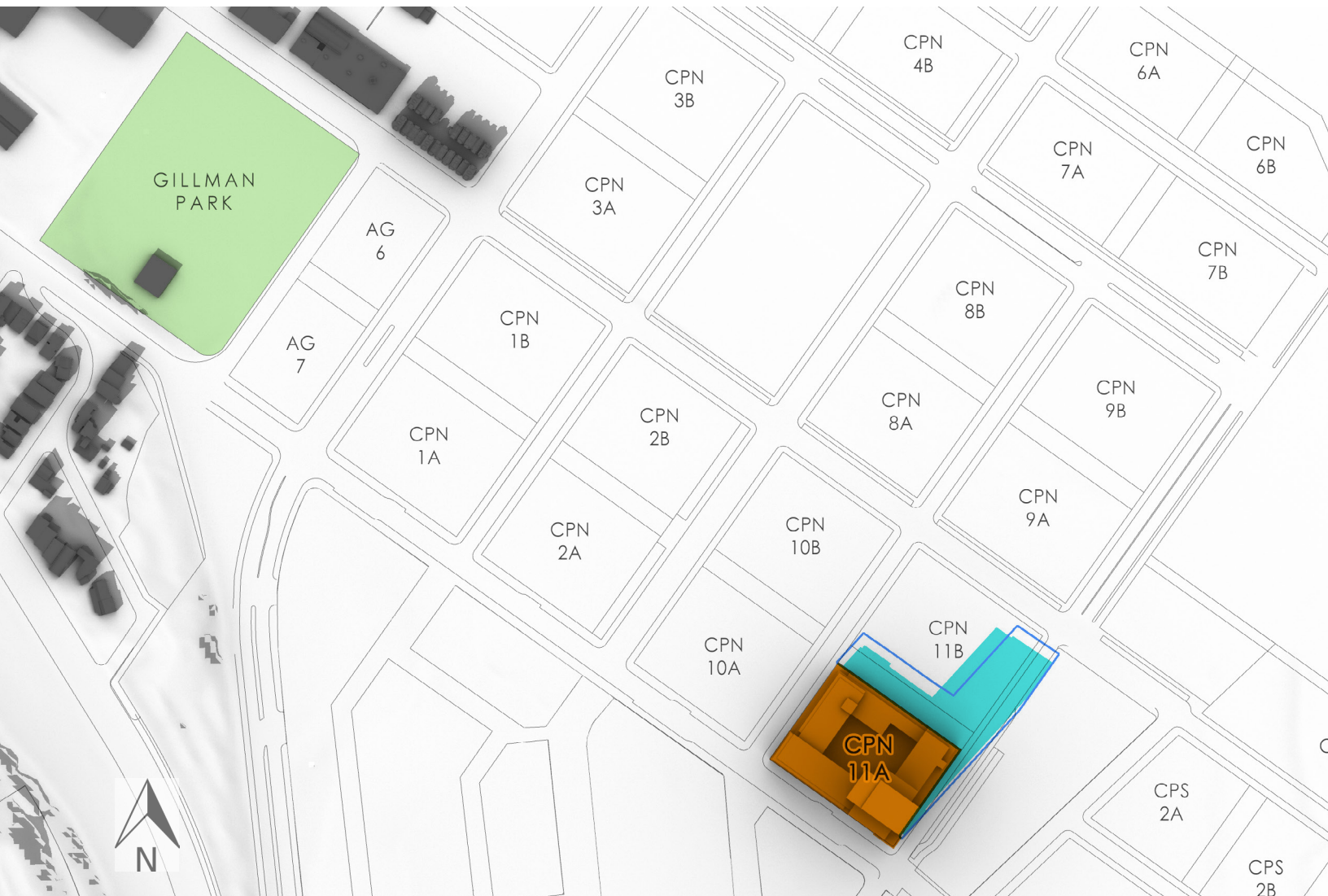
Shading diagrams on the Spring Equinox

**SPRING EQUINOX
MARCH 21****12:00 PM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-B3**BLOCK 11A**

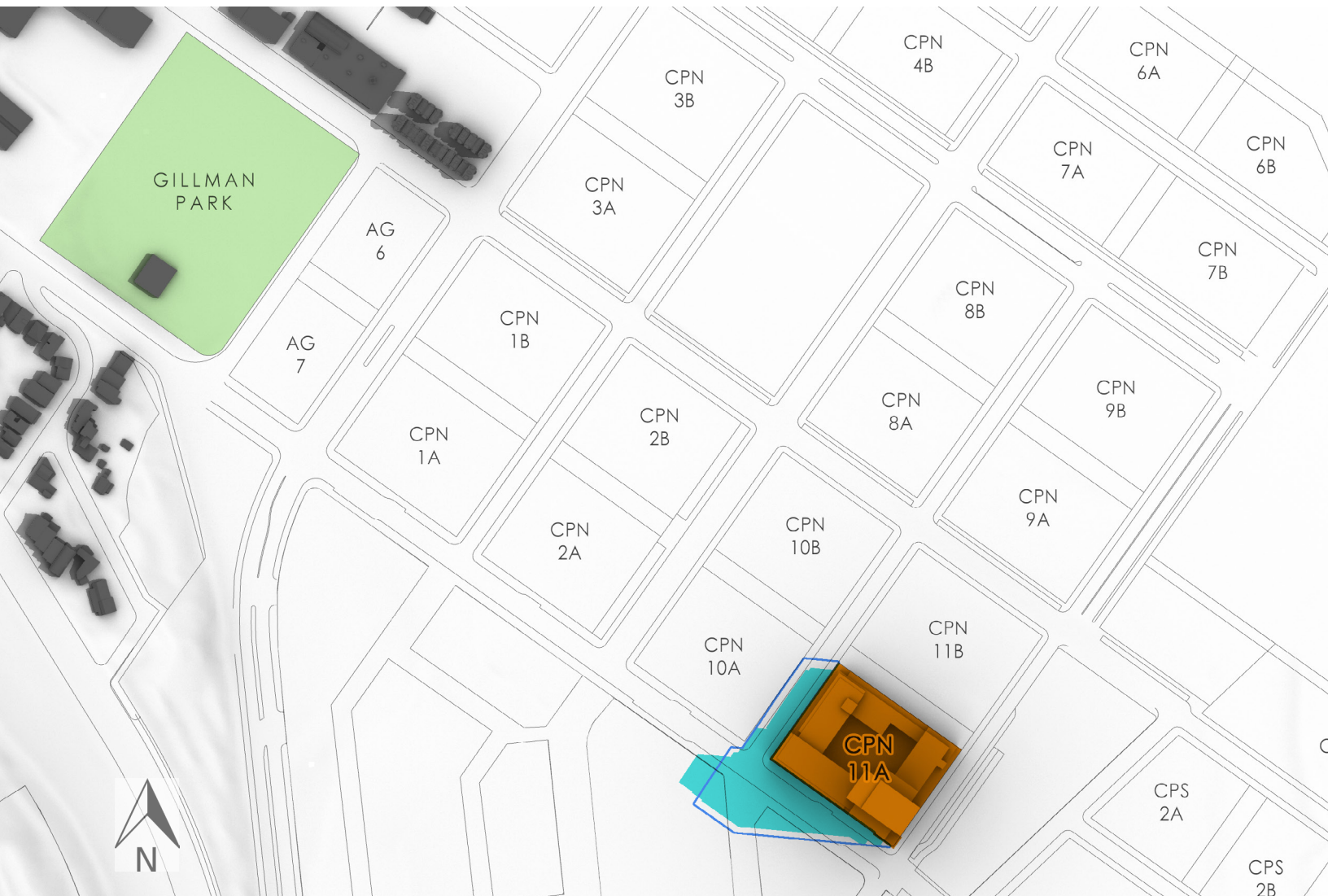
Shading diagrams on the Spring Equinox

**SPRING EQUINOX
MARCH 21****3:00 PM (PST)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-C1**BLOCK 11A**

Shading diagrams on the Summer Solstice

**SUMMER SOLSTICE
JUNE 21****10:00 AM (PDT)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-C2

BLOCK 11A

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

12:00 PM (PDT)

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-C3**BLOCK 11A**

Shading diagrams on the Summer Solstice

**SUMMER SOLSTICE
JUNE 21****3:00 PM (PDT)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-D1 **BLOCK 11A**
Shading diagrams on the Fall Equinox

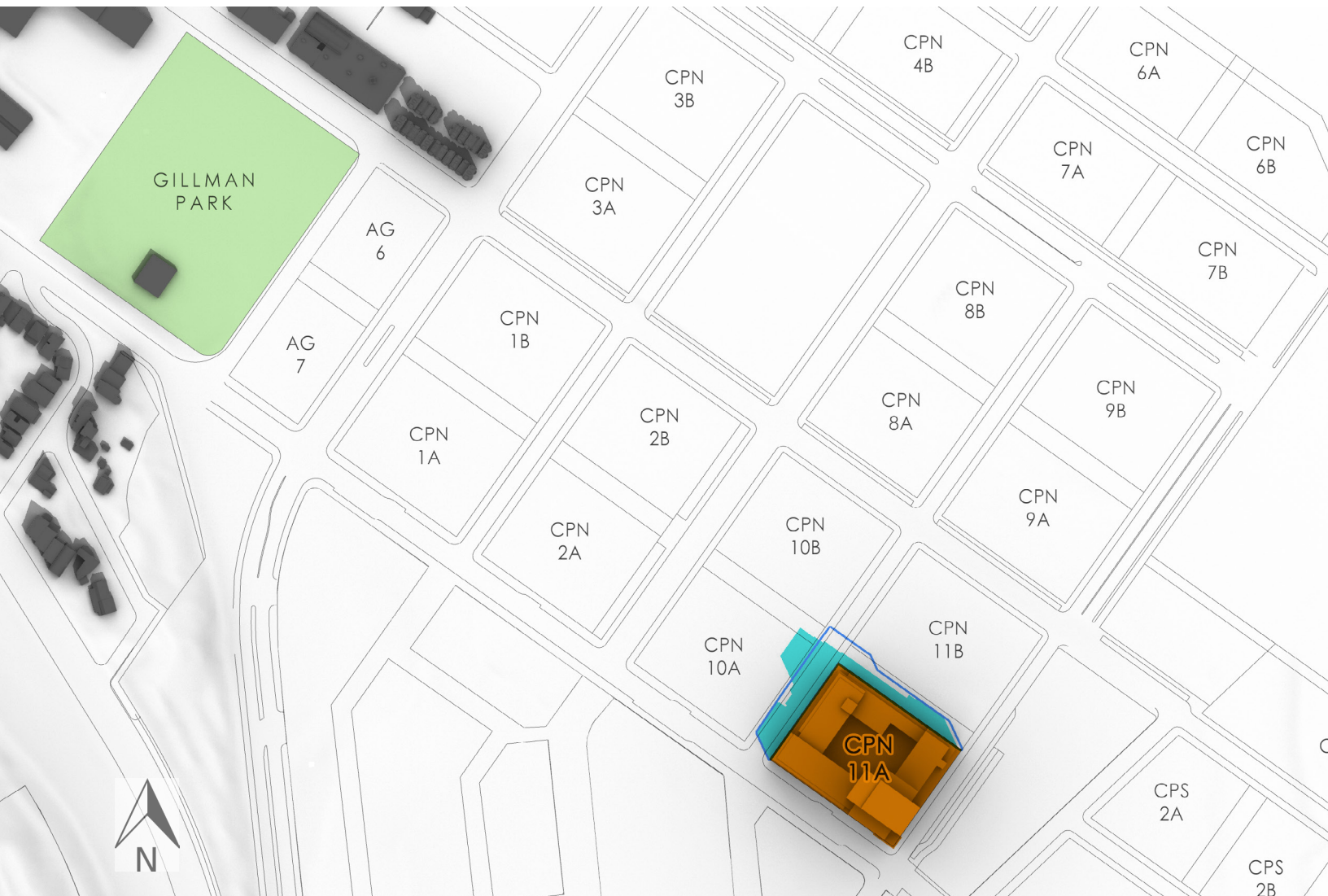


**FALL EQUINOX
SEPTEMBER 21 10:00 AM (PDT)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-D2**BLOCK 11A**

Shading diagrams on the Fall Equinox

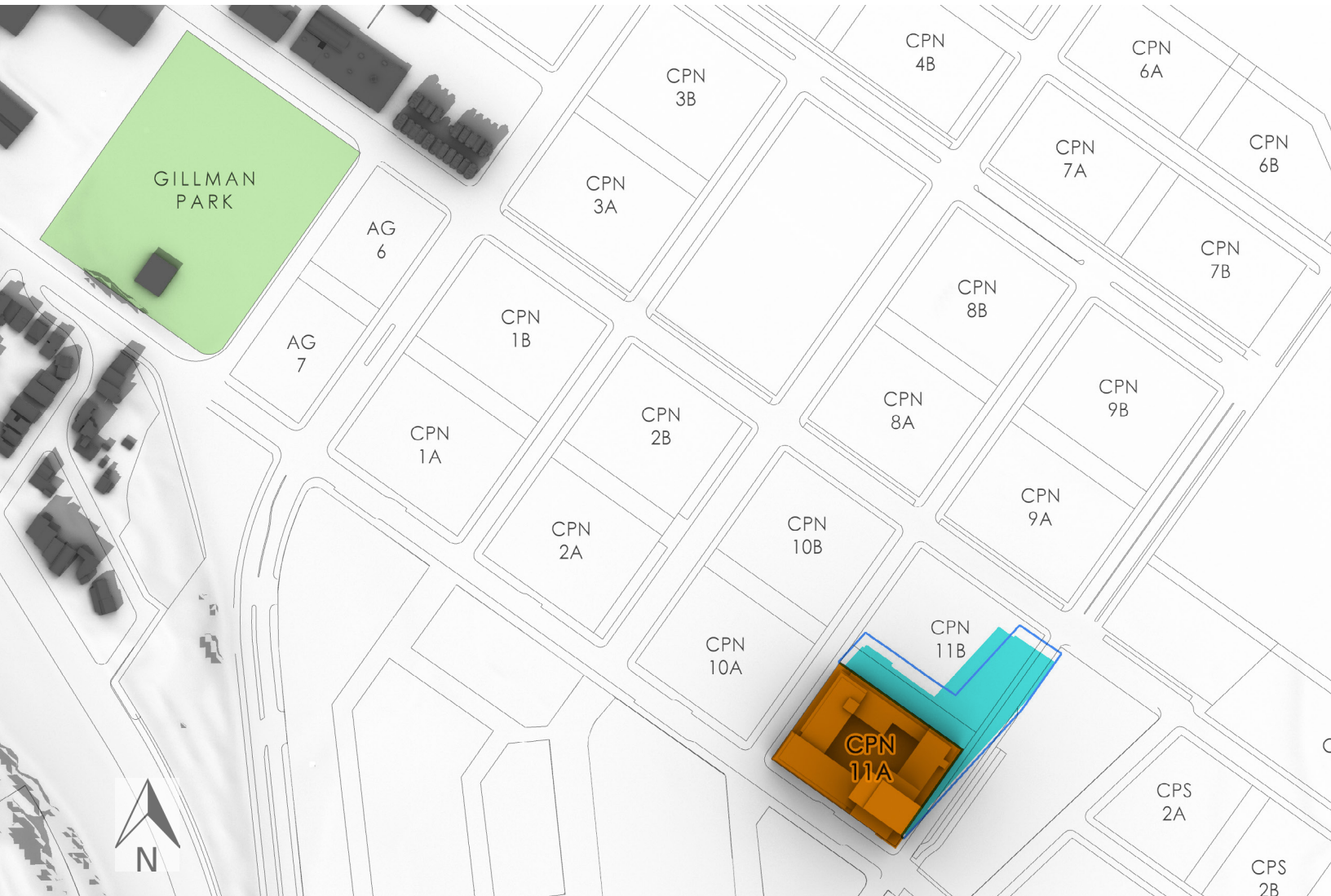
**FALL EQUINOX
SEPTEMBER 21****12:00 PM (PDT)**

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park

FIGURE-D3

BLOCK 11A

Shading diagrams on the Fall Equinox



FALL EQUINOX
SEPTEMBER 21

3:00 PM (PDT)

- Proposed 11A Project
- Existing (current) Shadow
- New Shadow by Proposed Project
- Shadow Profile of 320' Project Reviewed in EIR
- Gillman Park



CANDLESTICK POINT

CP NORTH BLOCK 11A

OCII - SCHEMATIC DESIGN SUBMITTAL
RESUBMITTAL

APRIL 16, 2019

FIVEPOINT

HKS

Y.A. studio

Creo

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DRDAP CHECKLIST, SCHEMATIC DESIGN APPLICATION

REQUIREMENTS		CORRESPONDING SUBMITTAL SHEET
1	WRITTEN STATEMENT	2.01, 2.02, 2.03
2	DATA CHART	
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2b	Project Data Table	2.20-2.22
2c	Automobile and bicycle parking	2.20
2d	Building dimensions and conformance with D4D	3.01-3.42, 5.01-5.19
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3g	Additional Materials	2.01-2.22
4	MODEL	Will be submitted prior to commission review
5	SUSTAINABLE DESIGN MEASURES	1.04, 1.05
6	PERSPECTIVES, SKETCHES AND RENDERINGS	2.14-2.19, 3.43-3.44
7	FAÇADE MATERIALS BOARD	6.05-6.08, 9.01-9.02

OCII COMMENT FROM AUGUST 2, 2017 PRE-SUBMITTAL MEETING	TEAM RESPONSE
<u>Ingerson/Harney Corner - Overall & Ground Floor</u> - Consider wind effects at corner; design entrance configuration to mitigate any ground-level or downdraft winds. Can tower geometry just come to the ground instead of creating arcades at both corners of Ingerson Ave? - Ground floor-to-floor height reads as very low here due to the canopy position	Wind effects have been analyze at the corner and other selected locations to ensure D4D compliance. The tower is lifted at the entry to create a small plaza directly across the street from the Film Arts Center entry plaza. Together with the Wedge Park, these open spaces frame the Ingerson Avenue & Harney Way intersection, providing relief for pedestrians at this busy corner. All retail canopies are at least 9’-0” to comply with D4D design guidelines. See page 3.38.
<u>Ingerson/Harney Corner - Level 4-6 Residential Amenity Space</u> - Integrate column with sky lobby architecture - Could this courtyard space be tied to the retail below for potential outdoor seating that might activate the space? - Ensure that any digital signage complies with the D4D signage requirements (Pages 138-139) and does not create nighttime glare or glare into residential units	The column is part of the tower’s secondary plane structural design and integrated with the architecture of the residential amenity area by highlighting the multi-story space. Outdoor seating for the retail below is provided at the ground level, while the Levels 4-6 outdoor common space is intended for residential private common open space. Though digital signage is no longer proposed for this space, all digital signage for the project will comply with D4D signange requirements.
<u>Ingerson/Harney Corner - Tower</u> - Continue to develop window wall system over entire tower facade to appear more residential and to provide more variety and texture - Size the operable awning windows to provide sufficient cooling to reduce tower energy usage	The tower facade window wall system has been designed to emphasize the building’s verticality. The operable awning windows stagger to provide variety and texture while providing sufficient ventilation and cooling. See tower elevations on pages 6.05-6.08.
<u>Ingerson Avenue - Tower</u> - Bring building geometry down to ground to define corner on at least one end of Ingerson facade, preferably the tower corner. The podium corner overhang creates almost a floating effect, which is nice, while the tower corner arcade does not lighten the tower presence nor frame the corner of 2 major arterials streets. This may also be a very windy corner / not an ideal place for a corner arcade. - Retail entrance appears to be a blank wall / non-transparent door in rendering - Continue to develop window wall system over entire tower facade to appear more residential and to provide more variety and texture	The tower corner at Ingerson/Harney is set back to create an entry plaza complementary to the Film Arts Center entry plaza across the street. The plaza, with adjacent residential and retail entries, provides an outdoor space for the mingling of residents and the general public at the highly visible corner. The setback also supports D4D tower design standards including the desire for floor plan segmentation and elevation segmentation to differentiate the tower primary plane from the secondary plane. See pages 3.11-3.12. The retail entrance which appears to be a blank wall should be storefront glazing. See page 6.04. The tower facade window wall system has been designed to emphasize the building’s verticality. The oper-able awning windows stagger to provide variety and texture while providing sufficient ventilation and cool-ing. See tower elevations on pages 6.05-6.08.
<u>Ingerson Avenue - Podium</u> - The light facade with contrasting window frames is a very nice effect. In the animation, the window frame edges looked like they had a slightly rounded corner - this would be a very unique and contemporary feature that would soften all the surrounding right angles - Very nice modulation in window geometry. How will the floor lines read in this location? - Consider varying or lightening the roof line - it looks heavy and monotonous above the finely textured and light-colored base - Remove or add all street trees	The floor lines in the podium are hidden behind the white GFRC panels or metal slab covers in the window wall modules. See podium elevations on pages 6.01-6.04. On the podium low-rise and mid-rise buildings, the roof line is defined by a top floor canopy wrapped by metal panel fascia. This helps to define the top, stepped-back section of the podium and create a clear delineation between the podium and tower. Along Mid-Block Break, the clear roof lines serve to differentiate between flats, low-rise, and high-rise buildings. See podium elevations on pages 6.01-6.04. All street trees have been added to the project views. See pages 2.14-2.19.
<u>Harney - Tower</u> - Entrances to ground-floor units seem odd here, as discussed. Reconfigure lobby, retail and residential at ground floor along Harney and reduce setback - Continue to develop materiality and placement of balconies; integrate with tower architecture	The Harney tower and podium ground floor have been reconfigured as lobby and residential units with stoop entries. See pages 2.16 and 5.03. Balconies on the tower are placed to create a rhythm that expresses the building’s verticality. See pages 2.14 and 6.06.
<u>Harney - Podium</u> Nice vertical element; consider bringing wood/natural materiality around the horizontal face so that it does not create a perpendicular blank wall	The same terracotta or similar material used on the stairwell is also used on selected walls on the ground floor facing Harney Way. See page 6.02.
<u>Mid-Block Break</u> - Nice variation in facade - Different entrance and bay window configurations provides variety and a nice sense of scale along the mid-block break - Juliet balconies do not provide outdoor access. Consider sizing balconies per D4D open space requirements or provide access to shared courtyard instead - Continue to develop Harney Way and Mid-Block Break ground-level facades - Do roof overhang perforations serve as solar shades? - Geometry looks off in rendering - Reconfigure/reduce setback at Harney/Mid-Block Break corner	The Juliet balconies are intended to provided variety to the facade rather than outdoor access. Open space requirements for the project are met without these balconies. The roof overhangs provide a distinct roof line to the podium buildings. The perforations do not serve as solar shades but they cast shadows on the building facade to provide variety and texture. The setback at Harney/Mid-Block Break corner has been designed with landscape and stoops for the ground level residential units. See pages 2.16, 5.03, and 8.02.
<u>M Street</u> Appreciate the blank wall texture and ideas for activation, however M Street still has excessive blank wall area Can transformer and gas rooms be reconfigured so that access is provided from the street, but blank walls do not constitute the majority of the M Street facade? B1 level could provide additional mechanical space, with access doors on M Street.	Based on PG&E Electric and Gas Service Requirements (Greenbook) provisions UG-1 and J-16, transformer and gas rooms must be located on grade with directly access from the street. In this project, these rooms are located off M Street where the least pedestrians are expected. The blank walls enclosing the mechanical rooms are covered with colorful, dynamically patterned metal panels with engaging landscaping to improve the pedestrian experience.

Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name Candlestick Point	Block/Lot CP03 / 11A	Address TBD
Gross Project Area 652,910 SF	Primary Occupancy I-A	Number of occupied floors 32
Design Professional/Applicant: Sign & Date HKS Architects, Inc.		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	☒
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes
1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)			☒			
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED mini- mum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

Sustainability Measures

The project is designed to maximize sustainable building performance at all levels by taking a holistic approach. The project team will focus on delivering high performing, healthy spaces while ensuring the project benefits the surrounding community.

CPN Block 11A will conform with the City and County of San Francisco Green Building Ordinance meeting or exceeding minimum Greenpoint Rating requirements. The following industry-leading sustainability features will be considered during design development:

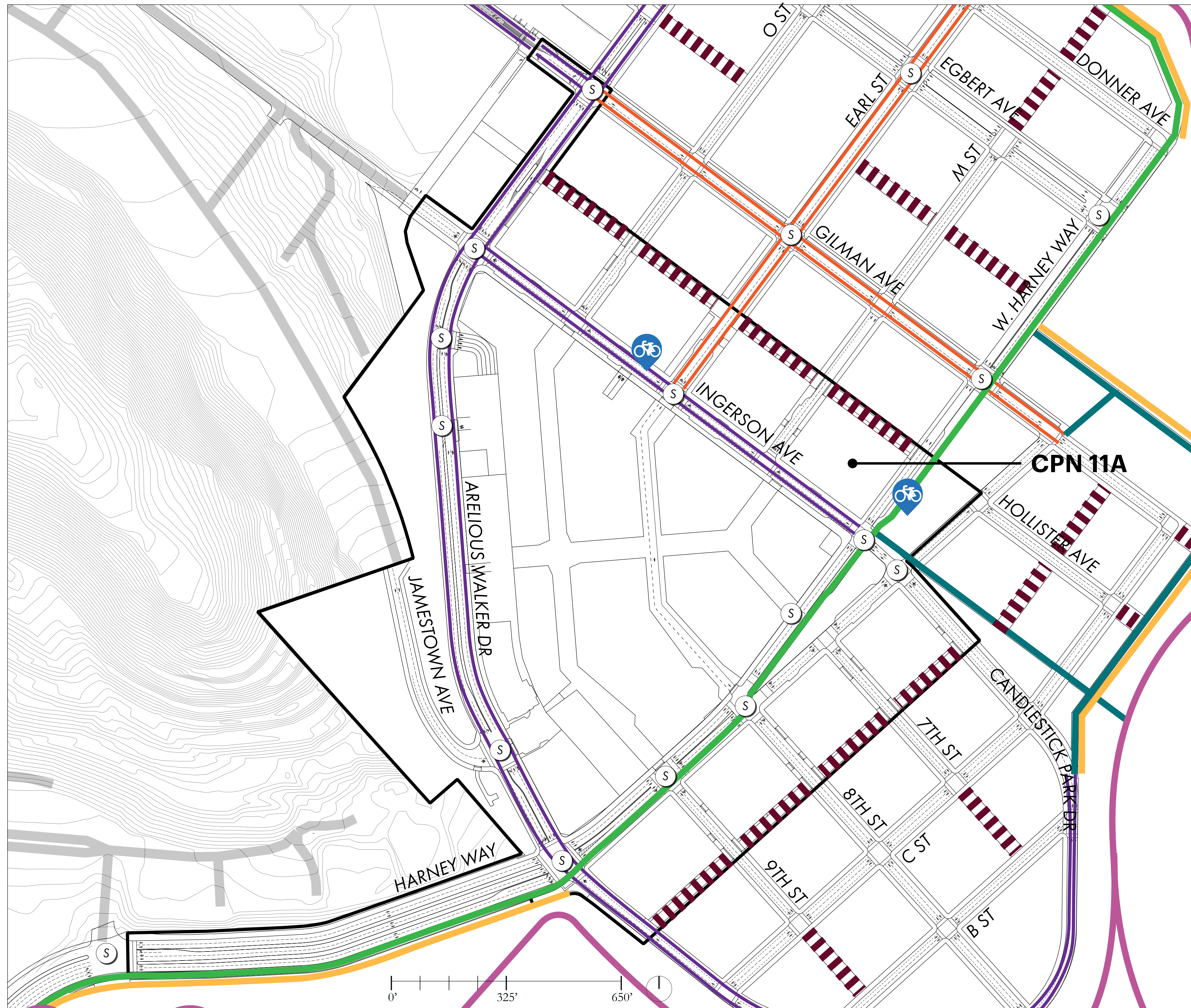
- The capture and treatment of 85% total annual runoff from rainfall from the 90th percentile, 24-hour storm by treating stormwater with flow-through planters and a rainwater harvester cistern
- Climate appropriate landscape design requiring minimal maintenance and irrigation
- Low water-use interior plumbing fixtures to provide a 35% reduction in indoor water use
- Dual Plumbed for future use of recycled water
- A minimum of 75% of construction generated debris to be diverted from landfill
- MERV 13 filters in all outside air intakes
- High-efficacy LED lighting throughout the building
- Solar PV system to offset 1% of total annual energy consumption
- High density infill site within ½ mile of a major transit stop
- Passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors
- Low VOC content flooring, paints, coatings, adhesives and sealants



NEW HOME RATING SYSTEM, VERSION 7.0

Candlestick Point Block 11A North		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
		Possible Points					
CALGreen							
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
A. SITE							
	A2. Job Site Construction Waste Diversion						
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1		
Yes	A7. Stormwater Control: Performance Path	3					3
C. LANDSCAPE							
5.36%	Enter the landscape area percentage						
Yes	C2. Three Inches of Mulch in Planting Beds	1					1
	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
≤25%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2
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		
E. EXTERIOR							
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
G. PLUMBING							
	G2. Install Water-Efficient Fixtures						
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1
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
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	1					1
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
	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
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1		
Yes	H8. High Efficiency HVAC Filter (MERV 13+)	1			1		
I. RENEWABLE ENERGY							
≥60% of common area	I7. Photovoltaic System for Multifamily Projects	4		8			
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	25		30+			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
	M2. Efficient Clothes Washing and Drying						
Yes	M2.2 Energy Star Dryer	1		1			
<20 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	2		2			
Yes	M8. Gearless Elevator						
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
Yes	N1.2 Designated Brownfield Site	2	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
	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						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
Summary			Community	Energy	IAQ/Health	Resources	Water
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		75	7	36.5	10	9	12.5

* GreenPoint New Home Multi-family Checklist is an estimate only, subject to completion of construction documents.



At build out, Class II bicycle lanes will be provided on Gilman Avenue between Arelious 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.

Legend

- Cycle track (Two-Way Separated Bicycle Artery)
- Bikeway Class I (Separated)
- Bikeway Class II (Bike Lanes)
- Bikeway Class III (Bike Routes)
- 🚲 Proposed Bicycle Share Station
- Mid-Block Break
- Bay Trail/Blue Greenway
- Pedestrian/Multi-Use Path
- S Traffic Signal
- Sub-Phase Boundary

*A traffic signal study of the Ingerson Avenue and M Street intersection, and the Ingerson Avenue and O Street intersection, will be prepared for SFMTA review to determine the proper intersection control.

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application

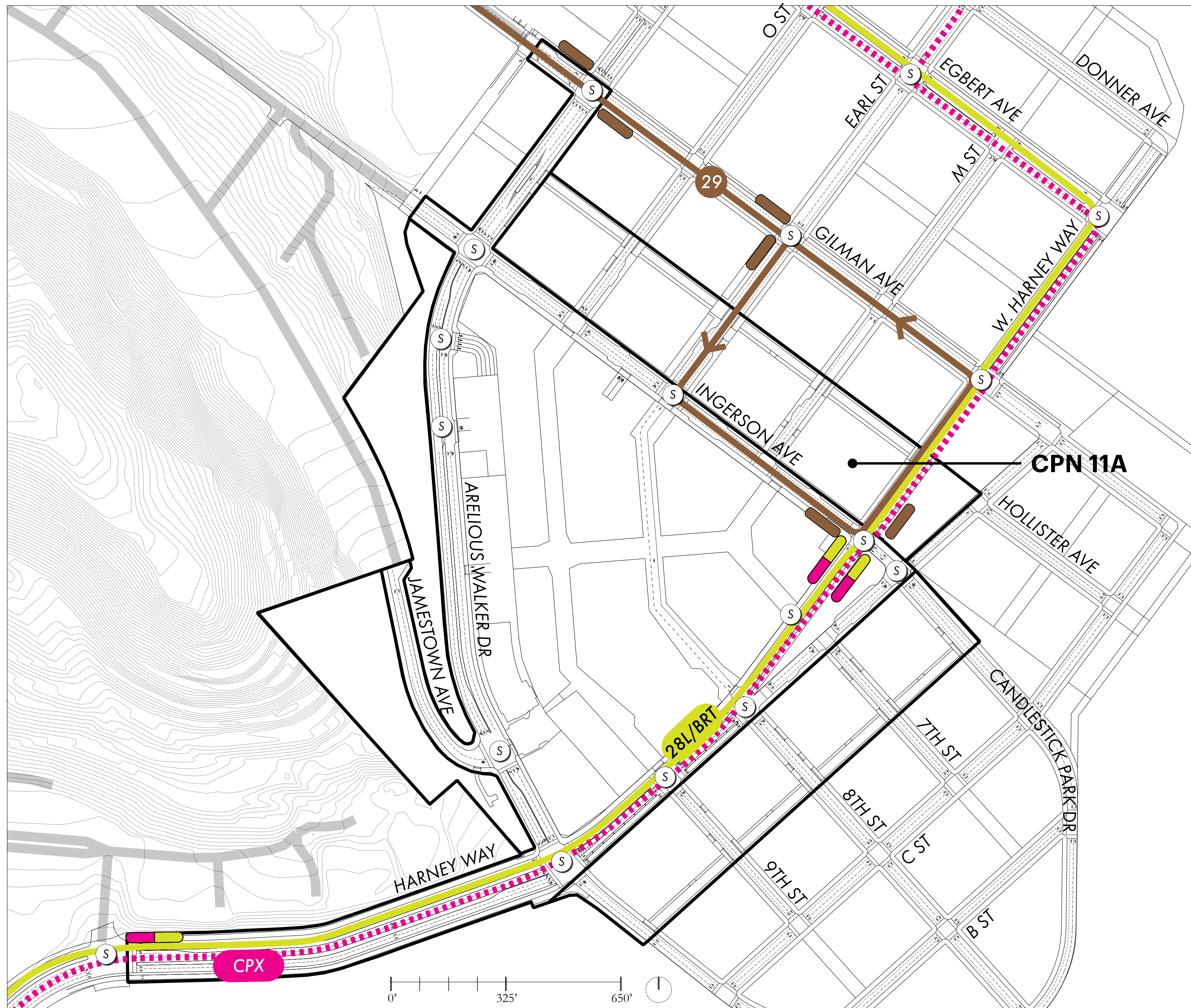
PROJECT CONTEXT

PEDESTRIAN & BICYCLE NETWORKS

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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1.06



At buildout, the retail center shuttle and temporary extension of the 56 Rutland will be replaced with final transit improvements. These final 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 five minute frequency), the CPX downtown express running at a 10 minute frequency, and the BRT (28L) running at a five minute frequency. These improvements will connect Candlestick Point to key destinations in the city and other transit modes, such as Muni, BART, and Caltrain.

Legend

- 29 Sunset Route (5-Min Peak Frequency)
- 28L/BRT Route (5-Min Peak Frequency)
- CPX Route (10-Min Peak Frequency)
- 29 Sunset Route Stop
- 28L/BRT and CPX Route Stop
- S Traffic Signal
- Sub-Phase Boundary

*A traffic signal study of the Ingerson Avenue and M Street intersection, and the Ingerson Avenue and O Street intersection, will be prepared for SFMTA review to determine the proper intersection control.

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application

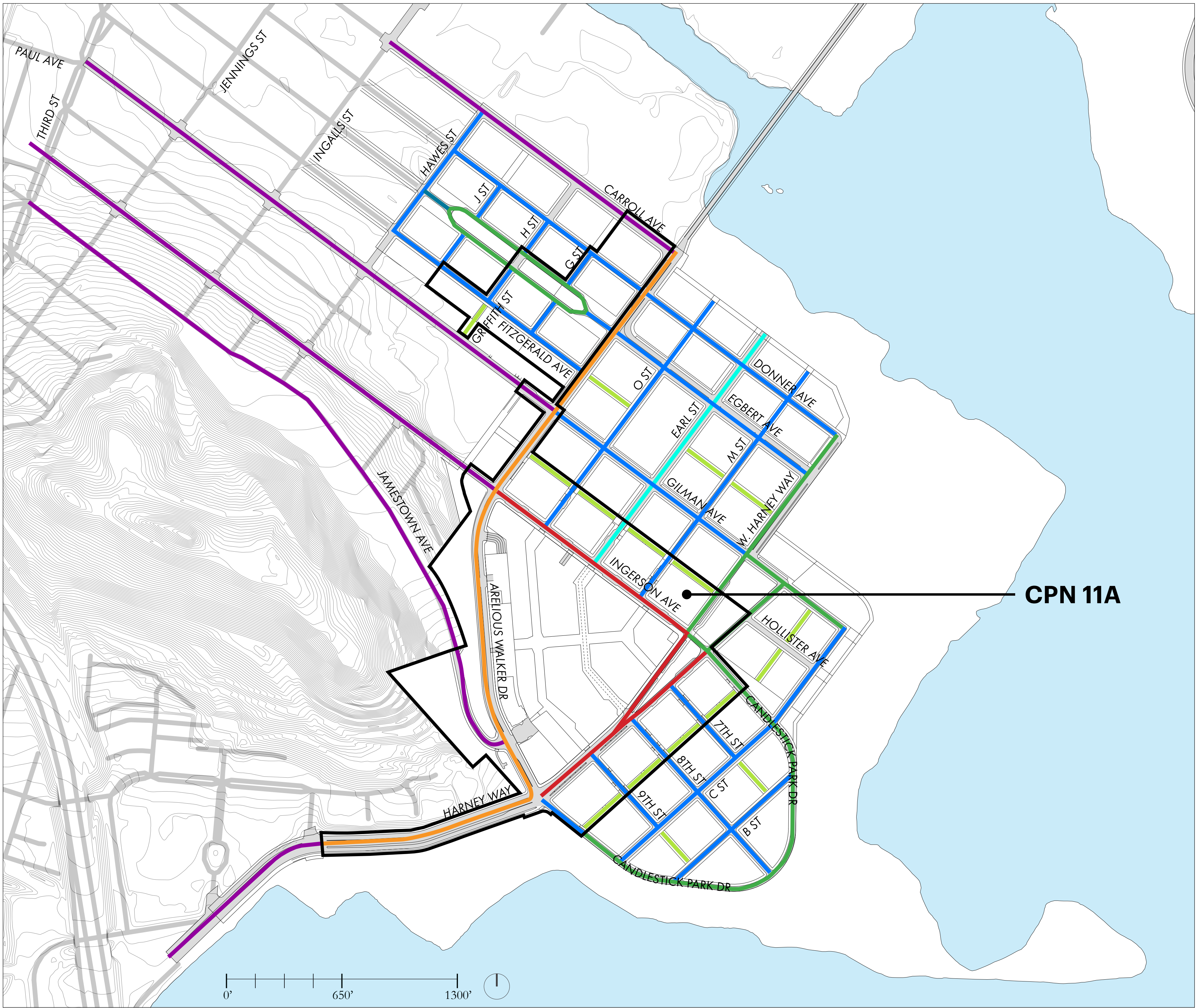
PROJECT CONTEXT

TRANSIT NETWORK

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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1.07



The following street types wrap the four sides of CPN Block 11A:

Neighborhood Commercial Street (Ingerson Avenue)

Neighborhood commercial streets, such as Harney Way near Ingerson Avenue, and Ingerson Avenue between Arelious Walker Drive and Harney Way, are modeled after many of San Francisco’s most vibrant streets, handling continuous activity throughout the day. They are the streets where residents do their daily errands, meet with friends, and shop and play on the weekends. Short-term parking for customers and space for loading facilities are essential components of commercial districts. However, parking and loading facilities often compete for the same space as desired features such as bulbouts or pedestrian plazas. Managing parking and loading facilities efficiently and effectively can serve both the needs of local businesses while enabling improvements to the public realm.

Park Edge Street (W Harney Way)

Streets that border major parks or the waterfront have one set of conditions on one side of the street and a distinctly different set of conditions on the other. Park edge streets often have fewer spatial constraints on the park edge side but unique demands of high pedestrian volumes or special activities associated with them. These streets will have a generous park edge with landscaping, lighting, furnishings, and multi-use trails.

Neighborhood Residential Street (M Street)

Neighborhood residential streets are quieter residential streets with relatively low traffic volumes and speeds. Though they have low levels of activity relative to other street types, they play a key role to support the social life of the neighborhood. Residential streets will feel safe, comfortable, and cared for. Residents may think of the street outside their home as an extension of their home or a neighborhood commons. Improvements will focus on slowing traffic, providing usable space and amenities, and making improvements that encourage residents to take pride and ownership of the streetscape outside their front door.

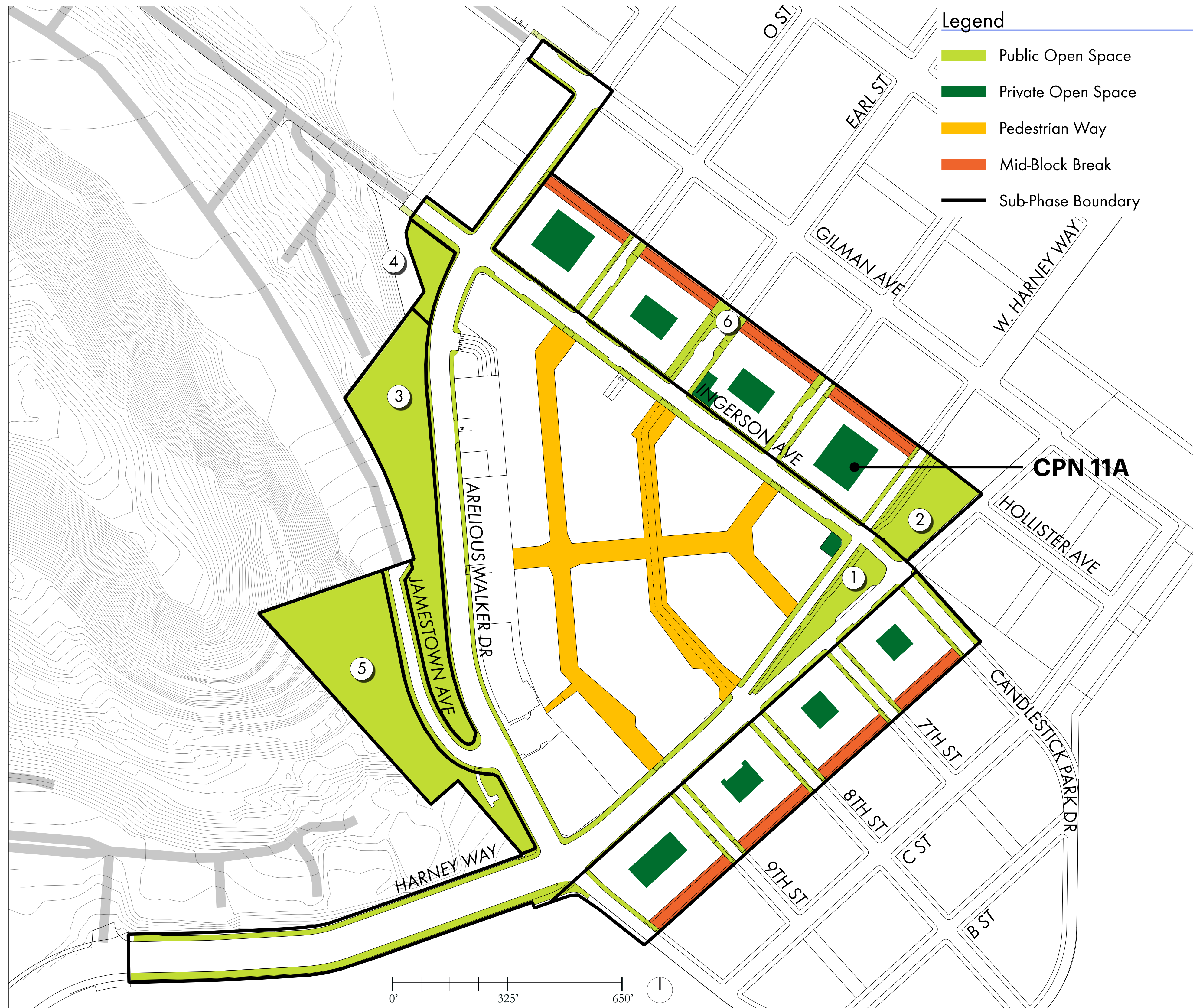
Mid-Block Break

Mid-block breaks are small scale, single-surface streets that prioritize pedestrian use, but permit vehicles and bicycles to share the open space. Mid-block breaks will be designed to emphasize their pedestrian scale and calm traffic. They enable a generous pedestrian realm on narrow streets, and they create pockets of usable open space to act as front yards in open space-deficient neighborhoods.

Legend

- | | |
|--------------------------|---------------------------|
| Neighborhood Commercial | Parkway |
| Neighborhood Residential | Street Improvements |
| Neighborhood Throughway | Mid-Block Break |
| Park Edge | Major Phase 1 CP Boundary |

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application



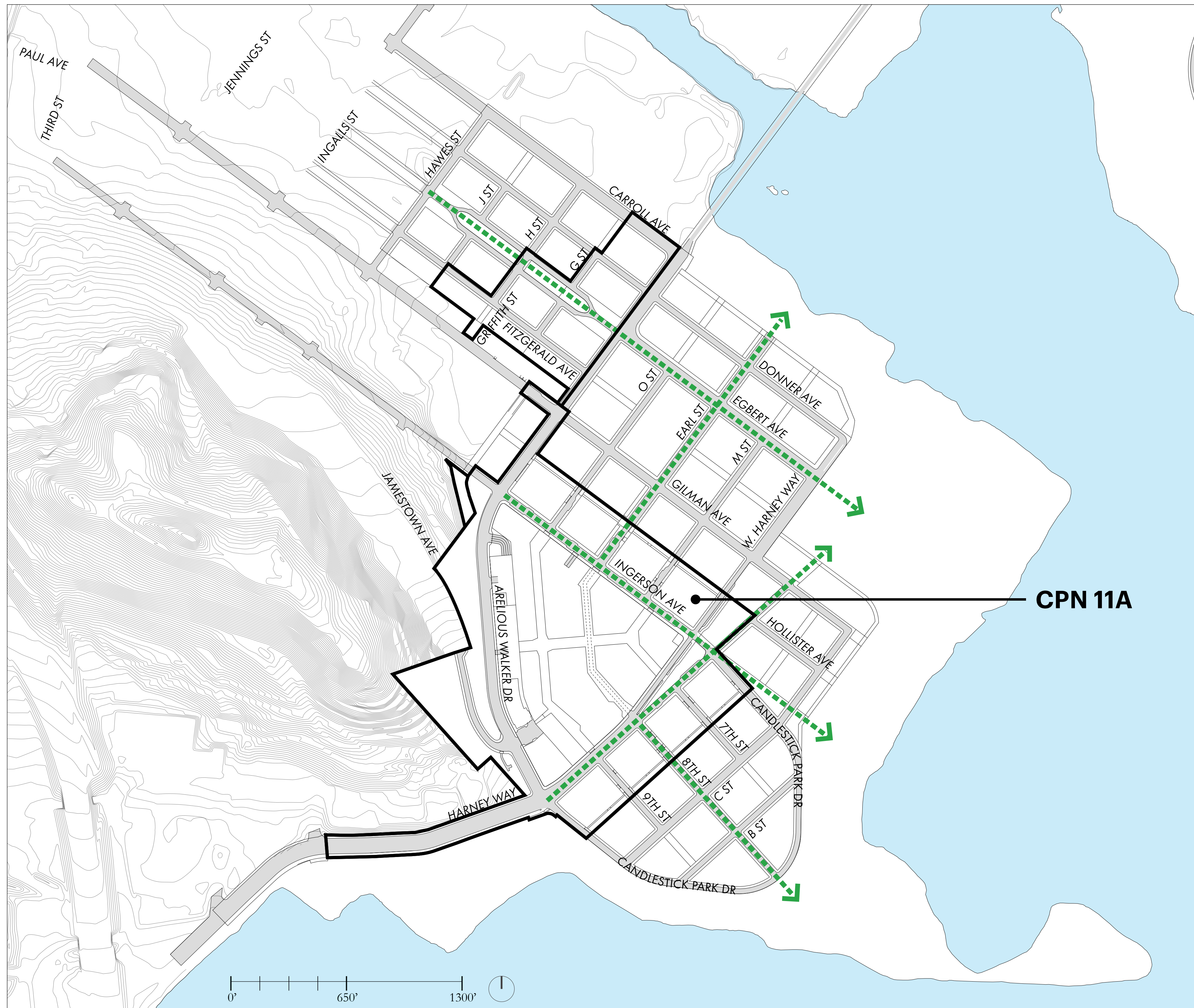
The public realm in CP-02-03-04 consists of Wedge Plaza, Wedge Park 2a, Jamestown Walker Slope, Alice Griffith Community Garden, Bayview Hillside Open Space, and streetscape.

CP-02-03-04 includes a diverse mix of parks and open space that gives residents, employees, and visitors the opportunity to enjoy urban parks, plazas, parkways, and natural open spaces. These spaces will form the foundation of a robust parks and open space plan that will connect the entire project area.

Sub-Phases CP-02-03-04 includes:

- ① Wedge Plaza (0.77 acres) – This plaza is the southwest extension of the larger Wedge Park. Surrounded by retail, and mixed-use buildings, the Bus Rapid Transit system, and cycle track, this plaza provides respite in the urban “heart” of Candlestick. Views extend to the large Wedge Park towards South Basin and Hunters Point.
- ② Wedge Park 2a (1 acre) – Wedge Park 2a (1 acre) will be included in CP-03. The remainder of the Wedge Park, Wedge Park 2b and Wedge Park 3 (1.97 acres), will be completed in the second and third Major Phases. The design is conceptual and will be refined.
- ③ Jamestown Walker Slope (3.88 acres) – Planting enhancements on the slope will focus on native species and habitat.
- ④ Alice Griffith Community Garden – Jamestown Walker Slope will be the permanent site for the relocation of the Alice Griffith Community Garden from its existing interim location. The design of the garden will be developed in partnership with the garden’s stakeholders. It will be designed and constructed separate from the rest of Jamestown Walker Slope.
- ⑤ Bayview Hillside Open Space (2.85 acres) – Following the recommendations of the Bayview Hill Natural Areas Plan, this open space area will be enhanced with new native plantings to increase the habitat value of the site and to help to create a better habitat link between Bayview Hill and the Bay.
- ⑥ Earl Street Boulevard Park (0.10 acre) – The first half block of Earl Street is completed with CP-03. With a 33 foot wide pedestrian promenade zone on its western sidewalk, Earl Street will feature places for socializing and enhanced planting spaces (including stormwater bioretention plantings). The Earl Street Boulevard Park will have temporary landscaping until the first full block of the Boulevard Park is completed in CP-06 and CP-07.

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application



Sightlines from the community to the Bay and other important landmarks should be maintained and reinforced. View corridors bring a host of benefits: they provide important links to the CPSRA, they act as a wayfinding tool, and they bring a sense of connectivity to the community. Figure 33 identifies significant view corridors within CP-02-03-04.

Each neighborhood will have a special place (e.g. neighborhood park) and an important street (or streets) which lead to the water. The interconnected network of public spaces is both a connective tissue and a tool to develop the character of each neighborhood. Each place hosts the opportunity to develop narratives (historic, cultural, etc.) through wayfinding or artwork installations.

Special places, neighborhood parks, important streets such as The Spine and retail routes, view corridors and points of contact with the waterfront become opportunities for art installations to be embedded in the overall streetscape plan.

The Public Trust Exchange Agreement does not identify any view corridors on Candlestick Point.

Legend

- - - - - ➔ View Corridors
- Sub-Phase Boundary

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application

PROJECT CONTEXT

VIEW CORRIDORS

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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1.10



View to the north from 300'



View to the south from 300'



SOUTH BASIN

HUNTERS POINT

CANDLESTICK PT
STATE REC AREA



View to the east from 300'



CANDLESTICK PT
STATE REC AREA

SAN BRUNO
MOUNTAIN

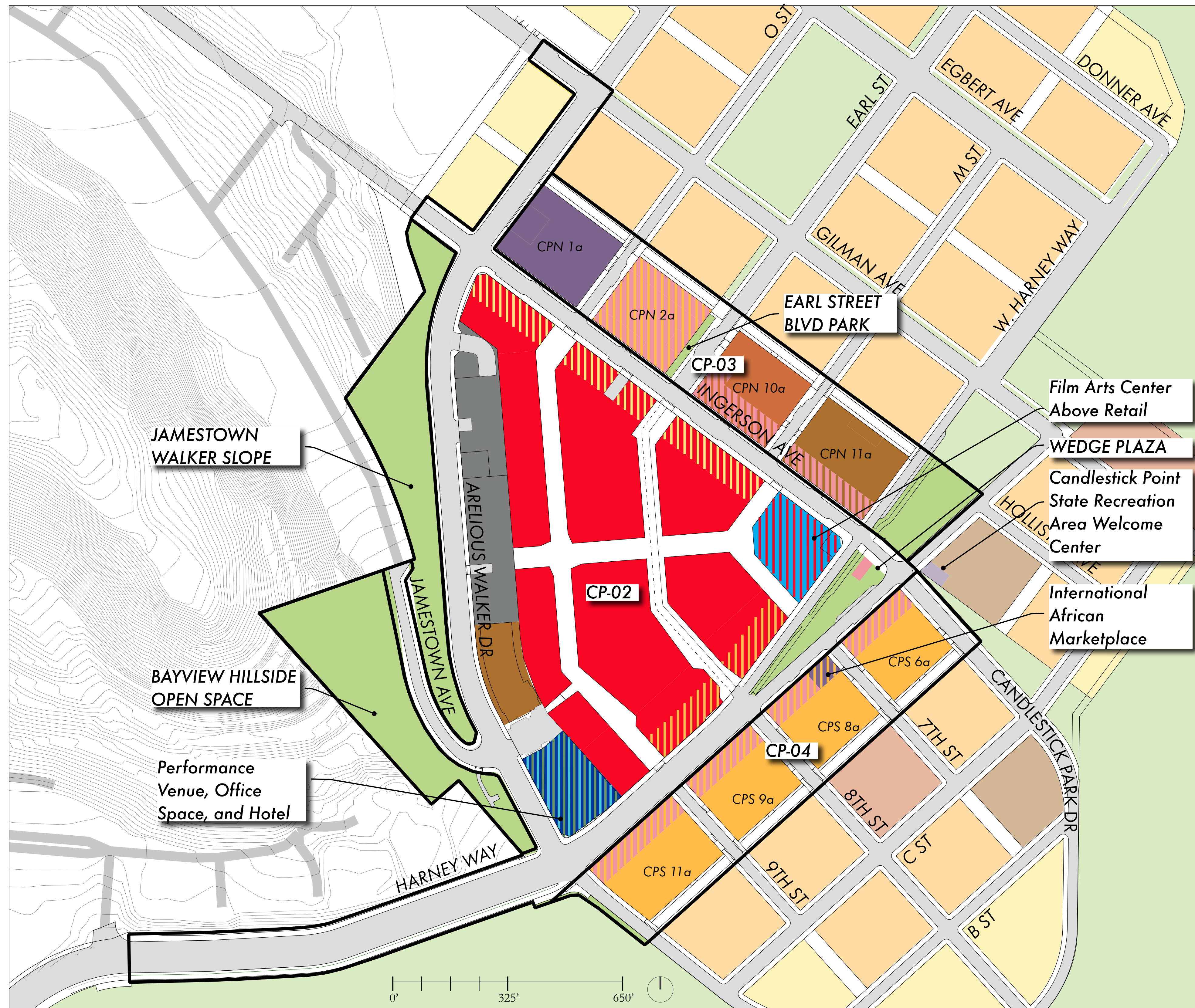
COW PALACE

BAYVIEW PARK

MT DAVIDSON



View to the west from 300'



Sub-Phases CP-02-03-04 will form the vibrant center of Candlestick Point. With approximately 4,100 residents, approximately 2,500 permanent jobs, up to 300 construction jobs, an urban outlet district, restaurants, shops, and entertainment venues, Candlestick Point Center (CP Center, CP-02) and the surrounding blocks (CP-03, CP-04) will be the dense urban heart of Candlestick Point.

Ingerson Avenue will be 'Main Street' at Candlestick Point. Both sides of the street may be activated with ground floor neighborhood retail, services, restaurants, and a Film Arts Center. Residences above will form the street walls of this exciting and inviting urban avenue.

Harney Way will also have ground floor retail space including the International African Marketplace. The Wedge Plaza will be a transit hub and a place for grabbing a quick lunch or coffee at the café, people-watching, and relaxing. The Wedge Plaza will connect the shops and residences along Harney Way with the bustling activity at CP Center.

This development is essential in activating Candlestick Point. What once was the 49ers stadium site will soon be the core of a new neighborhood in San Francisco. As a reminder of its historic past, elements from the stadium including seating and stadium lighting will be placed on site.

Legend

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

Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application

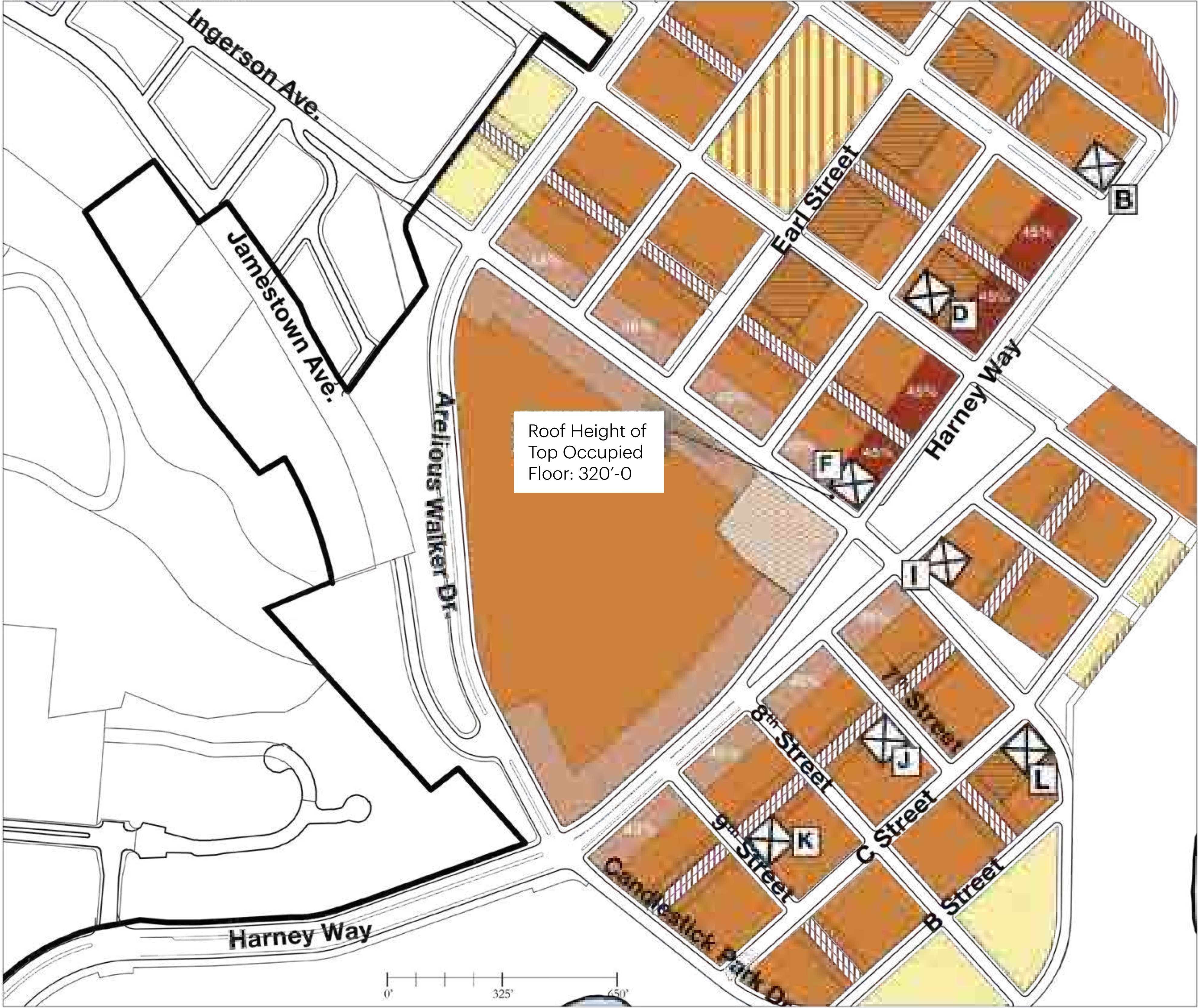
PROJECT CONTEXT

LAND USE

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

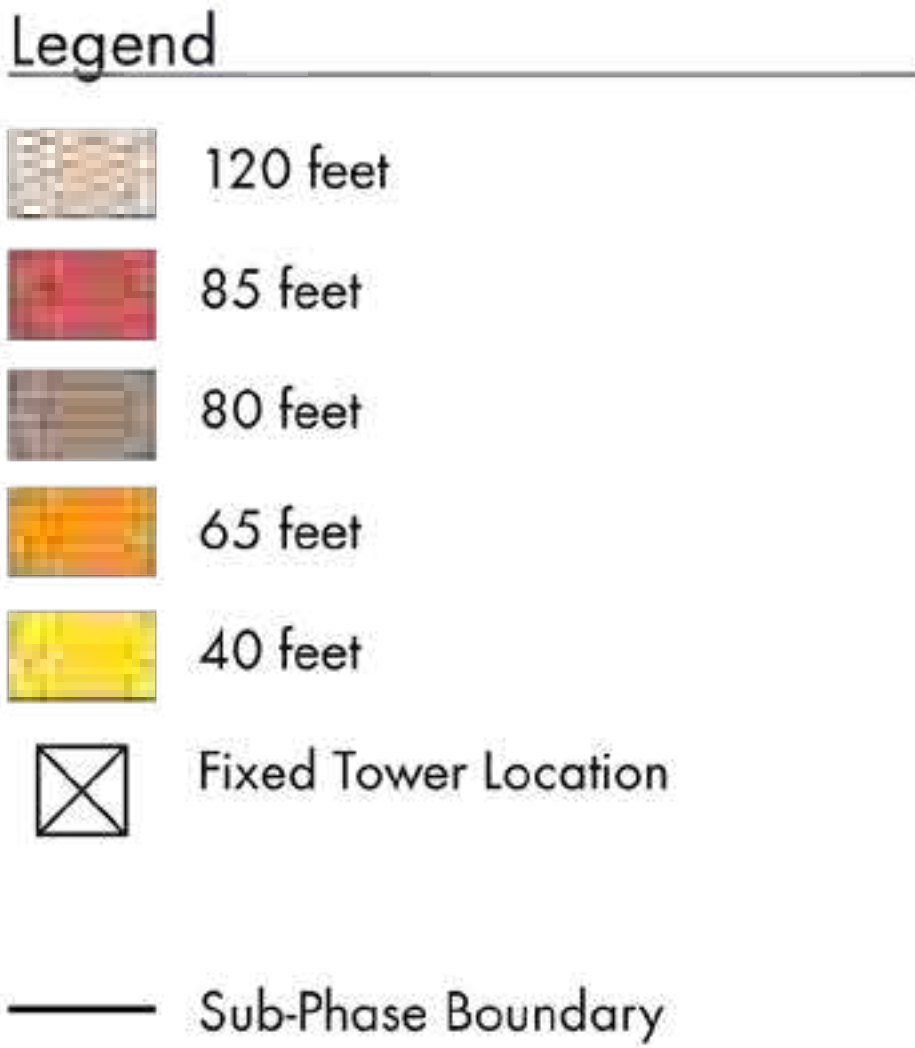
FIVEPOINT HKS Y.A. studio Creo

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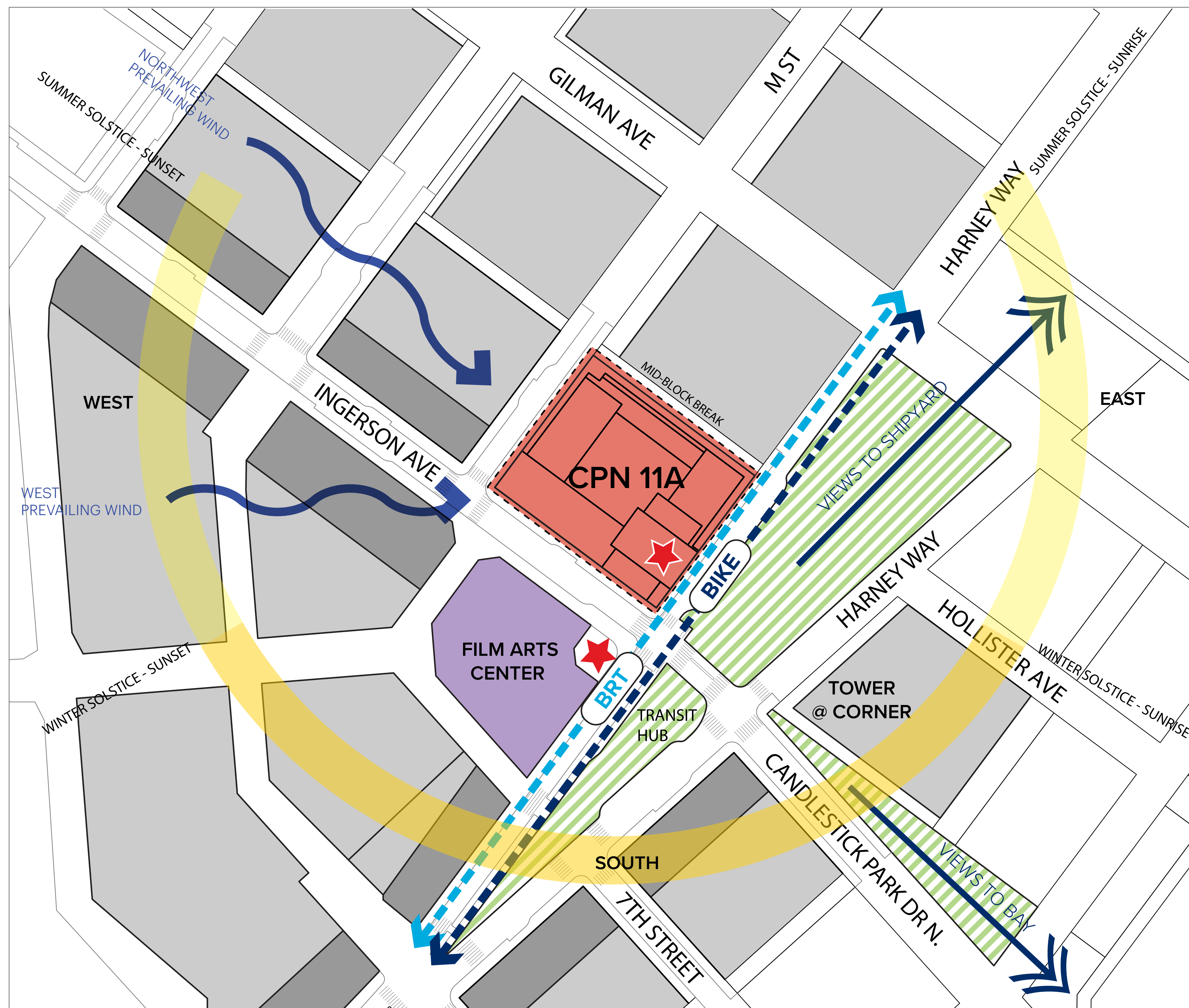


Blocks that have planned towers currently:

Tower	Roof Height of Top Occupied Floor	Location
B	240'	CPN 7B
D	320'	CPN 9A
F	320'	CPN 11A
I	320'	CPS 4A
J	420'	CPS 8B
K	370'	CPS 9B
L	320'	CPS 7A



Diagrams and text from Candlestick Point Sub-Phases CP02-03-04 Application

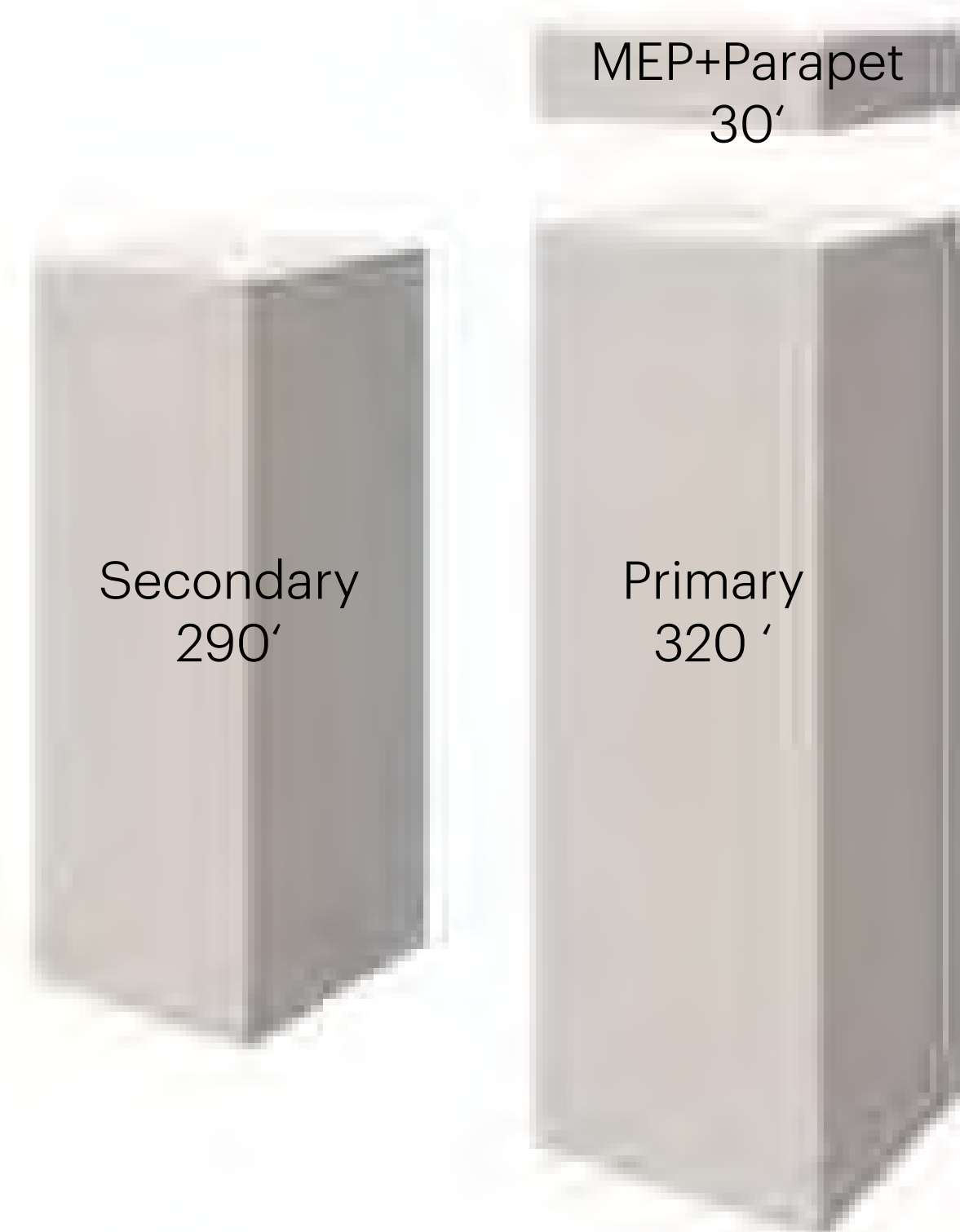


As the first tower to be constructed in the Candlestick development, the CPN 11A project must be perceived both as an independent, urban landmark and as well as an integral part of the emerging neighborhood. The design concept results from balancing these two goals - stand as a heterogeneous, integrative icon on one hand, yet also an ambivalent expression among a coherent ensemble of towers that will together transform the city and regional skyline.

The design approach for the project is shaped by the direction in the Design for Development document which identifies view corridors, important intersections, and neighborhood boundaries for the entire development. The intersection of Harney Way and Ingerson Avenue, framed by the CPN 11A tower, Film Arts Center, and Wedge Park, is a focal point identified within Candlestick Development (D4D page 47). On the ground, the view line through Harney Way helps to open the development along Wedge Park and creates a clear line of sight northeast, across South Basin toward Hunters Point Shipyard. The view line through Ingerson Avenue acknowledges the significance of the street as a retail corridor and creates a clear line of sight southeast to the tip of the Candlestick Point State Recreation Area. Located at the boundary between two neighborhoods, the urban mixed-use development serves as a transition between the Candlestick North neighborhood with its residential character and the Candlestick Center neighborhood with its commercial character.

The main residential lobby serving the residential tower and mid-rise buildings is located at the block's most prominent corner at Harney Way and Ingerson Avenue. The building entry is connected to an outdoor entry plaza, responding to the Film Arts Center across the street which also has a generous entry plaza. The plaza, framed by large glass walls of the residential lobby and retail, creates an inviting and open building at the center of the neighborhood. The two entry plazas, together with Wedge Park, form a series of open spaces of various scales and character at an important crossroad for visitors and residents.

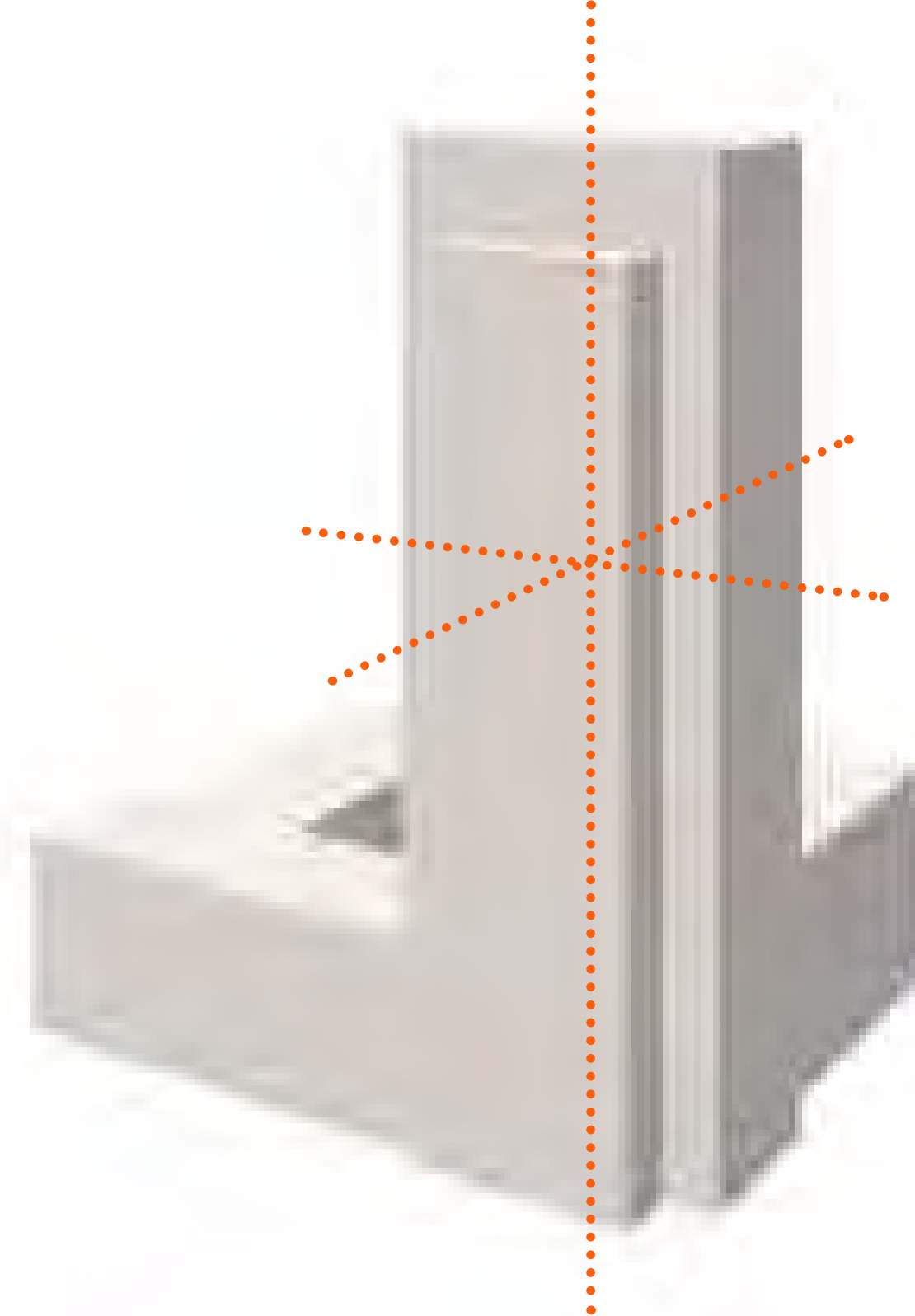
Above the ground, the tower is designed to accentuate the building's verticality as a visual icon that gives identity to the neighborhood. A residential shared amenity space on L4-L6, with views opening toward Harney Way and Ingerson Avenue and framing the intersection, is lifted above the street level. Another residential shared amenity space, a sky lobby, opens toward Harney Way on L24-L27. These elevated spaces activate the corner by extending the activities from the street to the building above. Stacked balconies at the inside corner between the primary and secondary masses further highlight the building's verticality. Along Harney Way and Ingerson Avenue, the building is grounded to accentuate the residential walk-up units and retail spaces at the ground level.



1. ZONING

Primary Mass: 320'
MEP + Parapet: 20'+10'
Primary Mass Full Height: 350'
Secondary Mass: 290'

Per D4D residential high-rise elevation segmentation requirements (page 112), towers over 300'-0" in height shall have a minimum of two vertical planes (masses), primary and secondary. The secondary plane should be no taller than 90% of the primary plane. In addition, 30'-0" is needed for MEP on the roof. The segmentation requirements form the basis of the tower massing.



2. MASSING

The taller primary mass intersected by the lower secondary mass to form an interlocking, single tower mass. The floor plate sizes of the primary plane is no more than 2/3 and no less than 1/3 of the full floor plate size, resulting in a tower with a smaller floor plate near the top of the building. By off-setting the secondary mass from the primary mass, the building form is articulated resulting in a segmented, symmetrical and efficient floor plan, and creates an urban plaza at the main residential entry. The tower is wrapped by a podium comprised of mid-rise and low-rise buildings.



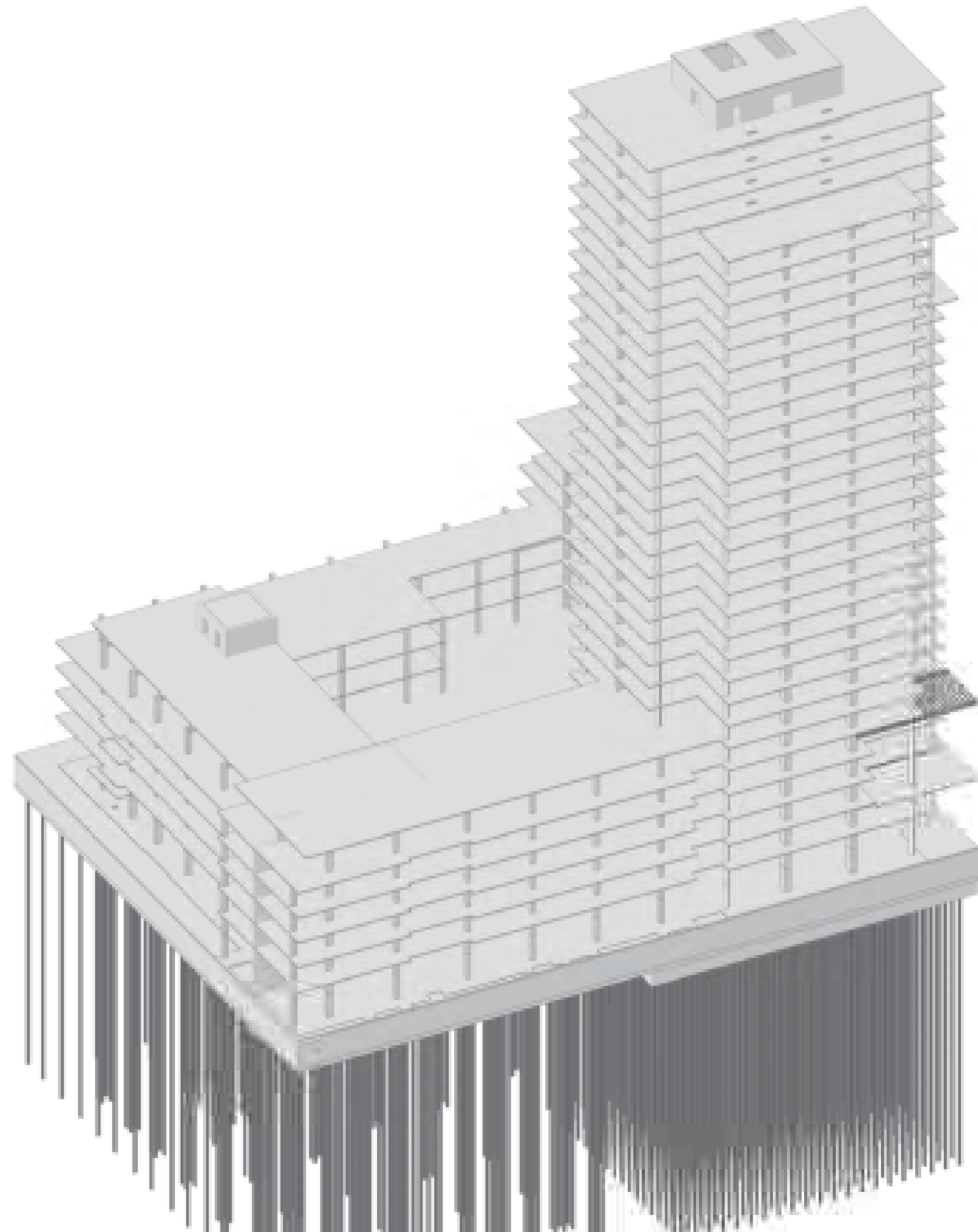
3. SCULPTING

To emphasize the verticality of the tower, the secondary mass is pushed down to expose more of the primary mass at the top of the building. Walls for the podium mid-rise and low-rise buildings are pushed and pulled horizontally and top levels step back to create vertical facade articulation, creating base-middle-top sections that make legible the various building functions and reduce apparent mass.



4. ACCENTS

To highlight the Ingerson Avenue & Harney Way corner as a focal point in the Candlestick development, two residential shared amenity spaces on Levels 4-6 and Levels 24-27 project beyond the tower mass to overlook the important intersection and provide a canopy for the main residential entry. At the inside corner where the primary and secondary masses interlock, a vertical stack of balconies run up the massing seam to further emphasize the verticality of the tower.



The structural analysis and design shall follow established principles and practices of structural engineering. The design shall be compatible with the demands of multi-unit residential construction and optimize efficiency without compromising system performance and constructability. Maximum benefit shall be obtained for the costs expended while not compromising safety and reliability as a cost savings measure.

In consideration of the building structure, the development can be divided into three main components: Tower, Podium and Below Grade Parking. An important architectural objective to the project is the design of these components as a single structural system. That is, for the purpose of eliminating seismic separation joints throughout the project, the structure will be designed with strengthening as needed to transfer forces between the Tower and Podium components of the structure.

1. The Tower component of the new development is 32 stories tall and composed primarily of residential units. Typical floor to floor heights will be 9'-8". Post-tensioned, cast-in-place flat slab construction will be used at each of the Tower floors. These slabs will be supported by perimeter cast-in-place concrete columns and a central cast-in-place concrete core wall system. The core wall system also provides resistance to lateral wind and seismic loads.
2. The Podium component of the proposed development varies in height around the block, reaching Level 8 at its tallest point. Typical floor to floor heights will also be 10'-11" at the Podium. Post-tensioned, cast-in-place flat slab construction will be used typically at the residential floor levels. Mildly reinforced cast-in-place concrete framing will be used at Level 01 in consideration of discontinuities in the slab and at the Level 03 amenity space where landscaping features result in higher loads. In the case of the later, a system of concrete beams and girders will be used as additional depth of structure is afforded by the double height space below. Cast-in-place concrete columns will support the Podium floor slabs. Lateral wind and seismic forces will be resisted by cast-in-place concrete shear walls distributed throughout the plan and coordinated with both the residential floor plates above and the parking layout below.
3. The Below Grade Parking of the development occurs beneath the entire footprint of both the Tower and Podium above. One below grade parking level is planned with 12'-8" floor to floor height. Based on preliminary estimates, this will place the groundwater level approximately 7'-8" above the lowest floor. Considering the required foundation depth for the tower structure, significant dewatering is expected during construction. Below grade basement walls will be cast-in-place concrete construction. The elevated parking level will be a mildly reinforced, cast-in-place concrete flat slab.



FINAL DESIGN



The building massing was derived from a rigorous, iterative design process to optimize urban design, architecture, program, and construction considerations. The designs were also checked against the Design for Development guidelines for compliance to ensure it will be integrated with the urban design of the context neighborhood. In addition, the CPN 11A tower establishes the design benchmark for the subsequent towers that will be constructed in the Candlestick development.

Given that CPN 11A will be the first high-rise development to be constructed in the neighborhood, consideration was given to how the landmark tower would be viewed from afar by drivers on northbound and southbound Interstate 101 as well as eye-level views from pedestrians strolling in the residential neighborhood. As such, the roof form is an important design element that gives visual identity to the tower. From inside the building, units capitalize on prime views facing Wedge Park and the bay. These factors influenced the placement of residential amenity spaces and premier units.

FINAL DESIGN: "VERTICAL"



ALTERNATE DESIGN: "CUBIST"



ALTERNATE DESIGN: "CRYSTAL"



The massing studies were reduced to three preferred concepts: "Vertical", "Cubist", and "Crystal". Each design has a distinctive massing which was studied with corresponding facade design. The "Cubist" design is a playful assembly of interlocking blocks paired with square block windows. The "Crystal" design is comprised of faceted planes paired with a sleek curtain wall.

The final massing selected, "Vertical", is a timeless design that emphasizes verticality of the building through clean, unbroken lines running from the full height of the tower's primary and secondary masses. Outdoor shared residential amenity spaces as accents facing the Ingerson Avenue & Harney Way intersection highlight the important corner where mixed-use programs overlap, inviting the convergence of residential and public users. Repeating floor plates make for an efficient structural system.







Several types of tower windows systems ranging from curtain walls to window walls were studied to optimize views, window-to-wall ratio, and sustainability to minimize cooling/heating load. The proportion and rhythm of the windows also impacted how the verticality of the tower is perceived.

The final tower facade design is comprised of a aluminum window wall system with low-e glazing, spandrel, metal slab cover, and louvers. The single window type gives the tower a clean, singular look without the distraction of competing materials. Staggering operable awning windows provide subtle variety and texture to the facade.



FINAL DESIGN





On the southeast facade facing Harney Way, a vertical band of sun shade louvers adds a layer to the tower wall and provides protection from the morning eastern sun. The louvers are brushed aluminum and 2" x 6" at 20", O.C., TYP.

TOWER LOUVER DESIGN





The entry plaza at the corner of Ingerson Avenue and Harney Way is a focal corner of the development. At this location, the primary residential tower entry and corner anchor retail opens to the plaza, creating an inviting environment where a mix of users and programs converge. The elevated Level 4-6 residential amenity space provides a canopy that protects the entry plaza overhead from weather elements while emphasizing the height of the multi-story entry. The residential entry is clearly denoted by signage above the revolving door. Wrapping around the building corner from the Ingerson frontage to Harney frontage, the retail storefront transitions from glazing to a three-story art wall facing the Wedge Park. A public art mural borders the residential entry to further enhance the entry plaza.



FINAL DESIGN





A podium facade design was developed to unify the mid-rise and low-rise buildings facing Ingerson Avenue, Harney Way, and M Street. White glass fiber reinforced concrete panels form the basic modules of the window wall. Across the long blocks, the two-story modules highlight the podium's verticality and are occasionally broken by gray modules set back from the primary facade. Contrasting the white panels are dark, staggering gray aluminum window frames, giving the windows a contemporary look and add subtle variety while keeping the overall uniformity of the facade. The panel dimensions are intended to integrate with interior unit views, demising walls and other structural elements, expressing the residential program on the exterior facade.



FINAL DESIGN





FINAL DESIGN



The corner of Harney Way & Mid-Block Break marks the transition from the public thoroughfare to a more intimate residential environment. On the ground, residential units with stoops and entries lines the sidewalk with active uses that engage pedestrians. Above Level 2, the mid-rise building along Harney wraps the corner, terminating with framed balconies that overlook the Mid-Block Break. The scale of the mid-rise units reduces to transition to the pedestrian-scale, low-rise flats that front the majority of the Mid-Block Break. The low-rise flats have landscape planters and benches between individual stoops, providing places for pedestrians to rest as they stroll through the lane.



The facade for the residential flats along Mid-Block Break is intended to contribute to the alley’s active, pedestrian-friendly environment. Projecting bay windows reduce the scale of the facade and are placed at a non-uniform rhythm to create variety and interest for pedestrians. The bays on the east side have windows facing east towards Wedge Park while the bays on the west side having windows facing west towards M Street. Stoops elevated between 2’-0” to 4’-0” open directly to the pedestrian mew, integrating residential life into the neighborhood. Canopies above the bay windows highlight the projections and erode the horizontal roof line above the top level, reducing the apparent mass of the building.



FINAL DESIGN





The M Street facade needs to balance an active pedestrian frontage with the need for building services. The majority of the building support and mechanical spaces are located along M Street to minimize impact to the pedestrian environment on Ingerson Avenue, Harney Way, and the Mid-Block Break. As large mechanical spaces such as transformer and gas rooms have strict wall type requirements and require direct access to the street, it is not possible to have a high percentage of glazing and activated frontage along M Street. Nonetheless, where windowless blank walls are unavoidable, contrasts in wall treatment, outdoor seating, and offsetting wall lines have been used to activate the street frontage as much as possible. The two corners, as retail and secondary residential lobby, have large glazing to provide glimpses of the activities inside. While, the back wall of the corner lobby which currently shows a graphic of a bird is placeholder for public art by a local artist.



FINAL DESIGN



Precedent -
270 Brannan Street,
San Francisco, CA 94107

270 Brannan Street is a precedent to reference intent for a design solution to increase visual rythm and avoid blank walls longer than 8 feet.

(Reference D4D. Page 116.)



The retail storefronts along Ingerson Avenue are intended to provide an active street frontage that supports the retail street. The facade changes every 30' or less per the Design for Development guidelines. Large amounts of transparent storefront glazing is divided by solid materials including glass fiber reinforced concrete, metal panel, and stone. The spacing between solid walls are not uniform to contribute to an active base of the building. Projecting retail canopies of various heights provide variety to the ground floor roof line. Prominent corners have more glazing with a similar pattern that ties into the rhythm of the rest of the base. The transparency allow the portion of the mid-rise building above, which appears more solid, to seemingly float at the corner.



FINAL DESIGN





View from Wedge Park looking towards the corner of Ingerson Avenue & Harney Way



View from Wedge Park looking towards the corner of Ingerson Avenue & Harney Way

PROJECT VIEWS

OVERALL VIEWS

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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2.14



View from Wedge Park looking towards the corner of Harney Way & Mid-Block Break



View from CPN 10A looking towards the corner of M Street & Mid-Block Break



PROJECT VIEWS

HARNEY & MID-BLOCK BREAK CORNER

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

2.16



PROJECT VIEWS
MID-BLOCK BREAK & M STREET CORNER

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A.studio Creo

2.17



* The back wall of the corner lobby showing a graphic of a bird is a placeholder for public art by a local artist.



PROJECT VIEWS
INGERSON AVENUE

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT **HKS** **Y.A. studio** **Creo**

2.19

BUILDING AREAS												
FLOOR	RESIDENTIAL NSF	BALCONIES + TERRACES	AMENITY	AMENITY BOH + MEP/BOH	LOBBY + CORRIDOR	RESIDENTIAL TOTAL GSF	GARAGE	RETAIL AREA			RETAIL BOH	BUILDING TOTAL GSF
								NEIGHBORHOOD	REGIONAL	COMMUNITY		
LEVEL 32	5,491			256	2,201	7,948						7,948
LEVEL 31	5,491	3,953		256	2,201	7,948						7,948
LEVEL 30	9,300	41		310	2,390	12,000						12,000
LEVEL 29	9,300	95		310	2,390	12,000						12,000
LEVEL 28	9,300	95		310	2,390	12,000						12,000
LEVEL 27	9,300	54		310	2,390	12,000						12,000
LEVEL 26	8,796			250	2,397	11,443						11,443
LEVEL 25	8,796			250	2,397	11,443						11,443
LEVEL 24	7,257	855	1,547	316	2,398	11,518						11,518
LEVEL 23	9,300			310	2,390	12,000						12,000
LEVEL 22	9,300	41		310	2,390	12,000						12,000
LEVEL 21	9,300			310	2,390	12,000						12,000
LEVEL 20	9,300	54		310	2,390	12,000						12,000
LEVEL 19	9,300	41		310	2,390	12,000						12,000
LEVEL 18	9,300			310	2,390	12,000						12,000
LEVEL 17	9,300	54		310	2,390	12,000						12,000
LEVEL 16	9,300	41		310	2,390	12,000						12,000
LEVEL 15	9,300			310	2,390	12,000						12,000
LEVEL 14	9,300	54		310	2,390	12,000						12,000
LEVEL 13	9,300	41		310	2,390	12,000						12,000
LEVEL 12	9,300			310	2,390	12,000						12,000
LEVEL 11	9,300	54		310	2,390	12,000						12,000
LEVEL 10	9,300	41		310	2,390	12,000						12,000
LEVEL 09	9,300			307	2,393	12,000						12,000
LEVEL 08	13,930	54		230	2,988	17,148						17,148
LEVEL 07	20,571	3,780		761	4,941	26,273						26,273
LEVEL 06	29,780	1,817		1,553	5,824	37,157						37,157
LEVEL 05	35,996	1,983		1,980	6,544	44,520						44,520
LEVEL 04	36,796	1,023	1,045	2,075	6,602	46,518						46,518
LEVEL 03	37,483	12,543	1,754	1,297	6,747	47,281						47,281
LEVEL 02	9,663		3,636	243	6,103	19,645						19,645
LEVEL 01	8,948		3,746	8,295	10,456	31,445	12,614	9,281	0	4,000	1,024	58,364
BASEMENT 01							63,054					63,054
BASEMENT PIT							13,740					13,740
TOTALS	405,698	26,714	11,728	23,649	107,212	548,287	89,408	13,281			1,024	652,000

* Residential total GSF and Building total GSF exclude balconies and terrace areas

PARKING AREAS					
FLOOR	CONVENTIONAL STALLS	MECHANICAL STALLS	CARSHARE	ADA STALLS	TOTAL PARKING
LEVEL 01	19	0	3	2	24
BASEMENT 01	2	191	0	6	199
TOTALS	21	191	3	8	223

* 0.53 parking spaces provided per dwelling unit

BIKE STORAGE		
	CLASS I	CLASS II
LEVEL 1	118	0
PROVIDED	118	0

Bike Storage Required = 118 stalls
(118 Class 1 stalls for residential; 0 for commercial)

OPEN SPACE AREAS				
FLOOR	RESI BALCONIES (PRIVATE)	RESI TERRACES (SHARED)	COURTYARD	TOTAL AREA
LEVEL 32				0
LEVEL 31	3,996			3,996
LEVEL 30	41			41
LEVEL 29	95			95
LEVEL 28	95			95
LEVEL 27	54			54
LEVEL 26				0
LEVEL 25				0
LEVEL 24	54	801		855
LEVEL 23				0
LEVEL 22	41			41
LEVEL 21				0
LEVEL 20	54			54
LEVEL 19	41			41
LEVEL 18				0
LEVEL 17	54			54
LEVEL 16	41			41
LEVEL 15				0
LEVEL 14	54			54
LEVEL 13	41			41
LEVEL 12				0
LEVEL 11	54			54
LEVEL 10	41			41
LEVEL 09				0
LEVEL 08	54			54
LEVEL 07	3,738			3,738
LEVEL 06	1,817			1,817
LEVEL 05	1,983			1,983
LEVEL 04		1,023		1,023
LEVEL 03			12,543	12,543
LEVEL 02				0
LEVEL 01				0
BASEMENT 01				0
BASEMENT PIT				0
TOTALS	12,348	1,824	12,543	26,715

Open Space Required = 60 SF/dwelling x 422 dwellings
= 25,320 SF < 26,715 SF proposed

RESIDENTIAL UNIT MIX																			
FLOOR	STUDIO +/- 550 GSF	SMALL 1BR/1BA +/- 700 GSF	STD 1BR/1BA +/- 800 GSF	LARGE 1BR/1BA +/- 900 GSF	SMALL 2BR/2BA +/- 950 GSF	STD 2BR/2BA +/- 1,000 GSF	LARGE 2BR/2BA +/- 1,200 GSF	3BR/2BA +/- 1,400 GSF	TOTAL MARKET RATE UNITS	STUDIO +/- 550 GSF	SMALL 1BR/1BA +/- 700 GSF	STD 1BR/1BA +/- 800 GSF	LARGE 1BR/1BA +/- 900 GSF	SMALL 2BR/2BA +/- 950 GSF	STD 2BR/2BA +/- 1,000 GSF	LARGE 2BR/2BA +/- 1,200 GSF	3BR/2BA +/- 1,400 GSF	TOTAL BMR UNITS	TOTAL UNIT COUNT
LEVEL 32							3	1	4									0	4
LEVEL 31							3	1	4									0	4
LEVEL 30			6			4			10									0	10
LEVEL 29			6			4			10									0	10
LEVEL 28			6			4			10									0	10
LEVEL 27			6			4			10									0	10
LEVEL 26			8			2			10									0	10
LEVEL 25			8			2			10									0	10
LEVEL 24			6			2			8									0	8
LEVEL 23			6			4			10									0	10
LEVEL 22			6			4			10									0	10
LEVEL 21			6			4			10									0	10
LEVEL 20			6			4			10									0	10
LEVEL 19			6			4			10									0	10
LEVEL 18			6			4			10									0	10
LEVEL 17			6			4			10									0	10
LEVEL 16			6			4			10									0	10
LEVEL 15			6			4			10									0	10
LEVEL 14			6			4			10									0	10
LEVEL 13			6			3			9						1			1	10
LEVEL 12			6			4			10									0	10
LEVEL 11			6			3			9						1			1	10
LEVEL 10			6			4			10									0	10
LEVEL 09			6			3			9						1			1	10
LEVEL 08	3	1	4		2	3	2		15						1			1	16
LEVEL 07	4	2	3		2	2	2	4	19							1	1	2	21
LEVEL 06	3	3	7		1	3	4	5	26						1		3	4	30
LEVEL 05	3	4	6		3	8	4	5	33						1		2	3	36
LEVEL 04	3	2	7	1	3	9	4	6	35								2	2	37
LEVEL 03	3	2	9	1	1	10	1	6	33						2		3	5	38
LEVEL 02				2		5	2		9									0	9
LEVEL 01			2			6			8						1			1	9
BASEMENT 01									0									0	0
BASEMENT PIT									0									0	0
TOTAL	19	14	174	4	12	125	25	28	401	0	0	0	0	0	9	1	11	21	422
%	5%	3%	41%	1%	3%	30%	6%	7%	95%	0%	0%	0%	0%	0%	2%	0%	3%	5%	100%
	STUDIO	1-BEDROOM			2-BEDROOM			3-BEDROOM		STUDIO	1-BEDROOM			2-BEDROOM			3-BEDROOM		
TOTAL	19	192			162			28		0	0			10			11		
%	5%	45%			38%			7%		0%	0%			2%			3%		

BMR UNIT MIX						
FLOOR	UNIT NUMBER	BED & BATH	GSF	AMI	PARKING	COST/STALL
LEVEL 13	1305	STD 2BR/2BA	+/- 1,000 GSF	120%	unbundled	\$60,000
LEVEL 11	1105	STD 2BR/2BA	+/- 1,000 GSF	120%	unbundled	\$60,000
LEVEL 09	910	STD 2BR/2BA	+/- 1,000 GSF	120%	unbundled	\$60,000
LEVEL 08	822	STD 2BR/2BA	+/- 1,000 GSF	120%	unbundled	\$60,000
LEVEL 06	640	STD 2BR/2BA	+/- 1,000 GSF	120%	unbundled	\$60,000
LEVEL 05	534	STD 2BR/2BA	+/- 1,000 GSF	90%	unbundled	\$60,000
LEVEL 03	344	STD 2BR/2BA	+/- 1,000 GSF	90%	unbundled	\$60,000
LEVEL 03	325	STD 2BR/2BA	+/- 1,000 GSF	80%	unbundled	\$60,000
LEVEL 01	124	STD 2BR/2BA	+/- 1,000 GSF	80%	unbundled	\$60,000
LEVEL 07	705	LARGE 2BR/2BA	+/- 1,200 GSF	100%	unbundled	\$60,000
LEVEL 07	750	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 06	652	3BR/2BA	+/- 1,400 GSF	100%	unbundled	\$60,000
LEVEL 06	643	3BR/2BA	+/- 1,400 GSF	100%	unbundled	\$60,000
LEVEL 06	625	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 05	556	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 05	545	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 04	452	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 04	443	3BR/2BA	+/- 1,400 GSF	90%	unbundled	\$60,000
LEVEL 03	340	3BR/2BA	+/- 1,400 GSF	120%	unbundled	\$60,000
LEVEL 03	326	3BR/2BA	+/- 1,400 GSF	90%	unbundled	\$60,000
LEVEL 03	304	3BR/2BA	+/- 1,400 GSF	80%	unbundled	\$60,000

BMR's have an average 2.5 bedroom size

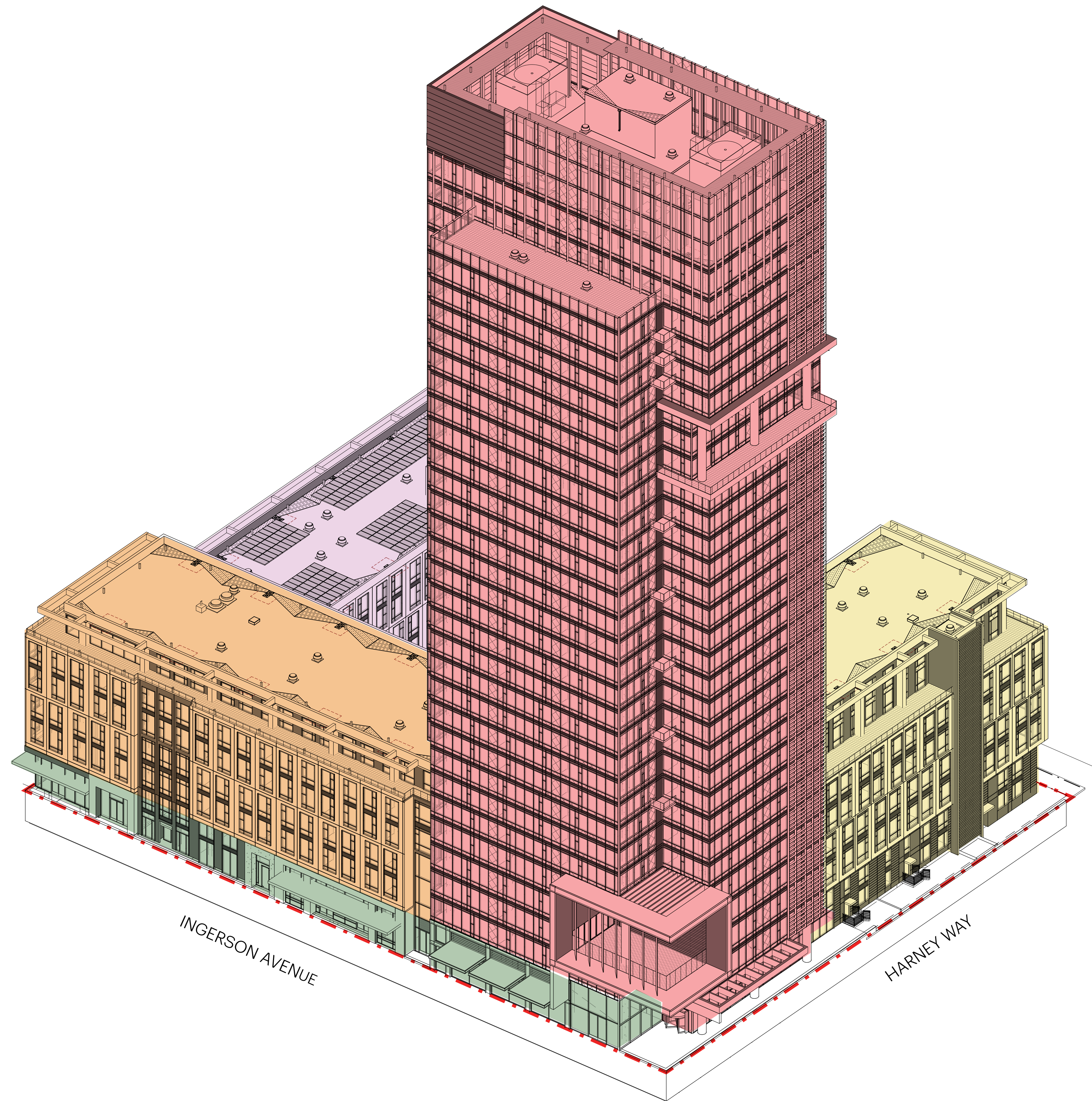
DESIGN FOR DEVELOPMENT STANDARDS - CPN 11A		DESIGN FOR DEVELOPMENT REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.1.2	LAND USE	Candlestick Mixed-Use Residential	Mixed-Use including retail and residential	1.13
4.2.1	BUILDING TYPE	Low-Rise podium along M; Low-Rise podium along Mid-block Break; Mid-Rise podium along Harney; Mid-Rise podium along Ingerson; High-Rise tower at the corner of Harney and Ingerson	Low-Rise podium along M; Low-Rise podium along Mid-block Break; Mid-Rise podium along Harney; Mid-Rise podium along Ingerson; High-Rise tower at the corner of Harney and Ingerson	1.14, 3.03-3.04
4.2.2	HEIGHT	Stepping when grade is more than 5%	None required as grade less than 5%	--
		Low-Rise podium along M: 65'; Low-Rise podium along Mid-block Break: 65'; Mid-Rise podium along Harney: 85'; Mid-Rise podium along Ingerson: 80'; High-Rise tower at the corner of Harney and Ingerson: 320'	Low-Rise podium along M: Max 65' + parapets; Low-Rise podium along Mid-block Break: Max 65' + parapets; Mid-Rise podium along Harney: Max 85' + parapets; Mid-Rise podium along Ingerson: Max 80' + parapets; High-Rise tower at the corner of Harney and Ingerson: Max 320' + mechanical enclosure	4.01, 6.01-6.08
		Mid-Rise podium along Harney: Area above 80' permitted for 45% of the site. (65,713 SF x .45 = 29,570 SF area permitted)	Mid-Rise podium along Harney: Maximum 9% provided above 80' at Level 7	3.06
		Mid-Rise podium along Ingerson: Area above 85' permitted for 25% of the site. (65,713 SF x .25 = 16,428 SF area permitted)	Mid-Rise podium along Ingerson: Maximum 13% provided above 85' at Level 7	3.06
4.2.3	DEVELOPMENT BLOCK COVERAGE	0-40' height: 100% max coverage	Maximum 100% provided at 0-40' height	3.05
		40-65' height: 75% max coverage (62,640 SF x .75 = 46,980 SF area per floor permitted)	Maximum 74% provided at Level 4	3.05
		Above 65' height: 50% max coverage (62,640 SF x .5 = 31,320 SF area per floor permitted)	Maximum 41% provided at Level 7	3.05
	MAX FLOOR PLATE	Low-Rise and Mid-Rise below 85': N/A; High-Rise above 240' to max 350': 12,000 SF	High-Rise tower at the corner of Harney and Ingerson: 12,000 SF	3.11
	MAX PLAN LENGTH	Low-Rise and Mid-Rise below 85': N/A; High-Rise above 240' to max 350': 140'	High-Rise tower at the corner of Harney and Ingerson: 124'-11"	3.11
	MAX DIAGONAL	Low-Rise and Mid-Rise below 85': N/A; High-Rise above 240' to max 350': 170'	High-Rise tower at the corner of Harney and Ingerson: 140'-8"	3.11
	MAX APPARENT FACE - BASE	Low-Rise, Mid-Rise, High-Rise: 30' maximum length	Low-Rise, Mid-Rise, High-Rise: Varies, maximum of 30'-0" provided	3.19-3.28
	MIN CHANGE IN APPARENT FACE - BASE	Low-Rise, Mid-Rise, High-Rise: Offset in horizontal plane min 2' deep x 3' long or major change in fenestration and/or material	Low-Rise, Mid-Rise, High-Rise: Varies, see plans for plan change and elevations for material/fenestration changes	3.19-3.28
	MAX APPARENT FACE - ABOVE BASE	Low-Rise podium along M: 30' maximum length; Low-Rise podium along Mid-block Break: 30' maximum length; Mid-Rise podium along Harney: 100' maximum length; Mid-Rise podium along Ingerson: 100' maximum length; High-Rise tower at the corner of Harney and Ingerson: 105' maximum length	Low-Rise podium along M: Varies, maximum of 27'-0"; Low-Rise podium along Mid-block Break: Varies, maximum of 25'-2"; Mid-Rise podium along Harney: Varies, maximum of 84'-2"; Mid-Rise podium along Ingerson: Varies, maximum of 95'-4"; High-Rise tower at the corner of Harney and Ingerson: Varies, maximum of 83'-3"	3.19-3.28
	MIN CHANGE IN APPARENT FACE - ABOVE BASE	Low-Rise, Mid-Rise: Offset in horizontal plane min 1' deep x 1' long or minor change in fenestration and/or material; High-Rise: Offset in horizontal plane of minimum 10' deep x 10' long or a major change in fenestration and/or material	Low-Rise, Mid-Rise, High-Rise: Varies, see plans for plan change and elevations for material/fenestration changes	3.19-3.28
4.2.4 - A	SETBACKS	Retail: zero lot line; Low-Rise podium along M: 10'; Low-Rise podium along Mid-Block Break: 20' from MBB centerline; Mid-Rise podium along Harney: 10'; Mid-Rise podium along Ingerson: no setback; High-Rise tower at the corner of Harney and Ingerson: no setback	Retail: Varies, providing 6" for construction tolerance; Low-Rise podium along M: 10'-0"; Low-Rise podium along Mid-Block Break: 20'-0" from MBB centerline; Mid-Rise podium along Harney: 10'-0"; Mid-Rise podium along Ingerson: 0'-0"; High-Rise tower at the corner of Harney and Ingerson: 0'-0" along Harney, 0'-0" along Ingerson	3.05, 3.41, 5.03
4.2.4 - B	BUILT-TO LINES - MIXED-USE	M-Street: minimum 85% of building for the first 40' of height must be built to setback line excluding exemptions; Mid-Block Break: minimum 85% of building face must be built to setback line excluding exemptions; Harney: minimum 85% of building for the first 65' of height must be built to setback line excluding exemptions; Ingerson: minimum 85% built to the property line excluding exemptions; High-Rise tower at the corner of Harney and Ingerson: minimum 85% built to the property line excluding exemptions	M-Street: 96% provided; Mid-Block Break: 91% provided; Harney: 100% provided; Ingerson: 100% provided	3.29-3.34

DESIGN FOR DEVELOPMENT STANDARDS - CPN 11A		DESIGN FOR DEVELOPMENT REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.2.4 - C	STEPBACKS	Low-Rise podium along M: Floors above 55' require 20% reduction of floor plate directly below; Low-Rise podium along Mid-block Break: Above 35', building to stepback 1 horizontal to 1.2 vertical; Mid-Rise podium along Harney: Floors above 65' require 20% reduction of floor plate directly below; Mid-Rise podium along Ingerson: Floors above 65' require 20% reduction of floor plate directly below; High-Rise tower at the corner of Harney and Ingerson: N/A	Low-Rise podium along M: 20% reduction; Low-Rise podium along Mid-block Break: Maximum 35'-0" plus exempt parapets and open roof canopy; Mid-Rise podium along Harney: 20% reduction; Mid-Rise podium along Ingerson: 20% reduction	3.07, 7.01-7.02
4.2.4 - D	PROJECTIONS - HABITABLE	15' long x 3' beyond building face - bay window / enclosed space	Maximum 11'-11" x 3'-0" beyond face of building on Low-Rise podium facing Mid-Block Break	3.13-3.18
	PROJECTIONS - NON-HABITABLE	15' long x 3' beyond property line, or 6' beyond building face into setback	Maximum 70'-4" x 3'-0" beyond face of building on High-Rise tower facing Harney	3.13-3.18
	CUMULATIVE/ OTHER PROJECTIONS	67% of building face max	Varies by elevation	3.13-3.18
		Stoops may project into the setback	Stoops project along Mid-Block Break	3.13-3.18, 3.41
		Retail awning/canopies: maximum 5' beyond property line, minimum 9' vertical clearance	Retail awnings are minimum 9'-0" above ground plane and maximum 4'-0" projection	3.13-3.18
		Sustainable elements: sun shades and wind fins have no dimensional restrictions	Roof canopies with sun shades along all podium top floors block the sun	3.13-3.18
4.2.5	SUNLIGHT/SHADE	Meet shadow analysis within EIR	Design meets shadow analysis within EIR	To be provided under separate cover in advance of SD approval
4.2.6	WIND	For towers 100' or taller, provide wind review to determine if the exposure, massing, and orientation of the building would result in wind impacts that could exceed the threshold of 26-mph-equivalent wind speed for a single hour during the year	Design meets wind requirements	To be provided under separate cover in advance of SD approval
4.3.1 - A	RESIDENTIAL LOW-RISE / MID-RISE BUILDING STANDARDS	Ground floor units to have street entries located a maximum of 30' apart	Proposed entries are maximum 30'-0" apart	3.41-3.42
		Grade separation: ground floor units to be 2'-4' above adjacent grade	Stoop height varies between 2'-0" and 4'-0"	3.41-3.42
	RESIDENTIAL HIGH-RISE BUILDING STANDARDS	Elevation segmentation: For towers over 300' height, the primary plane shall be unbroken for the entire height of the tower, and the secondary plane(s) shall be subordinate in height so that the tower has a clearly defined top and does not have an overbearing mass.	Tower design has unbroken primary plane for the entire height of the tower and secondary plane at 86% of the height of the primary plane	3.12
		The size of the primary plane shall be no more than 2/3's and no less than 1/3 of the full floor plate size. (12,000 SF x .33 = 4,000 SF 12,000 SF x .66 = 8,000 SF Floor area between 4,000-8,000 SF permitted)	The primary plane floor plate is 7,957 SF, which is no more than 2/3 and no less than 1/3 of the full 12,000 SF floor plate	3.11
		The primary plane shall be the full height of the tower. The secondary plane(s) shall be no taller than 90% of the height of the primary plane.	Tower design has unbroken primary plane for the entire height of the tower and secondary plane at 86% of the height of the primary plane	3.12
		Both the long and the short side of floor plates shall have a minimum of two segments and no segment shall exceed the maximum permitted apparent face of 105'	There are three segments on both the long and short side of the full floor plate (Levels 1-30), of which the longest segment is 83'-3"	3.11
	4.3.1 - B	STOREFRONTS	Storefronts should have at least 60% glazing	3.35-3.40
		HEIGHT AND DEPTH	Retail shall be minimum of 20' tall with minimum average depth of 35' (excluding service)	3.35-3.40
	FACADE ARTICULATION	Retail bay shall be a maximum of 30'	Maximum 30'-0"	3.35-3.40
	BLANK WALLS	Blank walls are prohibited along retails streets except at building service areas. Blank walls to be maximum 8' wide.	Blank walls, except those enclosing building service areas, are less than 8' wide	3.35-3.40
	4.3.1 - D	PARKING STRUCTURE - WRAPPING USES	Parking garage is wrapped with residential units, residential amenity and lobby, retail, and MEP spaces as required	5.03-5.04
4.3.2 - A	PARKING STRUCTURE - ENTRANCE	Combined parking ingress/egress shall be a maximum of 24' (27' max where parking and loading is shared) min 40' from block corner and 20' from building entries	Parking is provided with a combined 23'-0" wide entry on M Street and is 138' from Ingerson Avenue and 95' from the nearest non-service building entry	5.03
	BLANK WALLS	The total amount of blank wall can be a maximum of 20% of the building face, or 40', whichever is greater	Excluding walls enclosing building service areas on M Street, the maximum amount of blank wall is 10%	3.35-3.40
	BUILDING ENTRANCE	Building entries shall be prominent	Lobby entrance is accented using strategies identified in the D4D - including, recessed dooways, canopies, and building volumes	5.03
	INDIVIDUAL ENTRANCES	All ground floor units facing a public right of way or mews shall be provided with a stoop	All ground floor units include a stoop	3.41-3.42, 5.03

DESIGN FOR DEVELOPMENT CONFORMANCE OVERVIEW

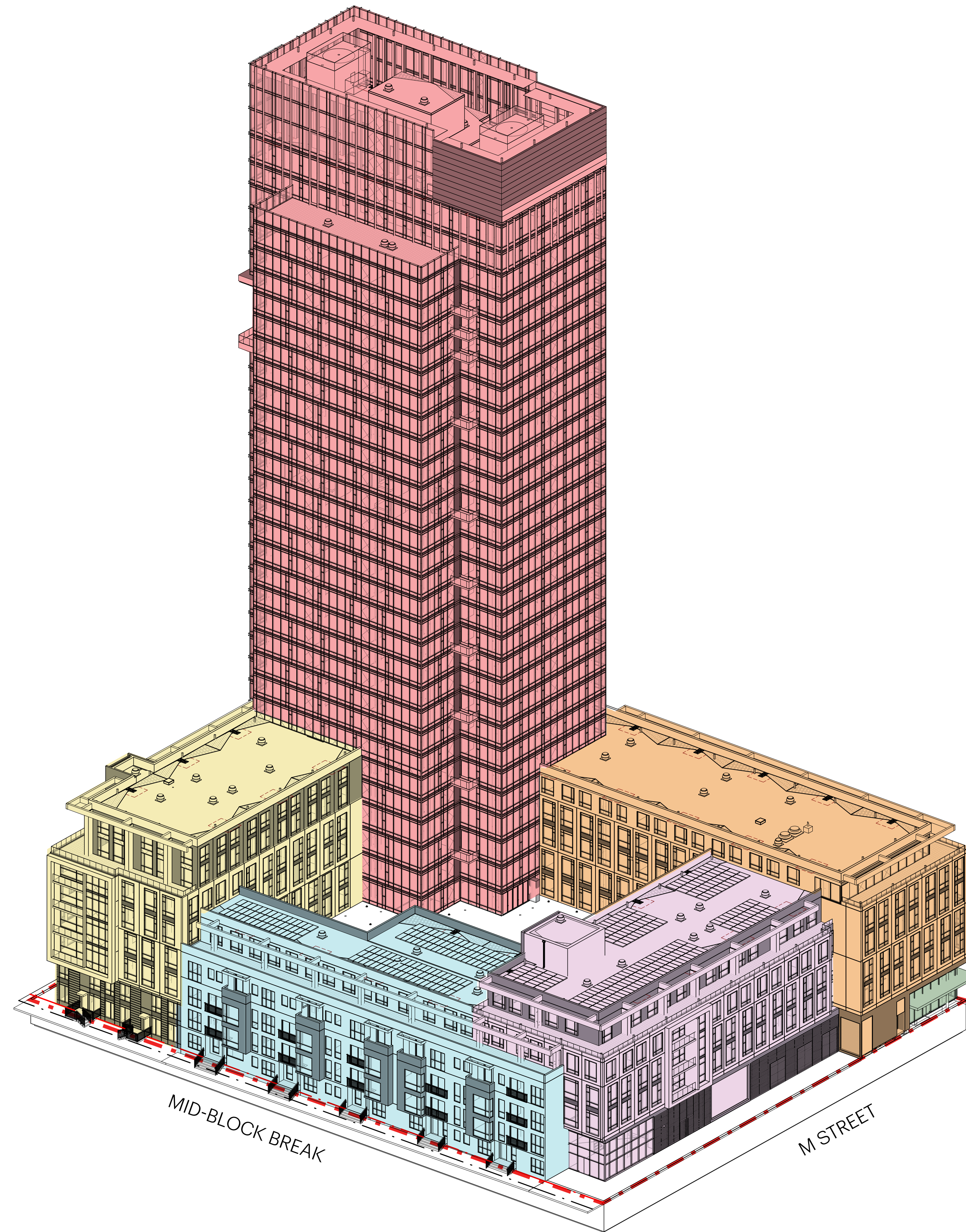
DESIGN FOR DEVELOPMENT STANDARDS - CPN 11A		DESIGN FOR DEVELOPMENT REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.3.2 - B	FACADE ARTICULATION - VERTICAL	The building shall articulate a base, middle and top	The building base is expressed through distinct retail, lobby, and residential treatments. The top section is defined by a varying roof line and building stepbacks	6.01-6.08
	FACADE ARTICULATION - HORIZONTAL	See max apparent length above	See proposed max apparent length above	3.19-3.28
4.3.2 - C	MATERIALS AND COLORS	Permitted materials such as concrete, ceramic panels, non-reflective metal panel, brick, stone, wood, stucco, cement fiber lap, and storefront window wall	Design includes matte metal panel, glass fiber reinforced concrete, cement plaster (stucco), terracotta, aluminum windows	6.05-6.08, 9.01-9.02
	GLASS TYPES	Glass shall perform to State Energy Standards. No reflective or tinted (above 10%) glass	Glazing to conform to state energy code as well as acoustical requirements; To be further vetted in DD	Not applicable at SD
	DURABLE MATERIALS	Use durable and high quality materials	Materials selected are proven quality materials and have been industry tested; Detailed material specifications to be provided in DD Submittal	Not applicable at SD
4.3.2 - D	CORNERS	Intent is to have articulation at project corners	Project addresses corner through taller elements, balconies, and architectural treatment	6.01-6.12
4.3.2 - E	MECHANICAL EQUIPMENT	Rooftop mechanical equipment shall be screened from view from neighboring units. Screens should aesthetically work with the overall architectural expression. Maximum coverage of mechanical equipment is limited to 30% of roof area	The project massing and roof line articulation was designed to help screen mechanical equipment. Design is combination of metal panels and window wall.	5.18
	SOLAR ENERGY	Provide solar ready infrastructure	On the Level 6-7 podium roofs, approximately 5,000 SF of photovoltaic panels are set on standard metal supports at an elevation of approximately 36" above the roof surface. Please note the roof parapet is proposed at an elevation of approximately 42" above the roof surface to provide visual screening.	4.01, 5.08-5.09
	STORMWATER	See 4.3.2 - G	See 4.3.2 - G	4.01
	TOTAL OPEN SPACE REQUIRED	60 SF/DU Areas under a projection with less than 9' clearance are not to be included.	Project provides a compliant amount of Open Space meeting the dimensional requirement established below	3.08-3.10
	PRIVATE OPEN SPACE	36 SF minimum area 6'x6' minimum dimension	Project provides Private Open Space at Level 3 podium, Levels 5, 6 and 7 terraces, and Level 30 terraces	3.08-3.10
	PRIVATE COMMON OPEN SPACE	100 SF minimum area 10'x10' minimum dimension	Project provides Private Common Open Space at Level 3 podium, Level 4 terrace, and Level 24 terrace	3.08-3.10
	AT-GRADE OPEN SPACE	The setback zone is to be used as usable open space for street facing units, or as a transition zone between public and private uses	Project provides a transition zone between public and private uses in the setback zone	3.08-3.10
4.3.2 - G	STORMWATER	Storm runoff shall be treated before draining into the stormwater system per the "San Francisco Stormwater Design Guidelines"	Current assumptions include flow through planters and pervious services. Other details to be identified in DD drawings.	4.01
	GREEN BUILDING	Building is subject to the City and County of San Francisco Green Building Ordinance	Building will provide a GreenPoint rated checklist at Site Permit	1.04-1.05
	RECLAIMED WATER	Reclaimed water infrastructure (purple pipe) will be incorporated into the project as part of land development	See street improvement / utility permits	--
	CLIMATE APPROPRIATE VEGETATION	Use climate appropriate vegetation that does not require permanent irrigation.	To be identified in DD drawings - schematic concepts include drought tolerant plantings	8.02-8.04
	TITLE 24 (2008)	Project to be designed to exceed Title 24 (2008) energy standards by at least 14%	Project will exceed 2015 Energy Code as required by code	--
	LANDFILL DIVERSION	75% of construction debris and waste to be diverted from landfill	Project to comply. General Contractor to provide Waste Management plan during addenda process.	Not applicable at SD
	RECYCLING	Provide dedicated recycling facilities	Project provides trash, recycling, and compost facilities located in the Refuse rooms	
	CONCRETE	Concrete used in construction to contain 25% fly ash or slag	Project to comply. See specifications during addenda process.	Not applicable at SD
	SOLAR READY	See solar energy above	--	--
4.3.2 - H	BUILDING LIGHTING	Provide low intensity or low level of intensity and unobstrusive lighting fixtures on exterior of building. Zero candela shall occur above 90 degrees and a maximum of 10% of candela intensity shall occur at an angle between 80-90 degrees	To be identified in DD drawings - schematic concepts include street lights on public right-of-ways and Mid-Block Break	Not applicable at SD
4.4	SIGNAGE	Includes provisions related to variety, location, legibility, materials, style, orientation, lighting, safety, technology, temporary signage, and prohibited signage	Retail is designed to provide for flexibility of signage approach - including blade, awning, and wall mounted signage	Not applicable at SD - to be submitted as part of tenant improvement package

DESIGN FOR DEVELOPMENT STANDARDS - CPN 11A		DESIGN FOR DEVELOPMENT REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.5.1	OFF STREET PARKING	Residential: 1 space / unit maximum Neighborhood retail: 1 space / 1000 SF	Residential: 0.53/IDU (223 stalls); retail parked off-site; Residential parking shall be unbundled and sold or leased separately from units.	2.20
	BIKE PARKING	Class 1: 25 plus 1 per 4 units over 50	118 required, 118 provided	2.20
		None required for retail: gross square footage under 25,000 SF	N/A	--
	CAR SHARE	201 or more residential units requires 2 car share spaces plus 1 for every 200 additional dwelling units over 200	3 required, 3 provided	2.20
4.5.3	LOADING - SIZE	Maximum 24' (27' where parking and loading is shared) curb cut, 35'x12' minimum with 14' clear	23'-0" curb cut; loading space is 35'-0"x18'-6" with 18'-0" clear	5.03
	LOADING - SCREENING	Loading, trash, and mechanical equipment and meters shall be enclosed within structures and hidden from view of public realm	Rooms provided in the building for building services	5.03
4.6.2	MID-BLOCK BREAK - DIMENSIONS	40' building face to building face	Project provides a 20'-0" setback from MBB centerline	3.41
		10' minimum pedestrian path, which can be combined with emergency vehicle access lane	26' laneway provided, which is intended to be used by pedestrians	3.41
	MID-BLOCK BREAK - SURFACES	Hard surfaces restricted to 70% of the ground plane	N/A	8.03
	MID-BLOCK BREAK - STREET TREES	Trees to be spaced no greater than 30' on center	Max tree spacing is 30'-0"	8.03
	MID-BLOCK BREAK - ENTRIES	The main unit entrance to be located on the mid-block break	Street facing unit all provided with door accessed off the Mid-Block Break	3.41
	MID-BLOCK BREAK - ACTIVATION	The street level building face that is not garage shall be activated with ample glazing, entrances, stoops, and porches	Mid-Block Break frontage does not have any garage entries. Facade is articulated with windows, entries, and stoops	8.03
	MID-BLOCK BREAK - LIGHTING	Provide adequate lighting for pedestrian and vehicular safety	Project to provide, at minimum, code required footcandle levels in future phase	Not applicable at SD



- Low-Rise Podium Along M Street
- Low-Rise Podium Along Mid-Block Break
- Mid-Rise Podium Along Harney Way
- Mid-Rise Podium Along Ingerson Avenue
- High-Rise Tower at the Corner of Harney Way & Ingerson Avenue
- Retail on the Ground Floor of High-Rise Tower and Mid-Rise Podium Along Ingerson Avenue and M Street
(See Sheet 5.03 for numbering of each retail space)



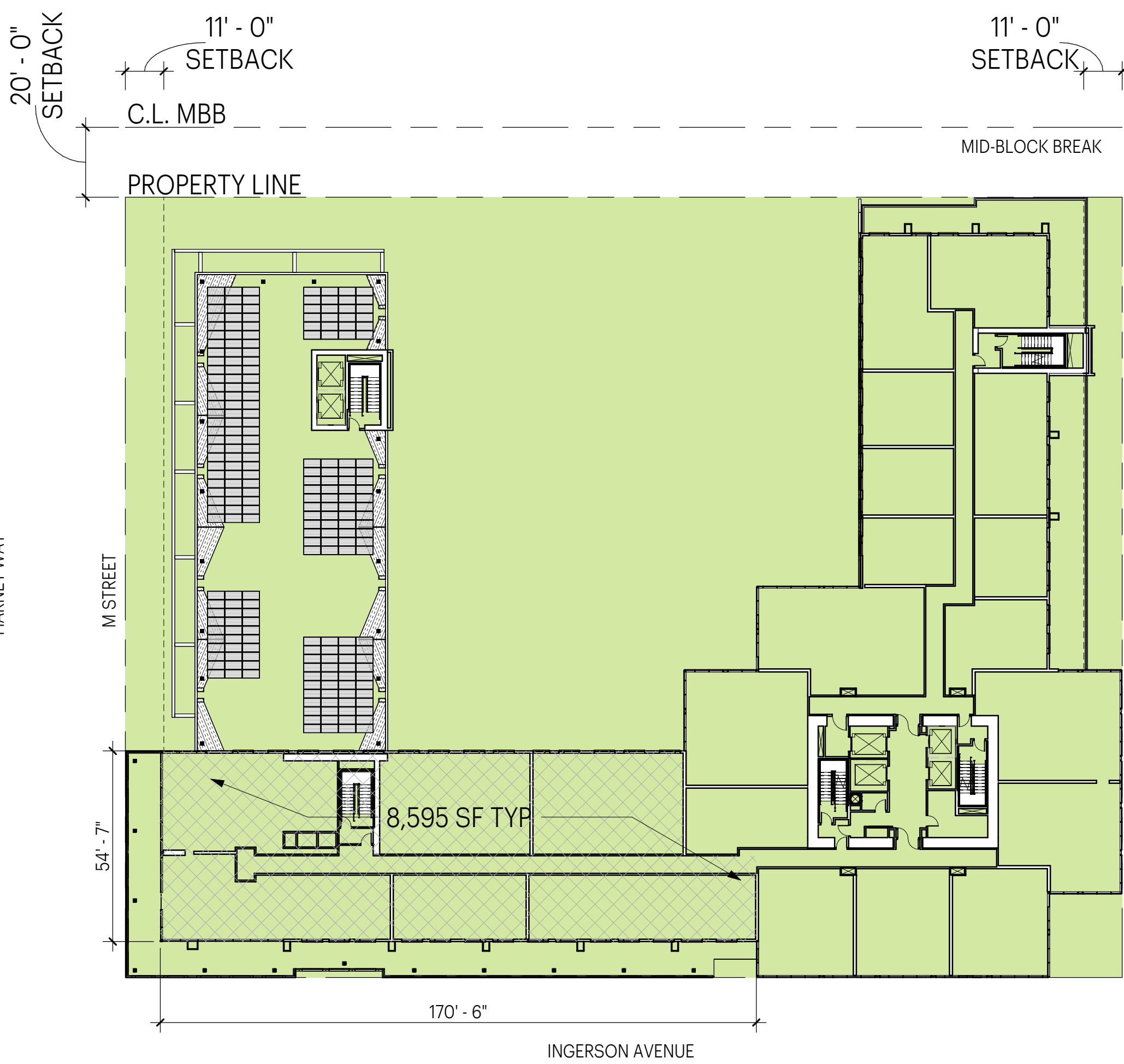
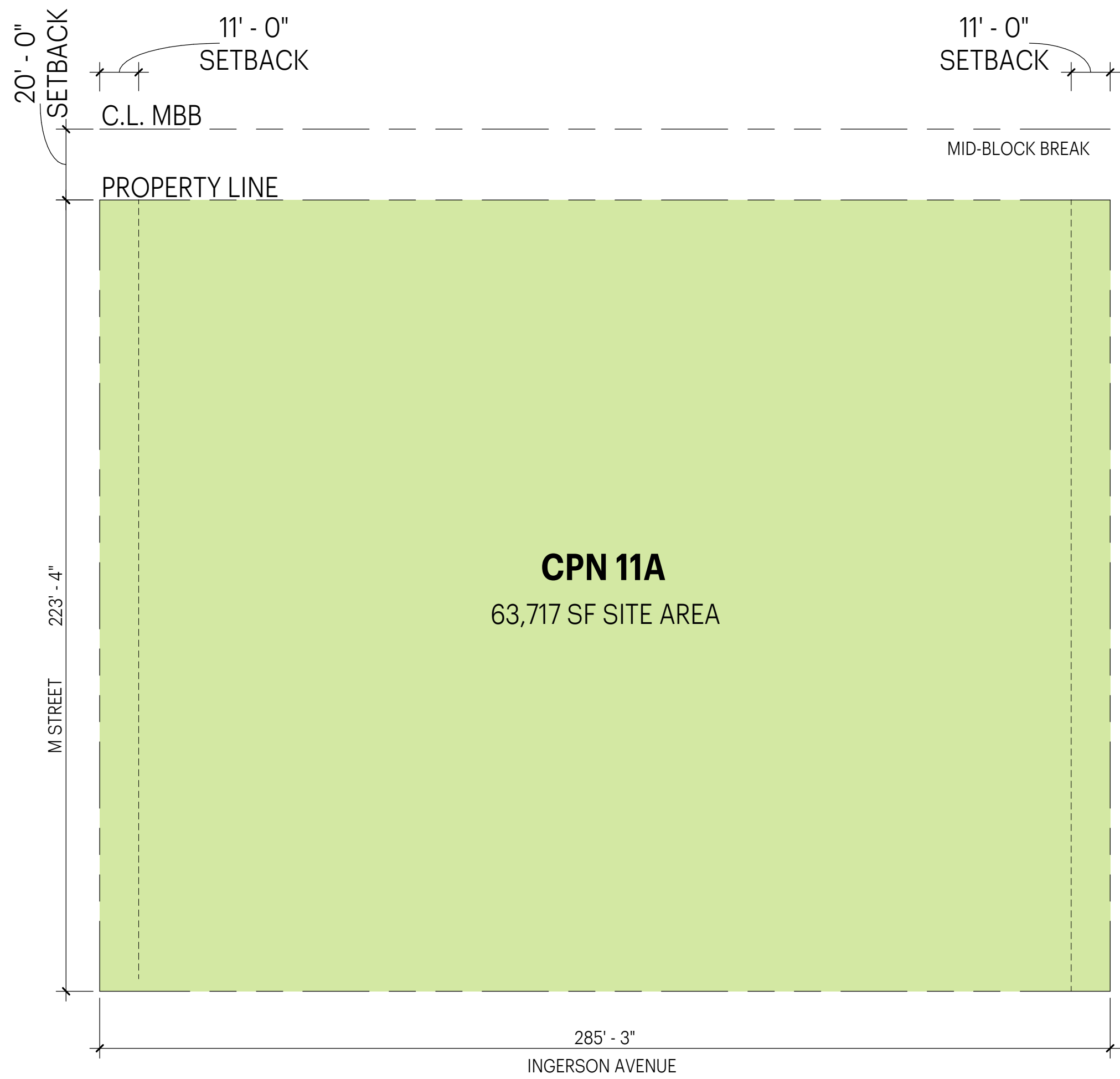


- Low-Rise Podium Along M Street
- Low-Rise Podium Along Mid-Block Break
- Mid-Rise Podium Along Harney Way
- Mid-Rise Podium Along Ingerson Avenue
- High-Rise Tower at the Corner of Harney Way & Ingerson Avenue
- Retail on the Ground Floor of High-Rise Tower and Mid-Rise Podium Along Ingerson Avenue and M Street
(See Sheet 5.03 for numbering of each retail space)



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

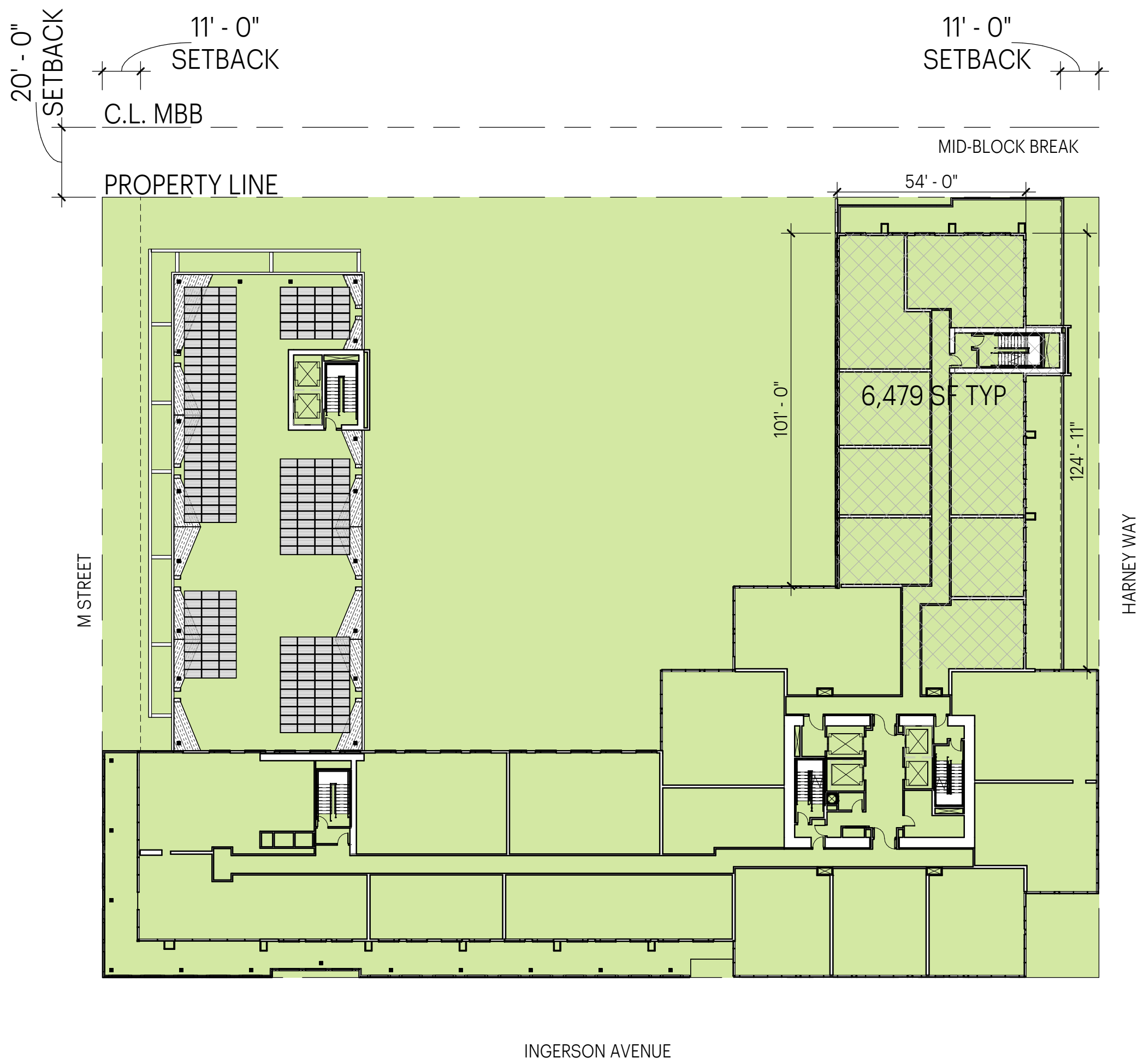
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



Area 40-65 FT Site Development Area
Level 4 - Maximum floor plate between 40-65 FT = 46,584 /
Site development area = 62,640
= 74% < 75% COMPLIES

1 DEVELOPMENT AREA
3.05 1"=30'-0"

2 DEVELOPMENT COVERAGE: 40-65 FT
3.05 1"=30'-0"

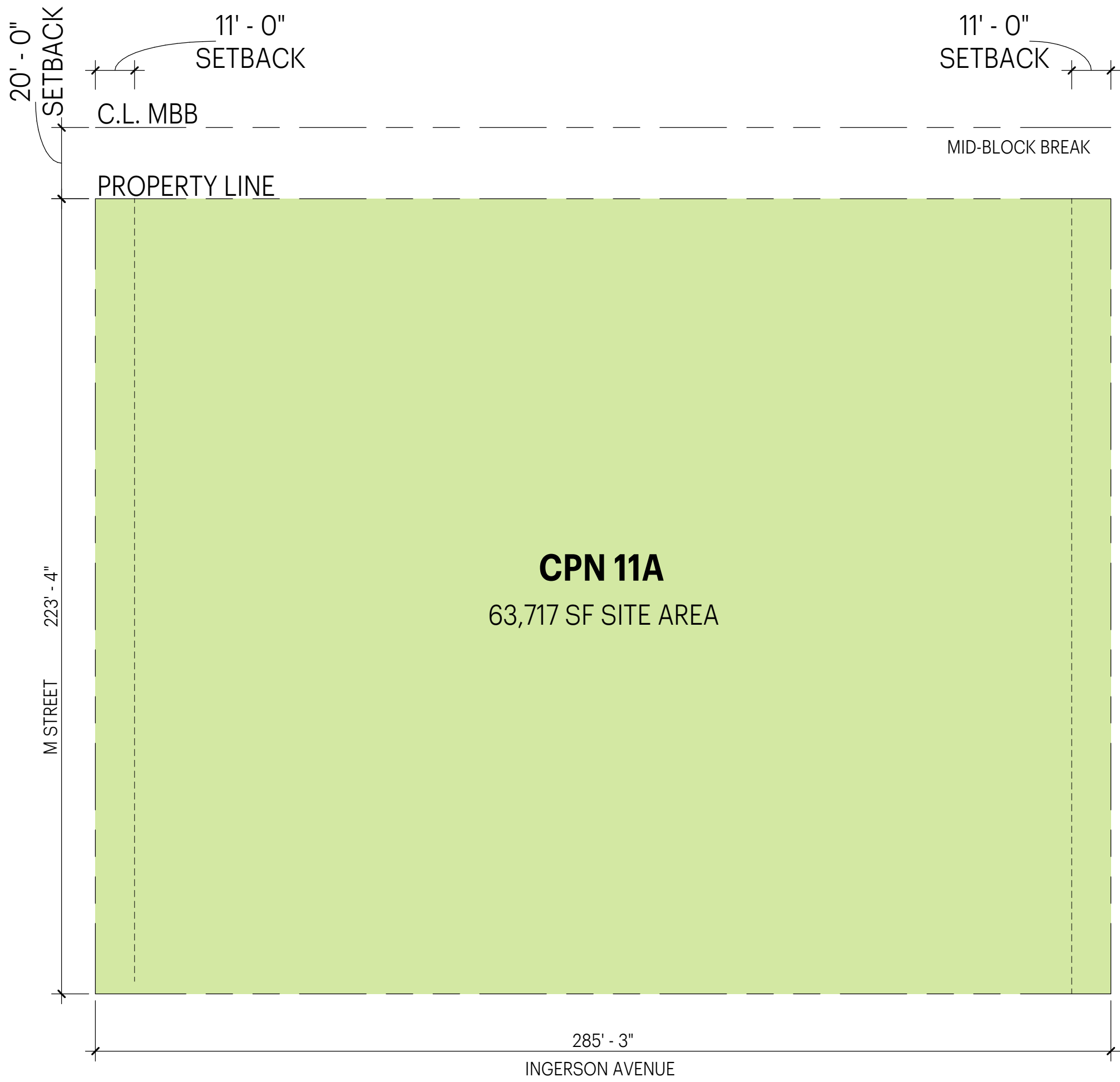


Area 65+ FT Site Development Area
Level 7 - Maximum floor plate above 65+ FT = 26,267 /
Site development area = 62,640
= 41% < 50% COMPLIES

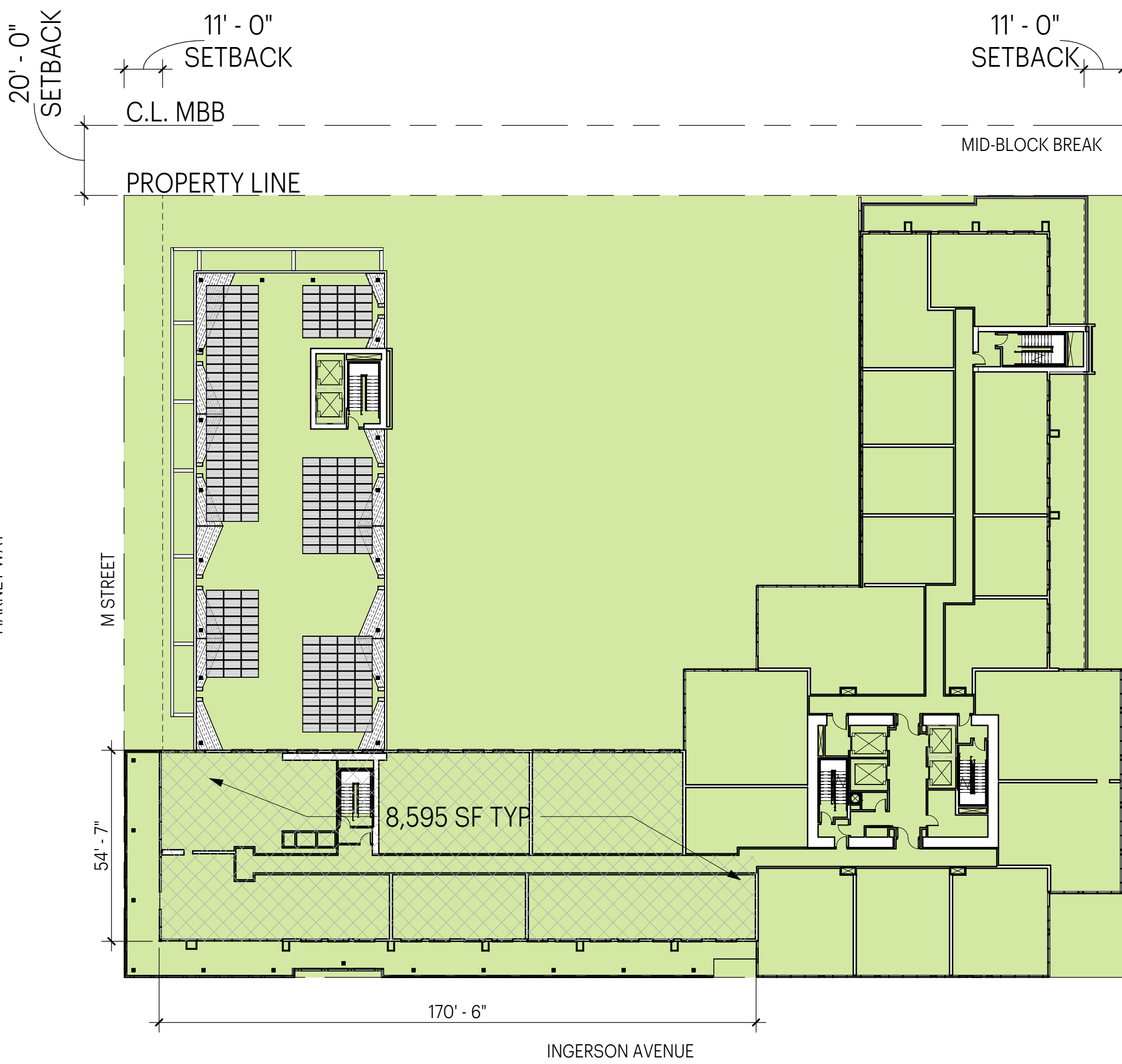
3 DEVELOPMENT COVERAGE: 65+ FT
3.05 1"=30'-0"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

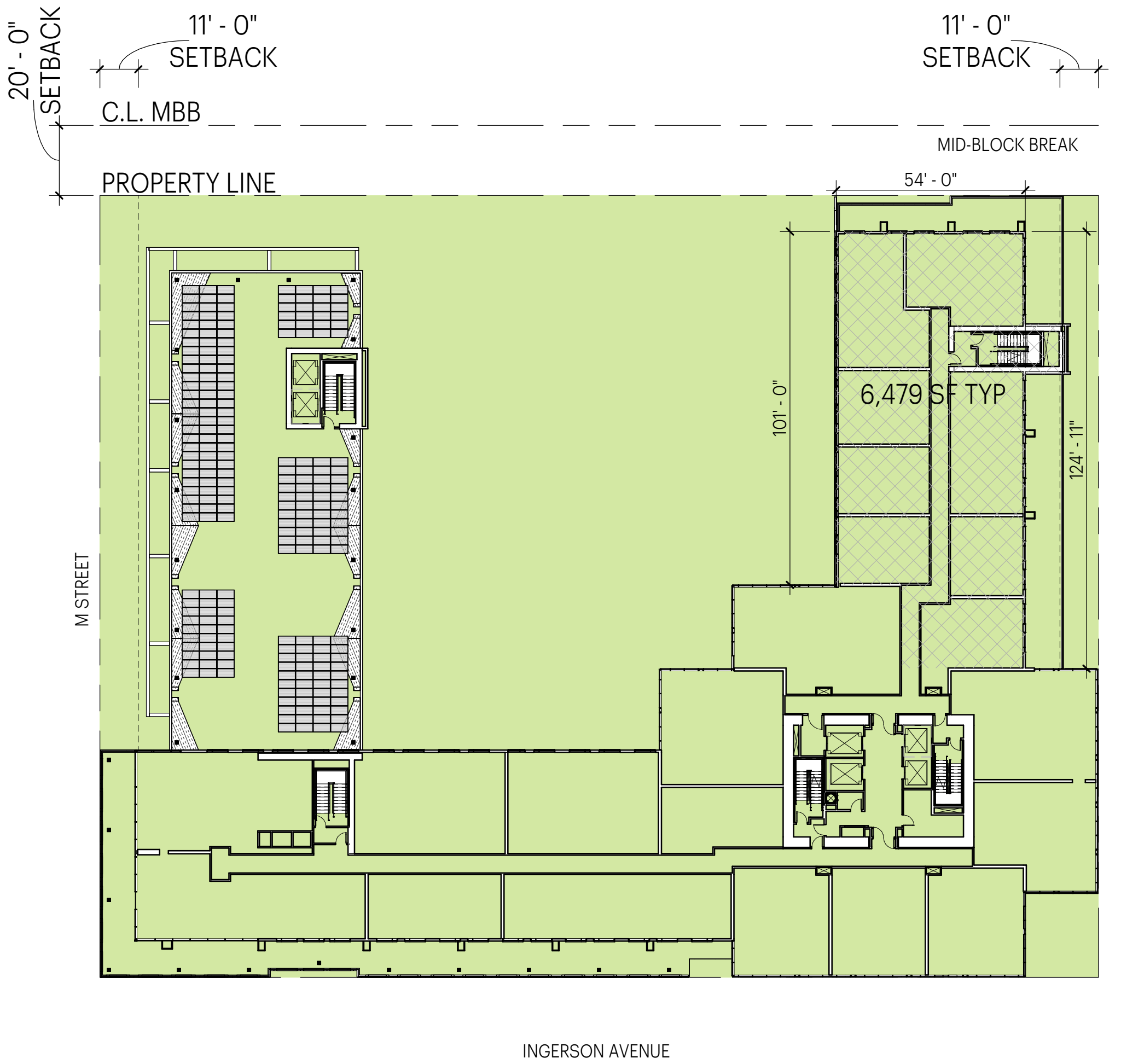


1
3.06
BLOCK SITE AREA
1"=30'-0"



Area above 80 FT Site Area
Level 7 - Maximum floor plate above 80 FT = 8,595 /
Site area = 65,713
= 13% < 25% COMPLIES

2
3.06
HEIGHT ABOVE 80 FT ALONG INGERSON
1"=30'-0"

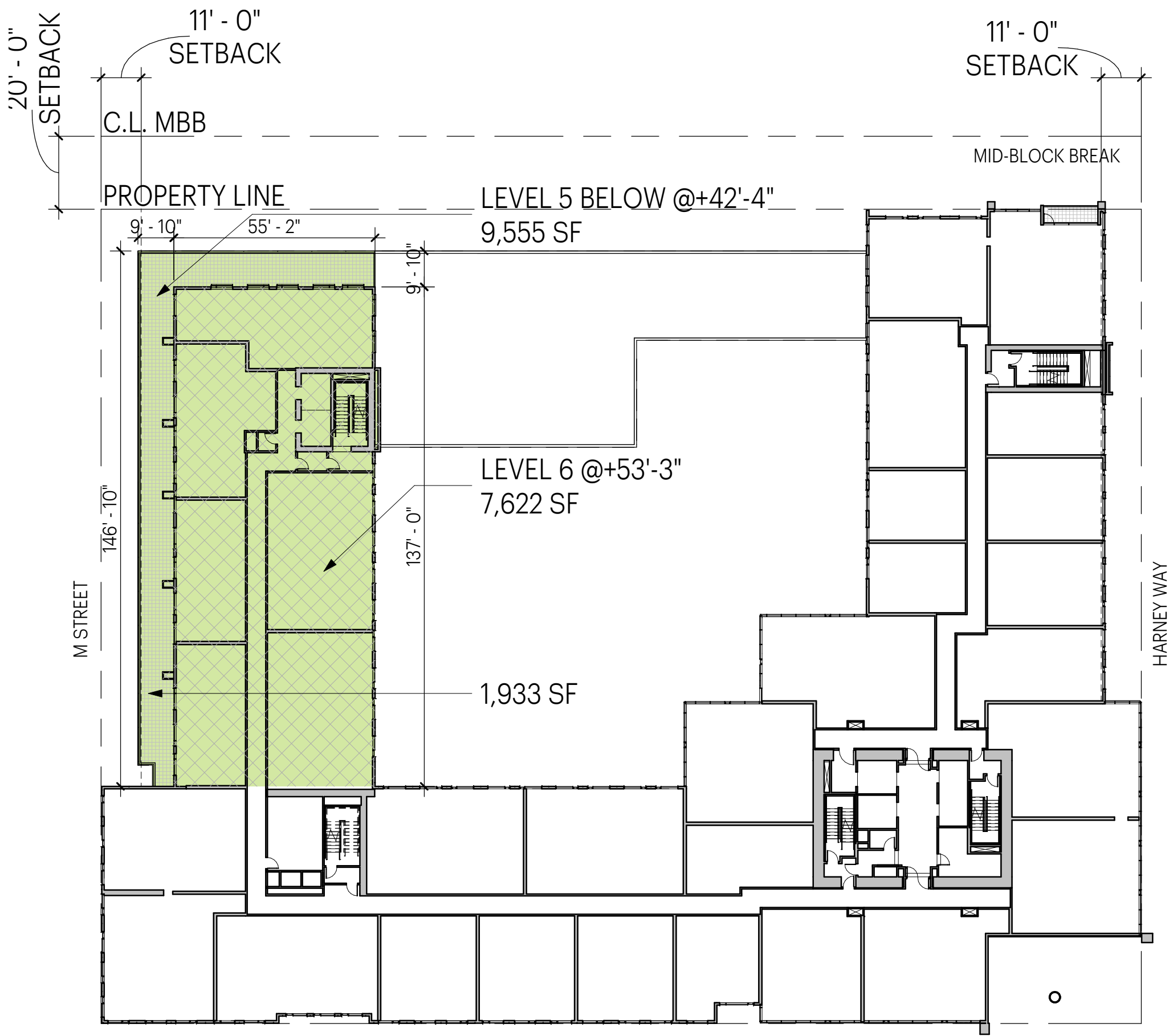


Area above 85 FT Site Area
Level 7 - Maximum floor plate above 85 FT = 6,479 /
Site development area = 65,713
= 9% < 45% COMPLIES

3
3.06
HEIGHT ABOVE 85 FT ALONG HARNEY
1"=30'-0"

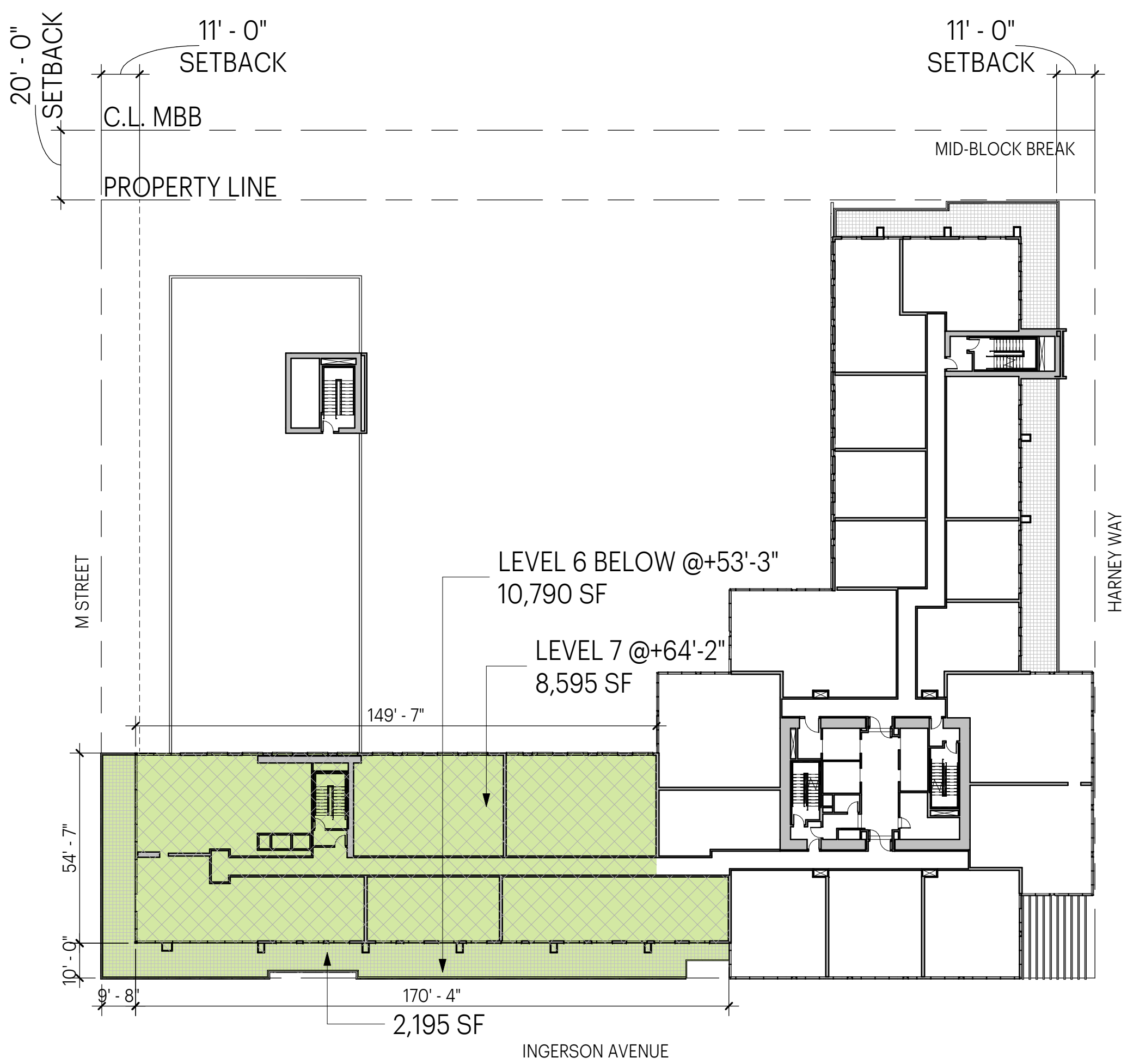
Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



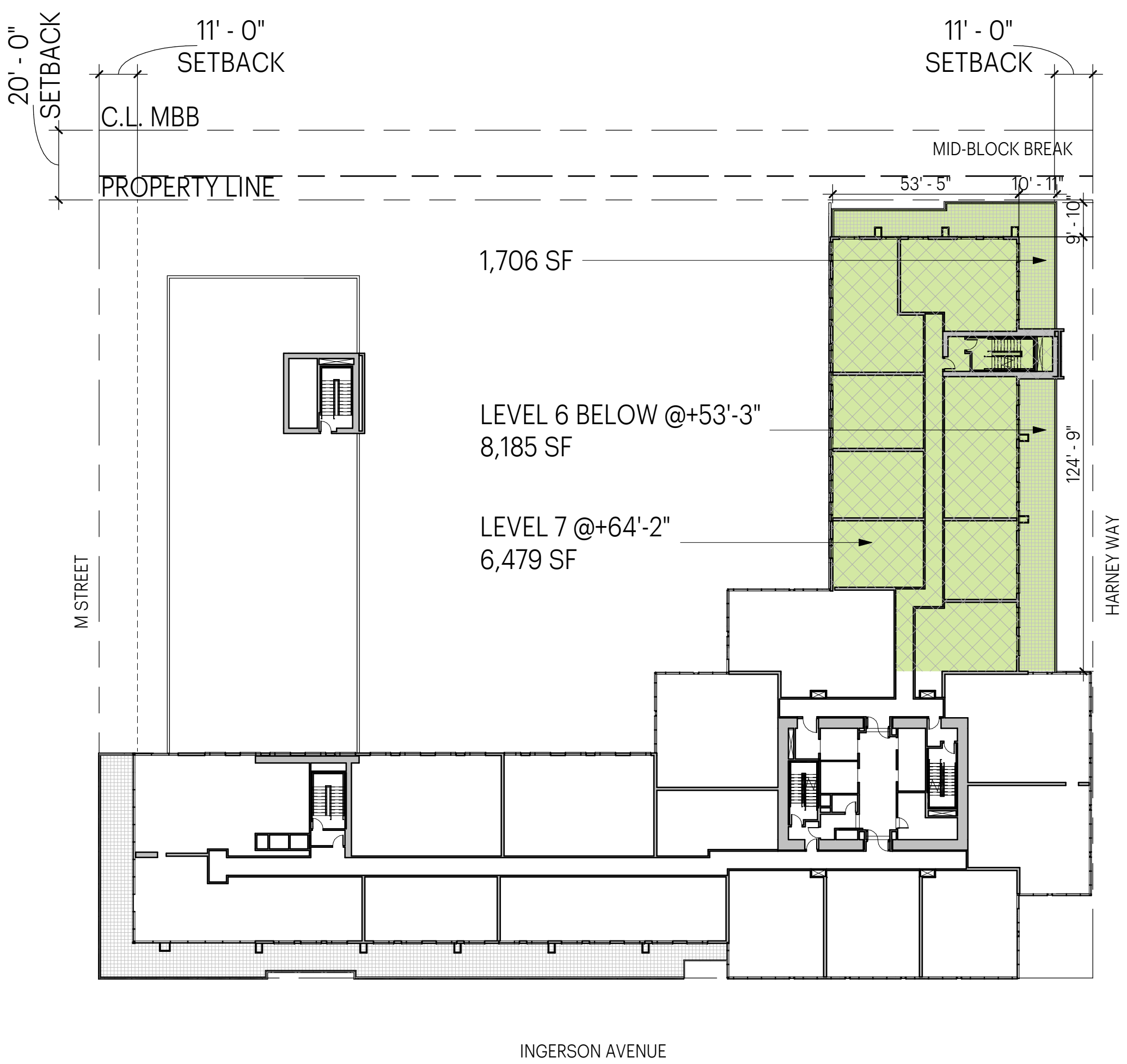
Level 5
Level 6
Stepback area on Level 6 = 1,933 /
Area on Level 5 = 9,555
= 20% ≥ 20% COMPLIES

1 LOW-RISE STEPBACK
3.07 1"=30'-0"



Level 6
Level 7
Stepback area on Level 7 = 2,195 /
Area on Level 6 = 10,790
= 20% ≥ 20% COMPLIES

2 MID-RISE (INGERSON) STEPBACK
3.07 1"=30'-0"



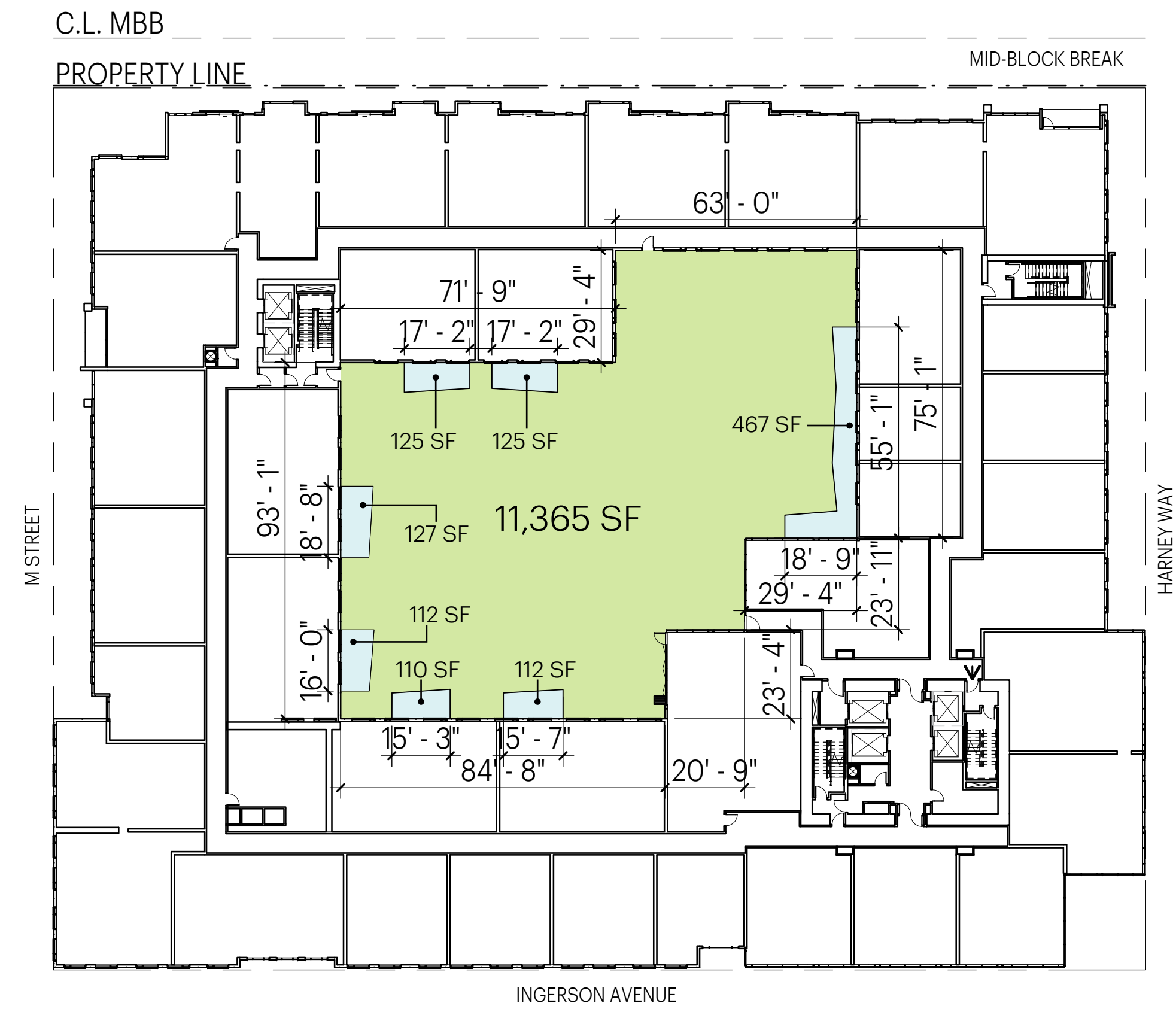
Level 6
Level 7
Stepback area on Level 7 = 1,706 /
Area on Level 6 = 8,185
= 20% ≥ 20% COMPLIES

3 MID-RISE (HARNEY) STEPBACK
3.07 1"=30'-0"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

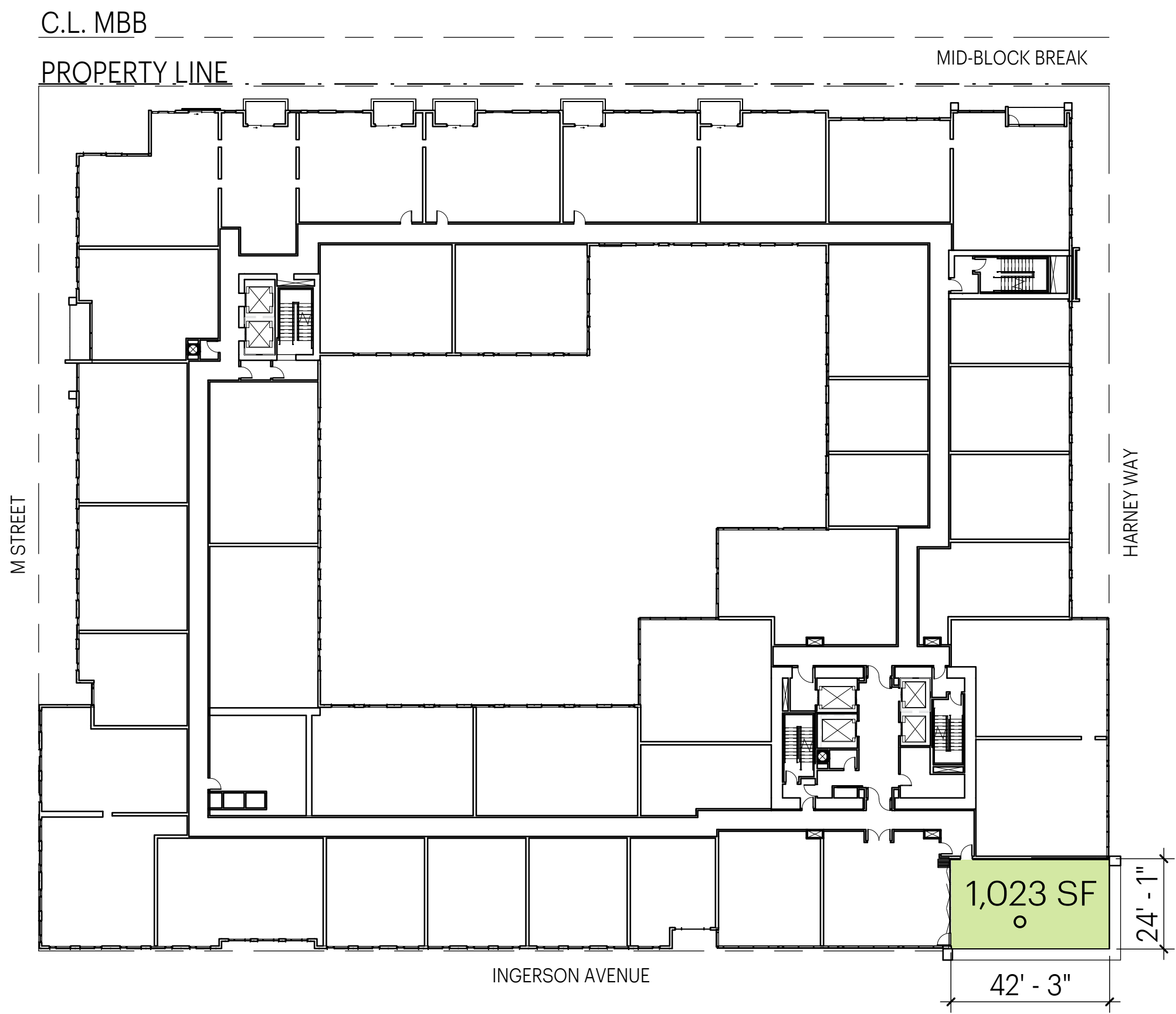
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

- Private Open Space
- Private Common Open Space



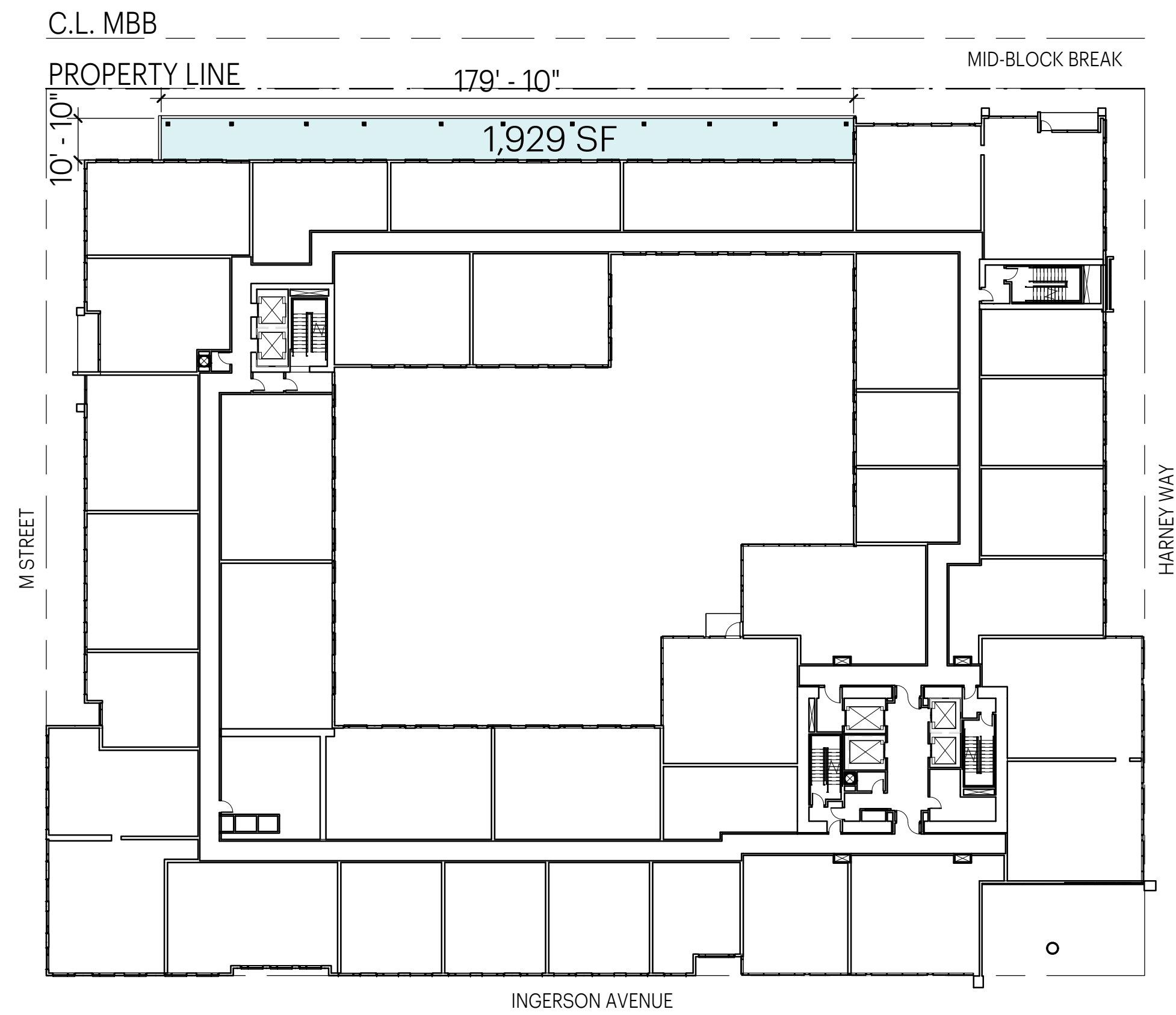
Private Open Space = 11,365 SF
Private Common Open Space = 1,178 SF
Total Open Space = 12,543 SF

1
3.08
OPEN SPACE - LEVEL 3
1"=30'-0"



Private Open Space = 0 SF
Private Common Open Space = 1,023 SF
Total Open Space = 1,023 SF

2
3.08
OPEN SPACE - LEVEL 4
1"=30'-0"



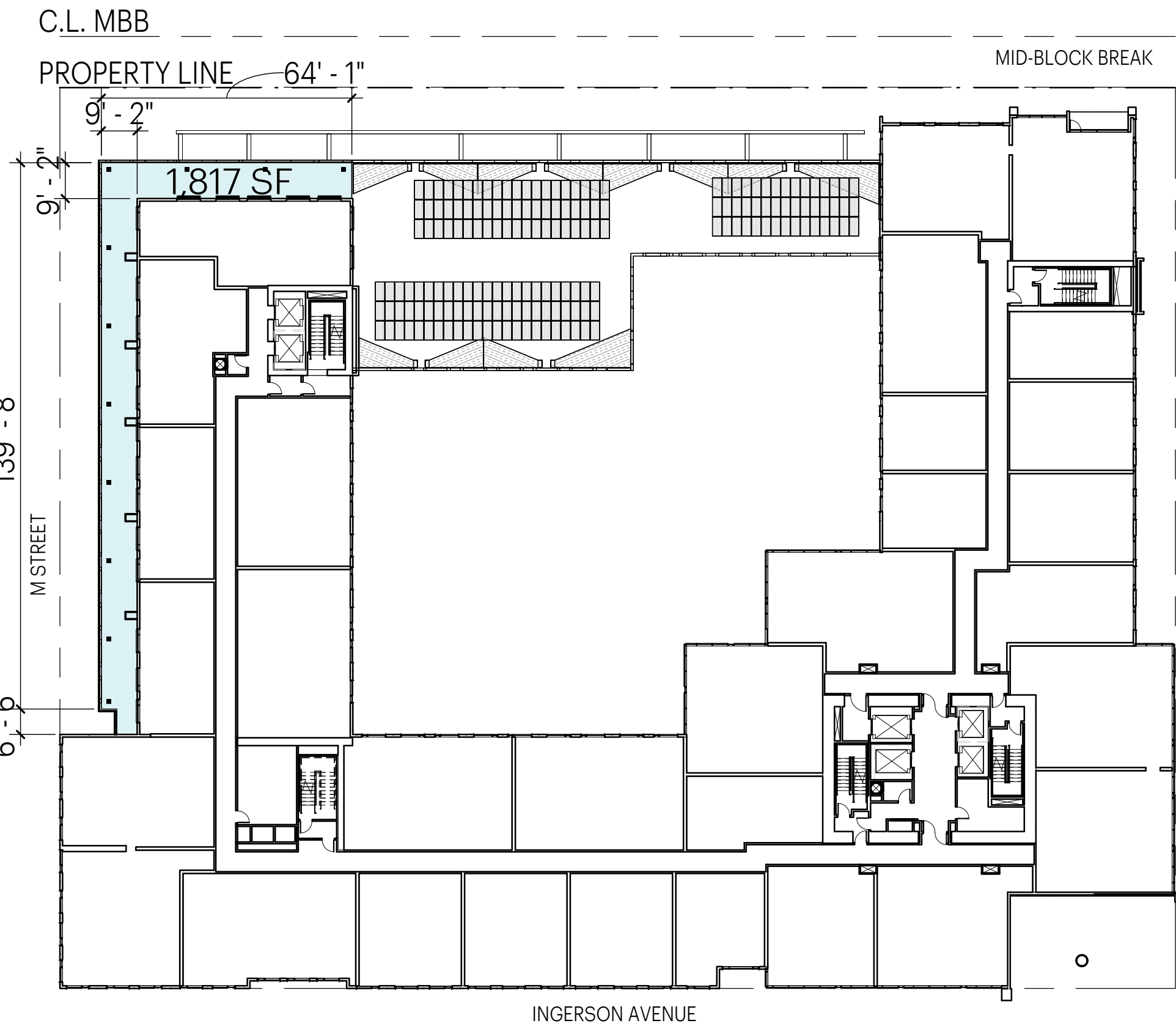
Private Open Space = 1,929 SF
Private Common Open Space = 0 SF
Total Open Space = 1,929 SF

3
3.08
OPEN SPACE - LEVEL 5
1"=30'-0"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

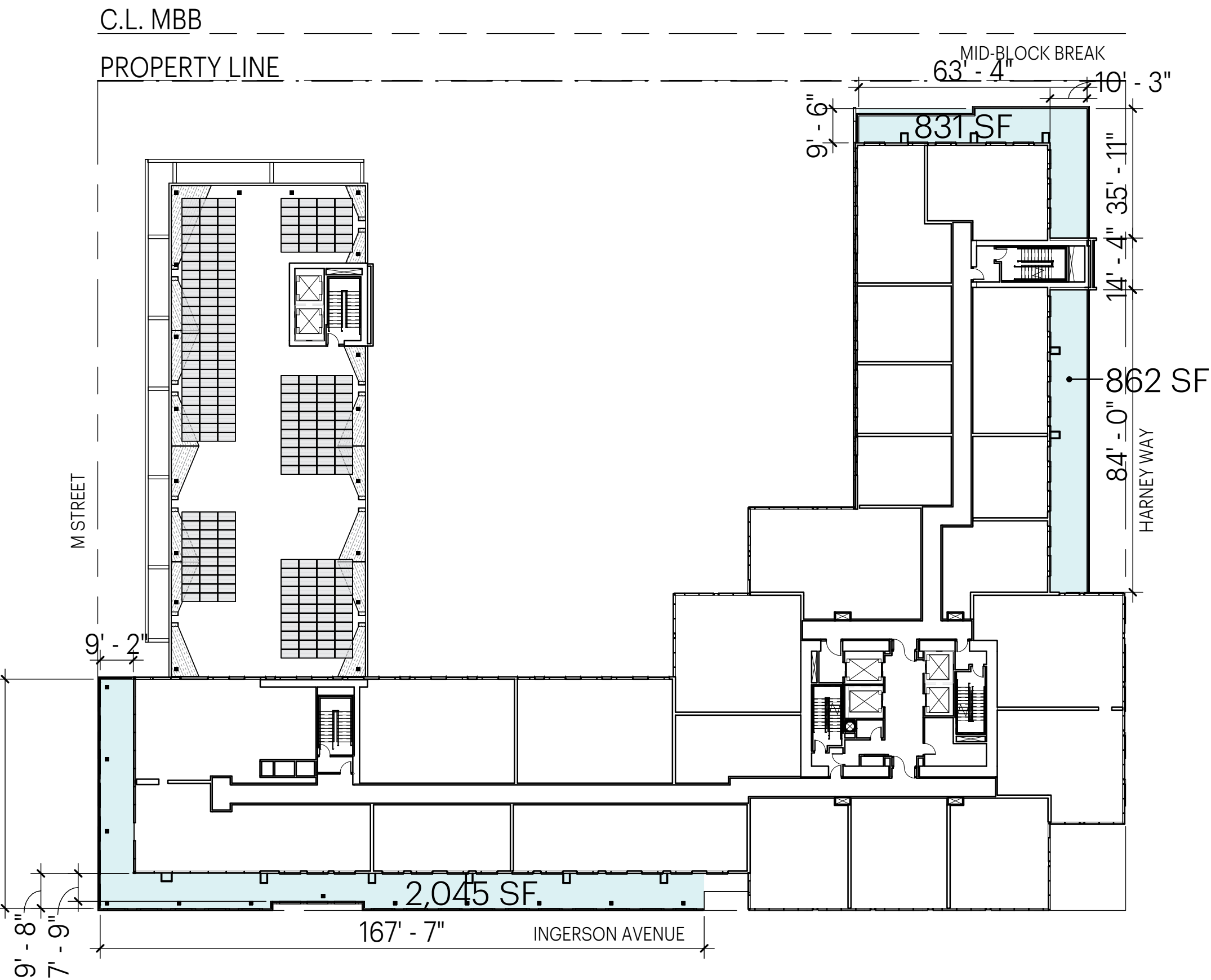
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

- Private Open Space
- Private Common Open Space



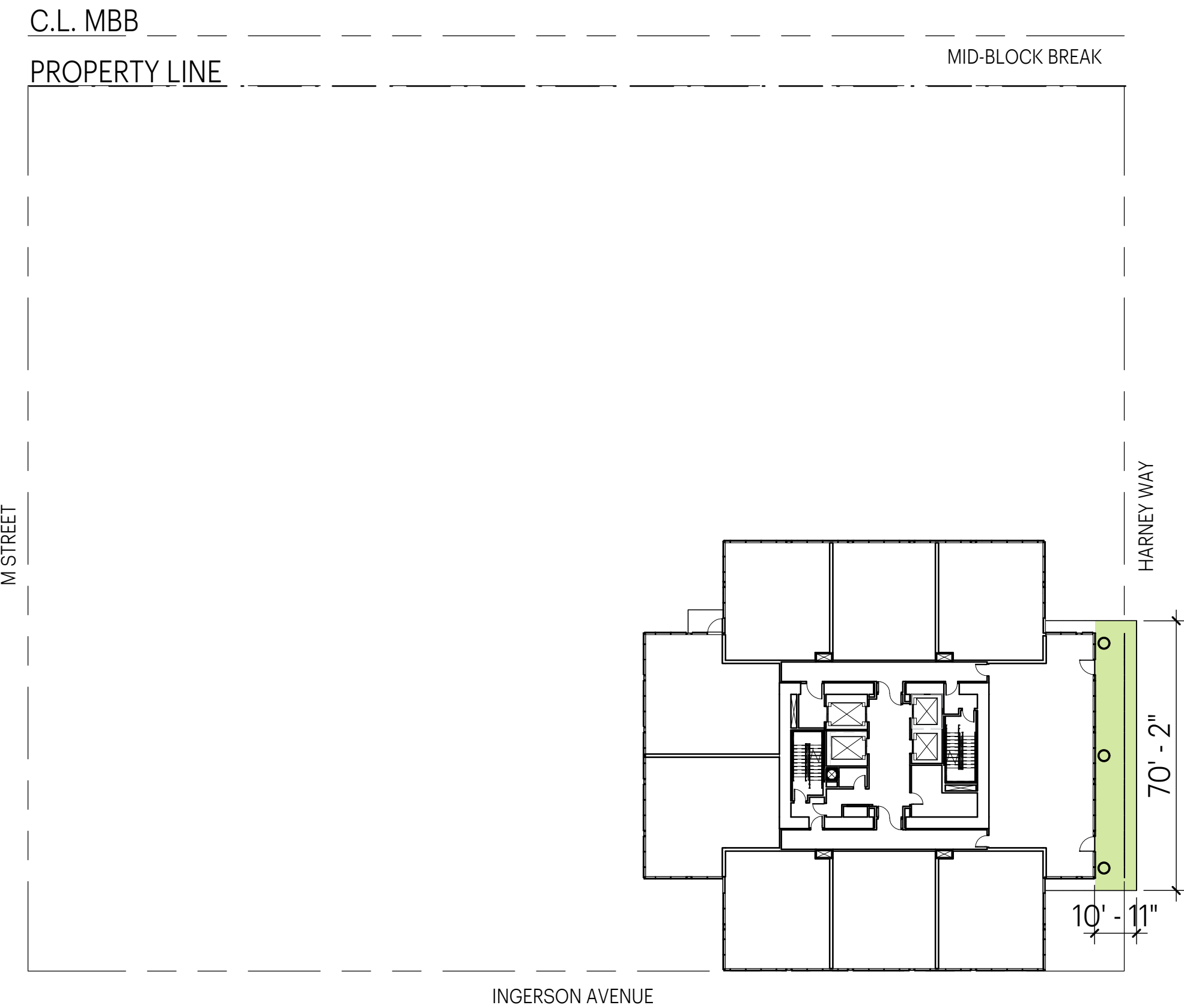
Private Open Space = 1,817 SF
Private Common Open Space = 0 SF
Total Open Space = 1,817 SF

1
3.09
OPEN SPACE - LEVEL 6
1"=30'-0"



Private Open Space = 3,738 SF
Private Common Open Space = 0 SF
Total Open Space = 3,738 SF

2
3.09
OPEN SPACE - LEVEL 7
1"=30'-0"



Private Open Space = 0 SF
Private Common Open Space = 801 SF
Total Open Space = 801 SF

3
3.09
OPEN SPACE - LEVEL 24
1"=30'-0"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements.

- Private Open Space
- Private Common Open Space

Open Space Calculations

422 units x 60 SF per unit = 25,320 SF of Open Space required throughout the project

Private Open Space

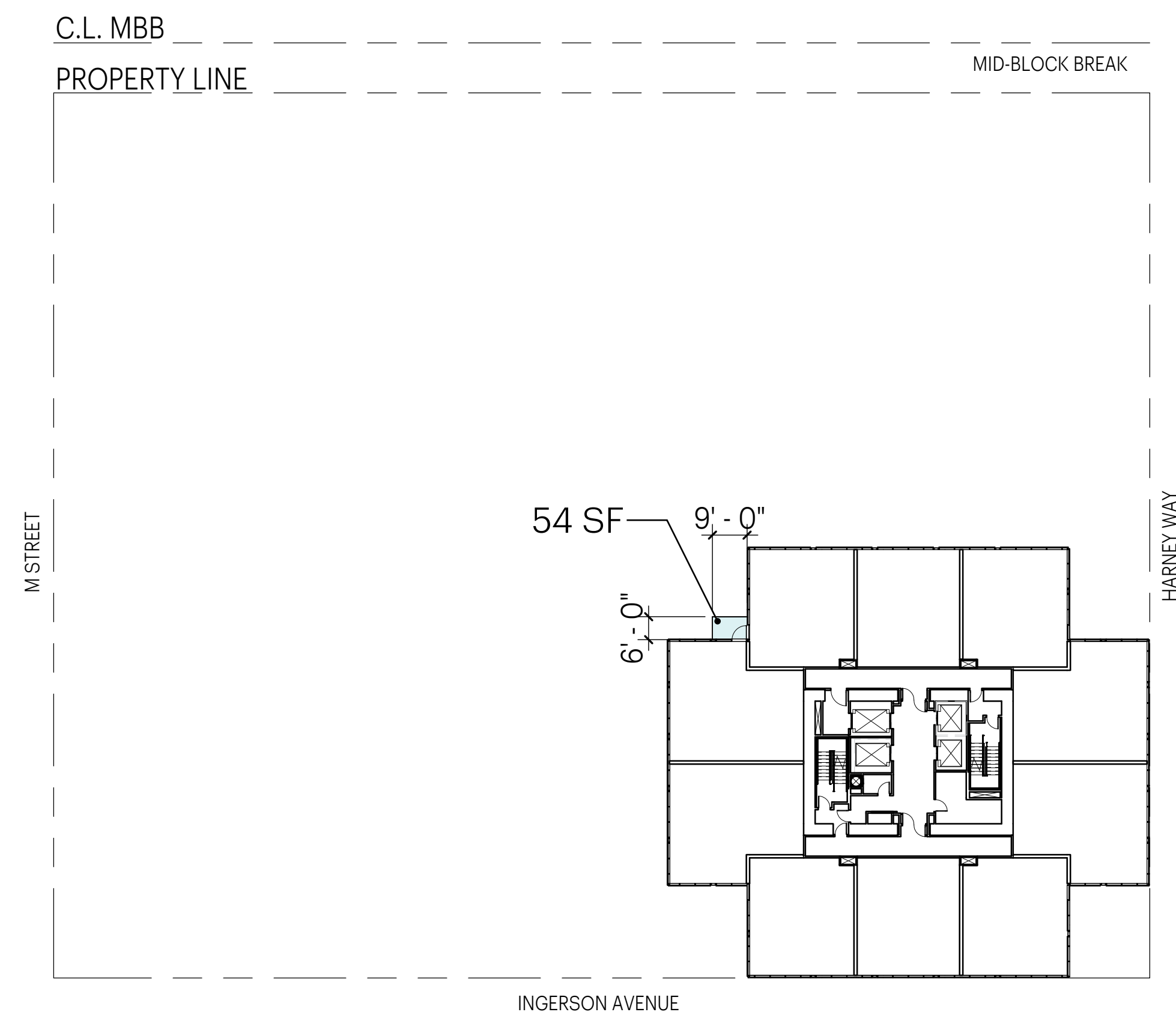
= 23,713 SF

Private Common Open Space

= 3,002 SF

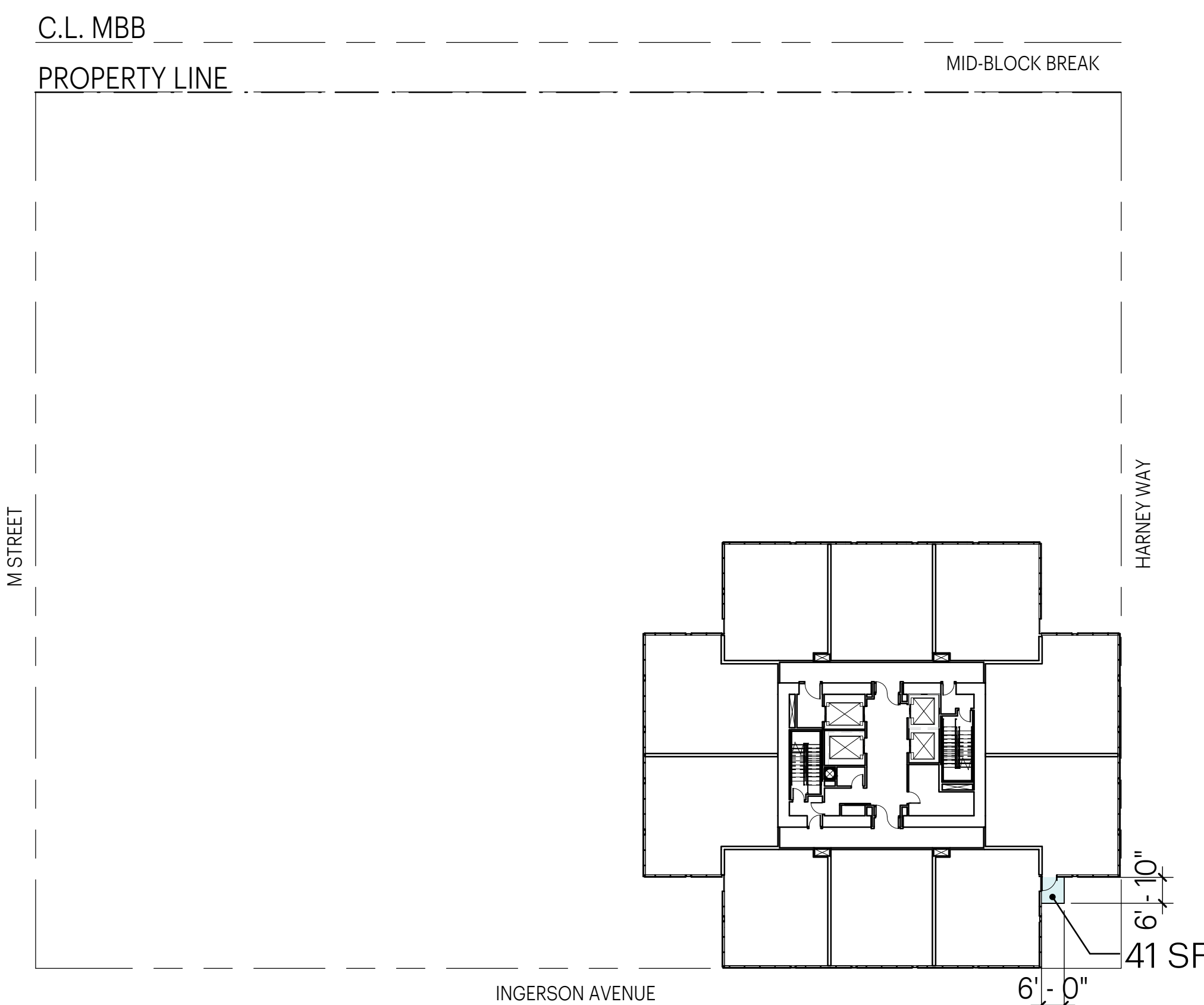
Total Open Space

= 26,715 SF ≥ 25,320 COMPLIES



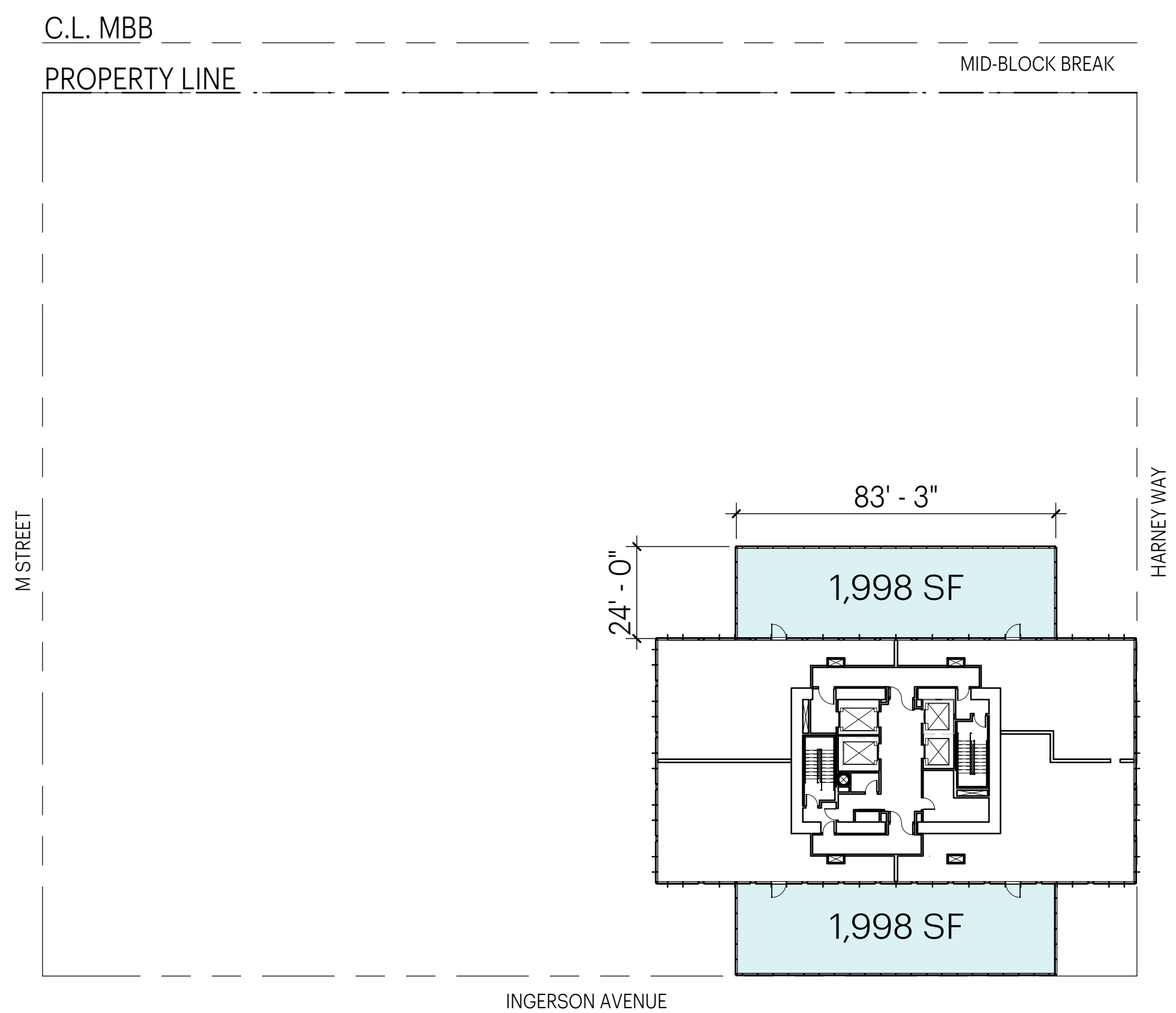
Private Open Space = 54 SF x 10 levels
Private Common Open Space = 0 SF
Total Open Space = 540 SF

1
3.10
1"=30'-0" **OPEN SPACE - LEVELS 8, 11, 14, 17, 20, 24, 27-29**



Private Open Space = 41 SF x 8 levels
Private Common Open Space = 0 SF
Total Open Space = 328 SF

2
3.10
1"=30'-0" **OPEN SPACE - LEVELS 10, 13, 16, 19, 22, 28-30**

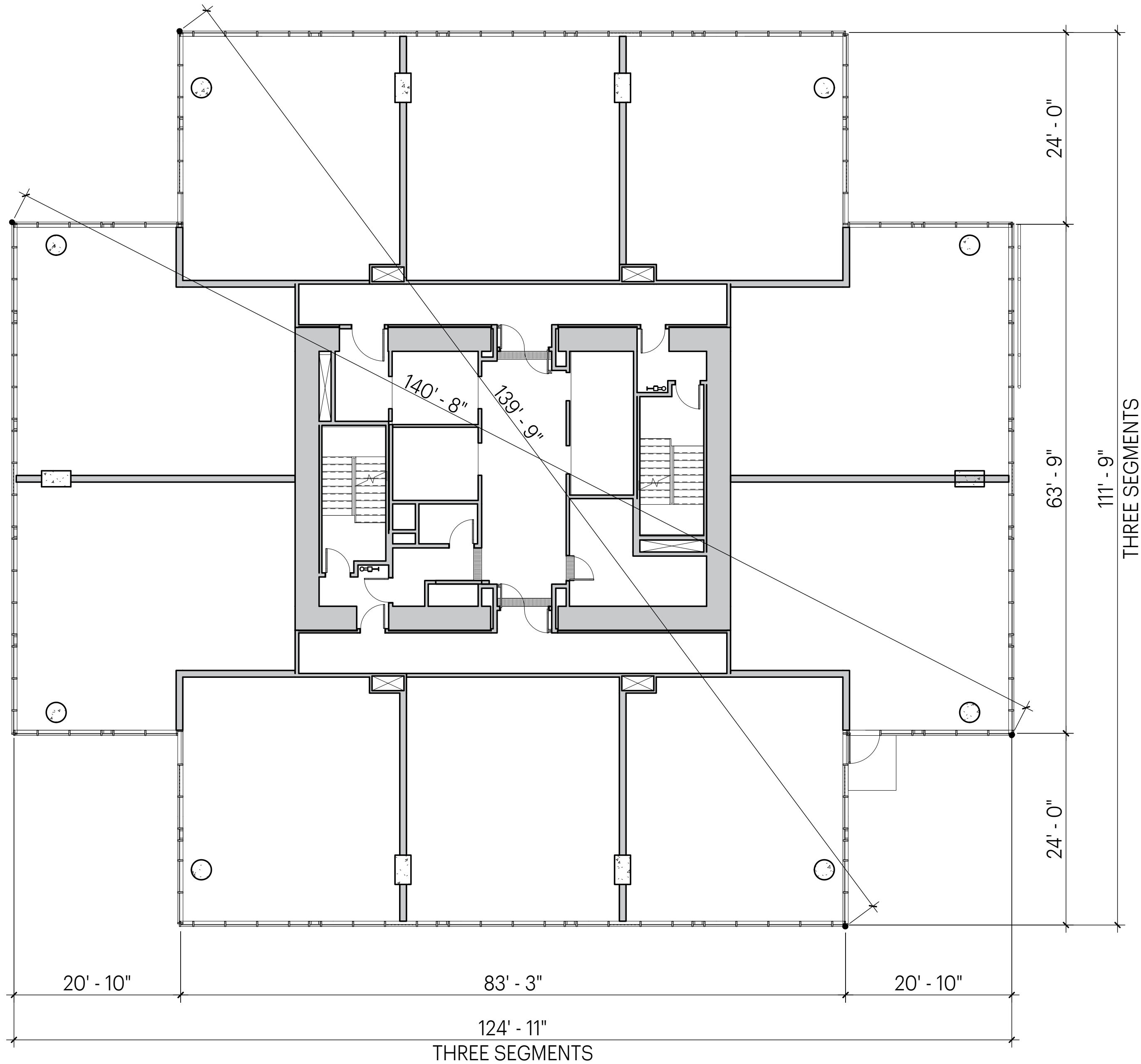


Private Open Space = 3,996 SF
Private Common Open Space = 0 SF
Total Open Space = 3,996 SF

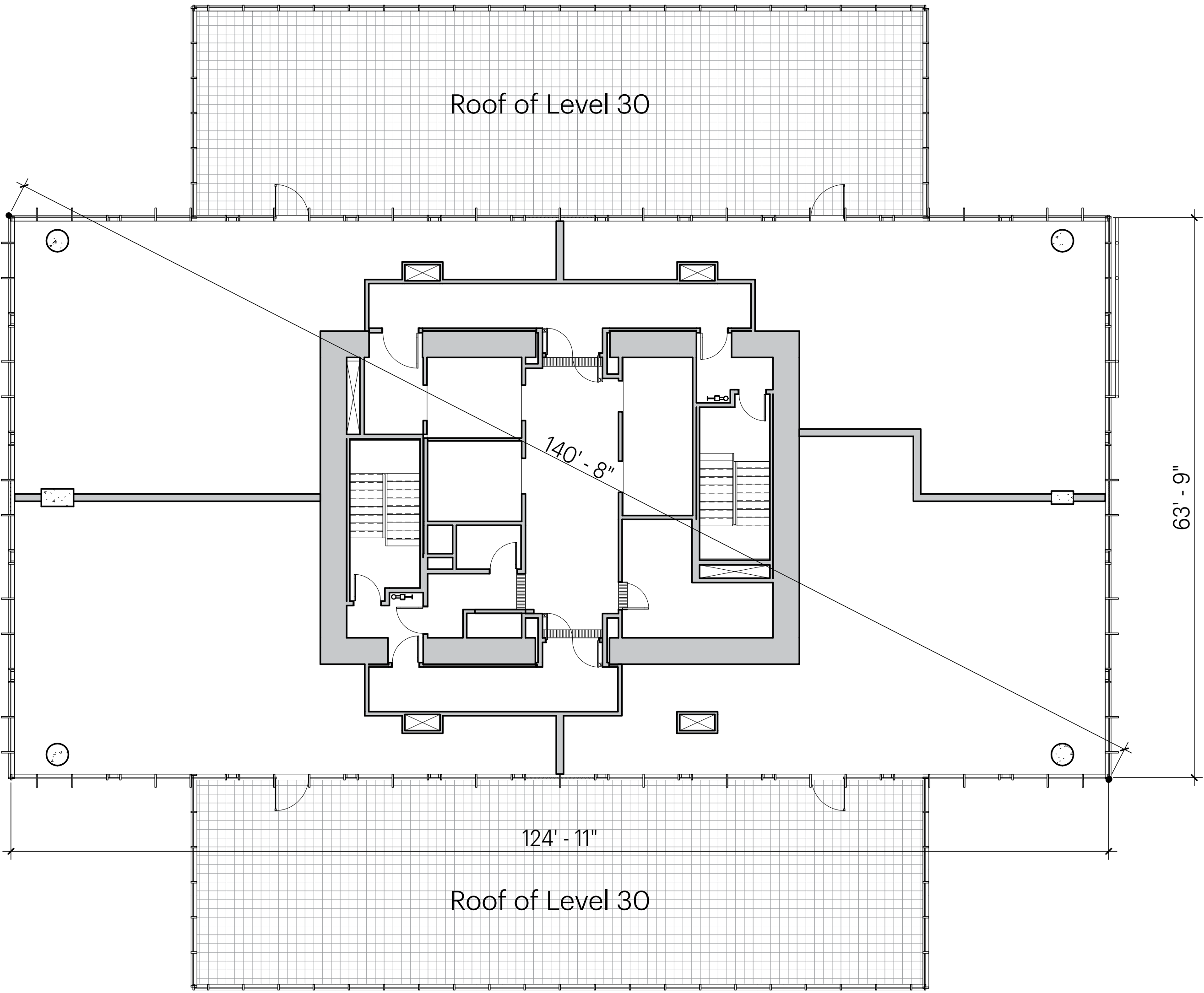
3
3.10
1"=30'-0" **OPEN SPACE - LEVEL 31**

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in “Design Development.” Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



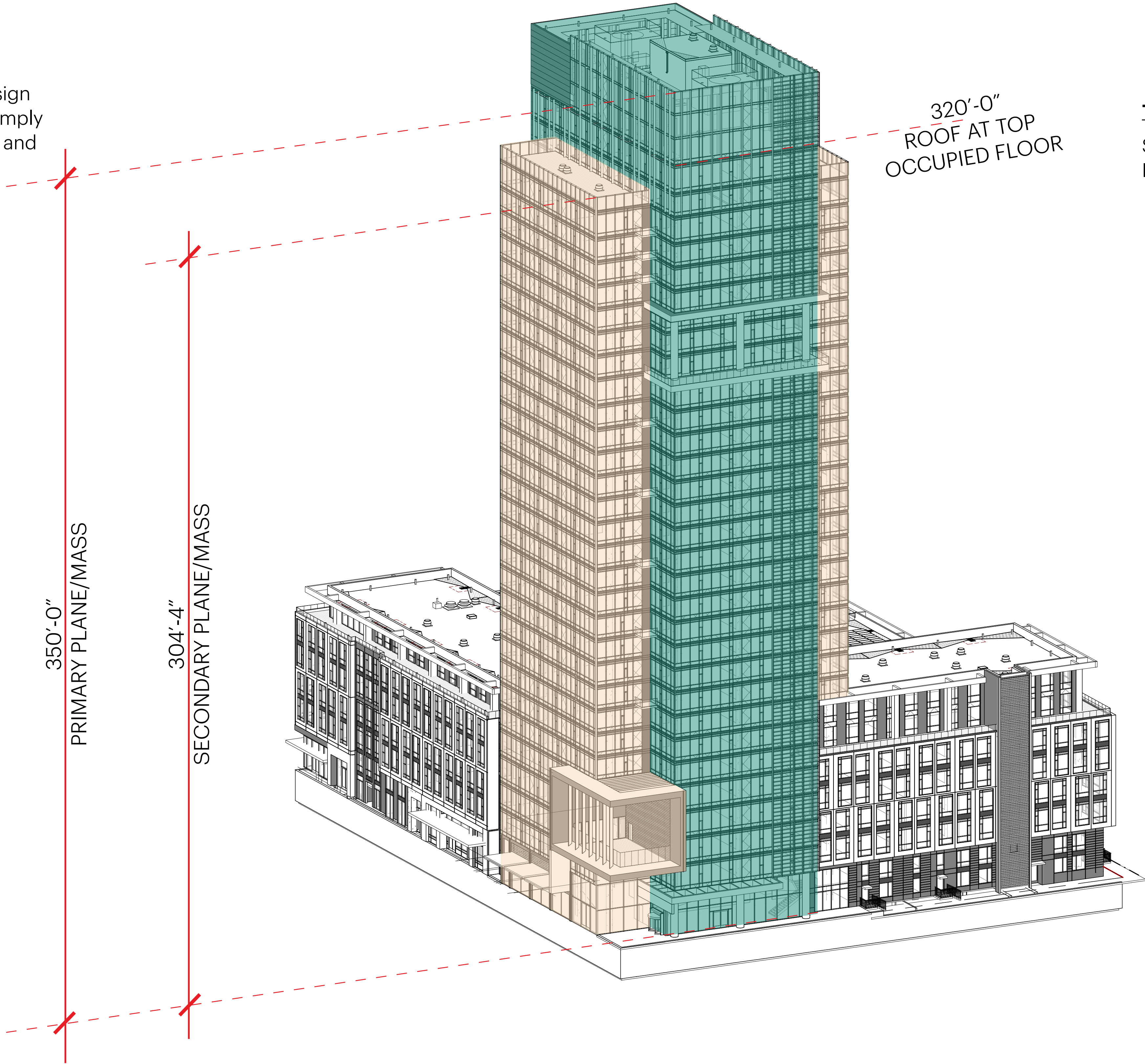
Floor Plate Area: 12,000 SF
1
3.11
TOWER FULL FLOOR PLATE (TYP) - LEVELS 1-30
1"=10'-0"



Floor Plate Area: 7,957 SF (66% of 12,000 SF full floor plate size)
2
3.11
TOWER PRIMARY FLOOR PLATE (TYP) - LEVELS 31-32
1"=10'-0"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



- Primary Plane/Mass
- Secondary Plane/Mass

Tower Height Calculations
Secondary Plane/Mass Full Height: = 304'-4" /
Primary Plane/Mass Full Height: = 350'-0"
= 86% < 90% COMPLIES

POSITIVE DENOTES DISTANCE OVER,
AND NEGATIVE DENOTES DISTANCE
BEHIND, REFERENCE LINE, TYP.

STAIRWELL: +24"

±0

- Habitable Projected Area
- Uninhabitable Projected Area
- Primary Face



Projection Calculations

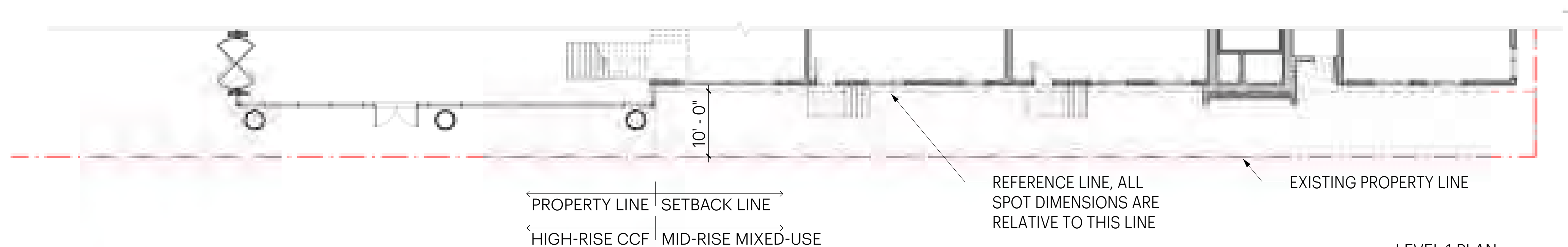
SE Frontage

Habitable Projected:	0 SF
Uninhabitable Projected:	1,255 SF
Primary Face Area:	8,040 SF
Total Area:	9,295 SF

Projected Area: 13%

Note:
Dimension between the reference (property or setback)
lines accommodate material thickness and construction
tolerances.

Note:
These drawings are schematic. Dimensions and areas are
anticipated to change in "Design Development." Changes
will continue to comply with Design for Development
requirements and Schematic Design approvals.



LEVEL 1 PLAN
1" = 10'-0"



DESIGN FOR DEVELOPMENT CONFORMANCE

PROJECTION (PODIUM) - SE FRONTAGE (HARNEY)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

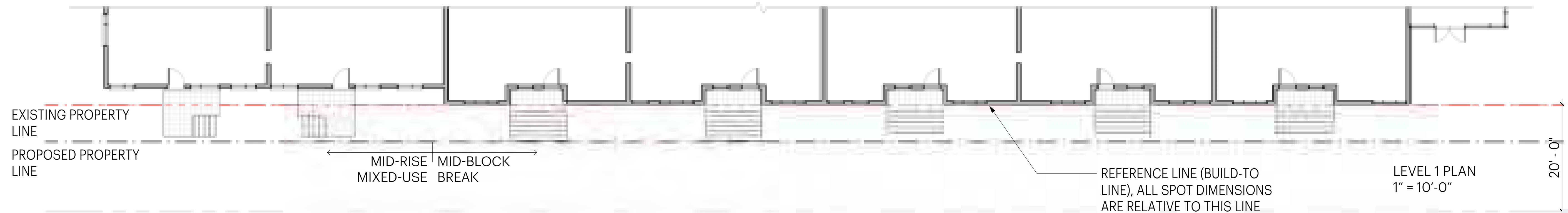
CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.14



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.



Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

CENTER LINE MID-BLOCK BREAK

- Habitable Projected Area
- Uninhabitable Projected Area
- Primary Face

Projection Calculations

NE Frontage

Habitable Projected:	1,285 SF
Uninhabitable Projected:	1,605 SF
Primary Face Area:	12,490 SF
Total Area:	15,380 SF

Projected Area: 19%

DESIGN FOR DEVELOPMENT CONFORMANCE

PROJECTION (PODIUM) - NE FRONTAGE (MID-BLOCK BREAK)

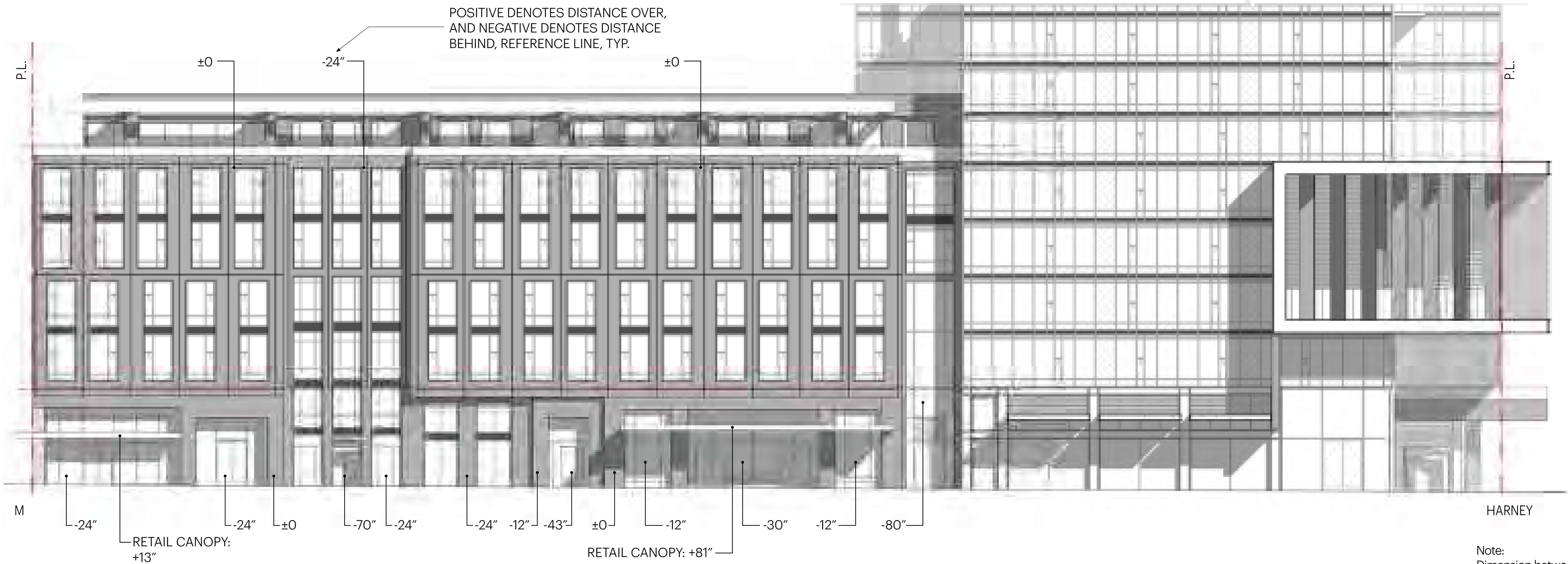
SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

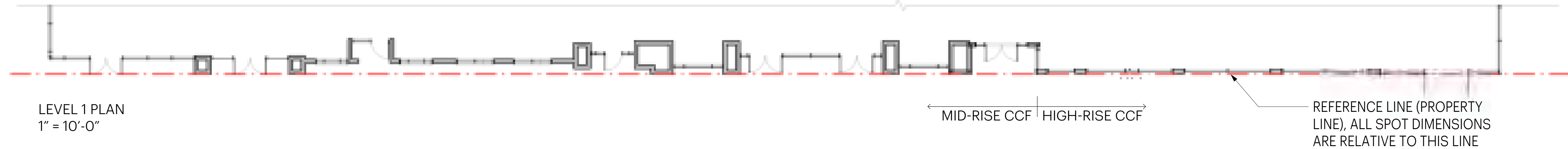
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3.15



HARNEY

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.



Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

- Habitable Projected Area
- Uninhabitable Projected Area
- Primary Face

Projection Calculations	
<u>SW Frontage</u>	
Habitable Projected:	0 SF
Uninhabitable Projected:	0 SF
Primary Face Area:	12,092 SF
Total Area:	12,092 SF
Projected Area:	0%



DESIGN FOR DEVELOPMENT CONFORMANCE
PROJECTION (PODIUM) - SW FRONTAGE (INGERSON)

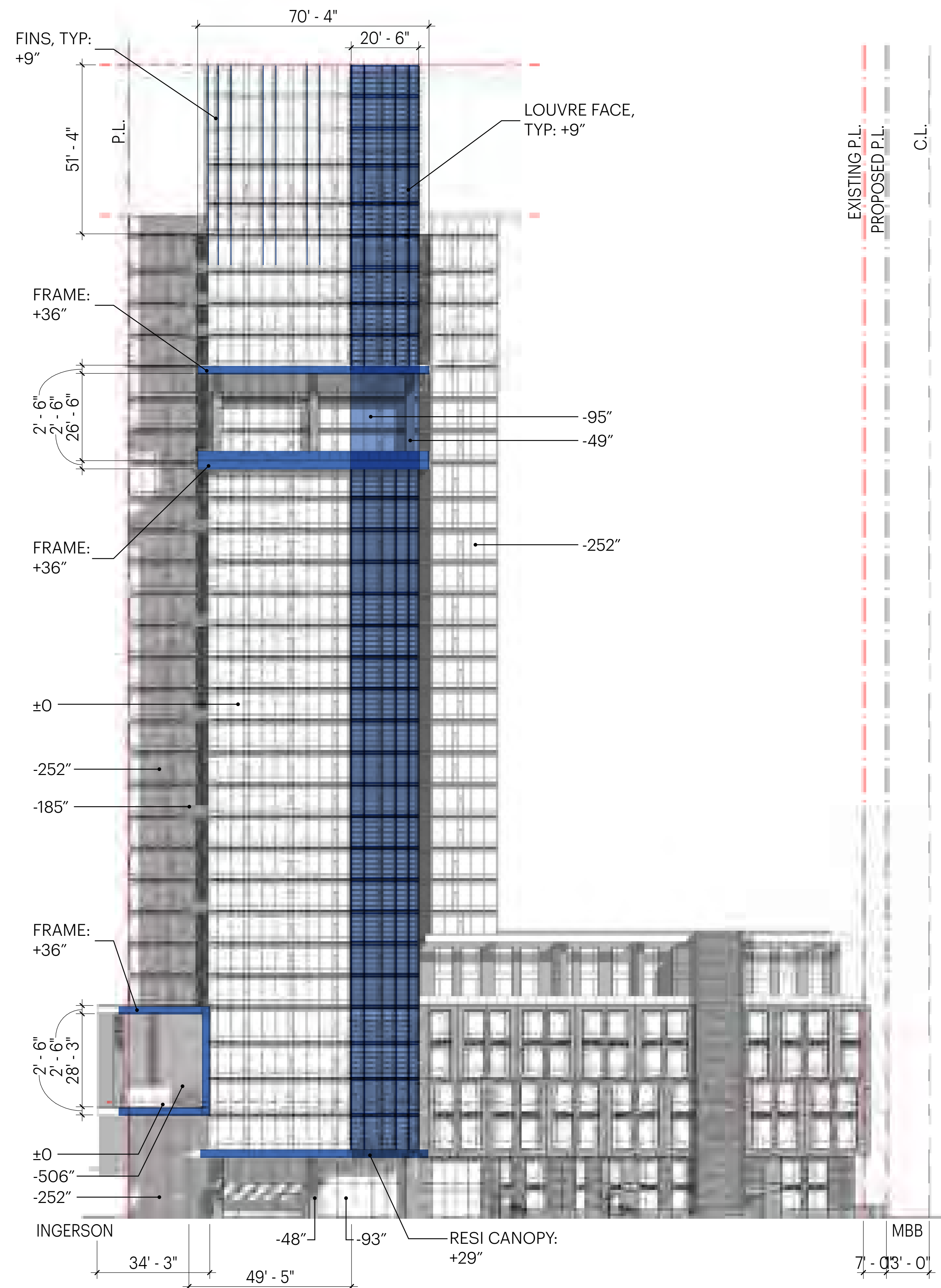
SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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Y.A.studio

Creo



LEVEL 1 PLAN
1" = 10'-0"

- Habitable Projected Area
 - Uninhabitable Projected Area
 - Primary Face

Note:
Dimension between the reference (property or setback)
lines accommodate material thickness and construction
tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

Projection Calculations

SE Frontage

Habitable Projected: 0 SF

Uninhabitable Projected: 2,049 SF

Primary Face Area: 33,940SF

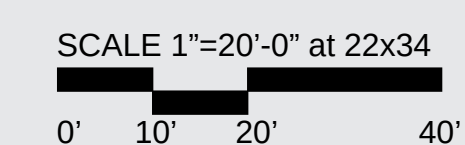
Total Area: 35,989 SF

Projected Area: 5%



DESIGN FOR DEVELOPMENT CONFORMANCE

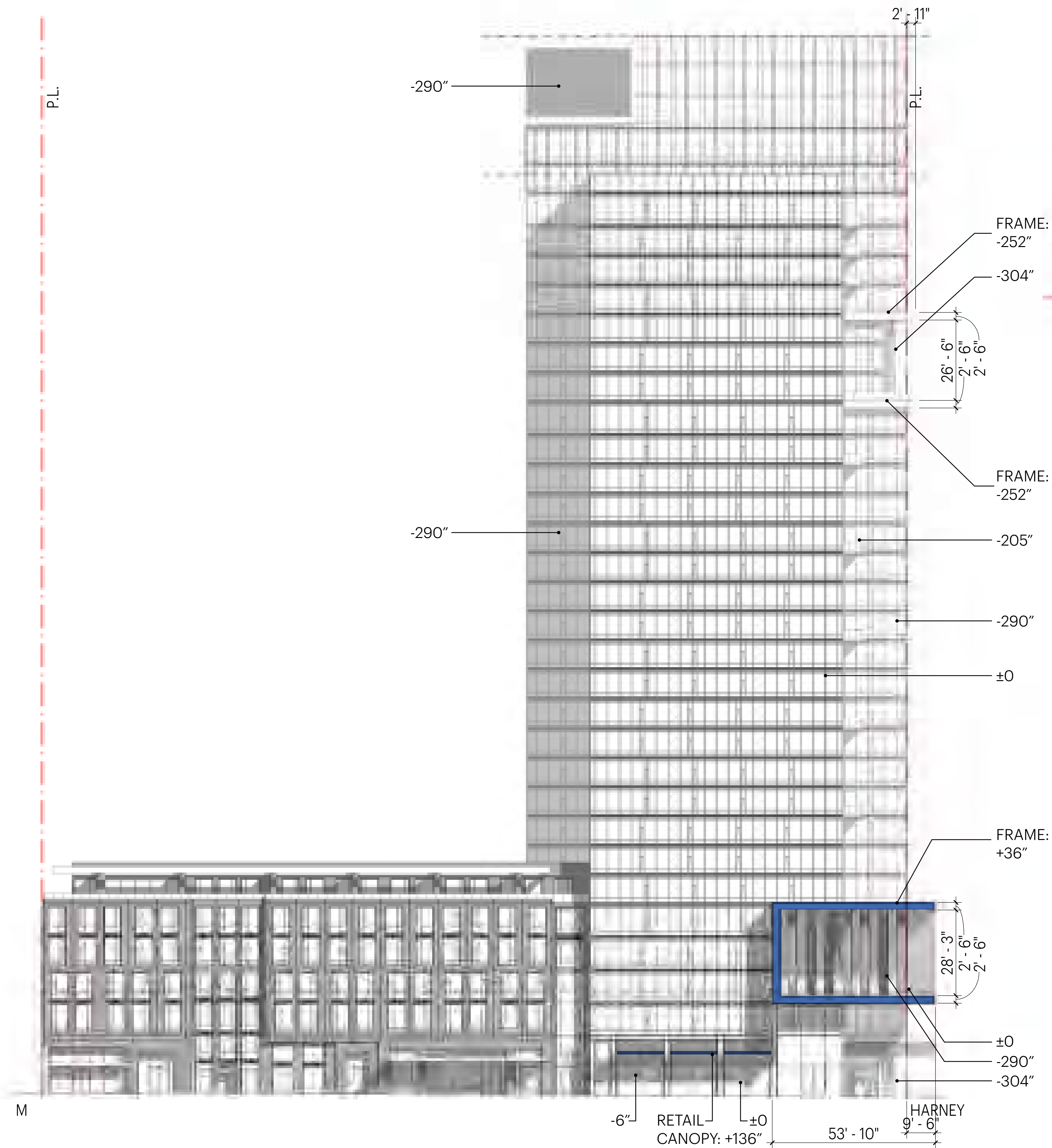
PROJECTION (TOWER) - SE FRONTAGE (HARNEY)



CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019



3.17



- Habitable Projected Area
- Uninhabitable Projected Area
- Primary Face

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

Projection Calculations

SW Frontage	
Habitable Projected:	0 SF
Uninhabitable Projected:	307 SF
Primary Face Area:	40,154 SF
Total Area:	40,461 SF
Projected Area:	1%

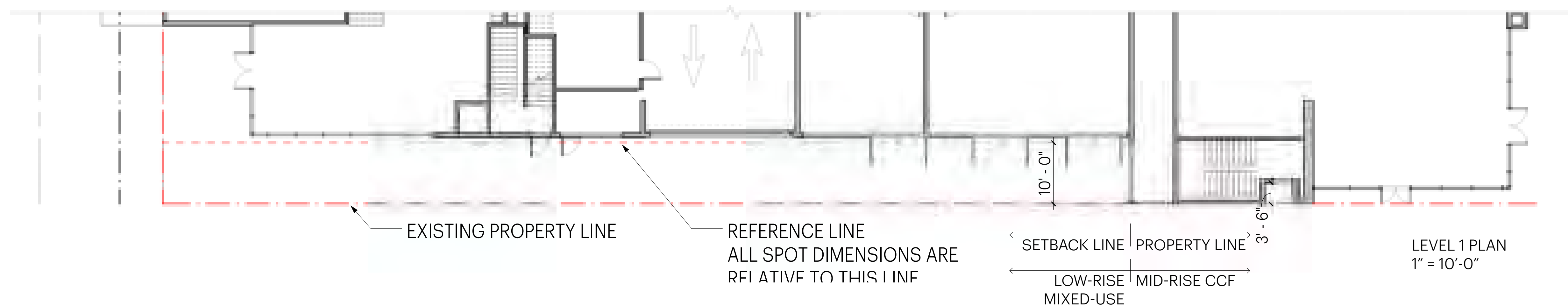




- A** Apparent face at base is less than 30'. Change in apparent face is achieved by an offset in the horizontal plane.
- B** Apparent face at base is less than 30'. Change in apparent face is achieved by major change in fenestration.
- C** Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- D** Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by an offset in the horizontal plane.
- E** Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by major change in fenestration.
- F** Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (PODIUM TOP FLOOR) - NW FRONTAGE (M STREET)

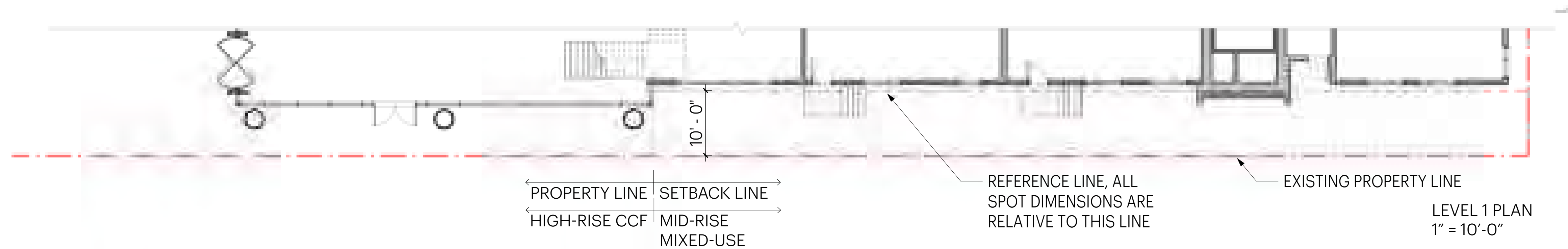
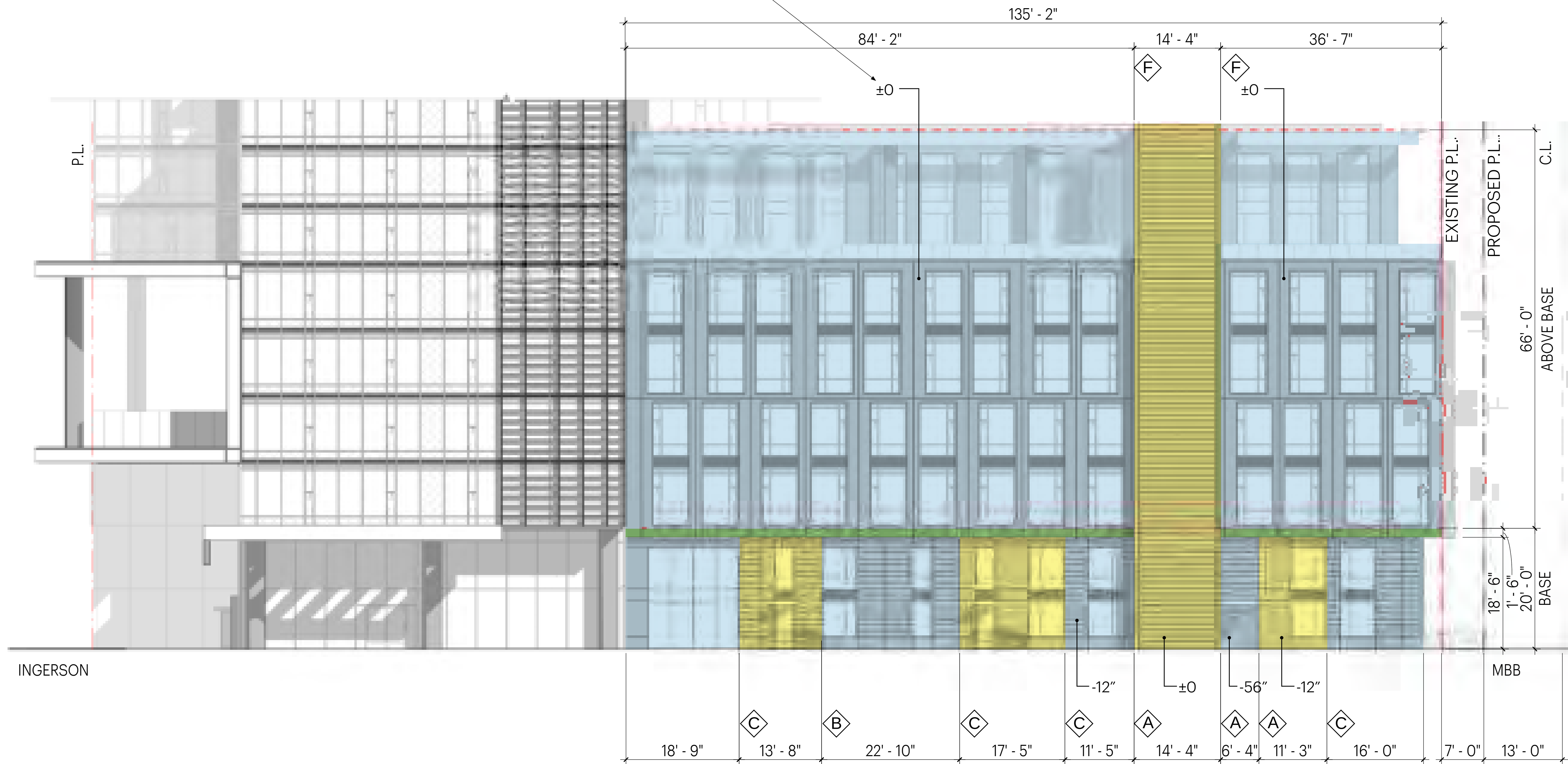
SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.20

POSITIVE DENOTES DISTANCE OVER,
AND NEGATIVE DENOTES DISTANCE
BEHIND, REFERENCE LINE, TYP.



- ◇ A Apparent face at base is less than 30'. 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 major change in fenestration.
- ◇ C Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- ◇ D Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by an offset in the horizontal plane.
- ◇ E Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by major change in fenestration.
- ◇ F Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (PODIUM) - SE FRONTAGE (HARNEY)

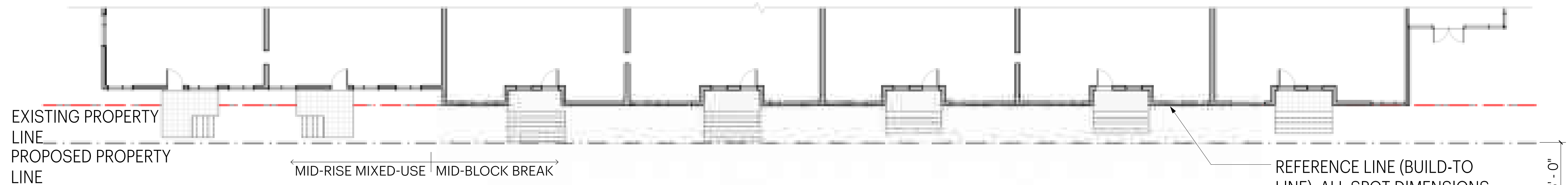
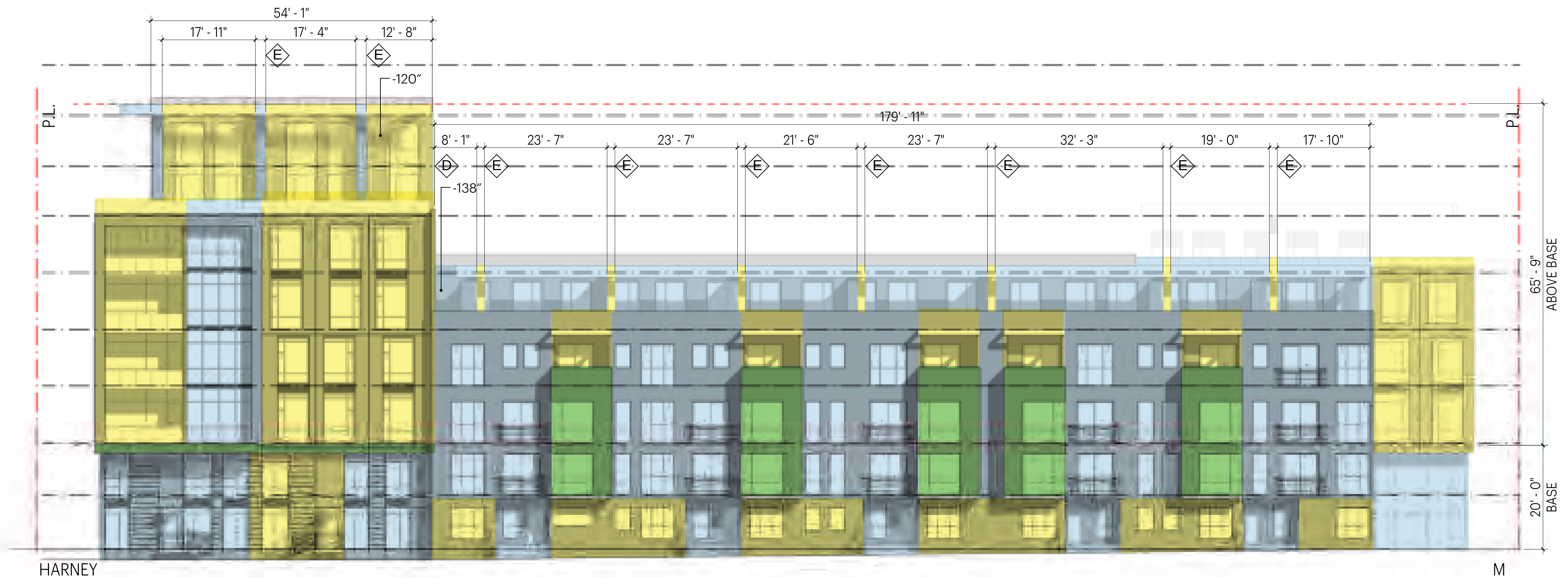
SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.21



CENTER LINE MID-BLOCK

LEVEL 1 PLAN
1" = 10'-0"

- Ⓐ Apparent face at base is less than 30'. Change in apparent face is achieved by an offset in the horizontal plane.
- Ⓑ Apparent face at base is less than 30'. Change in apparent face is achieved by major change in fenestration.

- Ⓒ Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- Ⓓ Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by an offset in the horizontal plane.

- Ⓔ Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by major change in fenestration.
- Ⓕ Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (PODIUM TOP FLOOR) - NE FRONTAGE (MID-BLOCK BREAK)

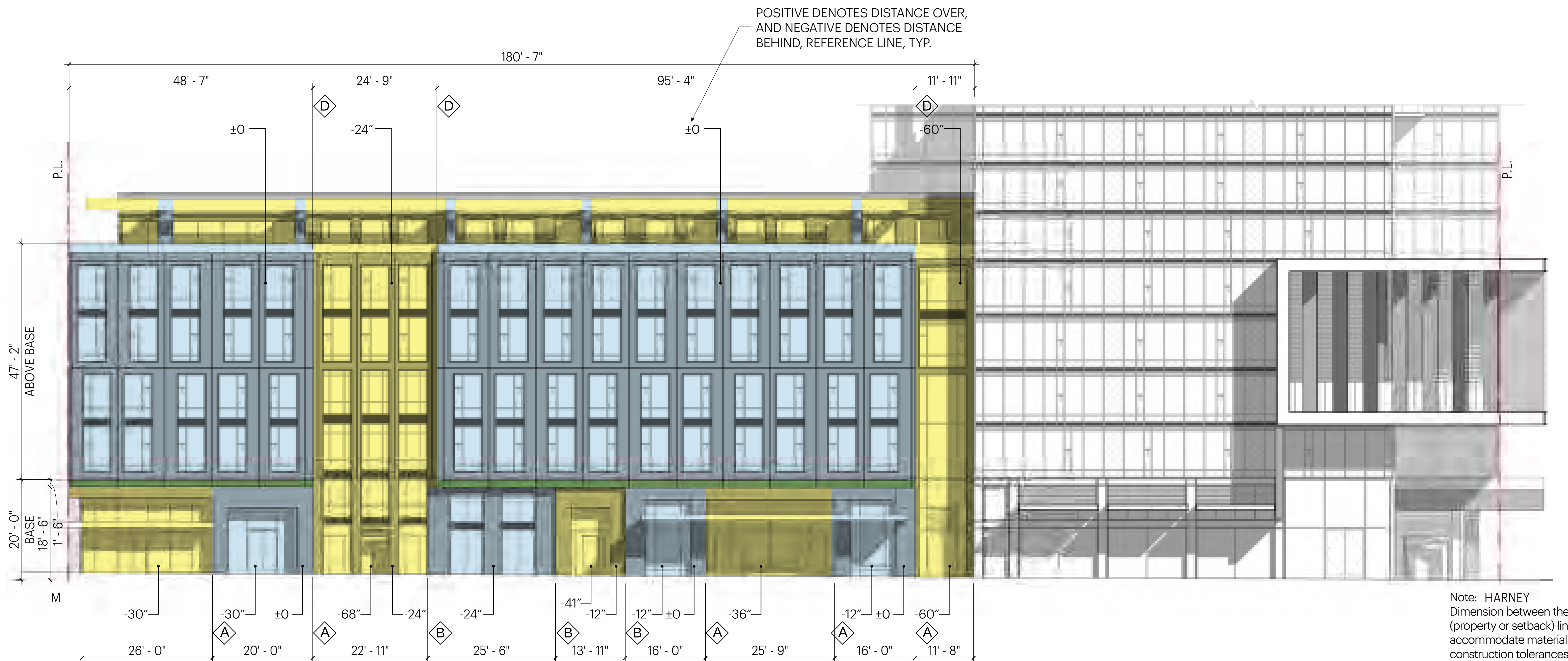
SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

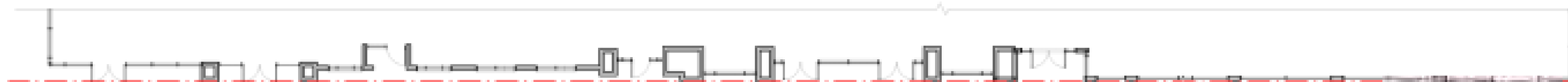
FIREPOINT HKS Y.A. studio Creo

3.23



Note: HARNEY
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



A Apparent face at base is less than 30'. 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 major change in fenestration.

C Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.

D Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by an offset in the horizontal plane.

E Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by major change in fenestration.

F Apparent face above base is less than 30' (low-rise) and 100' (mid-rise). Change in apparent face is achieved by a change in materiality.

DESIGN FOR DEVELOPMENT CONFORMANCE

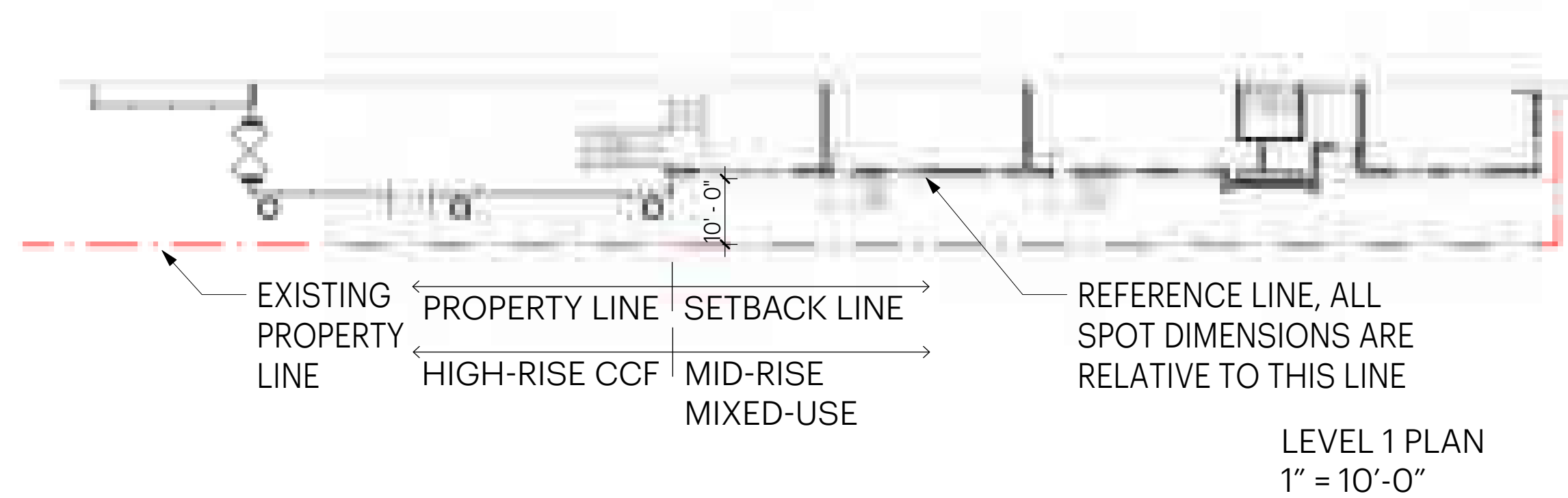
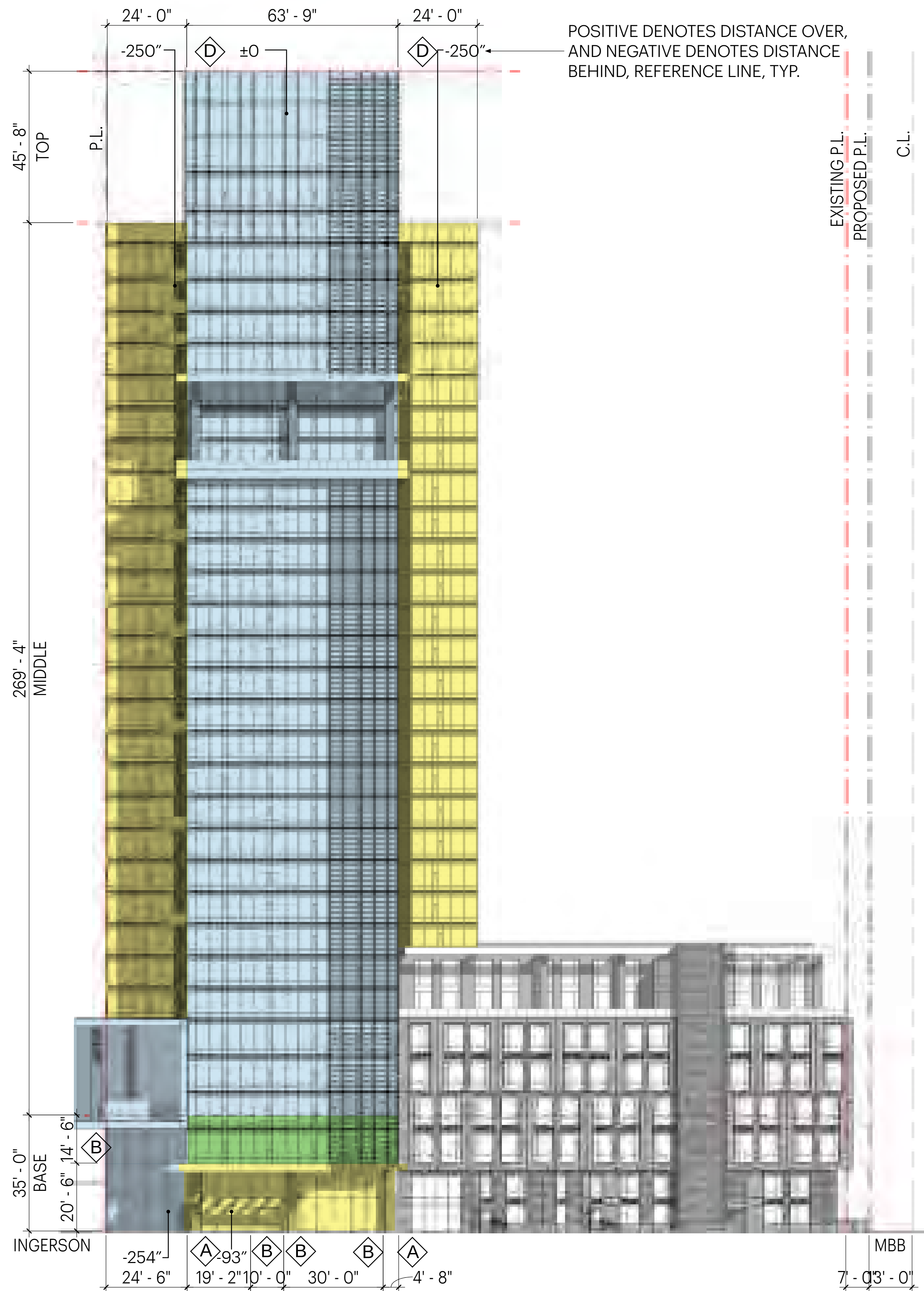
APPARENT FACE (PODIUM) - SW FRONTAGE (INGERSON)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.24



- A** Apparent face at base is less than 30'. 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 major change in fenestration.
- C** Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- D** Apparent face above base is less than 105'. Change in apparent face is achieved by an offset in the horizontal plane.
- E** Apparent face above base is less than 105'. Change in apparent face is achieved by major change in fenestration.
- F** Apparent face above base is less than 105'. Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (TOWER) - SE FRONTAGE (HARNEY)

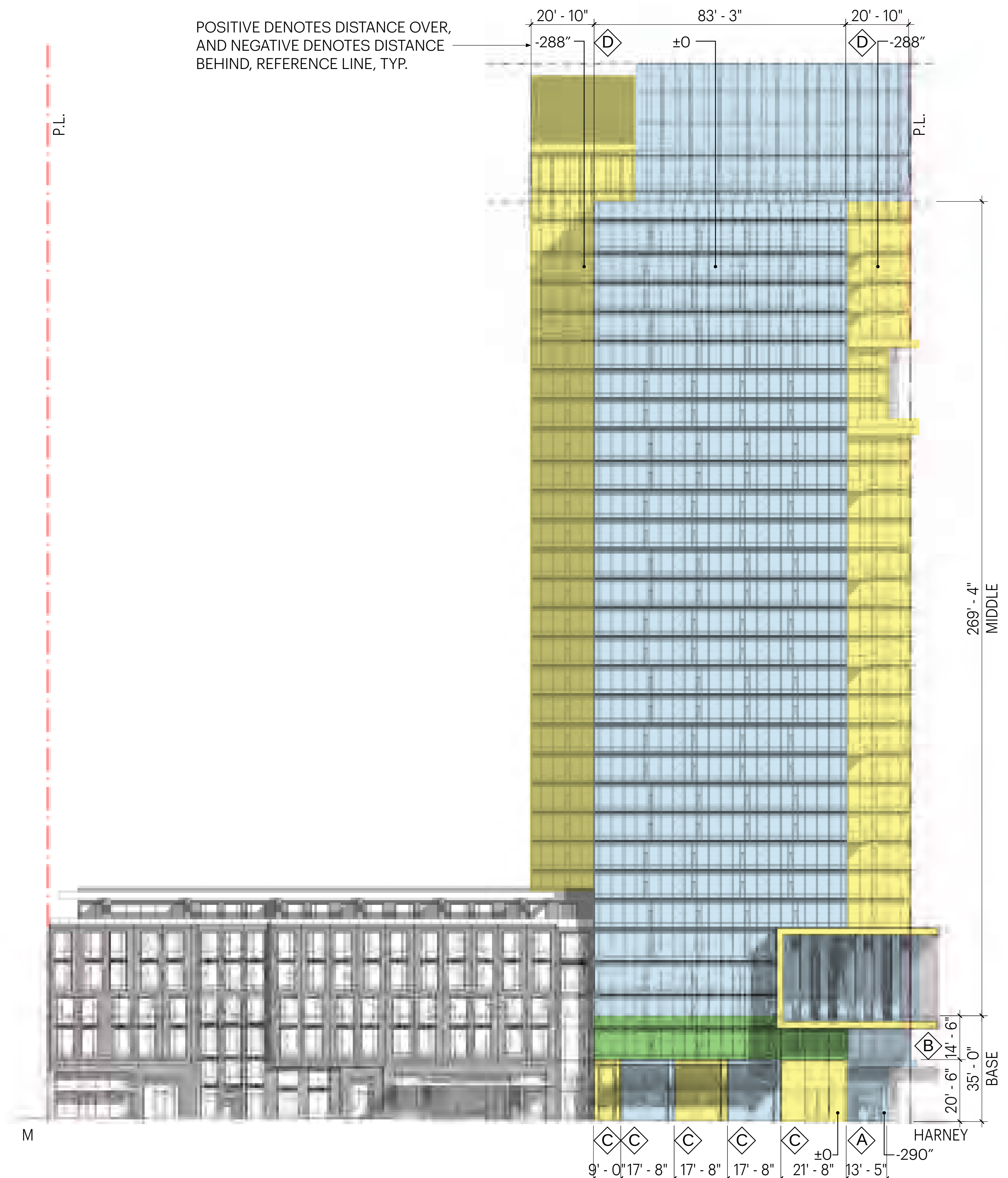
SCALE 1"=20'-0" at 22x34
0' 10' 20' 40'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

3.25

POSITIVE DENOTES DISTANCE OVER,
AND NEGATIVE DENOTES DISTANCE
BEHIND, REFERENCE LINE, TYP.



- Ⓐ Apparent face at base is less than 30'. Change in apparent face is achieved by an offset in the horizontal plane.
- Ⓑ Apparent face at base is less than 30'. Change in apparent face is achieved by major change in fenestration.
- Ⓒ Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- Ⓓ Apparent face above base is less than 105'. Change in apparent face is achieved by an offset in the horizontal plane.
- Ⓔ Apparent face above base is less than 105'. Change in apparent face is achieved by major change in fenestration.
- Ⓕ Apparent face above base is less than 105'. Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

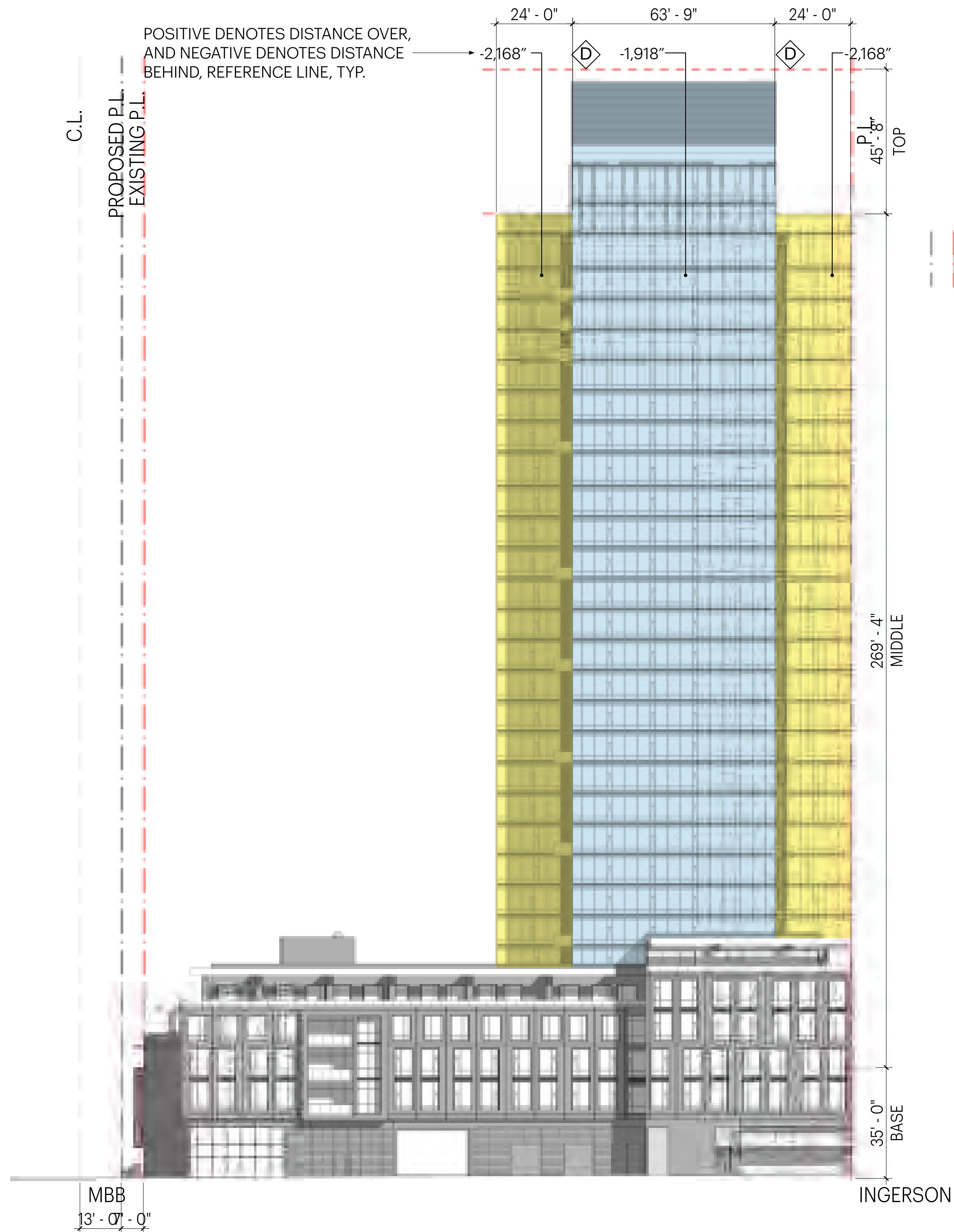
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (TOWER) - SW FRONTAGE (INGERSON)

SCALE 1"=20'-0" at 22x34
0' 10' 20' 40'



- A** Apparent face at base is less than 30'. 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 major change in fenestration.
- C** Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- D** Apparent face above base is less than 105'. Change in apparent face is achieved by an offset in the horizontal plane.
- E** Apparent face above base is less than 105'. Change in apparent face is achieved by major change in fenestration.
- F** Apparent face above base is less than 105'. Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (TOWER) - NW FRONTAGE (M STREET)

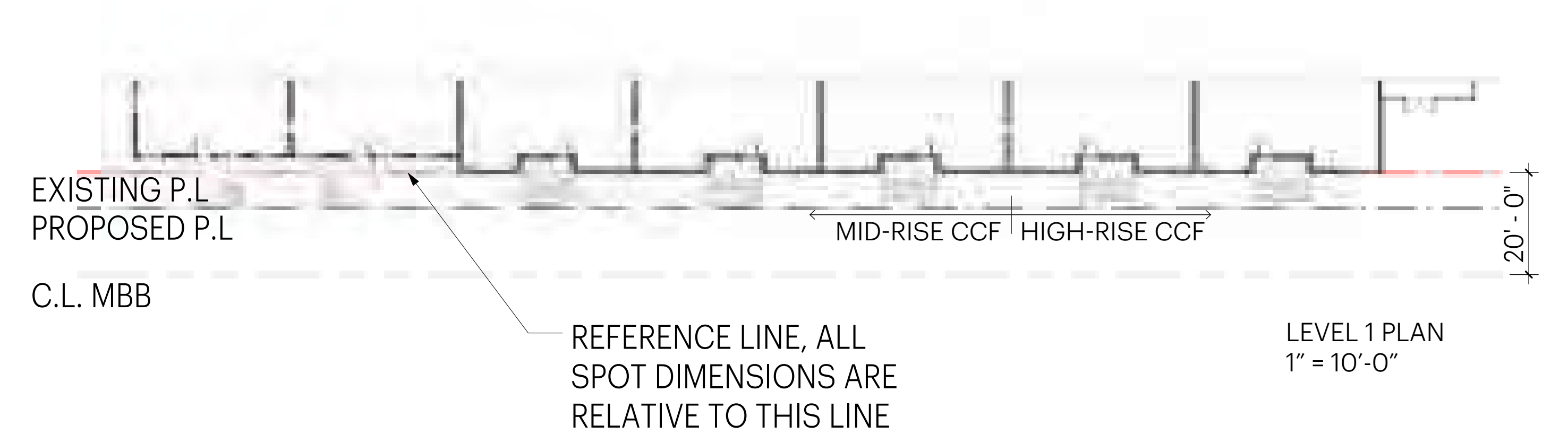
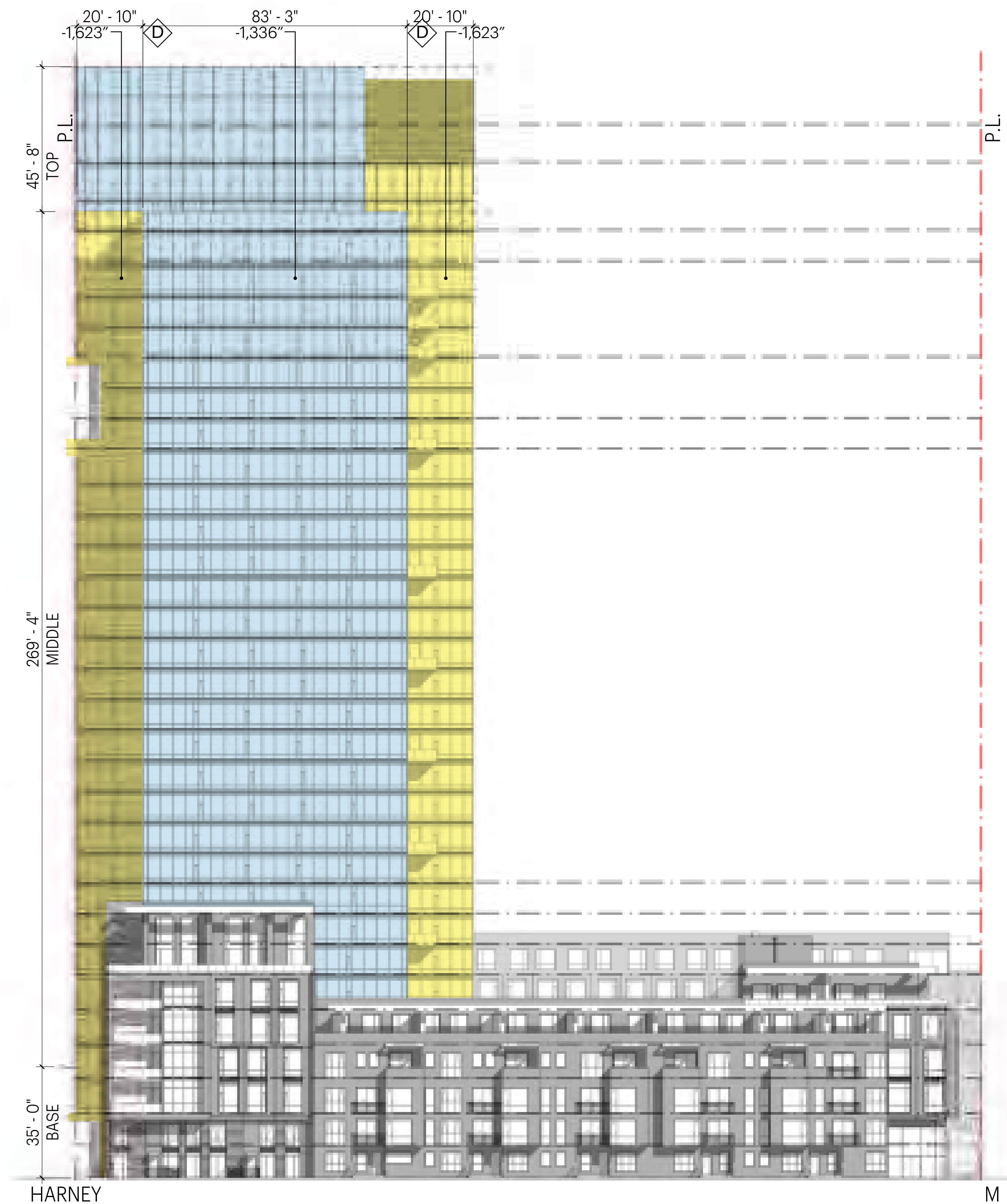
SCALE 1"=20'-0" at 22x34

0' 10' 20' 40'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

3.27



- Ⓐ Apparent face at base is less than 30'. Change in apparent face is achieved by an offset in the horizontal plane.
- Ⓑ Apparent face at base is less than 30'. Change in apparent face is achieved by major change in fenestration.
- Ⓒ Apparent face at base is less than 30'. Change in apparent face is achieved by a change in materiality.
- Ⓓ Apparent face above base is less than 105'. Change in apparent face is achieved by an offset in the horizontal plane.
- Ⓔ Apparent face above base is less than 105'. Change in apparent face is achieved by major change in fenestration.
- Ⓕ Apparent face above base is less than 105'. Change in apparent face is achieved by a change in materiality.

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

APPARENT FACE (TOWER) - NW FRONTAGE (MID-BLOCK BREAK)

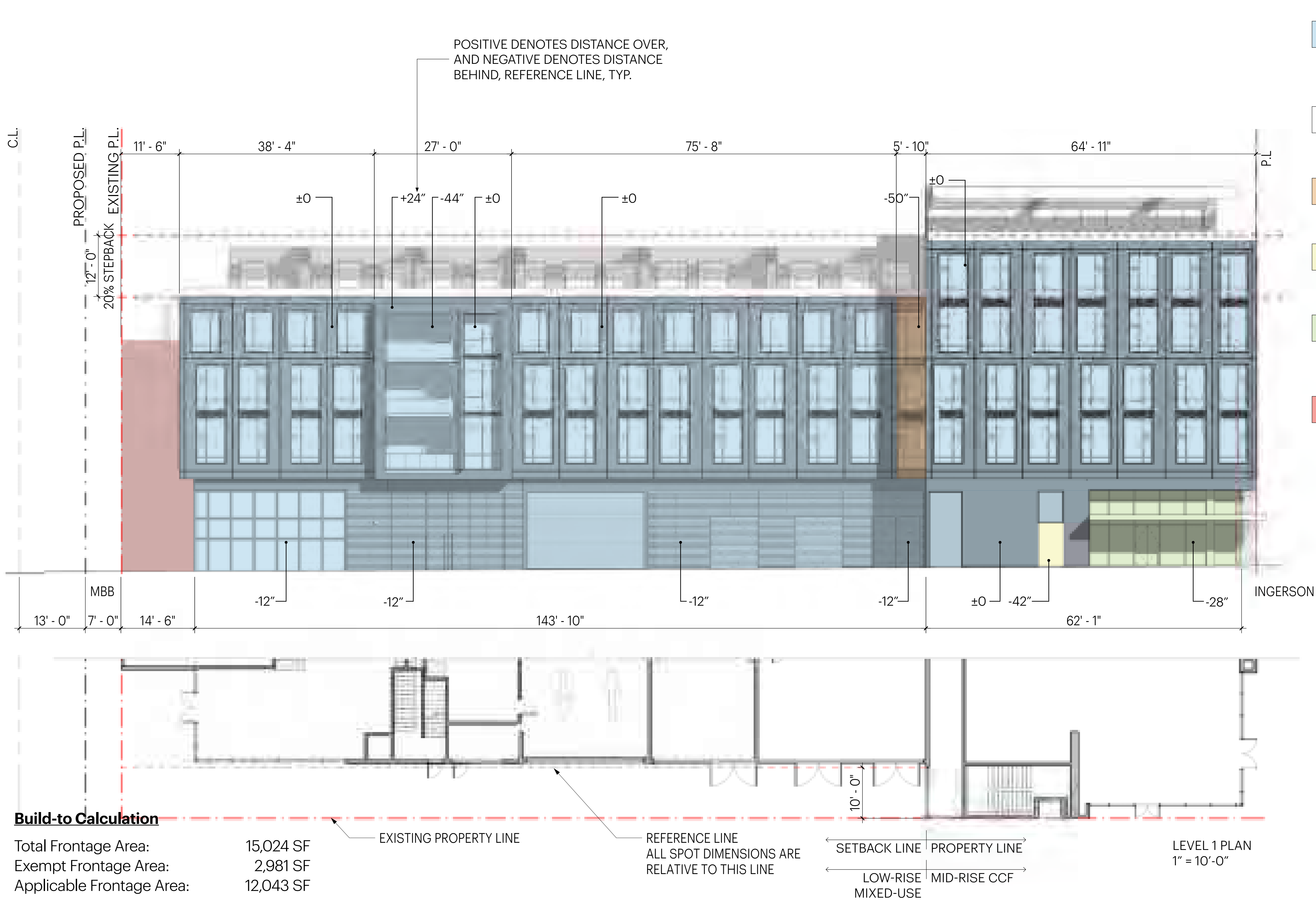
SCALE 1"=20'-0" at 22x34

0' 10' 20' 40'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A.studio Creo

3.28



- Residential building setback is 10'. Build to Area is +0.0' to -24" from setback. Minimum build-to line is 85% (excluding exceptions) for M-Street, Harney, Ingerson, and 50% for mid-block break.
- Exemption excluded from build-to area calculation: stepback at top two floors or recessed balconies
- Exemption excluded from build-to area calculation: recession in the building face for the purpose of building articulation
- Exemption excluded from build-to area calculation: recessed building entry to a maximum depth of 96"
- Exemption excluded from build-to area calculation: recessed building entrances and walk-up windows at retail use (maximum 50% of total frontage, and 144" maximum depth)
- Building surface area not within build-to line dimensions

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



DESIGN FOR DEVELOPMENT CONFORMANCE

BUILD-TO (PODIUM) - NW FRONTAGE (M STREET)

SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

3.29

REFER TO SHEET 3.33



Build-to Calculation

Total Frontage Area: 16,943 SF
Exempt Frontage Area: 5,884 SF
Applicable Frontage Area: 11,059 SF

Built-to Area: 10,012 SF
Non Built-to Area: 2,356 SF
Built-to Area Percentage: 91%

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



Residential building setback is 10'. Build to Area is +0.0' to -24" from setback. Minimum build-to line is 85% (excluding exceptions) for M-Street, Harney, Ingerson, and 50% for mid-block break.

Exemption excluded from build-to area calculation: stepback at top two floors or recessed balconies

Exemption excluded from build-to area calculation: recession in the building face for the purpose of building articulation

Exemption excluded from build-to area calculation: recessed building entry to a maximum depth of 96"

Exemption excluded from build-to area calculation: recessed building entrances and walk-up windows at retail use (maximum 50% of total frontage, and 144" maximum depth)

Building surface area not within build-to line dimensions

DESIGN FOR DEVELOPMENT CONFORMANCE

BUILD-TO (PODIUM) - NE FRONTAGE (MID-BLOCK BREAK)

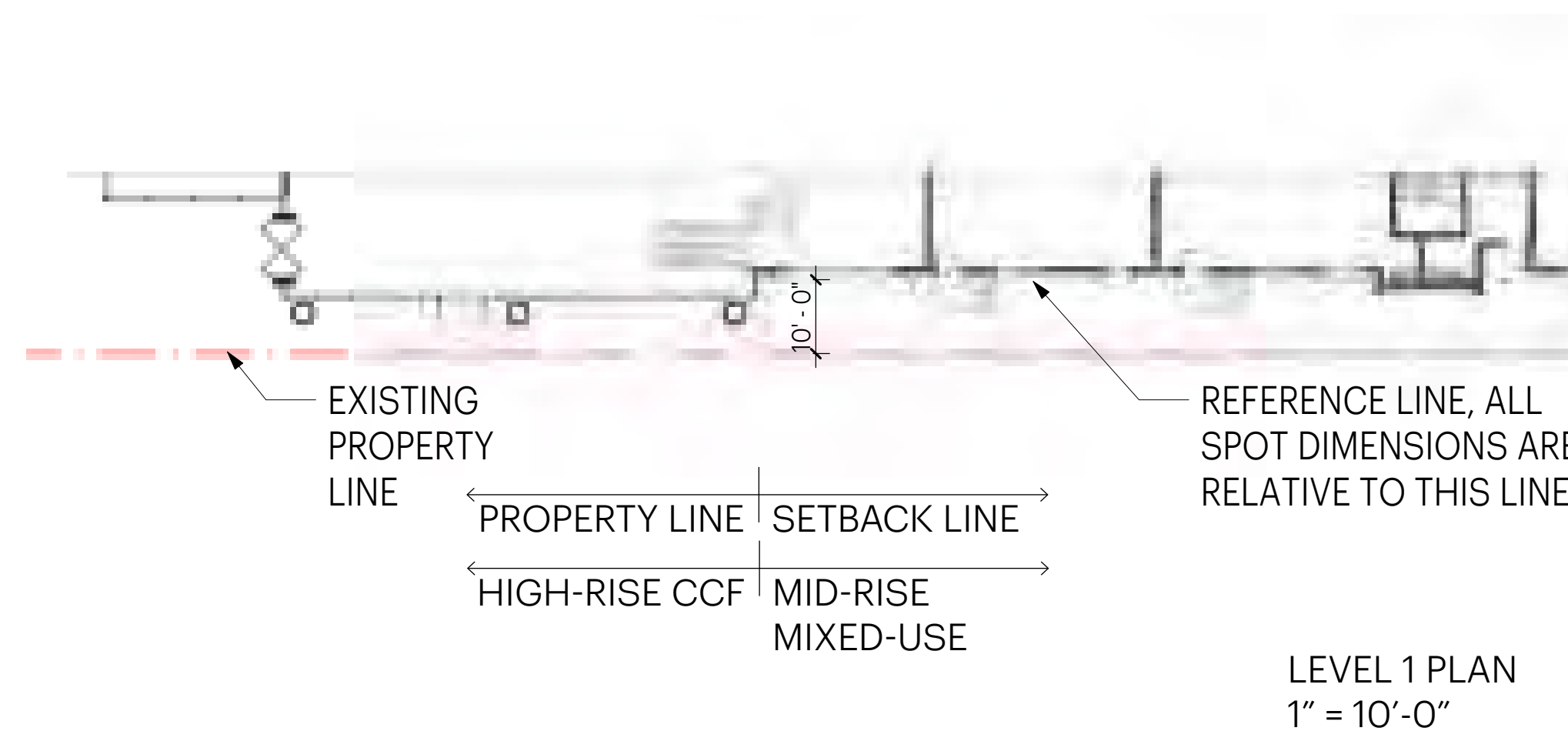
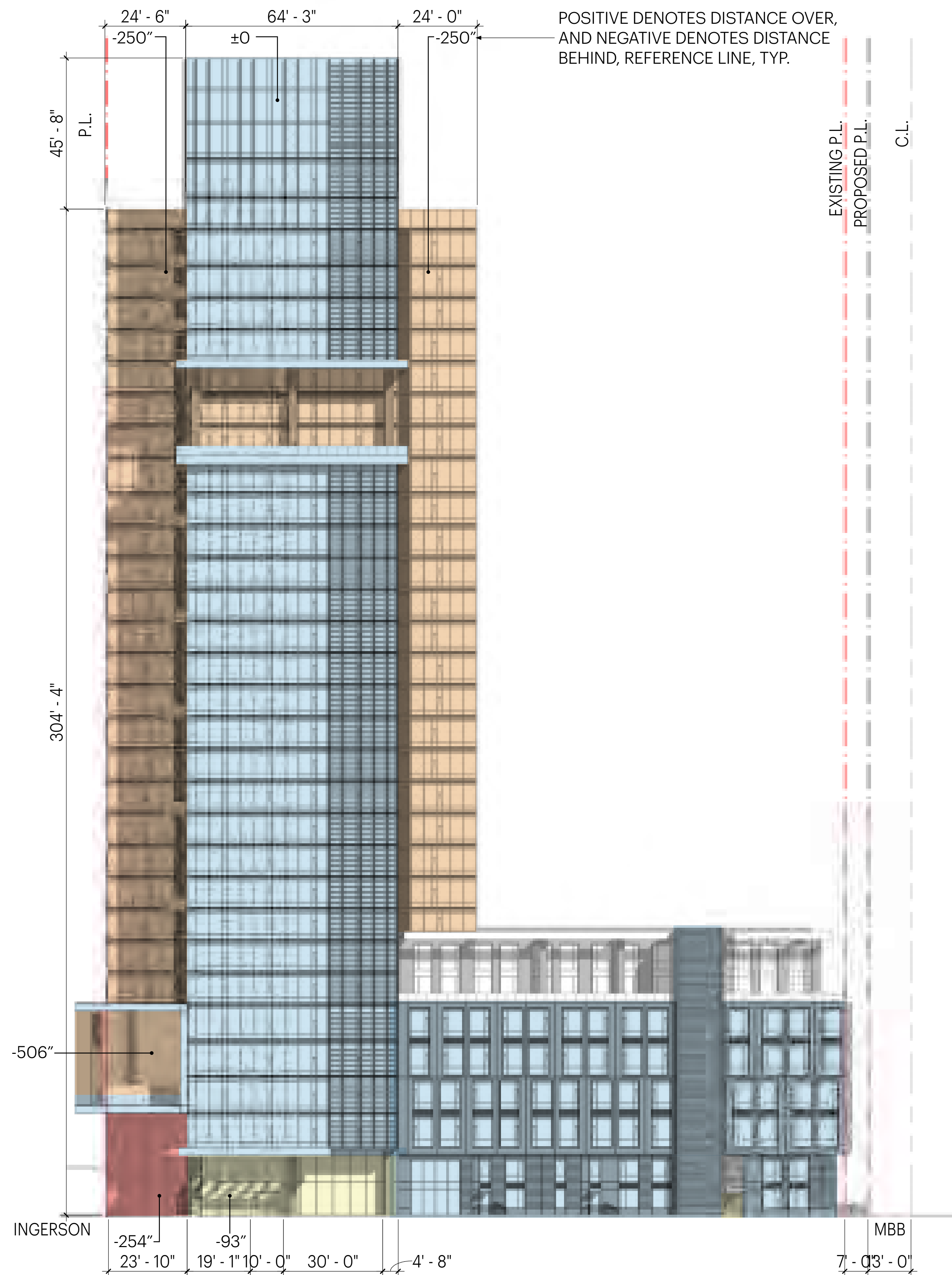
SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

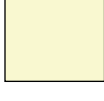
CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.31

REFER TO 3.34



-  Residential building setback is 10'. Built-to area is +0.0' to -24" from the setback line. Minimum built-to line is 85% of building face (excluding exemptions). Residential building setback is 20' at mid-block break, measured from the center line of the mid-block break.
-  Exemption excluded from built-to area calculation: stepback at top two floors or recessed balconies
-  Exemption excluded from built-to area calculation: recession in the building face for the purpose of building articulation
-  Exemption excluded from built-to area calculation: recessed building entry to a maximum depth of 96"
-  Exemption excluded from built-to area calculation: recessed building entrances and walk-up windows at retail use (maximum 50% of total frontage, and 144" maximum depth)
-  Building surface area not within built-to line dimensions

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

Build-to Calculation

Total Frontage Area:	46,022 SF
Exempt Frontage Area:	16,445 SF
Applicable Frontage Area:	29,580 SF

Built-to Area:	28,836 SF
Non Built-to Area:	741 SF
Built-to Area Percentage:	99%



DESIGN FOR DEVELOPMENT CONFORMANCE

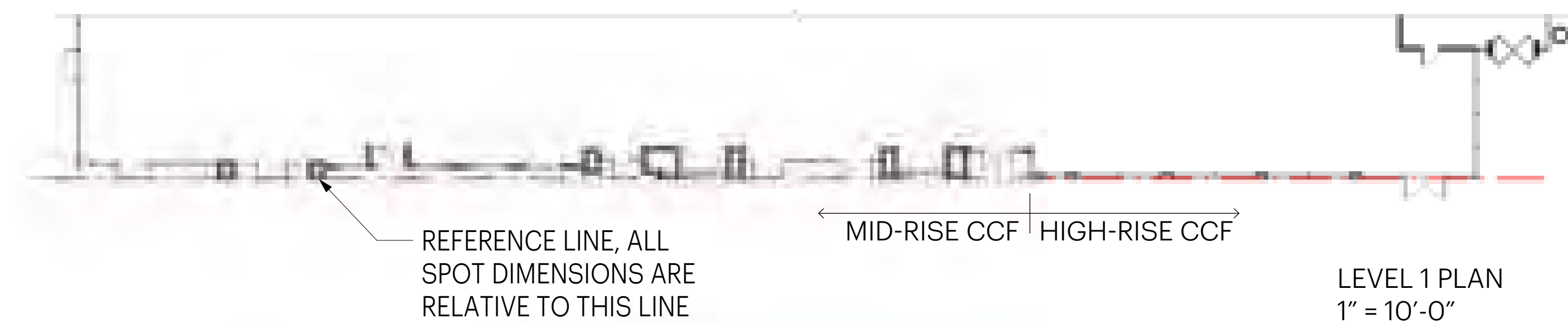
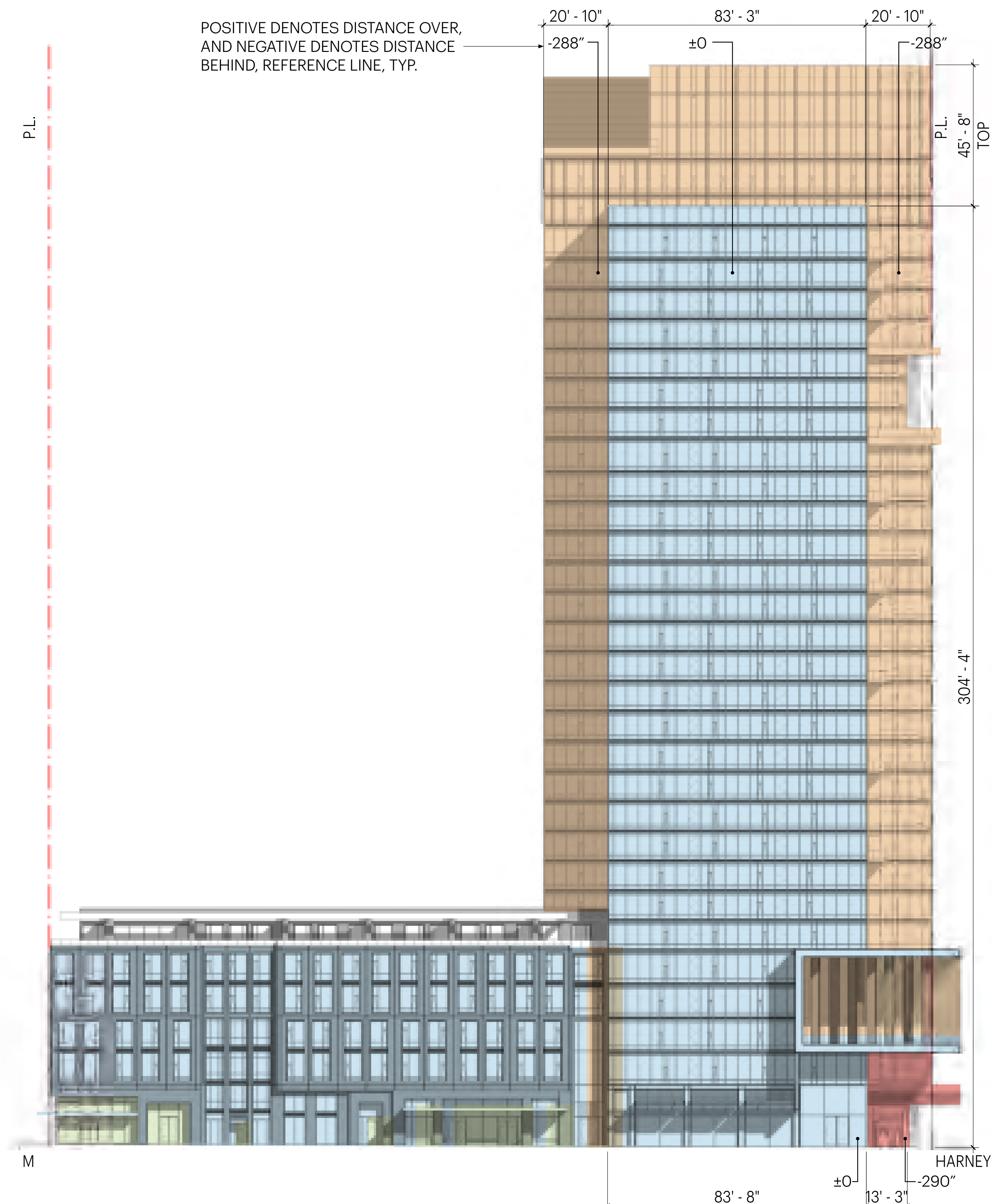
BUILD-TO (TOWER) - SE FRONTAGE (HARNEY)

SCALE 1"=20'-0" at 22x34

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

3.33



Build-to Calculation

Total Frontage Area:	55,512 SF
Exempt Frontage Area:	20,959 SF
Applicable Frontage Area:	34,553 SF

Built-to Area:	34,553 SF
Non Built-to Area:	519 SF
Built-to Area Percentage:	99%

Note:
Dimension between the reference (property or setback)
lines accommodate material thickness and construction
tolerances.

Note:
These drawings are schematic. Dimensions and areas are
anticipated to change in "Design Development." Changes
will continue to comply with Design for Development
requirements and Schematic Design approvals.



Residential building setback is 10'. Built-to area is +0.0' to -24" from the setback line. Minimum built-to line is 85% of building face (excluding exemptions). Residential building setback is 20' at mid-block break, measured from the center line of the mid-block break.

Exemption excluded from built-to area calculation: stepback at top two floors or recessed balconies

Exemption excluded from built-to area calculation: recession in the building face for the purpose of building articulation

Exemption excluded from built-to area calculation: recessed building entry to a maximum depth of 96"

Exemption excluded from built-to area calculation: recessed building entrances and walk-up windows at retail use (maximum 50% of total frontage, and 144" maximum depth)

Building surface area not within built-to line dimensions

DESIGN FOR DEVELOPMENT CONFORMANCE

BUILD-TO (TOWER) - SW FRONTAGE (INGERSON)

SCALE 1"=20'-0" at 22x34

0' 10' 20' 40'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIREPOINT HKS Y.A. studio Creo

3.34



Active Use Calculation

Total site perimeter = 1017 feet
Non-active use wall length = 87.5'
Total percent inactive use = 8.6%

Storefront Glazing Calculation

Glazed Area: 611 SF
Non-Glazed Area: 110 SF
Total Area: 721 SF
Percentage Glazing: 84%

Blank Wall Calculation

Total Lineal Frontage: 223'-3"
Lineal Blank Wall: 77'-2"
Percentage Blank Wall: 34%

The majority of the building support and mechanical spaces are located along M Street to minimize impact to the pedestrian environment on Ingerson Avenue, Harney Way, and the Mid-Block Break. As large mechanical spaces such as transformer and gas rooms have strict wall type requirements and require direct access to the street, it is not possible to have a high percentage of glazing and activated frontage along M Street. Nonetheless, where windowless blank walls are unavoidable, contrasts in wall treatment, outdoor seating, and offsetting wall lines have been used to activate the street frontage as much as possible. The two corners, as retail and secondary residential lobby, have large glazing to provide glimpses of the activities inside.



DESIGN FOR DEVELOPMENT CONFORMANCE

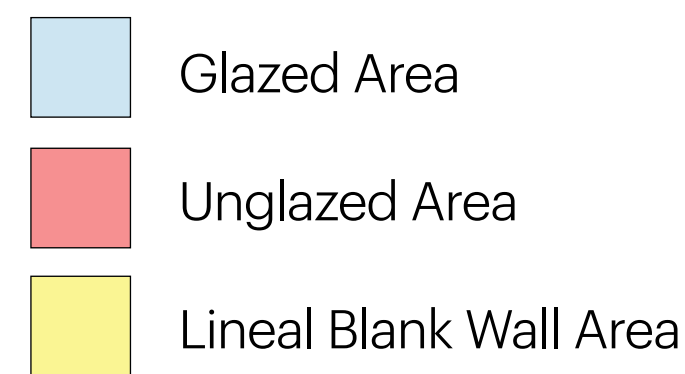
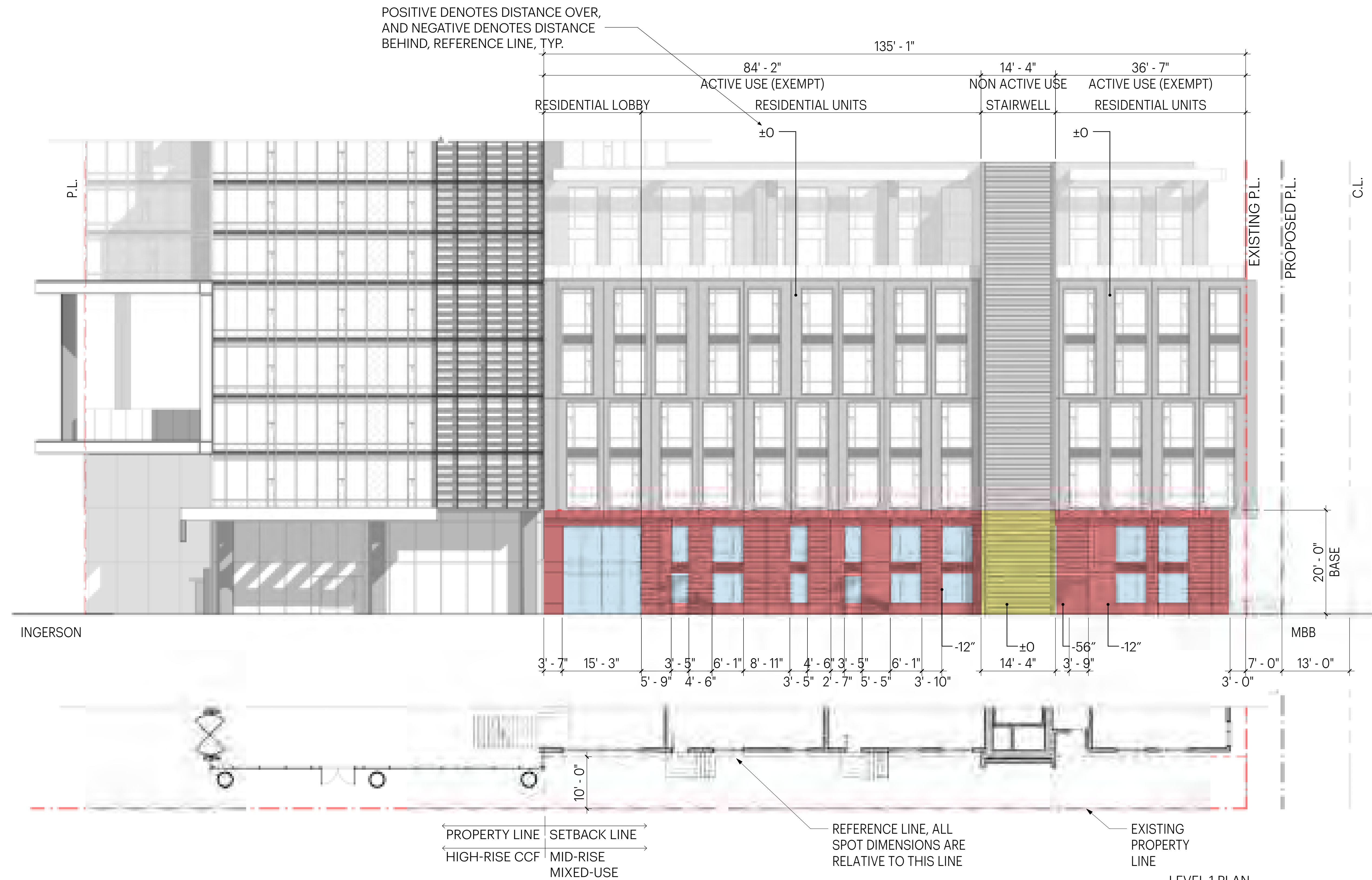
BASE ACTIVATION (PODIUM) - NW FRONTAGE (M STREET)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIREPOINT HKS Y.A.studio Creo

3.35



Storefront Glazing Calculation

Glazed Area:	N/A
Non-Glazed Area:	N/A
Total Area:	N/A
Percentage Glazing:	N/A

Blank Wall Calculation

Total Lineal Frontage:	135'-1"
Lineal Blank Wall:	14'-4"
Percentage Blank Wall:	10%

Blank Wall

A wall "having no active uses including no glazing or doorways"

Exceptions

- Excludes parking garage entrances
- Excludes building service areas
- Excluded areas may exceed length requirement

Requirements

- Max 8'-0" for commercial buildings & 16'-0" for residential buildings
- Limit total blank wall to 40'-0" or 20% of building face, whichever is bigger

Active Use

"Include street-level residential units with street-facing entrances, retail and restaurants that meet and engage the sidewalk with ample glazing, displays and inviting entrances, entertainment, commercial offices (subject to entitlement limitations) and lobbies

Note:

Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:

These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.





Blank Wall
A wall "having no active uses including no glazing or doorways"
Exceptions

- Excludes parking garage entrances
- Excludes building service areas
- Excluded areas may exceed length requirement

Requirements

- Max 8'-0" for commercial buildings & 16'-0" for residential buildings
- Limit total blank wall to 40'-0" or 20% of building face, whichever is bigger

Active Use
"Include street-level residential units with street-facing entrances, retail and restaurants that meet and engage the sidewalk with ample glazing, displays and inviting entrances, entertainment, commercial offices (subject to entitlement limitations) and lobbies"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

- Glazed Area
- Unglazed Area
- Lineal Blank Wall Area

Storefront Glazing Calculation

Glazed Area:	N/A
Non-Glazed Area:	N/A
Total Area:	N/A
Percentage Glazing:	N/A

Blank Wall Calculation

Total Lineal Frontage:	285'-3"
Lineal Blank Wall:	49'-9" (All Active Use)
Percentage Blank Wall:	17%

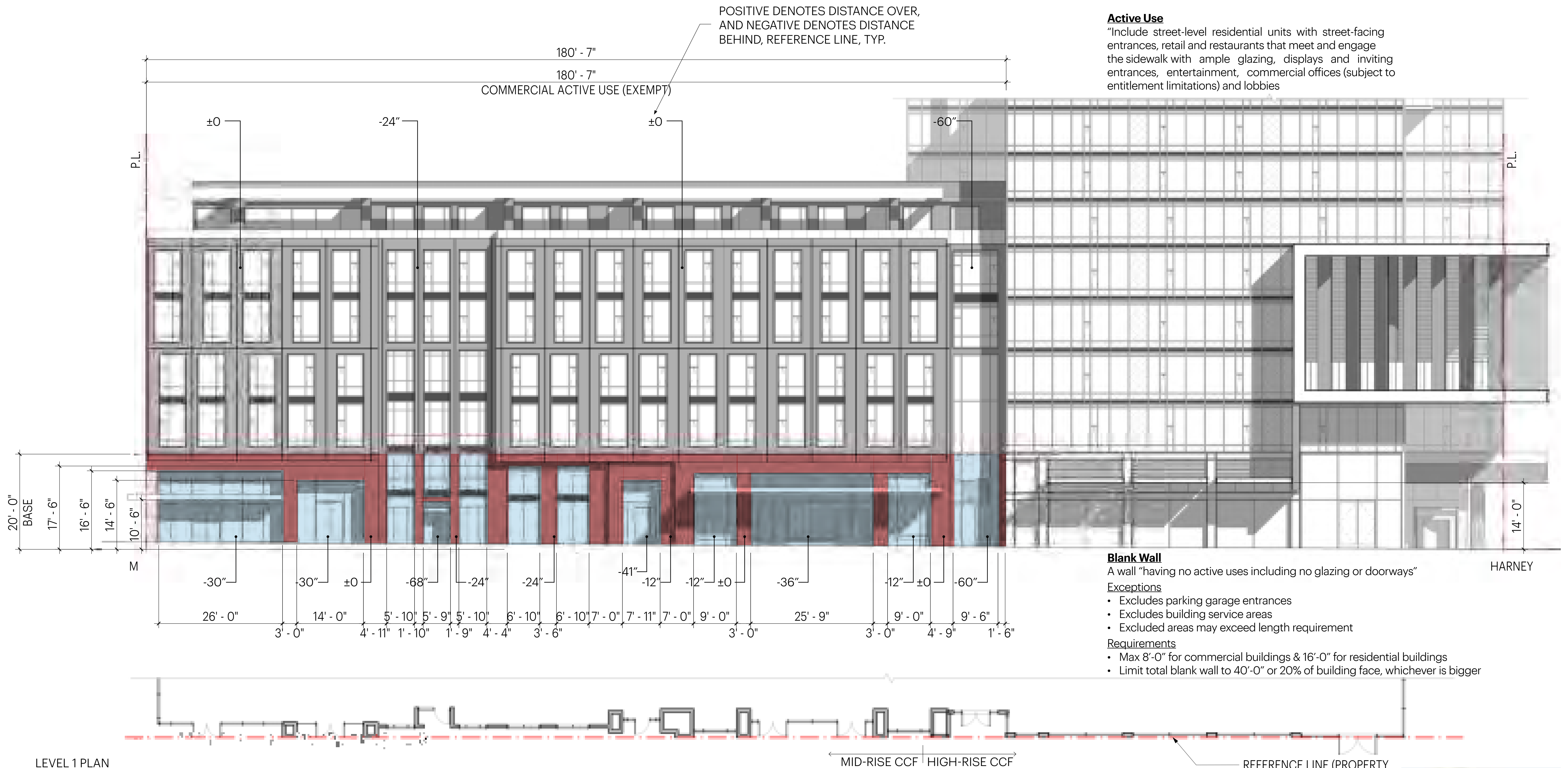
LEVEL 1 PLAN
1" = 10'-0"



DESIGN FOR DEVELOPMENT CONFORMANCE

BASE ACTIVATION (PODIUM) - NE FRONTAGE (MID-BLOCK BREAK)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'



Active Use
"Include street-level residential units with street-facing entrances, retail and restaurants that meet and engage the sidewalk with ample glazing, displays and inviting entrances, entertainment, commercial offices (subject to entitlement limitations) and lobbies

Blank Wall
A wall "having no active uses including no glazing or doorways"
Exceptions
• Excludes parking garage entrances
• Excludes building service areas
• Excluded areas may exceed length requirement
Requirements
• Max 8'-0" for commercial buildings & 16'-0" for residential buildings
• Limit total blank wall to 40'-0" or 20% of building face, whichever is bigger

LEVEL 1 PLAN
1" = 10'-0"

- Glazed Area
- Unglazed Area
- Lineal Blank Wall Area

Storefront Glazing Calculation

Glazed Area: 2,083 SF
Non-Glazed Area: 1,308 SF
Total Area: 3,391 SF
Percentage Glazing: 61%

Blank Wall Calculation

Total Lineal Frontage: 180'-7"
Lineal Blank Wall: 0'-0" (All Active Use)
Percentage Blank Wall: 0%

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.
Note:
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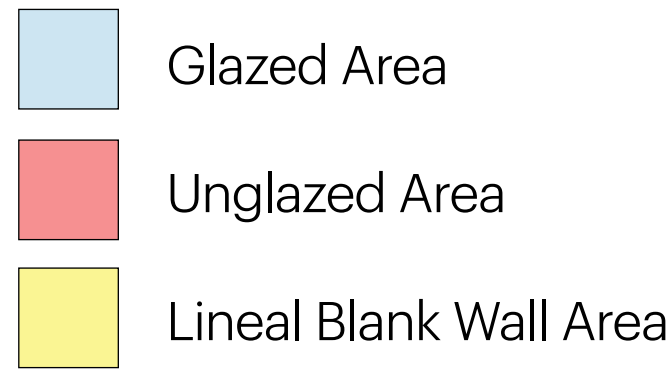
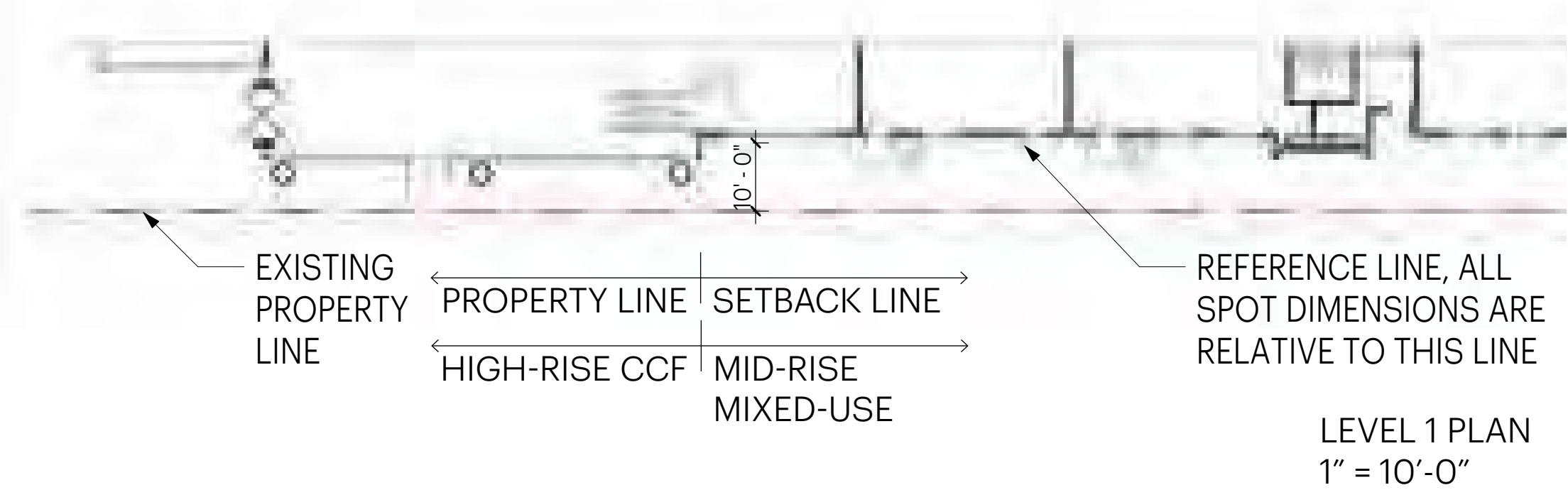
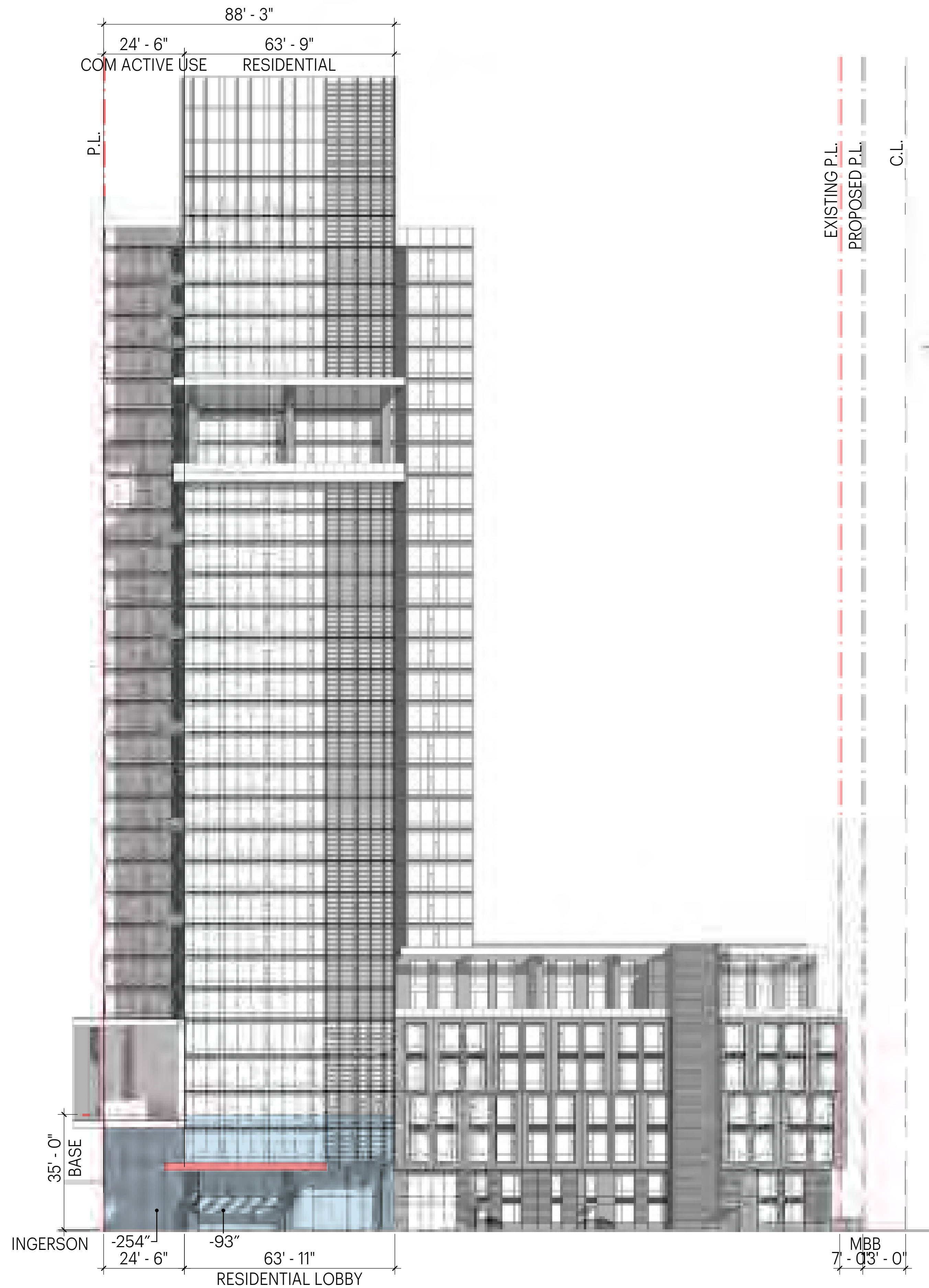
DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION (PODIUM) - SW FRONTAGE (INGERSON)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

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3.38



Storefront Glazing Calculation

Glazed Area:	476 SF
Non-Glazed Area:	0 SF
Total Area:	476 SF
Percentage Glazing:	100%

Blank Wall Calculation

Total Lineal Frontage:	87'-11"
Lineal Blank Wall:	0'-0"
(All Active Use)	

Percentage Blank Wall:	0%
------------------------	----

Blank Wall

A wall "having no active uses including no glazing or doorways"

Exceptions

- Excludes parking garage entrances
- Excludes building service areas
- Excluded areas may exceed length requirement

Requirements

- Max 8'-0" for commercial buildings & 16'-0" for residential buildings
- Limit total blank wall to 40'-0" or 20% of building face, whichever is bigger

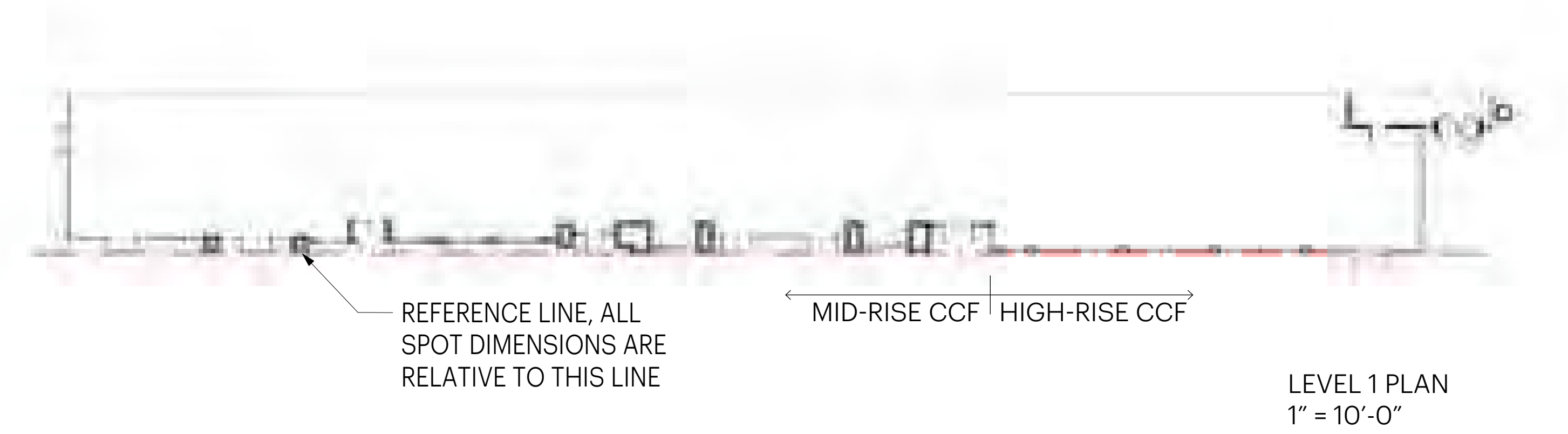
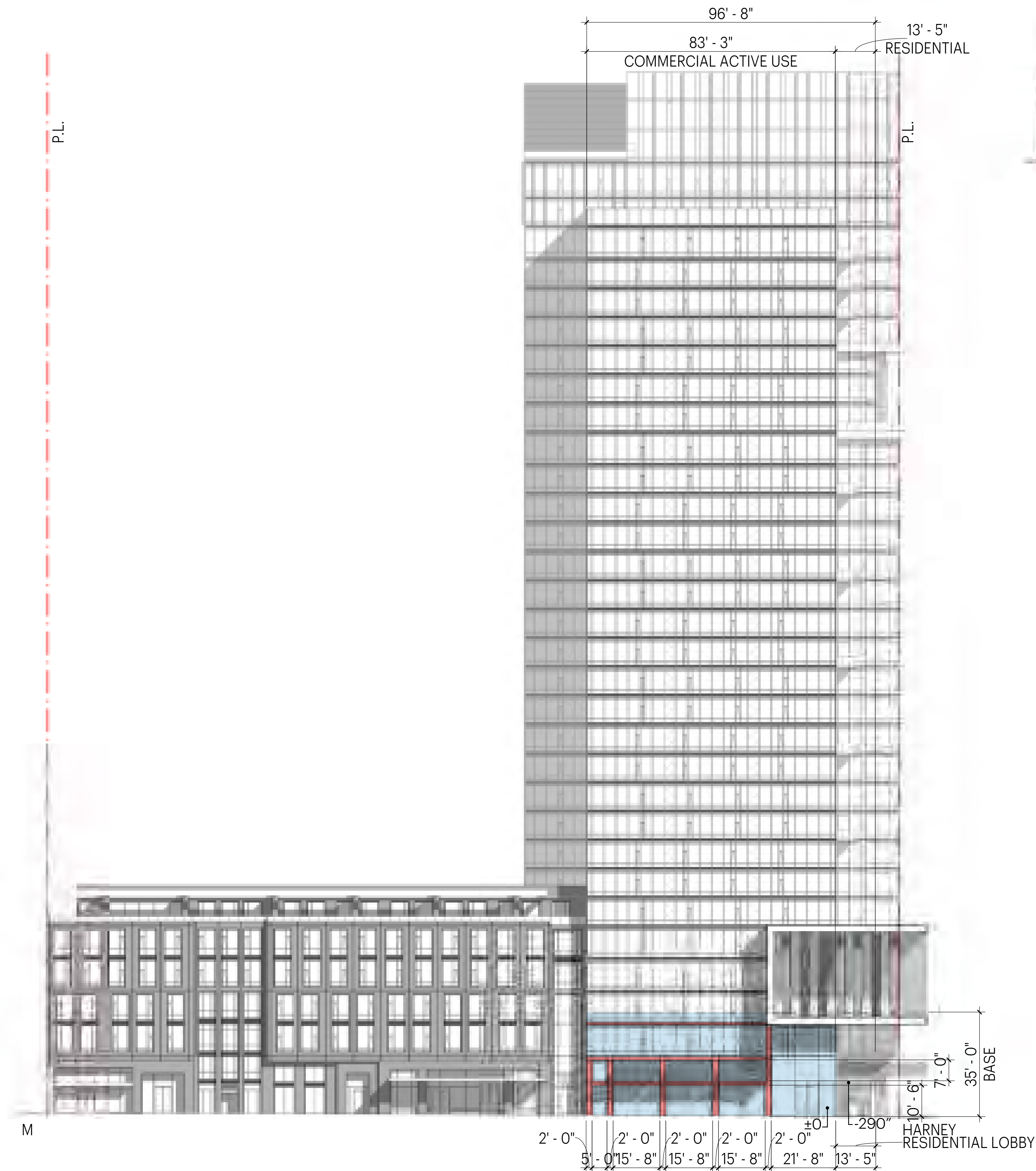
Active Use

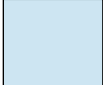
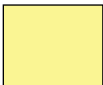
"Include street-level residential units with street-facing entrances, retail and restaurants that meet and engage the sidewalk with ample glazing, displays and inviting entrances, entertainment, commercial offices (subject to entitlement limitations) and lobbies

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.





-  Glazed Area
-  Unglazed Area
-  Lineal Blank Wall Area

Storefront Glazing Calculation

Glazed Area:	1,313 SF
Non-Glazed Area:	310 SF
Total Area:	1,623 SF
Percentage Glazing:	80%

Blank Wall Calculation

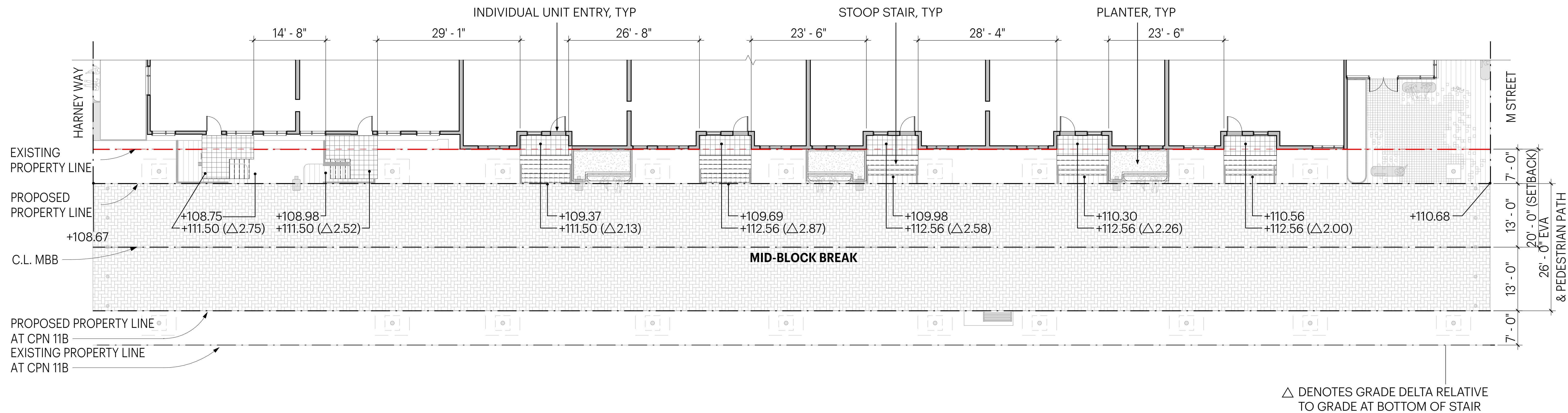
Total Lineal Frontage:	97'-0"
Lineal Blank Wall:	0'-0"
	(All Active Use)
Percentage Blank Wall:	0%

- Blank Wall**
A wall "having no active uses including no glazing or doorways"
- Exceptions
- Excludes parking garage entrances
 - Excludes building service areas
 - Excluded areas may exceed length requirement
- Requirements
- Max 8'-0" for commercial buildings & 16'-0" for residential buildings
 - Limit total blank wall to 40'-0" or 20% of building face, whichever is bigger
- Active Use**
"Include street-level residential units with street-facing entrances, retail and restaurants that meet and engage the sidewalk with ample glazing, displays and inviting entrances, entertainment, commercial offices (subject to entitlement limitations) and lobbies"

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

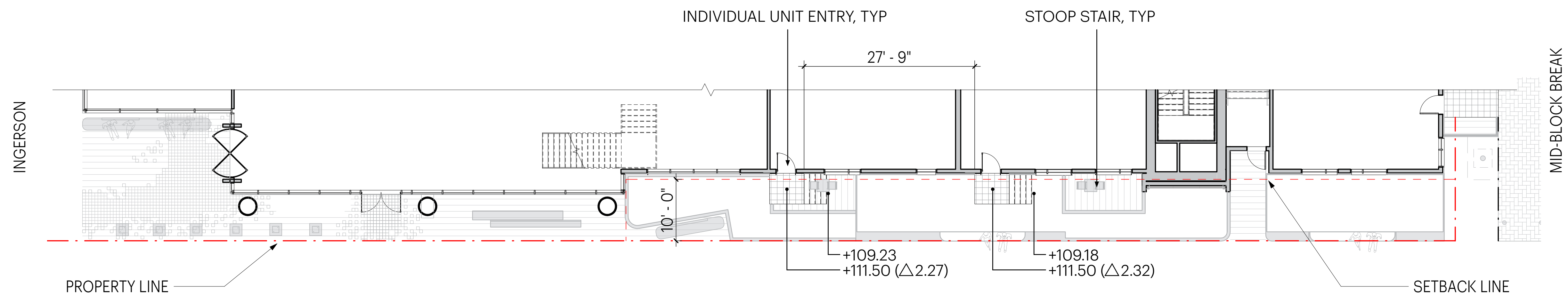
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.





Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



△ DENOTES GRADE DELTA RELATIVE
TO GRADE AT BOTTOM OF STAIR

Note:
Dimension between the reference (property or setback)
lines accommodate material thickness and construction
tolerances.

Note:
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anticipated to change in "Design Development." Changes
will continue to comply with Design for Development
requirements and Schematic Design approvals.

DESIGN FOR DEVELOPMENT CONFORMANCE

STOOP HEIGHT - SE FRONTAGE (HARNEY)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

3.42



View of Ingerson Avenue mid-rise



View of Harney Way tower base



View of M Street low-rise



View of low-rise and flats from L3 podium courtyard



View of low-rise and Mid-Block Break buildings from L3 podium courtyard



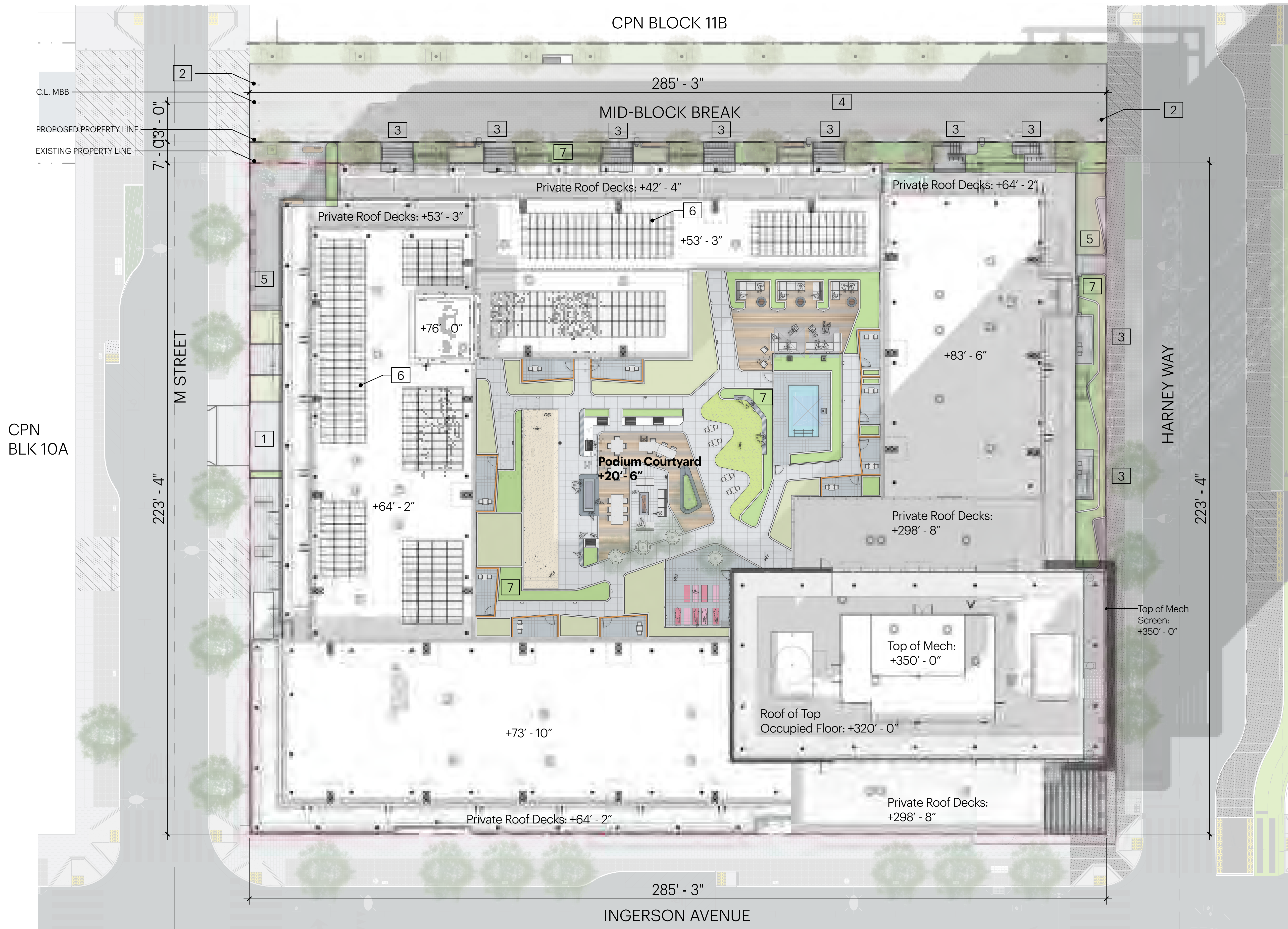
View of Ingerson Avenue mid-rise building top level stepback



View of Harney Way mid-rise building top level stepback



View of M Street low-rise building top level stepback



- ### Sheet Notes
1. Garage and Loading Dock Access
 2. Removable Bollards
 3. Residential Entry Stoops (See Sheet 3.41)
 4. Pedestrian Mid-Block Break (See Sheet 8.03)
 5. Residential Setback (10' minimum)
 6. Solar Ready Area
 7. Potential Stormwater Treatment Area

Solar Ready Areas
Approximately 5,000 SF of photovoltaic panels are set on standard metal supports at an elevation of approximately 36" above the roof surfaces of Level 6 and Level 7. See Sheets 5.08-5.09.

Mid-Block Break Stormwater Treatment Requirements

- 4% of hardscape required for stormwater treatment: 181 SF
- Hardscape: 4,518 SF

Property Stormwater Treatment Requirements

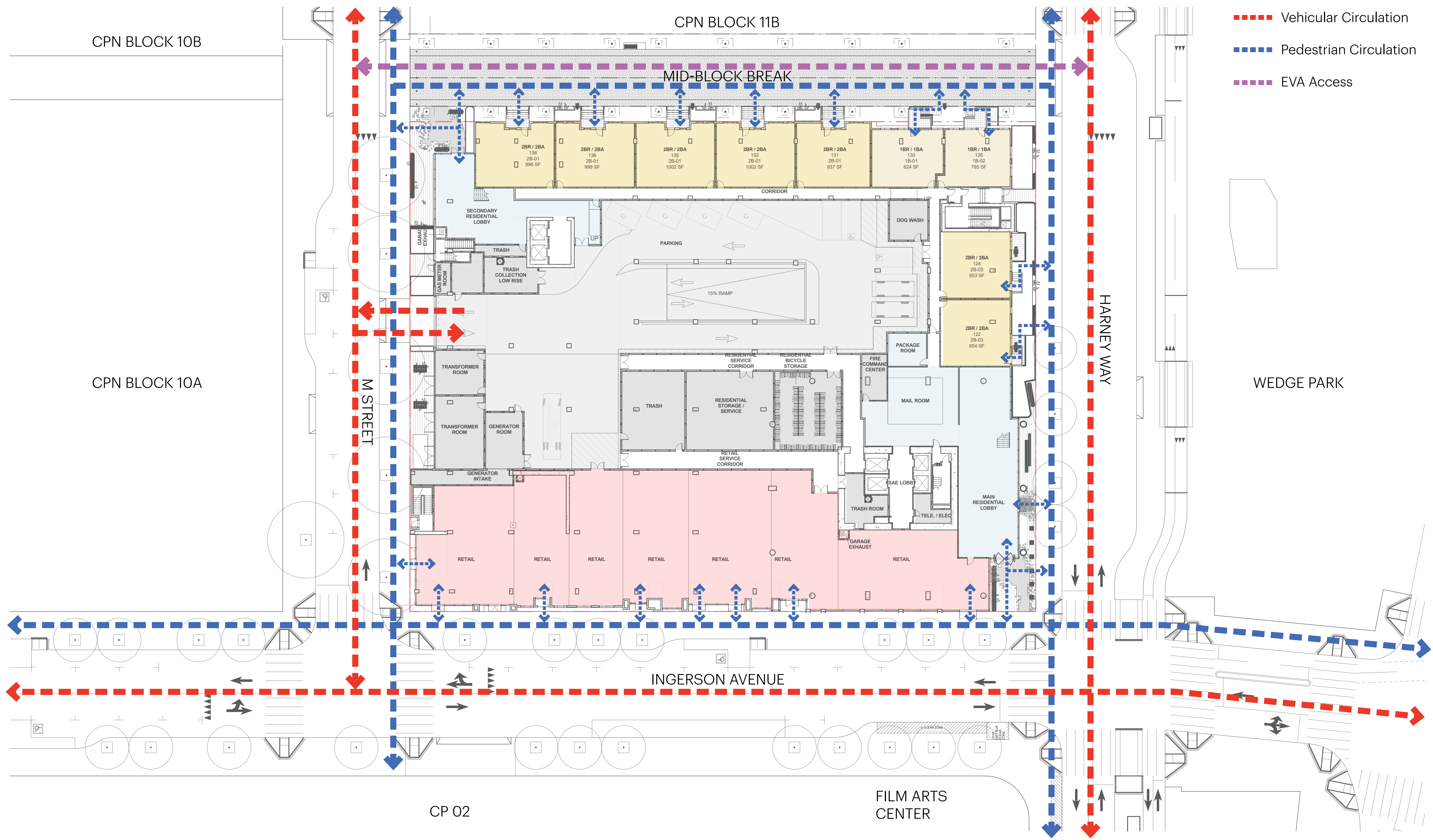
- Approximate total roof and podium courtyard hardscape areas: 60,699 SF
- 4% of hardscape and roof areas required for stormwater treatment: 2,428 SF

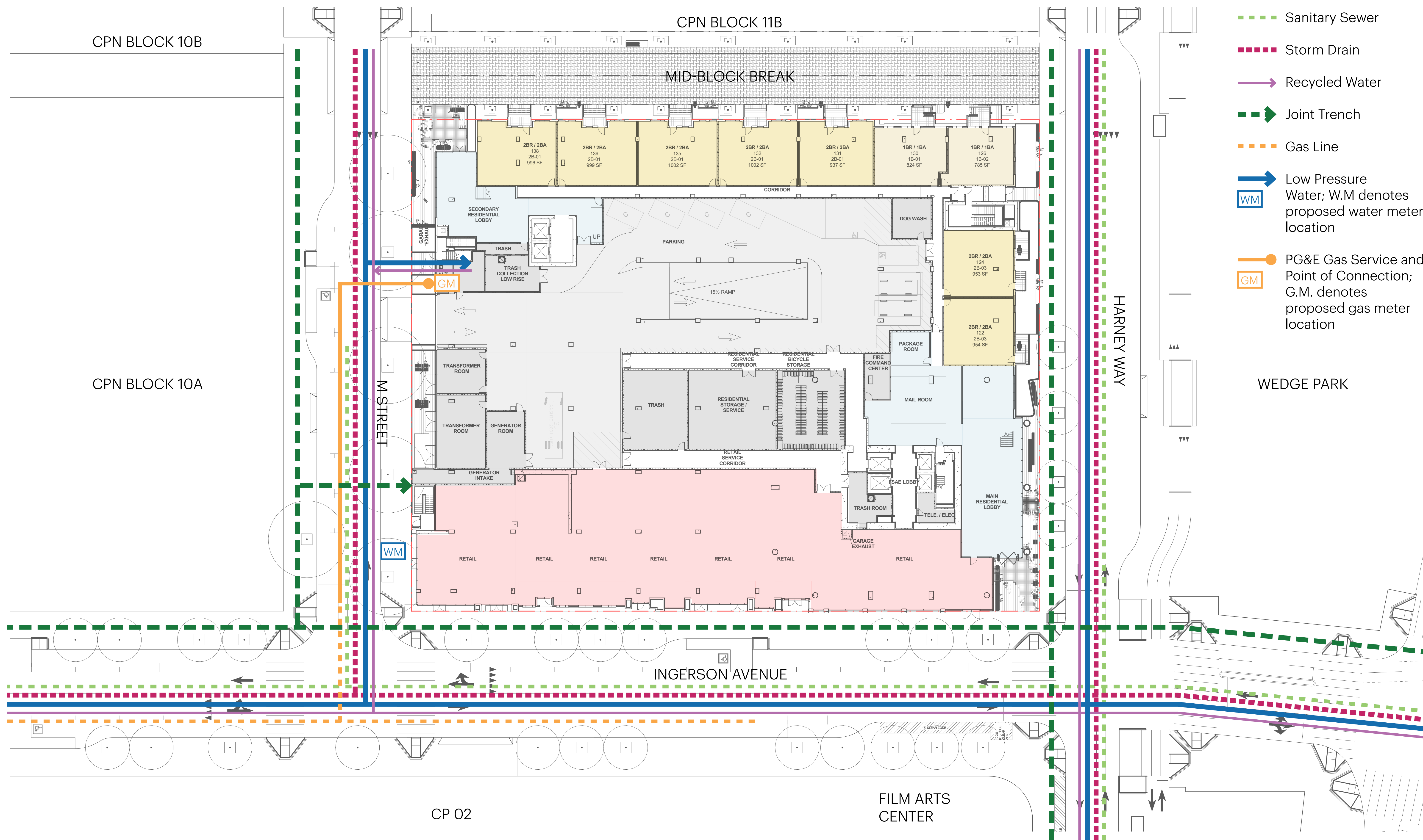
Available Planting Areas for Stormwater Treatment

- Podium courtyard planters: 1,183 SF
- At-grade softscape areas: 1,832 SF
- Mid-Block At-grade softscape areas: 1,187 SF

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

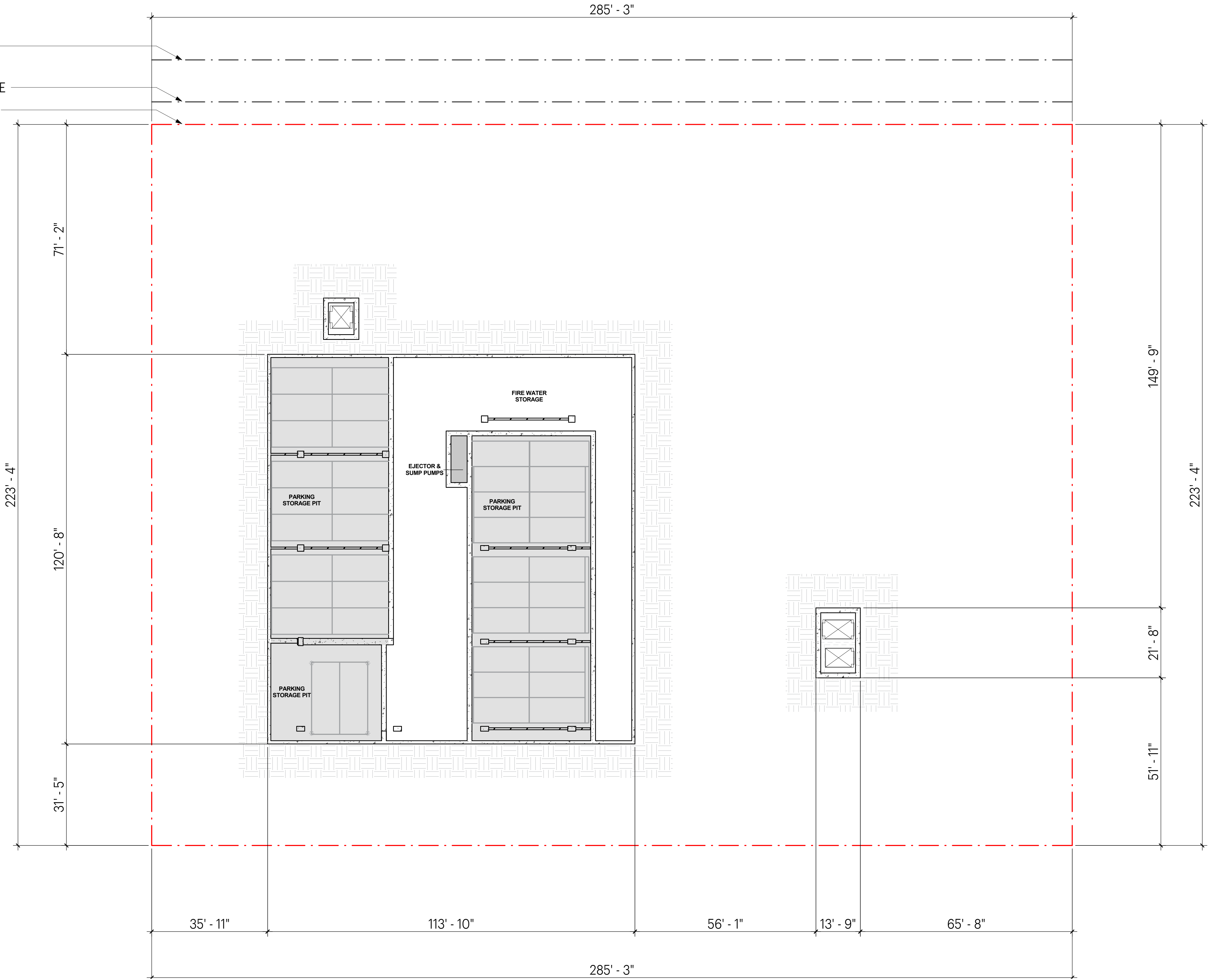
Note:
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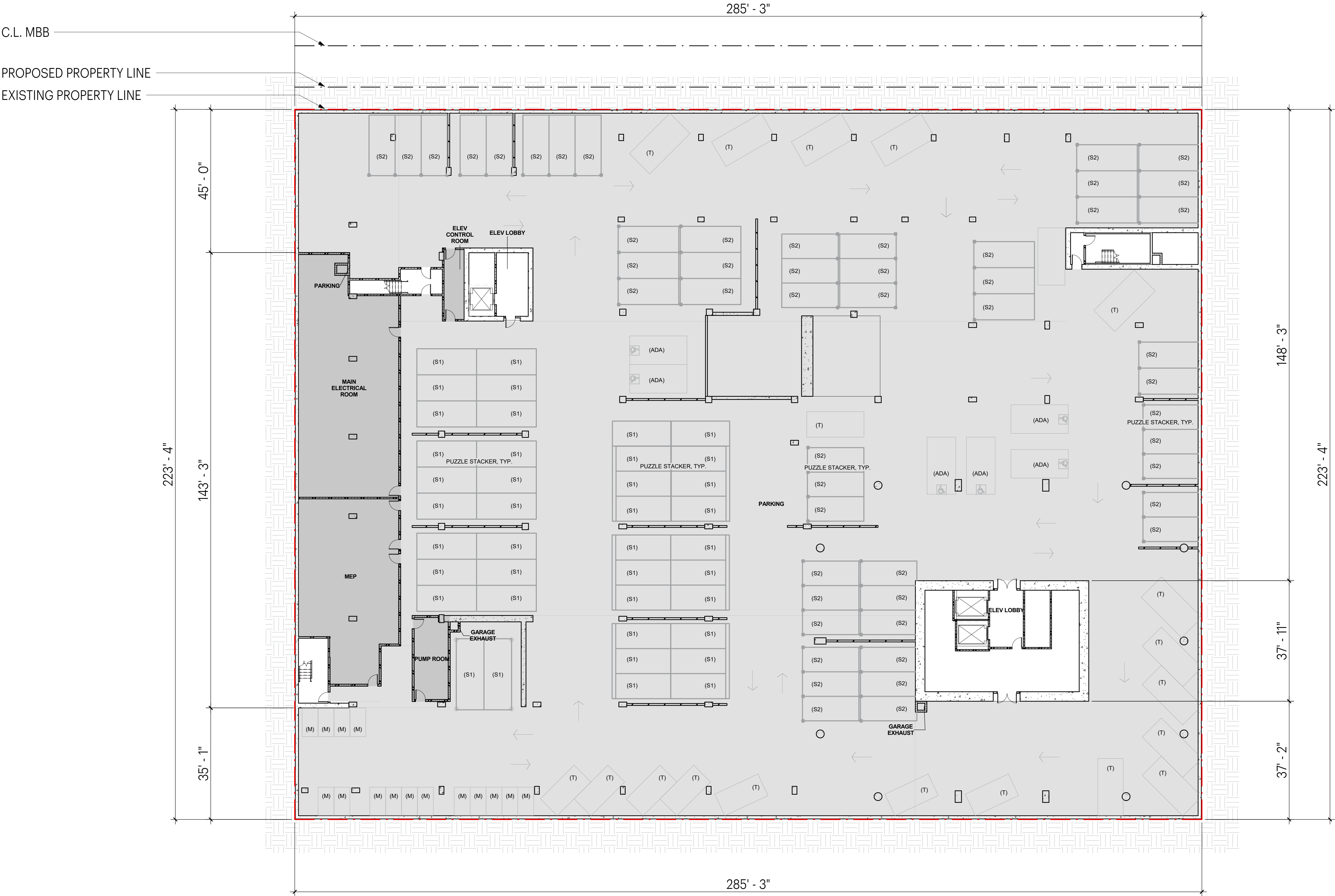
C.L. MBB
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE

This level is used for the pits of the Level B1 parking stackers and does not have entrances or exits. See sections in Sheets 7.01-7.02.



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

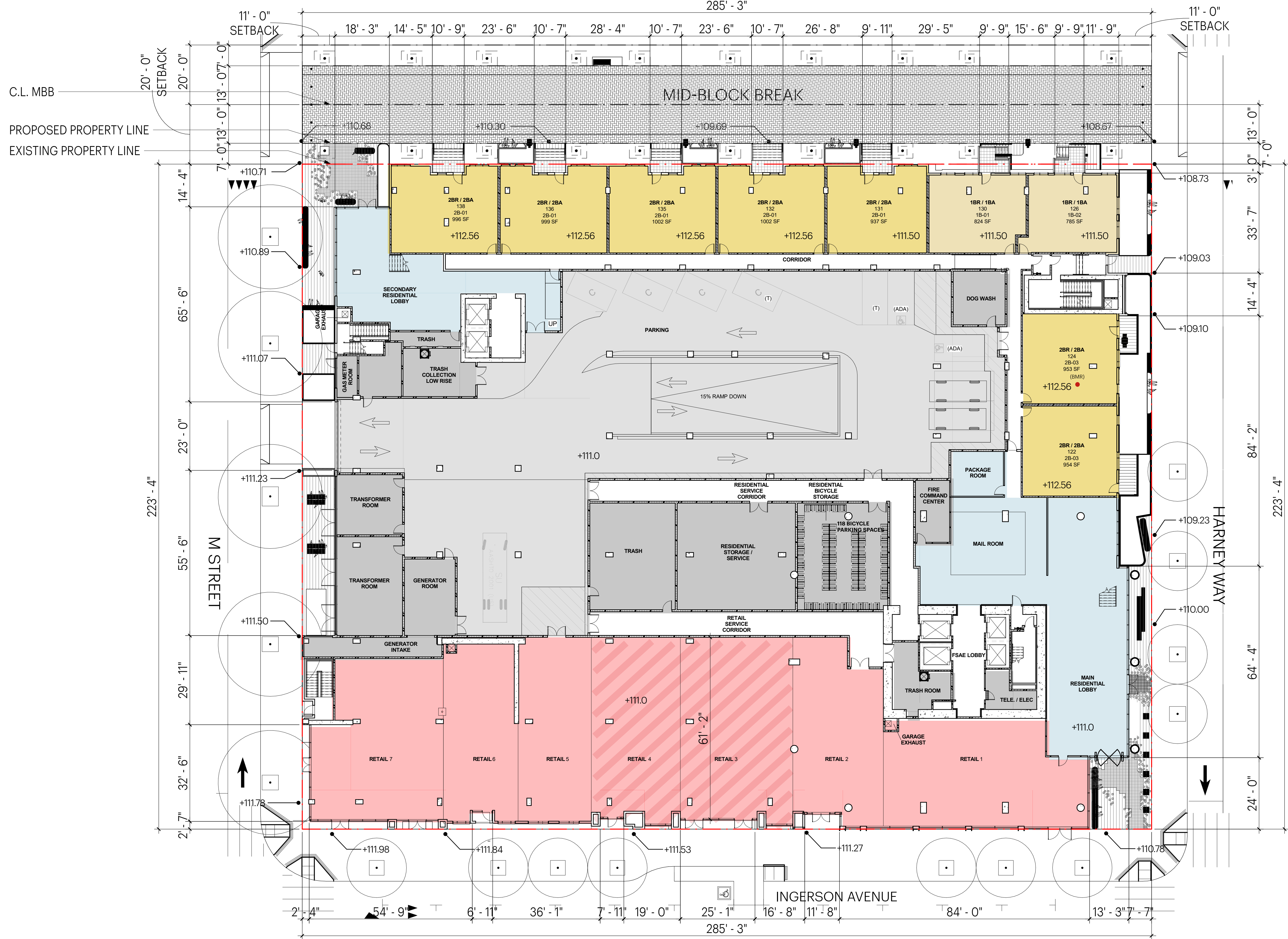
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



- Parking Stall**
- (S1) - 3 parking spaces per mechanical stacker unit with pit
 - (S2) - 2 parking spaces per mechanical stacker unit without pit
 - (T) - Standard, non- mechanical stall
- (ADA) - ADA Accessible stall
- (C) - Car share stall

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



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 - (S2) - 2 parking spaces per mechanical stacker unit without pit
 - (T) - Standard, non- mechanical stall
 - (ADA) - ADA Accessible stall
 - (C) - Car share stall

 Community Facilities Space (4,000 SF)

Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



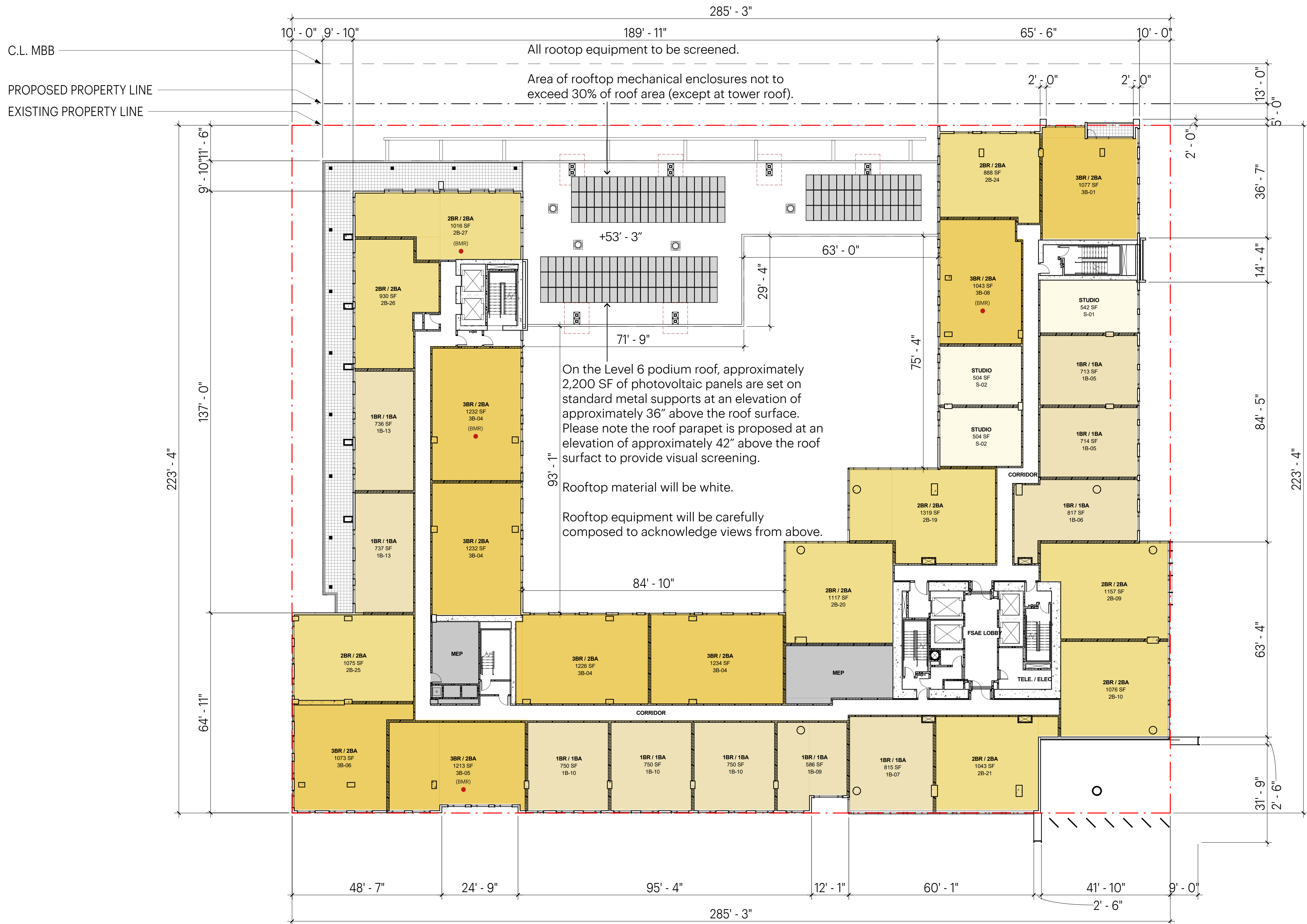
Note:
Dimension between the
reference (property or setback)
lines accommodate material
thickness and construction
tolerances.

Note:
These drawings are schematic.
Dimensions and areas are
anticipated to change in
"Design Development."
Changes will continue to
comply with Design for
Development requirements and
Schematic Design approvals.



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

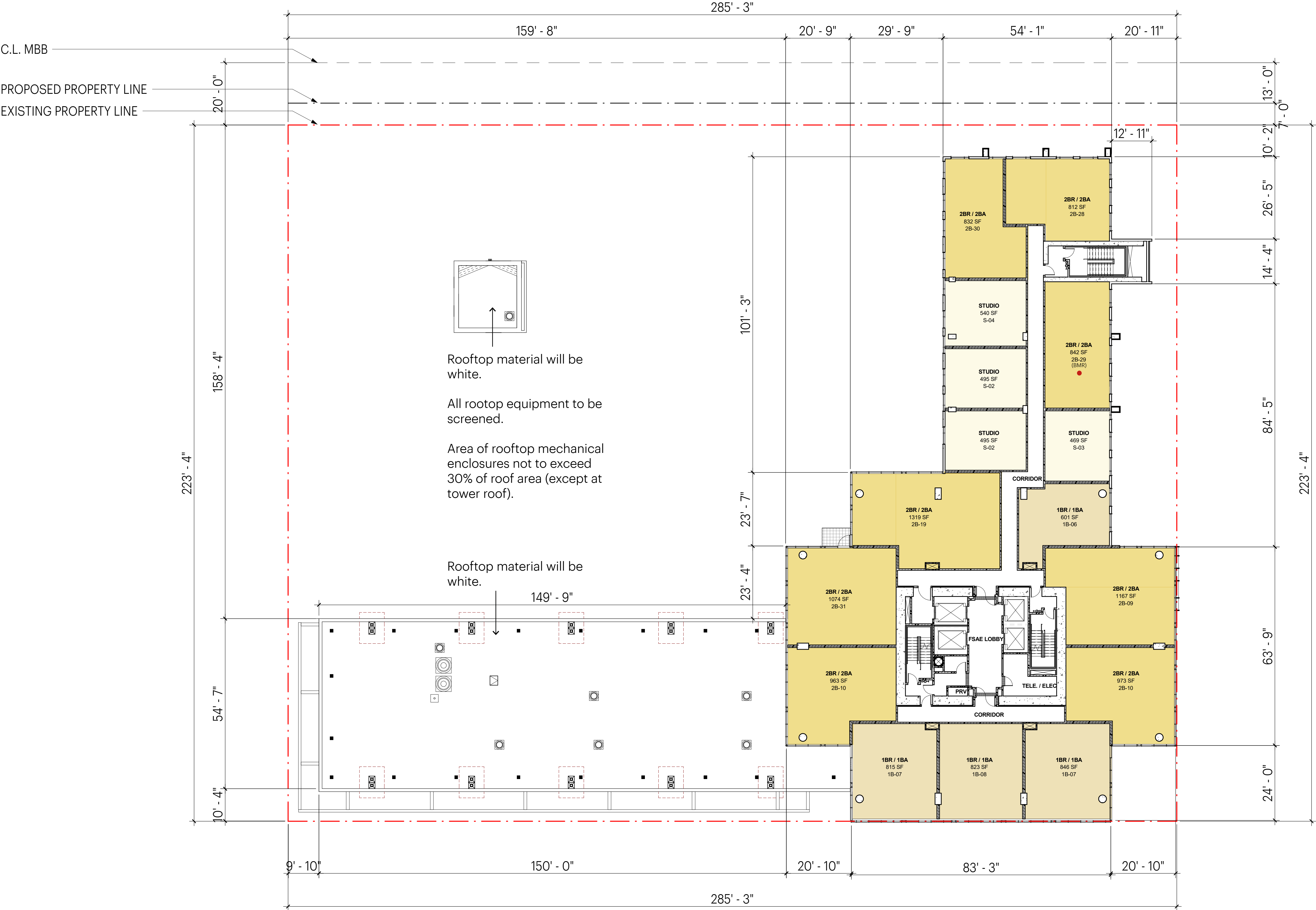
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

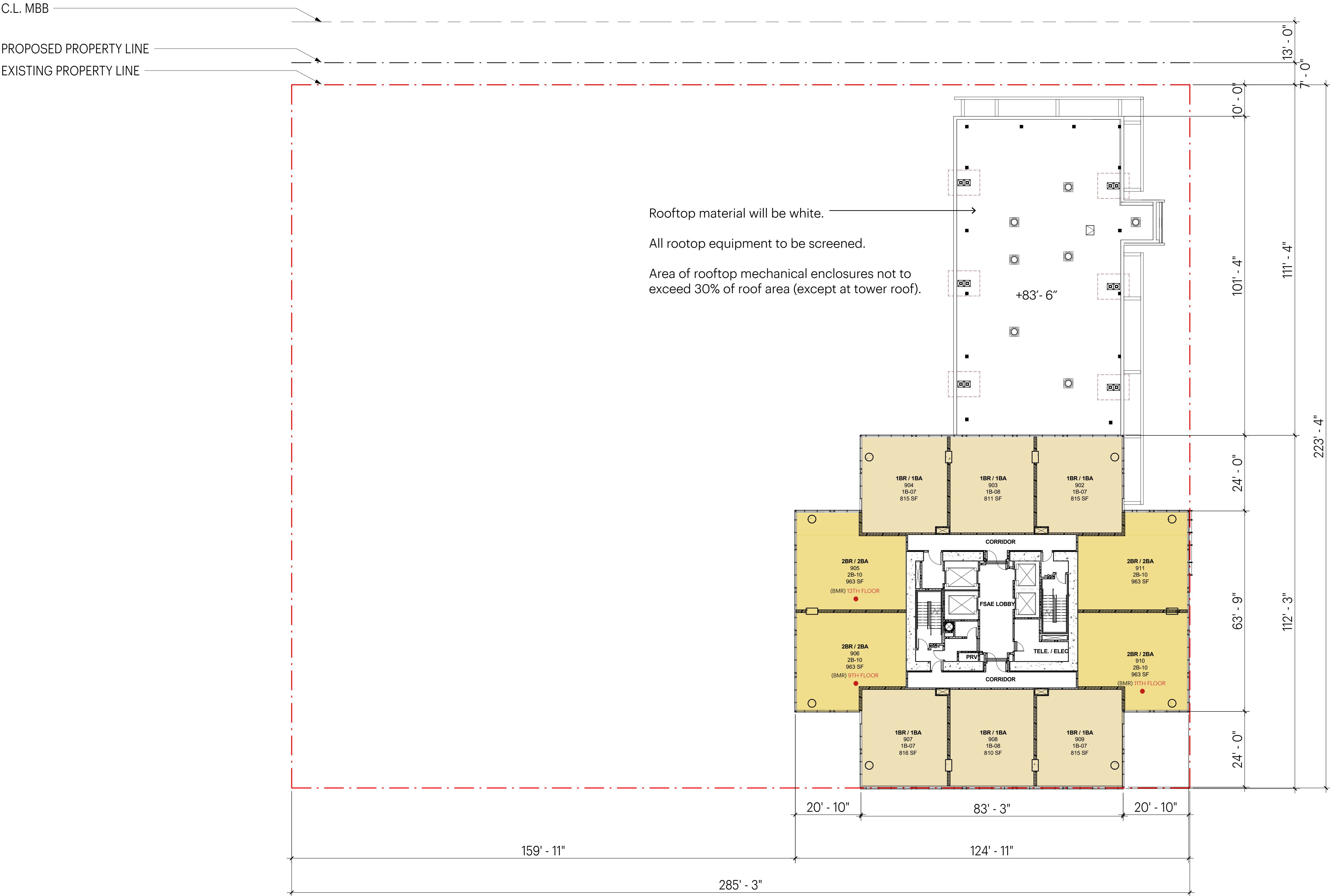
Note:
All roof plans and elevations that overall rooftop area for the entire block will not exceed 30%, and all rooftop mechanical will be screened to its full vertical extent.



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

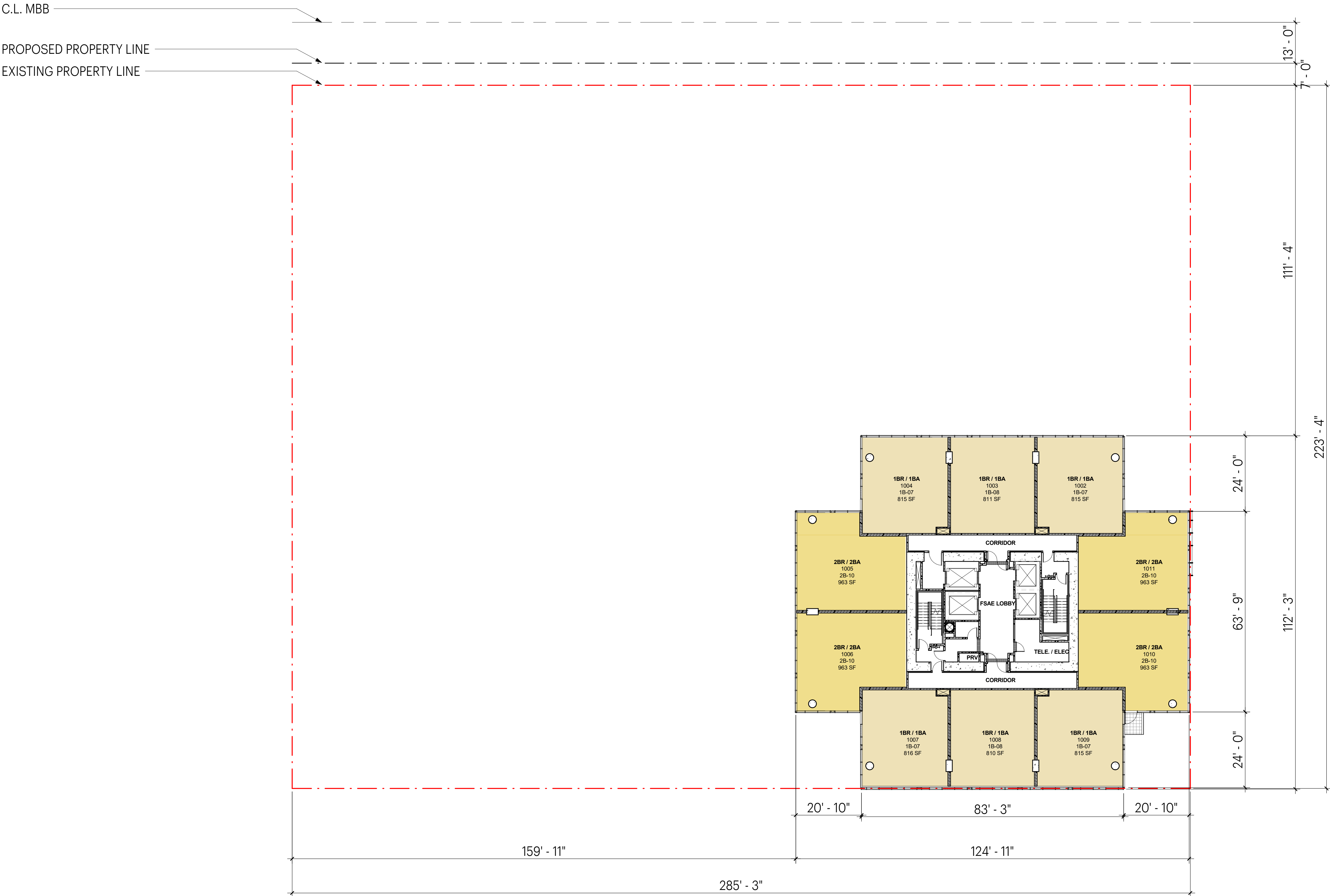
Note:
All roof plans and elevations that overall rooftop area for the entire block will not exceed 30%, and all rooftop mechanical will be screened to its full vertical extent.



Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

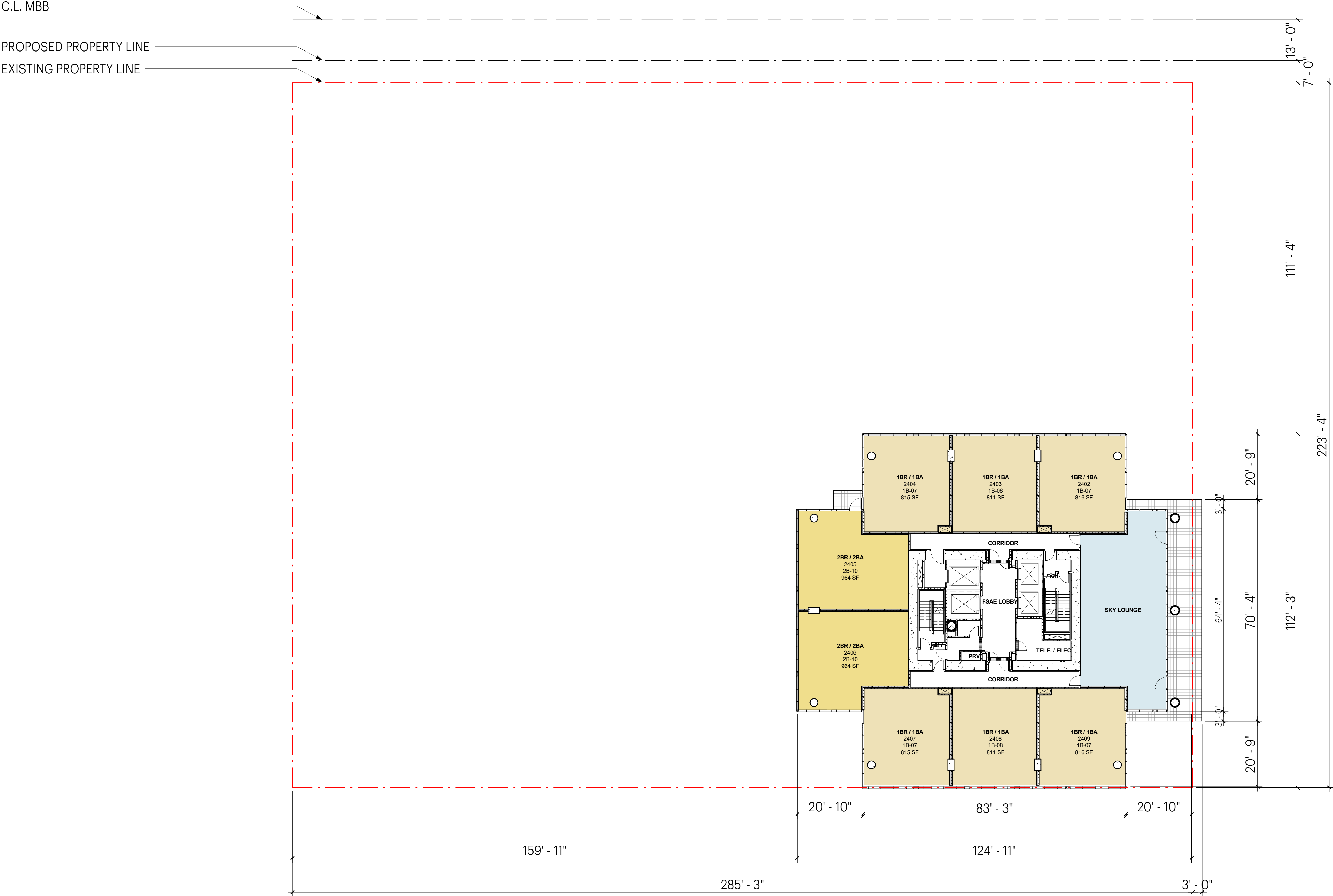
Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

Note:
All roof plans and elevations that overall rooftop area for the entire block will not exceed 30%, and all rooftop mechanical will be screened to its full vertical extent.



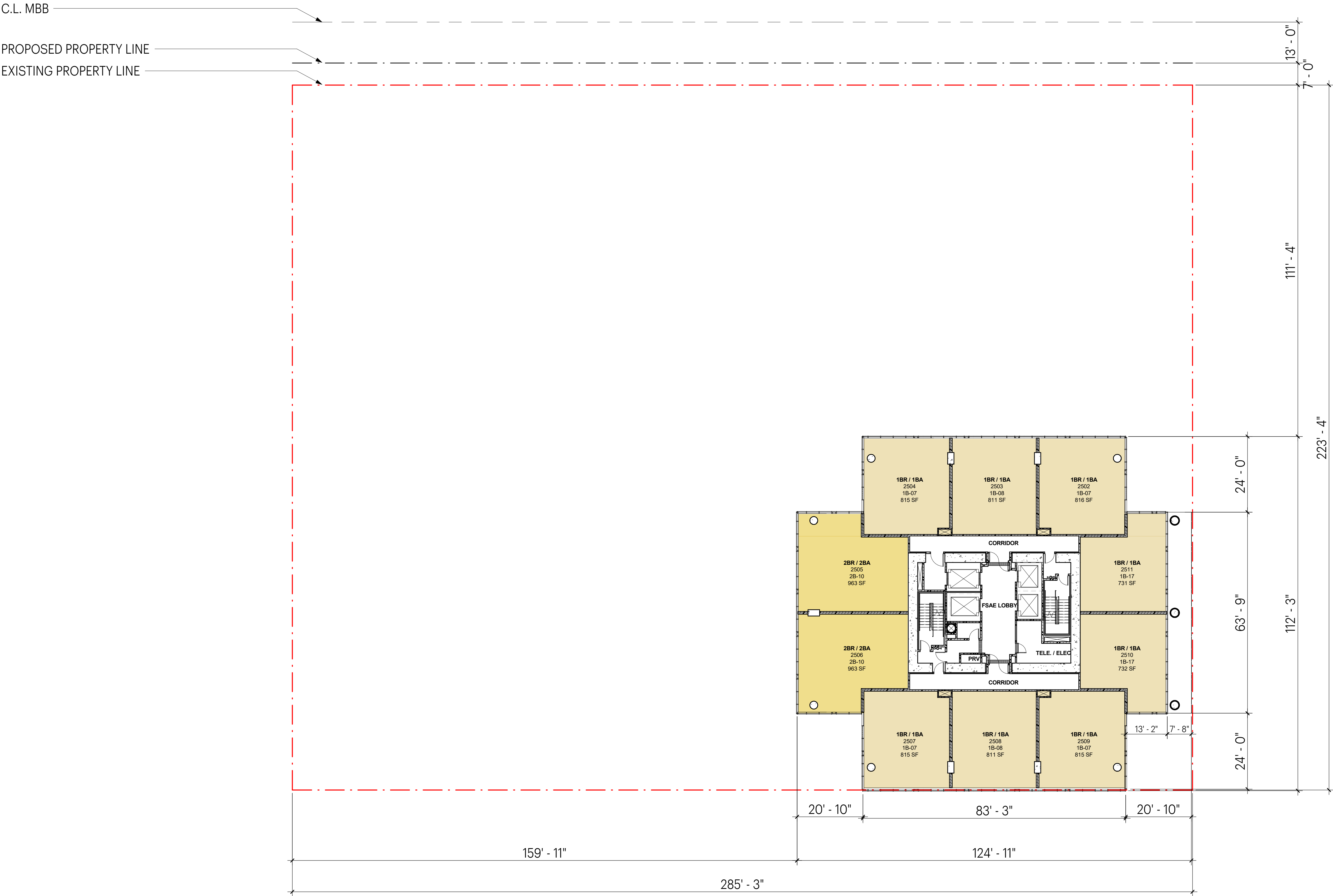
Note:
Dimension between the
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thickness and construction
tolerances.

Note:
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Dimensions and areas are
anticipated to change in
"Design Development."
Changes will continue to
comply with Design for
Development requirements and
Schematic Design approvals.



Note:
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Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.



C.L. MBB

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

TOWER BALCONIES ARE 6' - 10" BY 6' - 0", TYP. TOWER BALCONIES ARE SEQUENTIALLY SPACED EVERY THREE FLOORS TO VISUALLY COMPLIMENT VERTICALITY OF THE PRIMARY BUILDING MASSING.

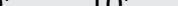
Note:
Dimension between the
reference (property or setback)
lines accommodate material
thickness and construction
tolerances.

Note:
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Dimensions and areas are anticipated to change in “Design Development.”
Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

BUILDING PLANS

LEVELS 27-29

SCALE 1/16"=1'-0" at 22x34



0' 10' 20' 40'

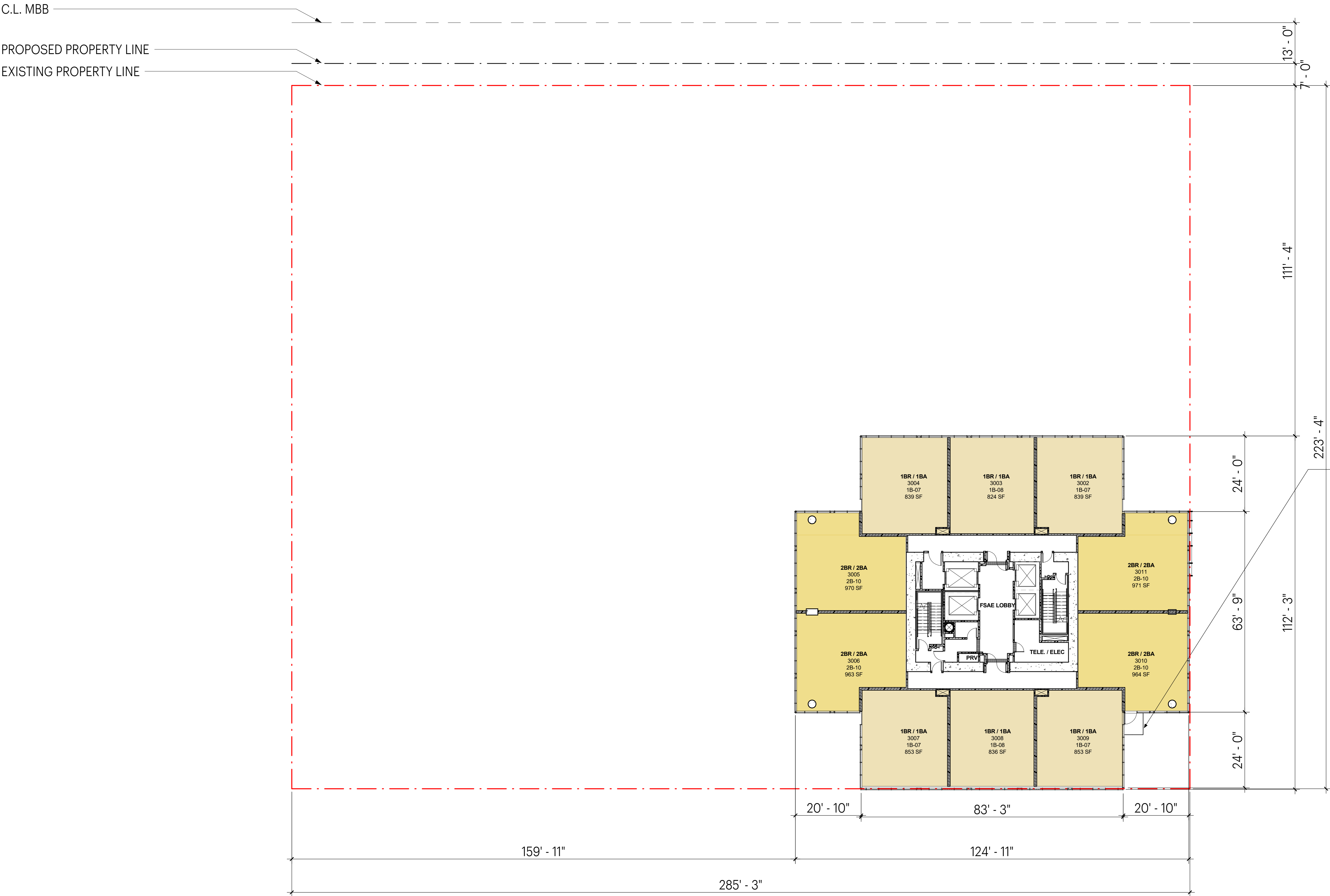
CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FINGERPOINT



Creo

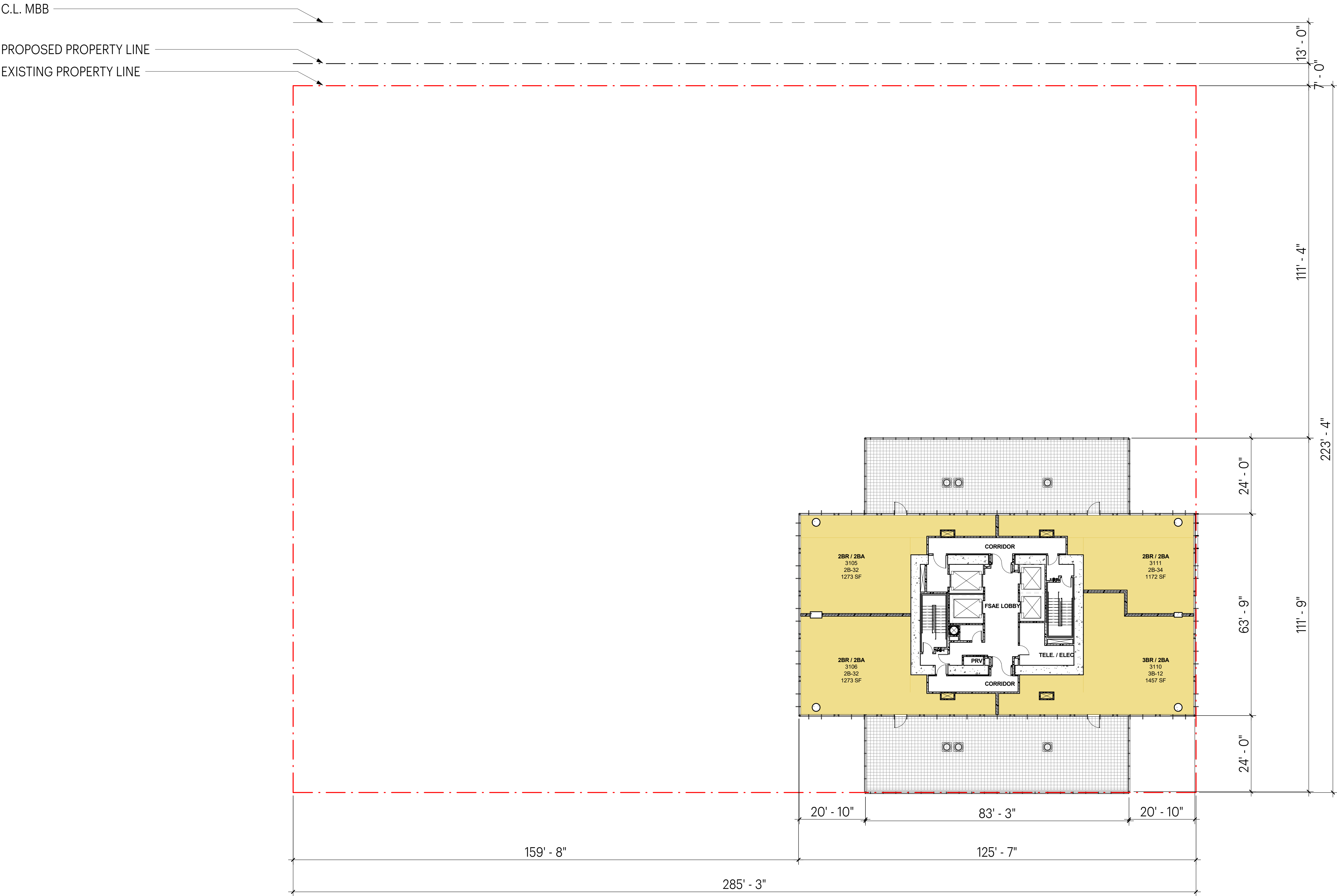
5.15

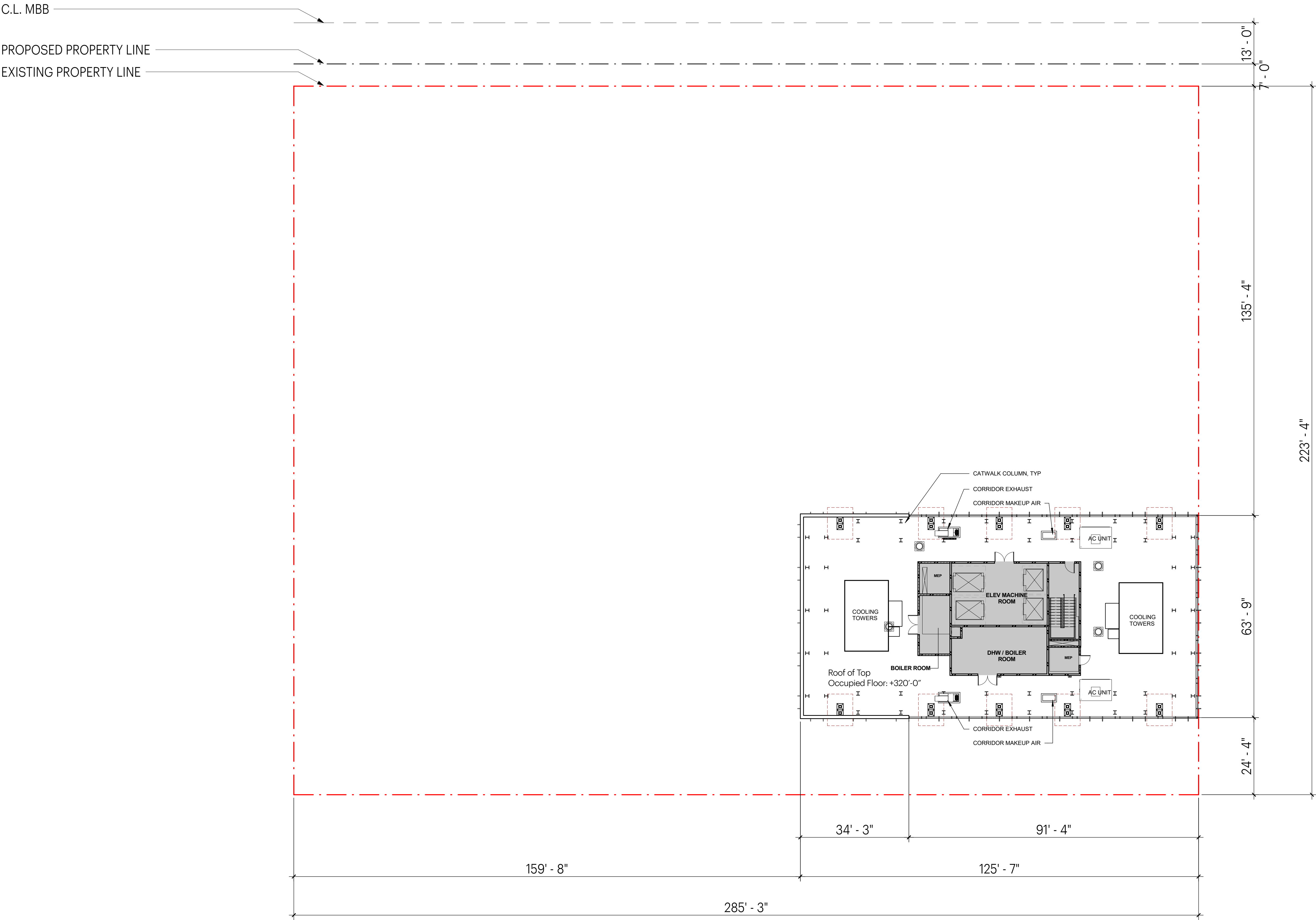


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Note:
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Note:
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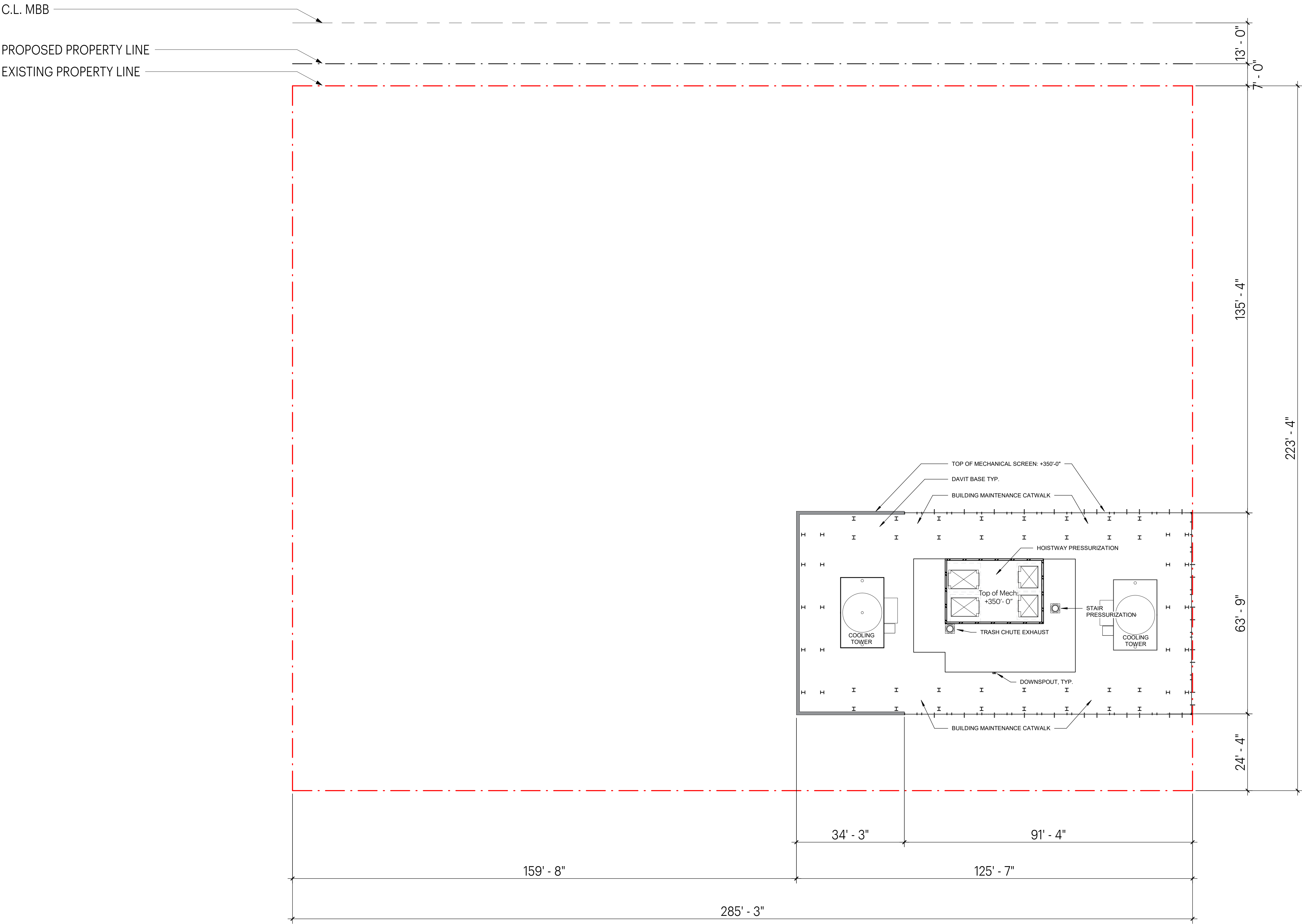




Note:
Dimension between the reference (property or setback) lines accommodate material thickness and construction tolerances.

Note:
These drawings are schematic. Dimensions and areas are anticipated to change in "Design Development." Changes will continue to comply with Design for Development requirements and Schematic Design approvals.

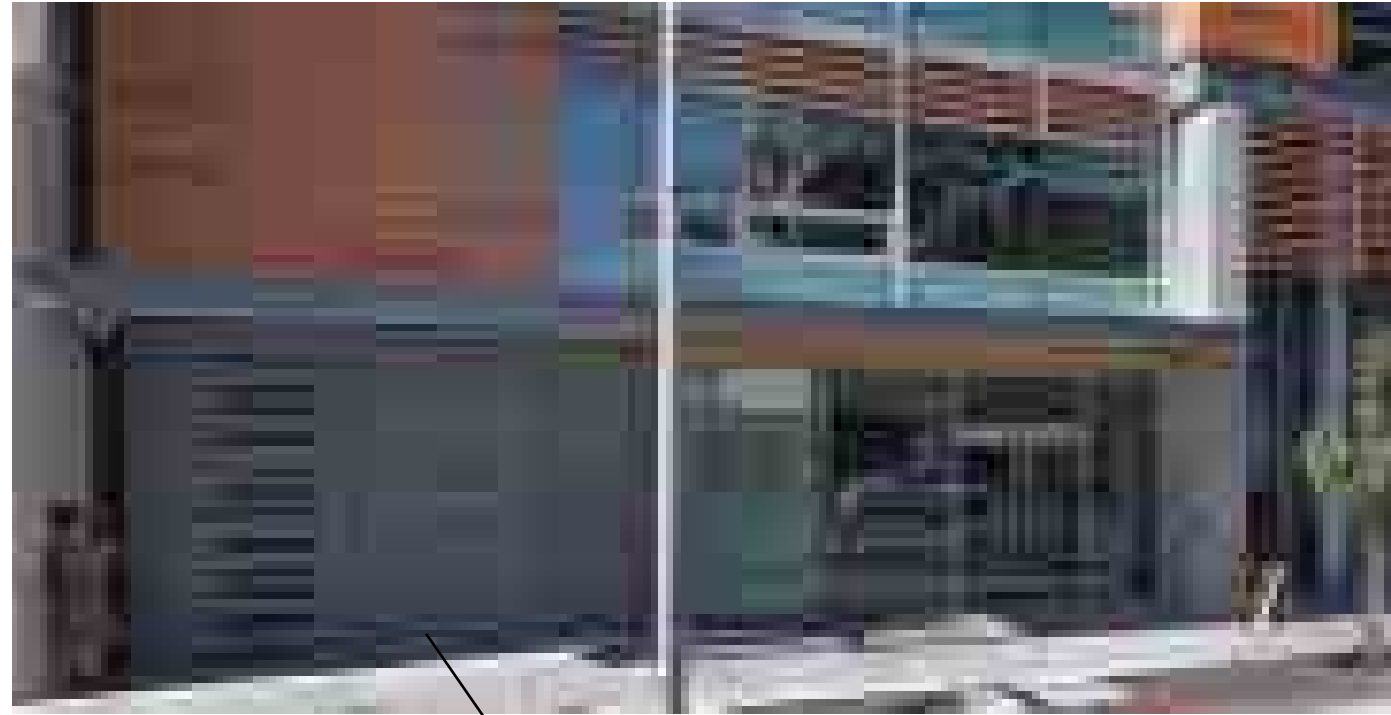
Note:
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Note:
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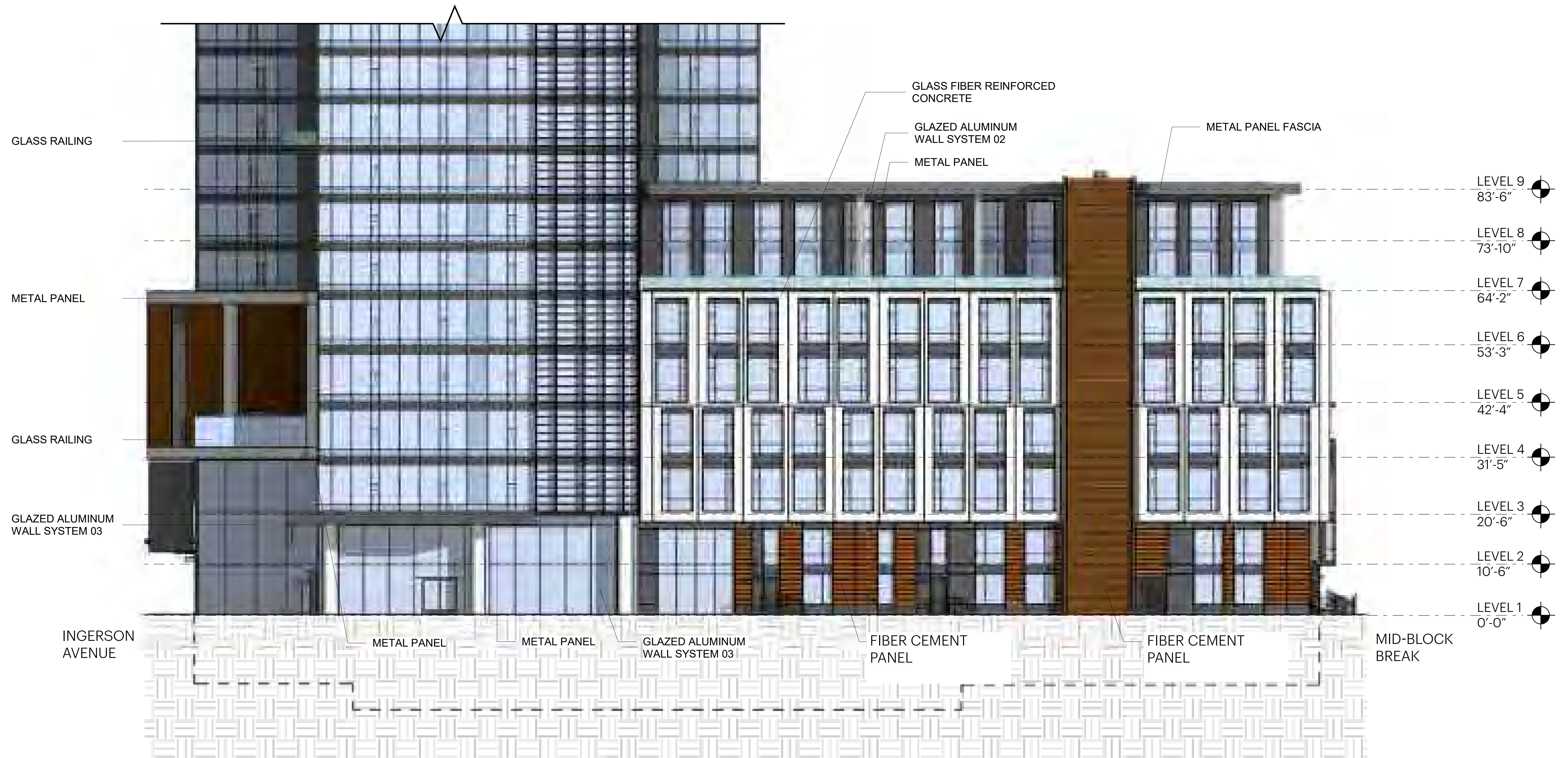
Note:
All roof plans and elevations that overall rooftop area for the entire block will not exceed 30%, and all rooftop mechanical will be screened to its full vertical extent.



ELEVATION

PODIUM - NW FRONTAGE (M STREET)

SCALE 1"=10'-0" at 22x34
0' 5' 10' 20'



ELEVATION

PODIUM - SE FRONTAGE (HARNEY)

SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

6.02



ELEVATION

PODIUM - NE FRONTAGE (MID-BLOCK BREAK)

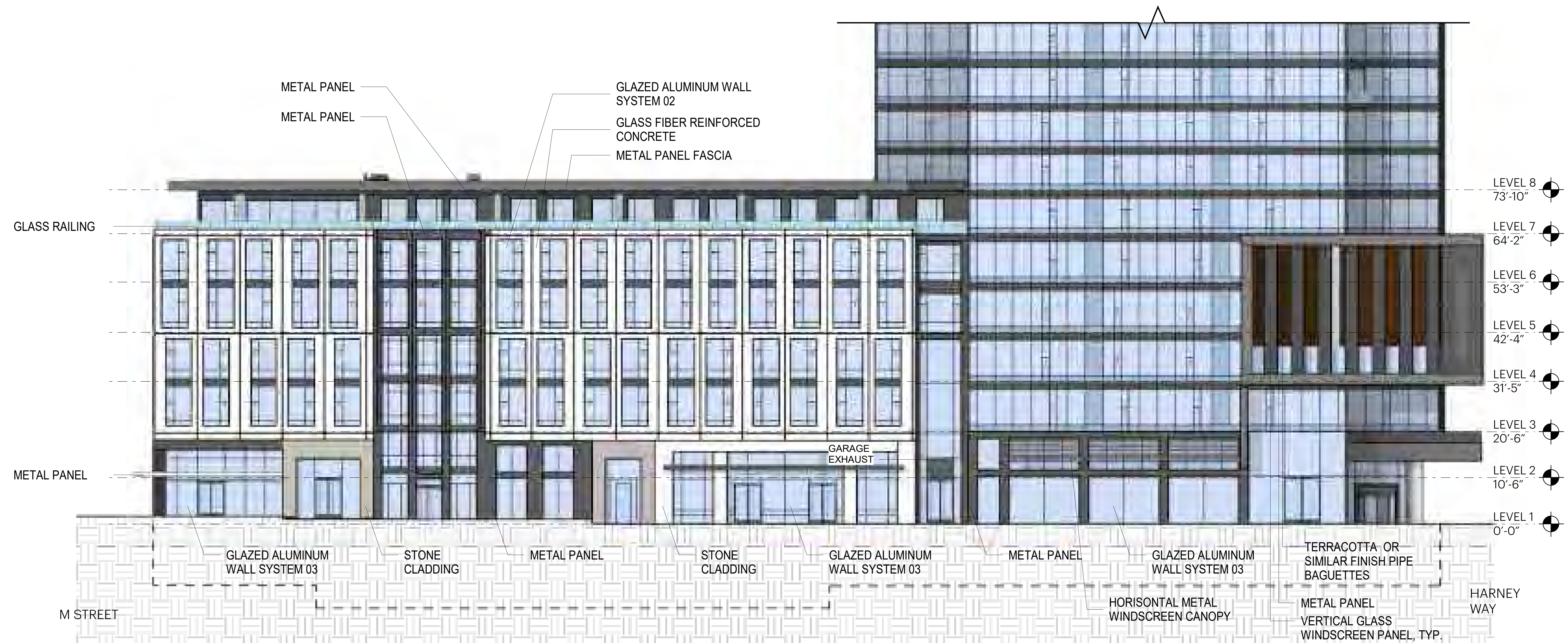
SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIREPOINT HKS Y.A. studio Creo

6.03



ELEVATION

PODIUM - SW FRONTAGE (INGERSON)

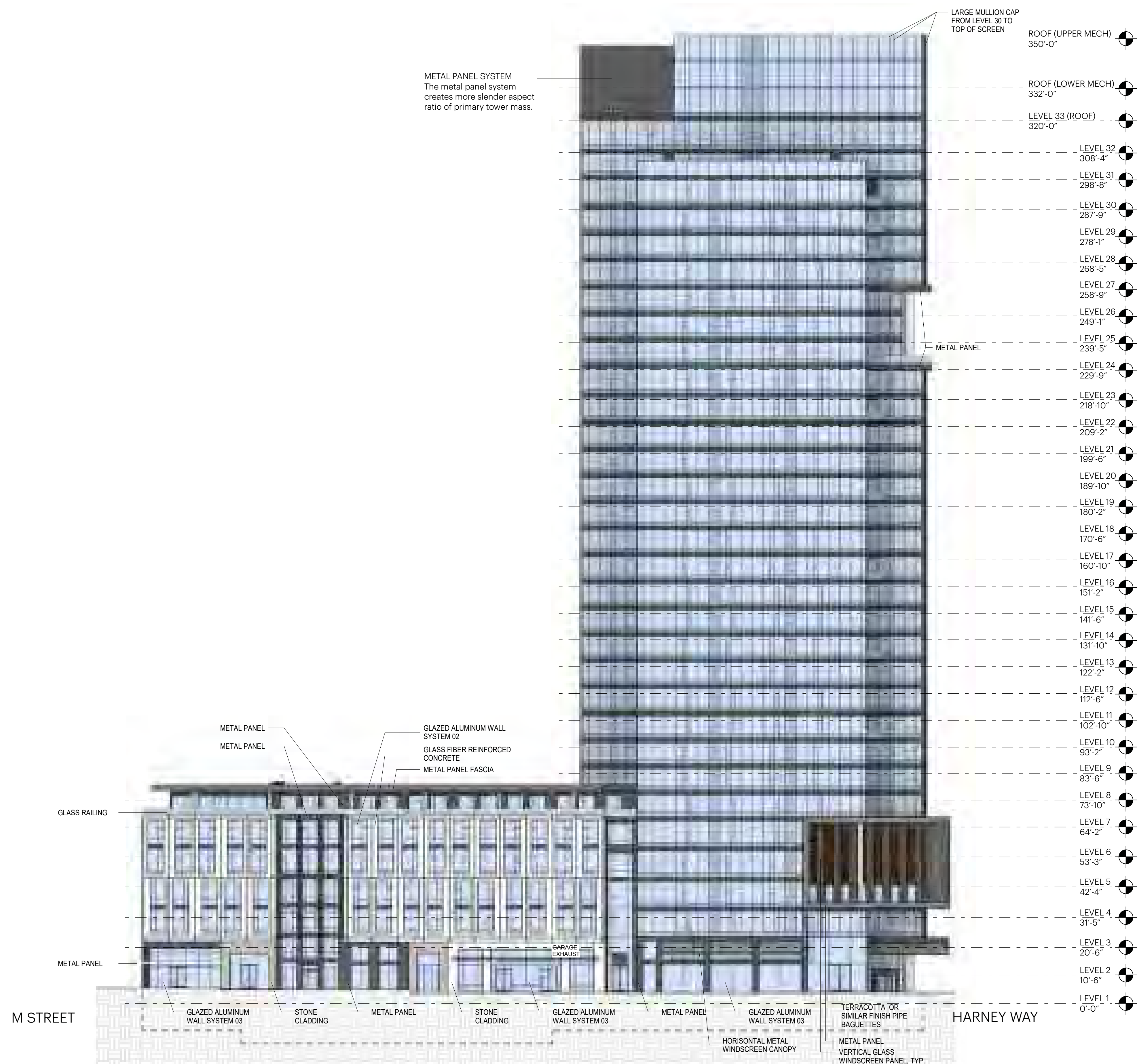
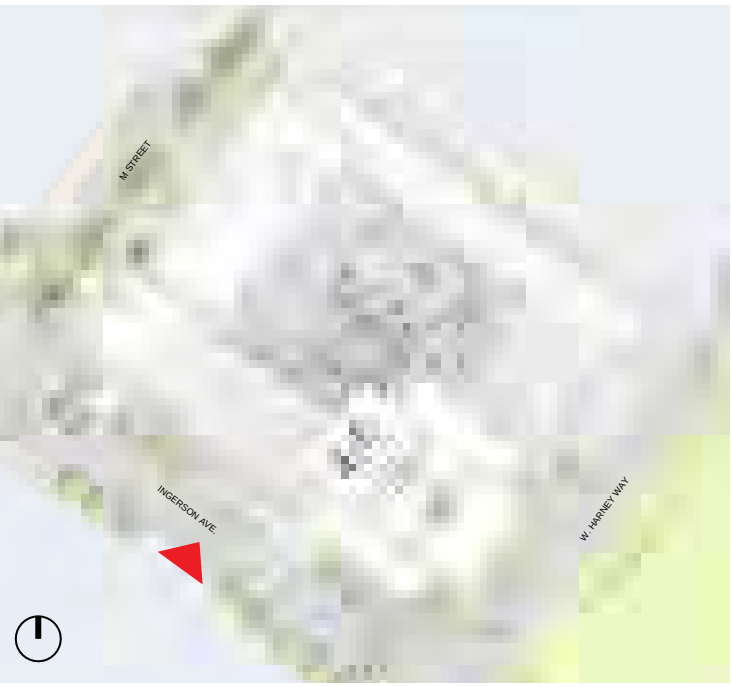
SCALE 1"=10'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIREPOINT HKS Y.A. studio Creo

6.04



ELEVATION

TOWER - SW FRONTAGE (INGERSON)

SCALE 1"=20'-0" at 22x34

0' 10' 20' 40'

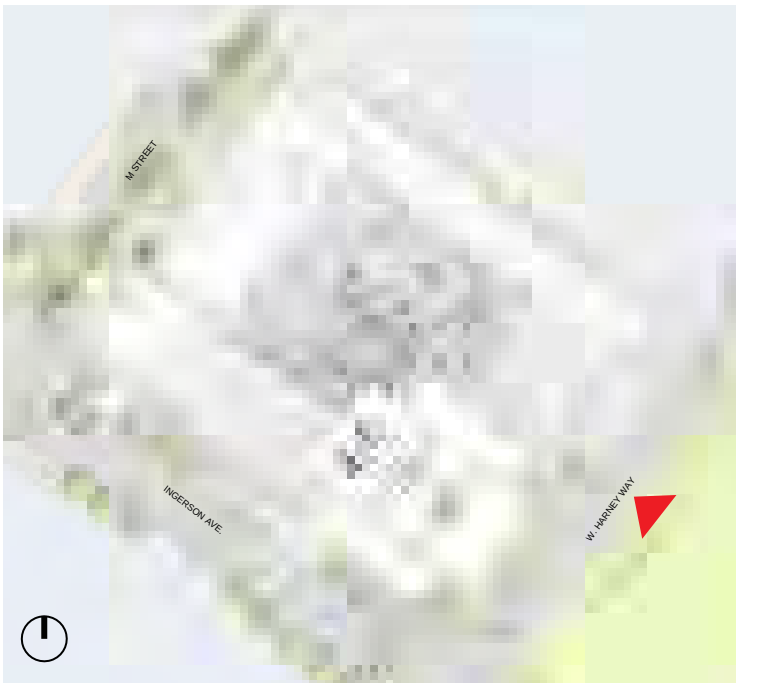
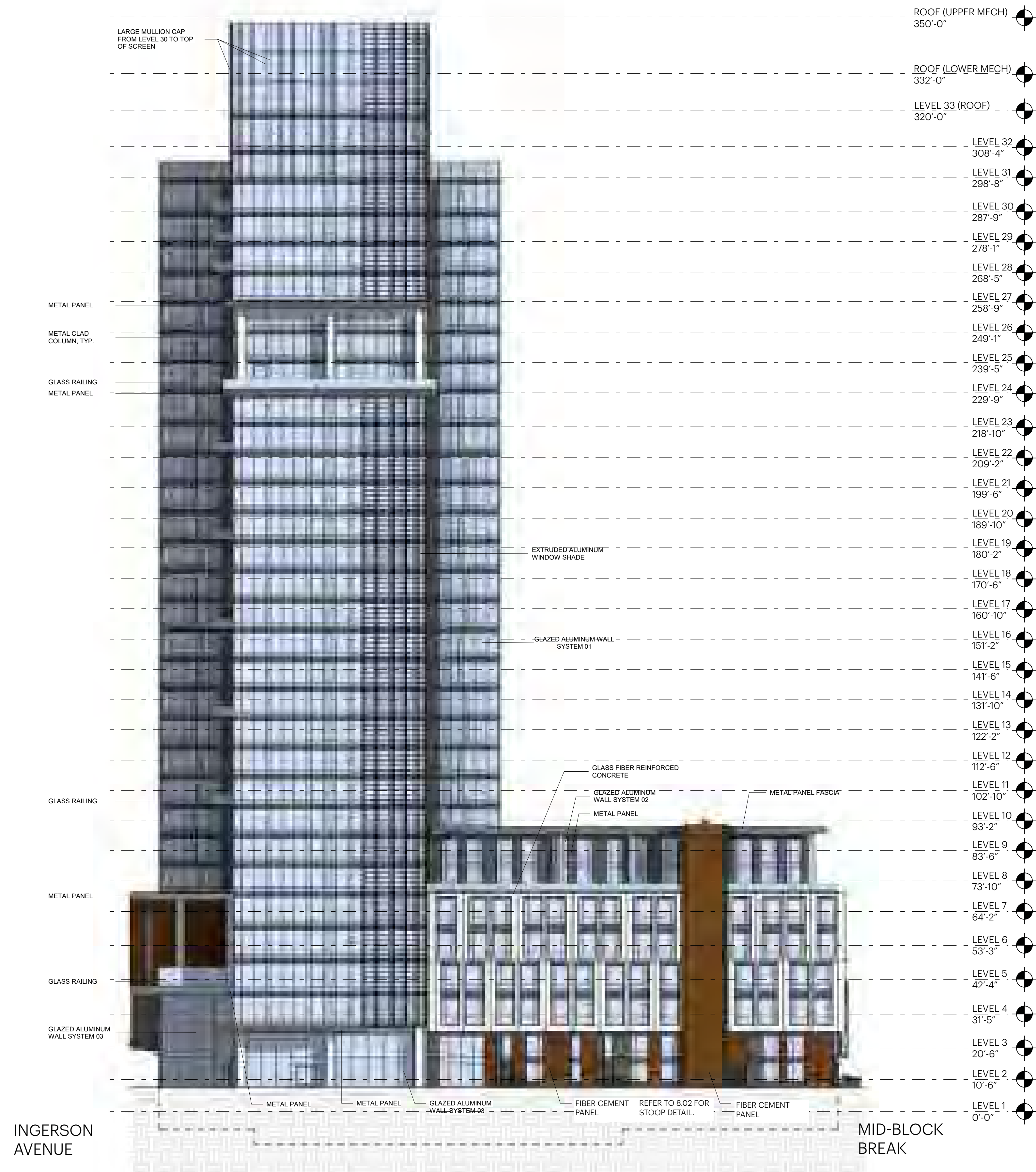
CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

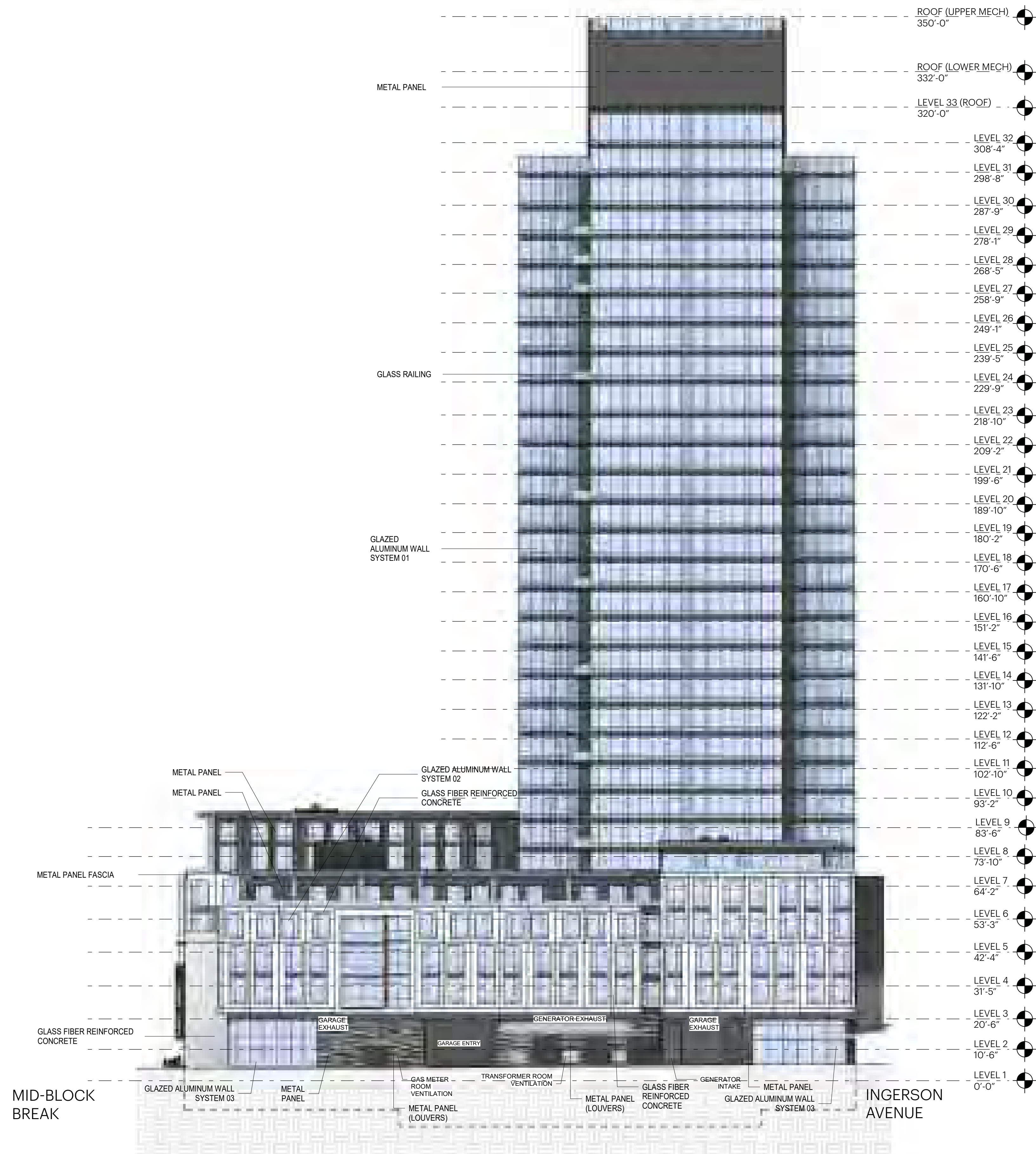
6.05

ELEVATION
TOWER - SE FRONTAGE (HARNEY)

SCALE 1"=20'-0" at 22x34
0' 10' 20' 40'

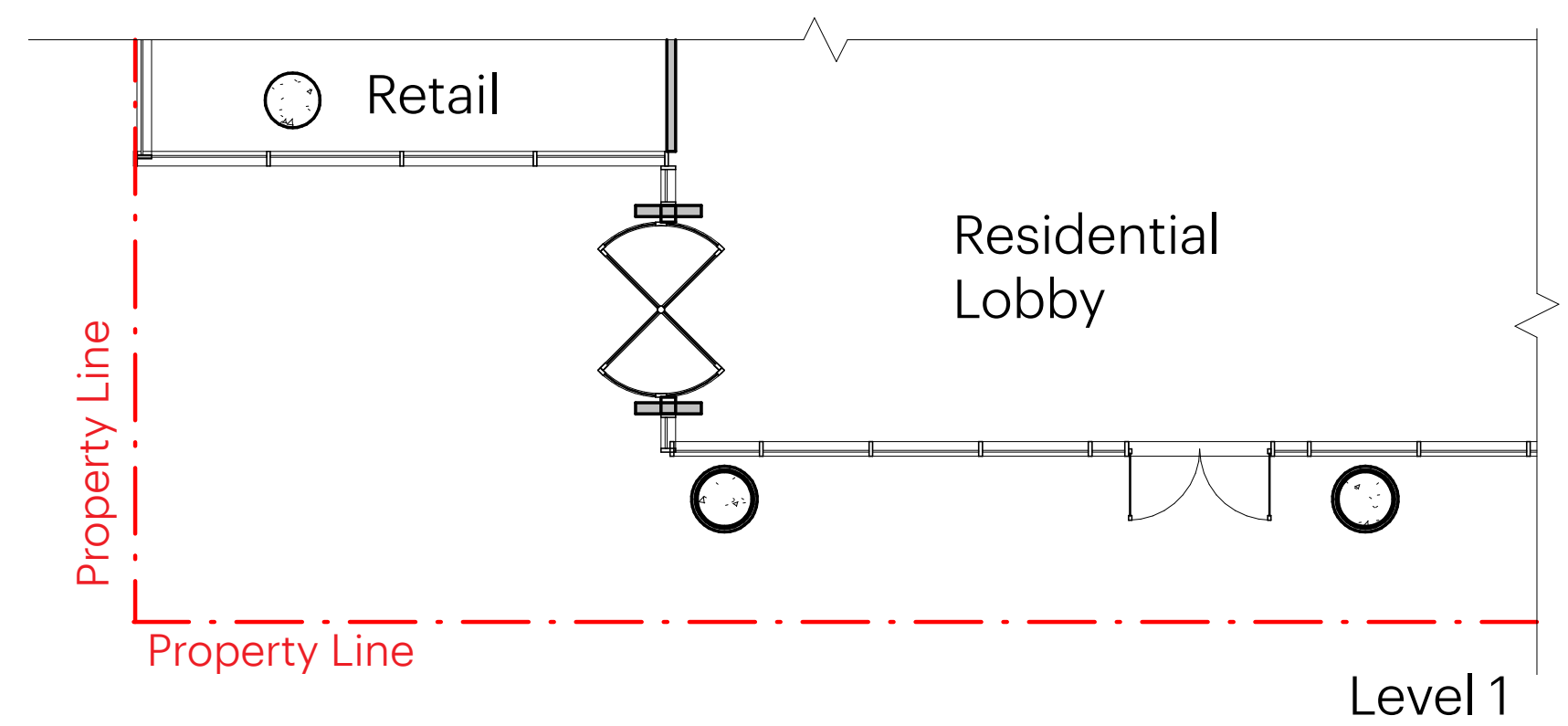
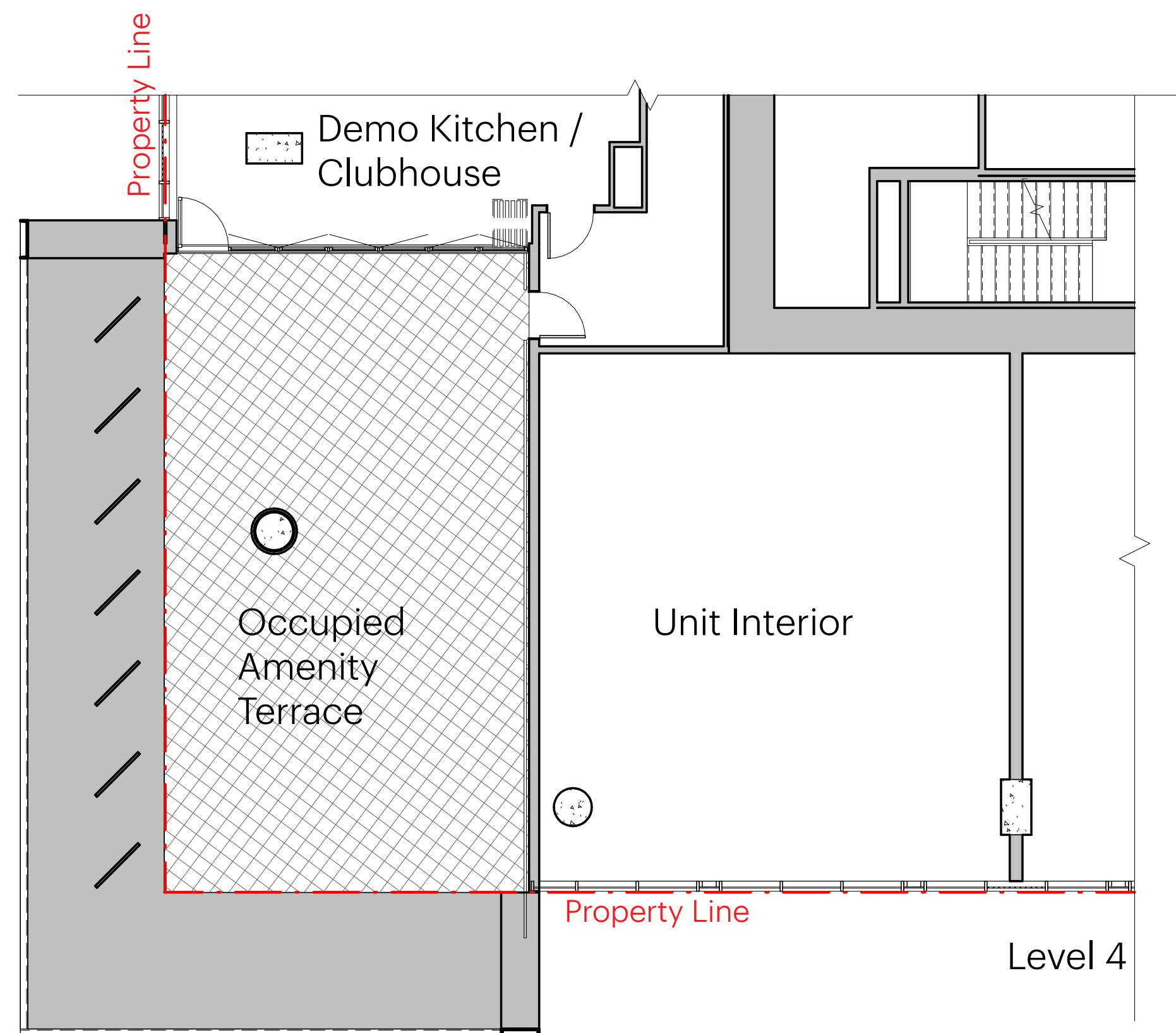
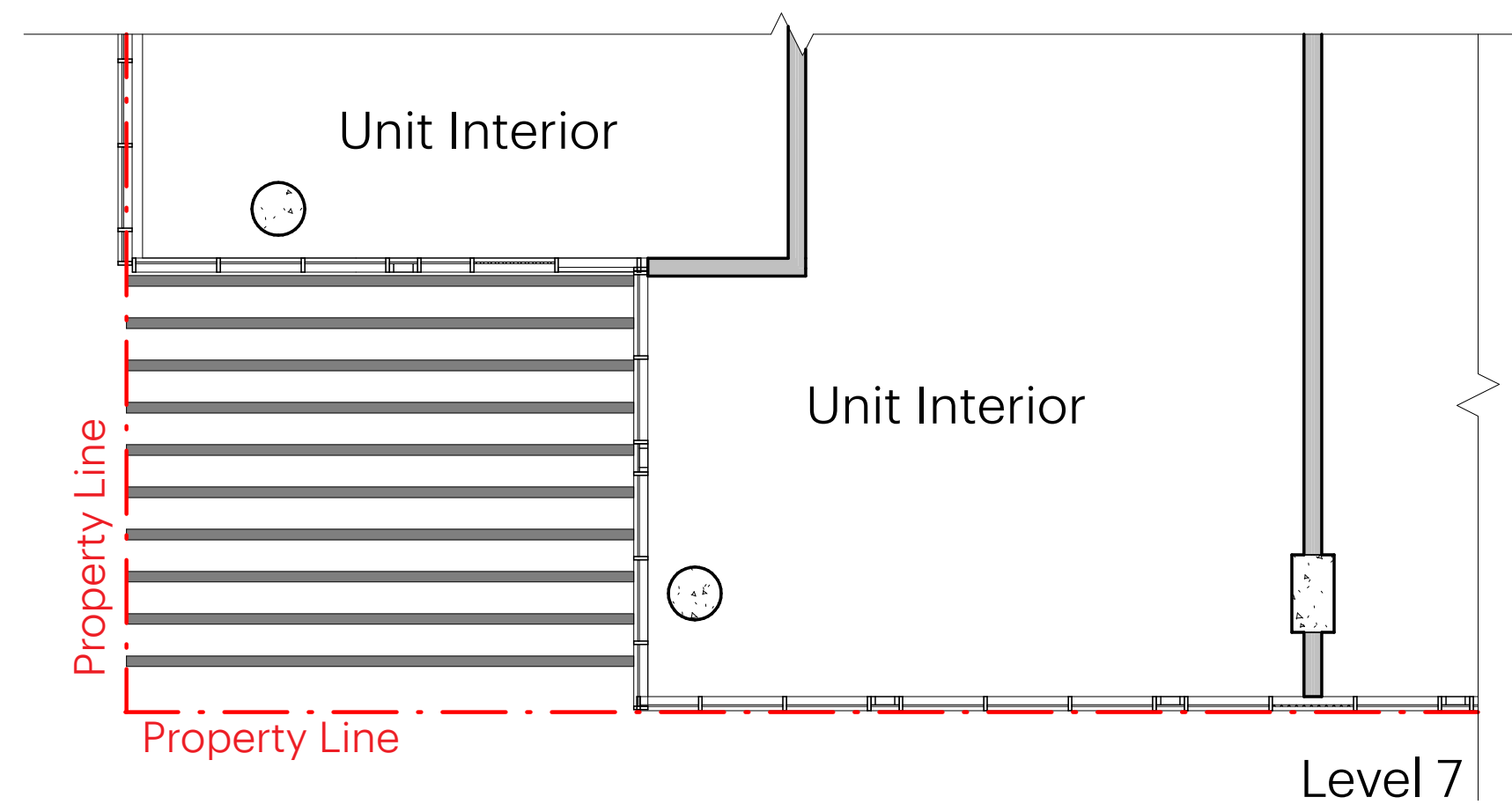


ELEVATION
TOWER - NW FRONTAGE (M STREET)



SCALE 1"=20'-0" at 22x34
0' 10' 20' 40'





ENLARGED ELEVATION SE FRONTAGE - HARNEY WAY

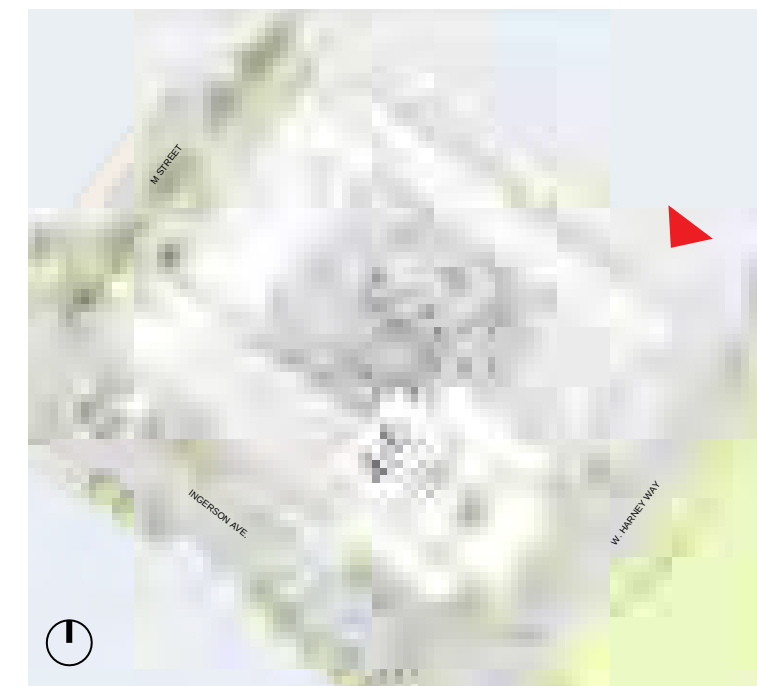
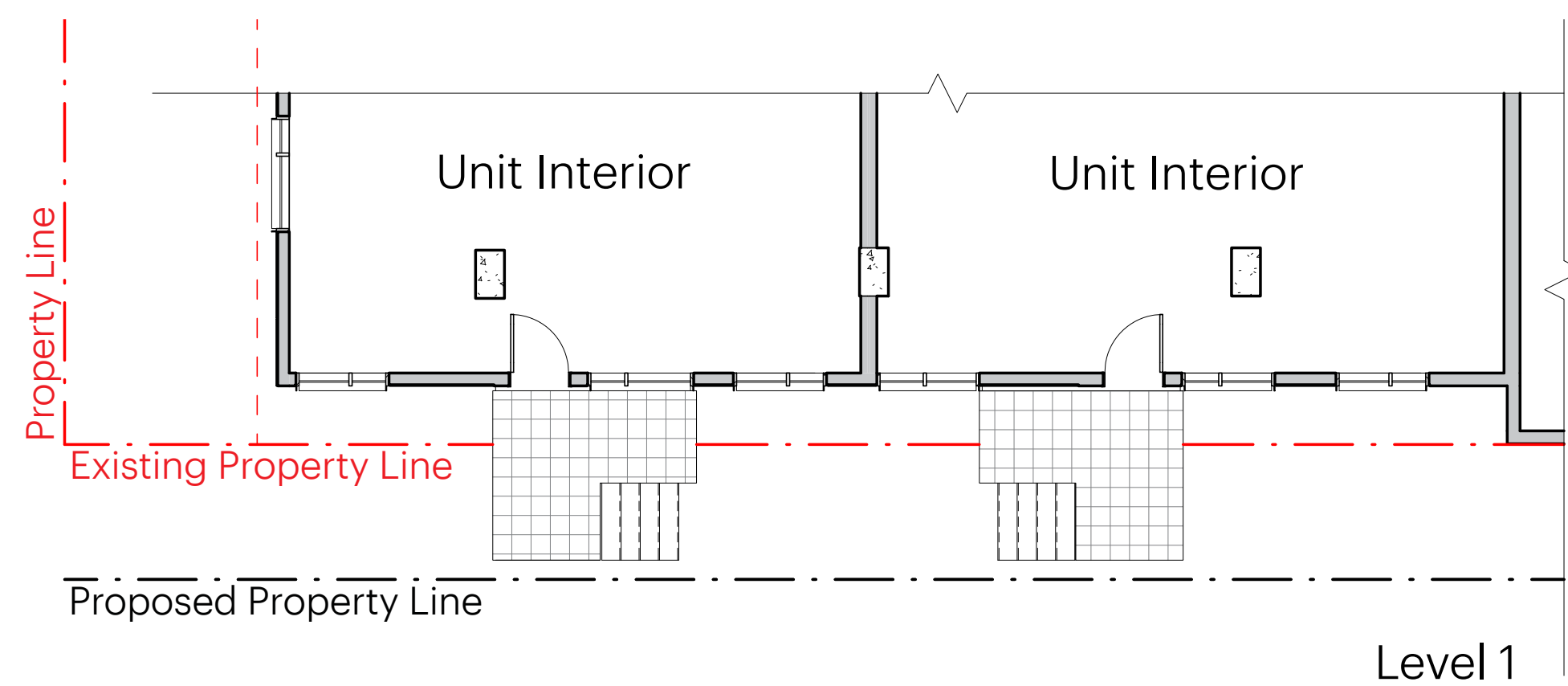
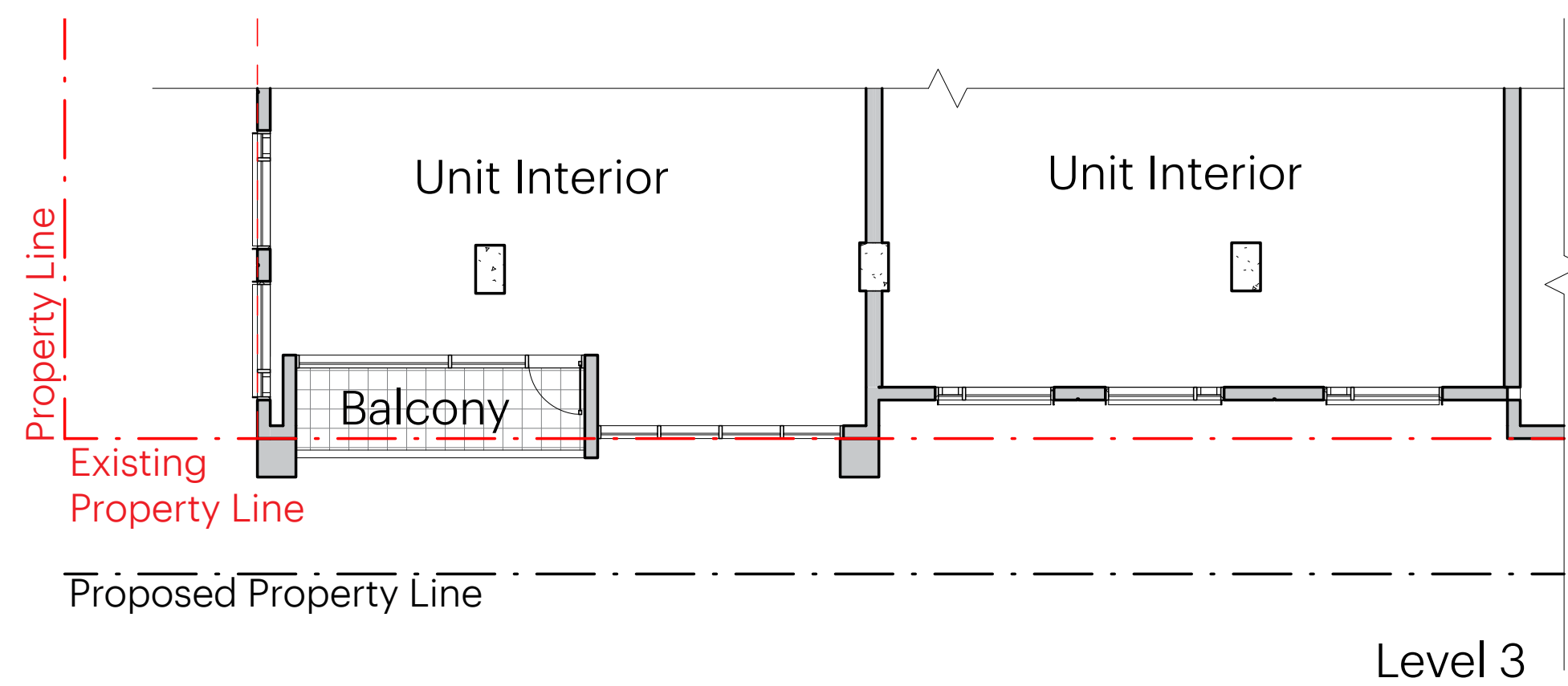
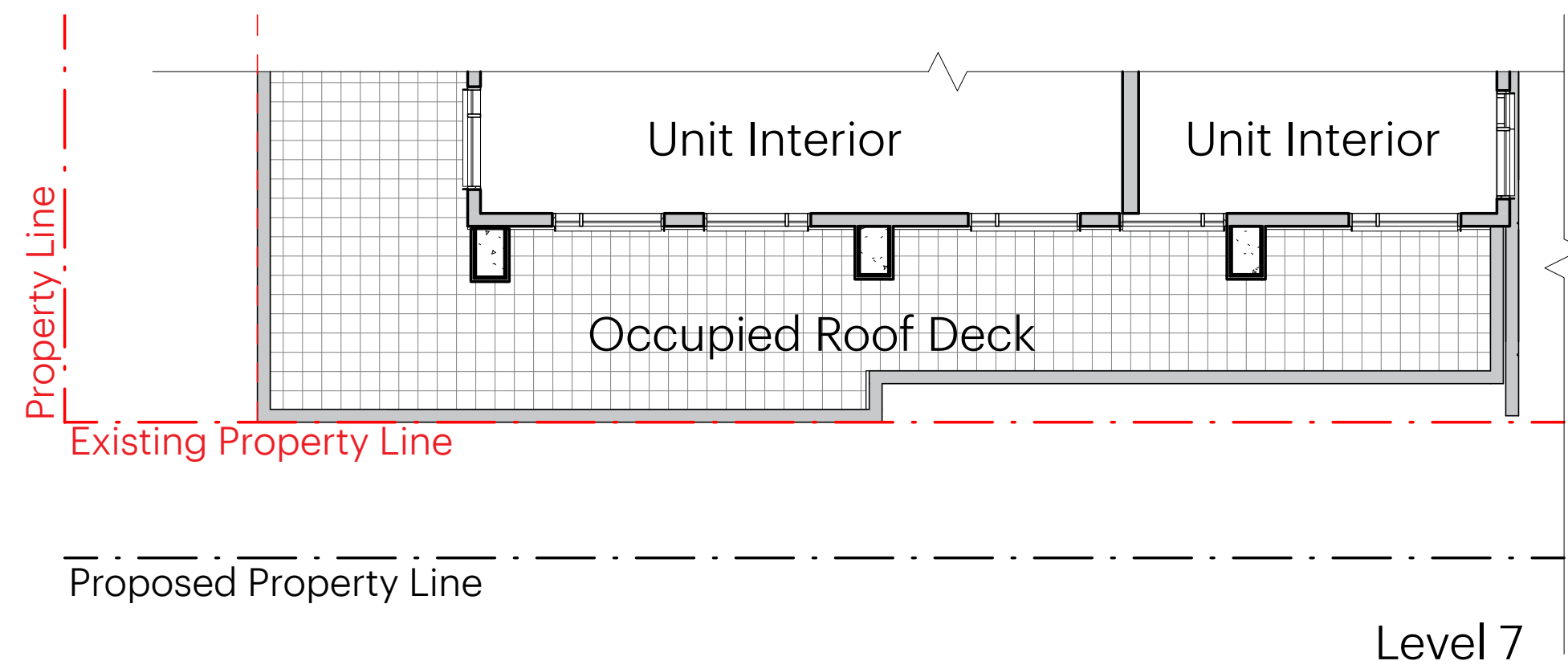
SCALE 1/8"=1'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

6.09



ENLARGED ELEVATION

NE FRONTAGE - MID-BLOCK BREAK (EAST)

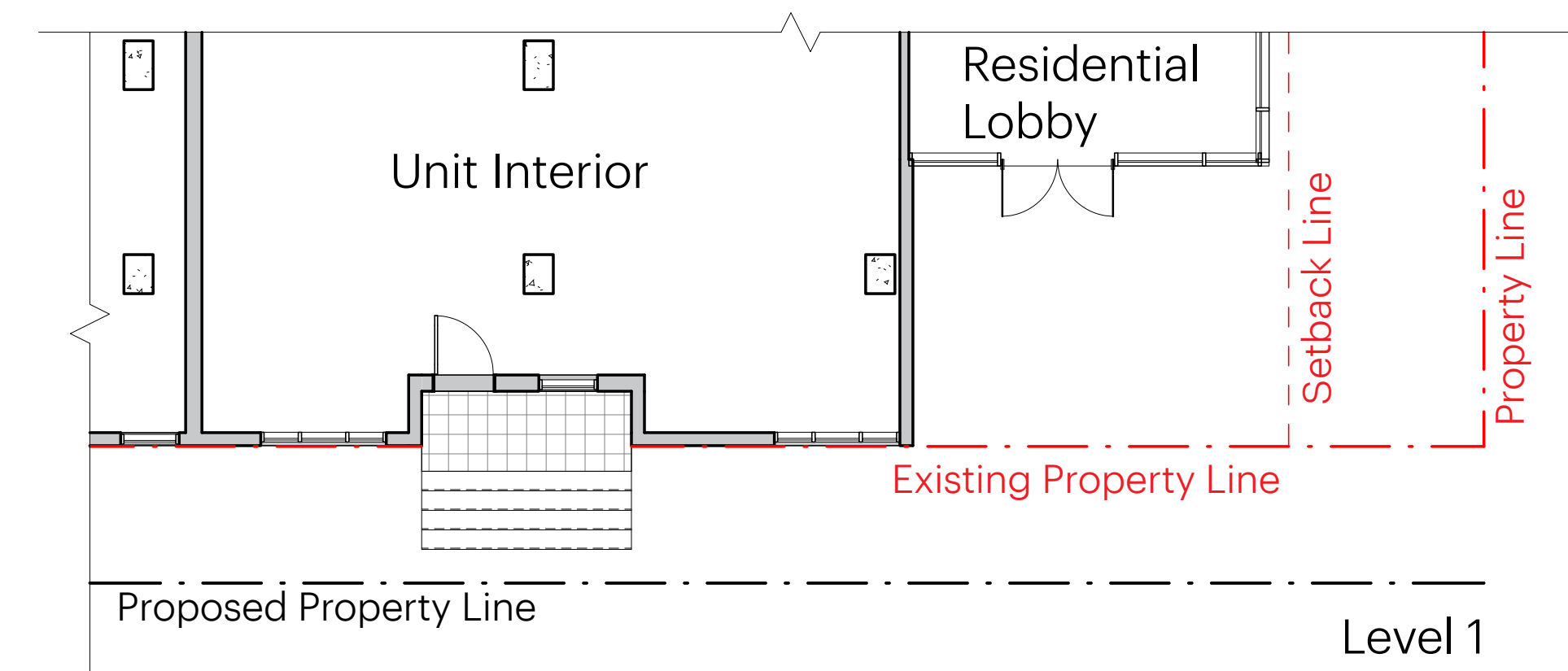
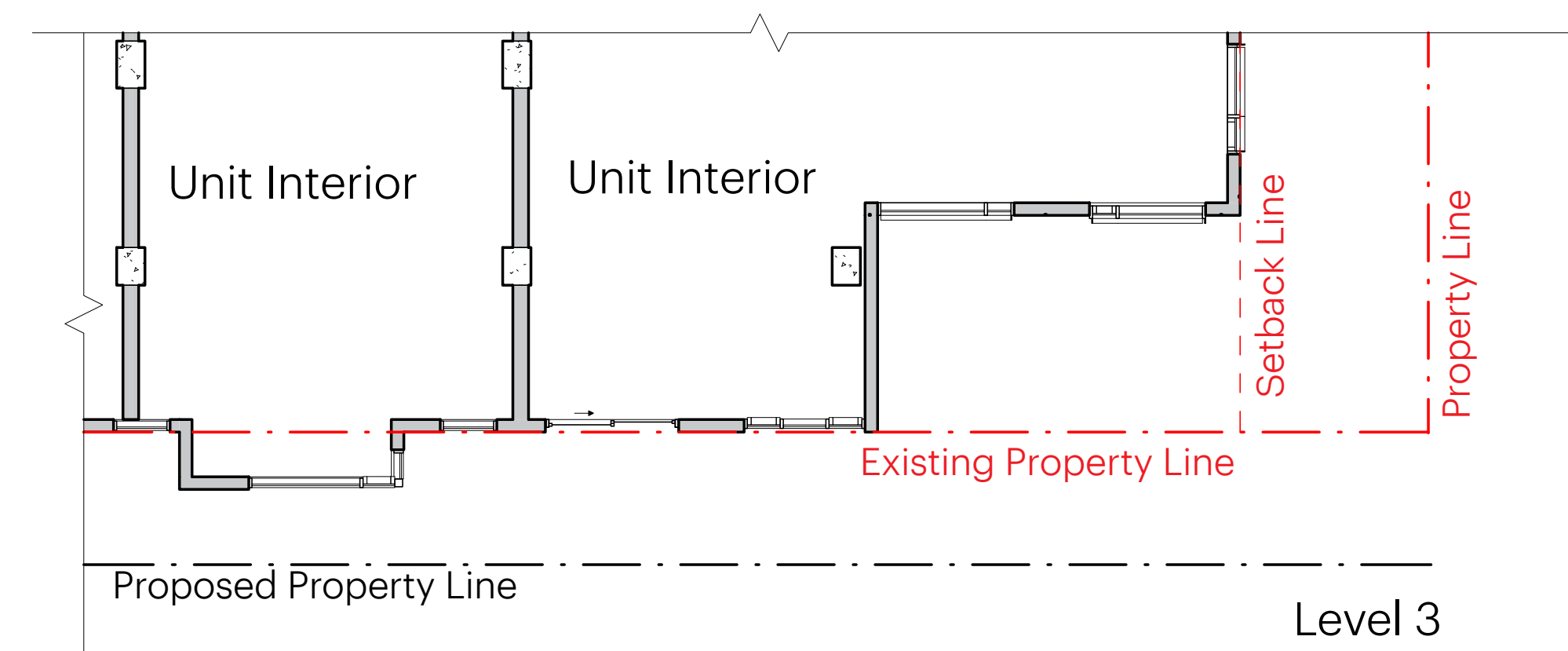
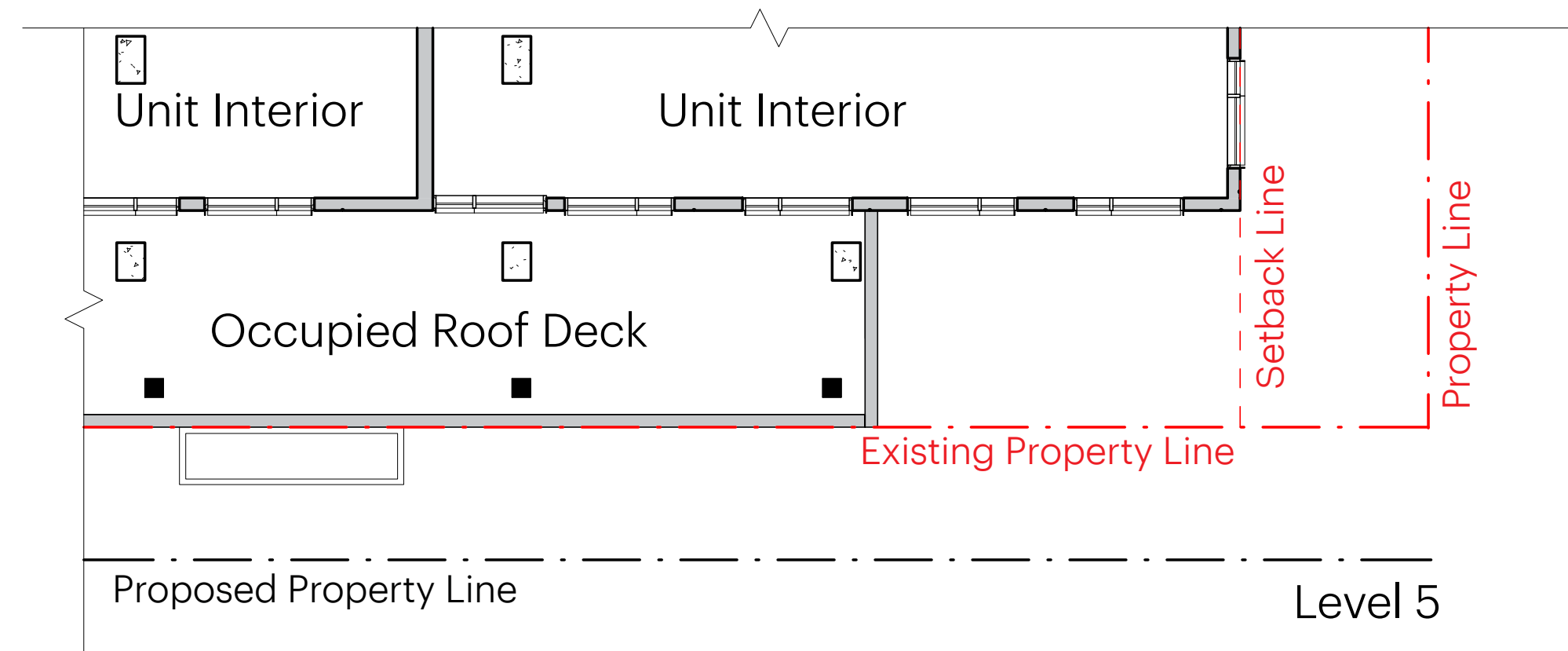
SCALE 1/8"=1'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A.studio Creo

6.10



ENLARGED ELEVATION

NE FRONTAGE - MID-BLOCK BREAK (WEST)

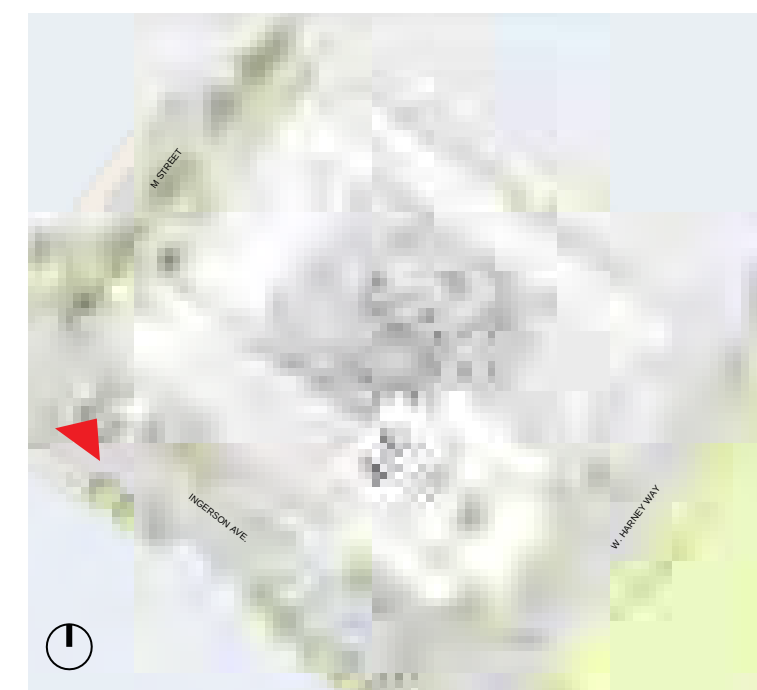
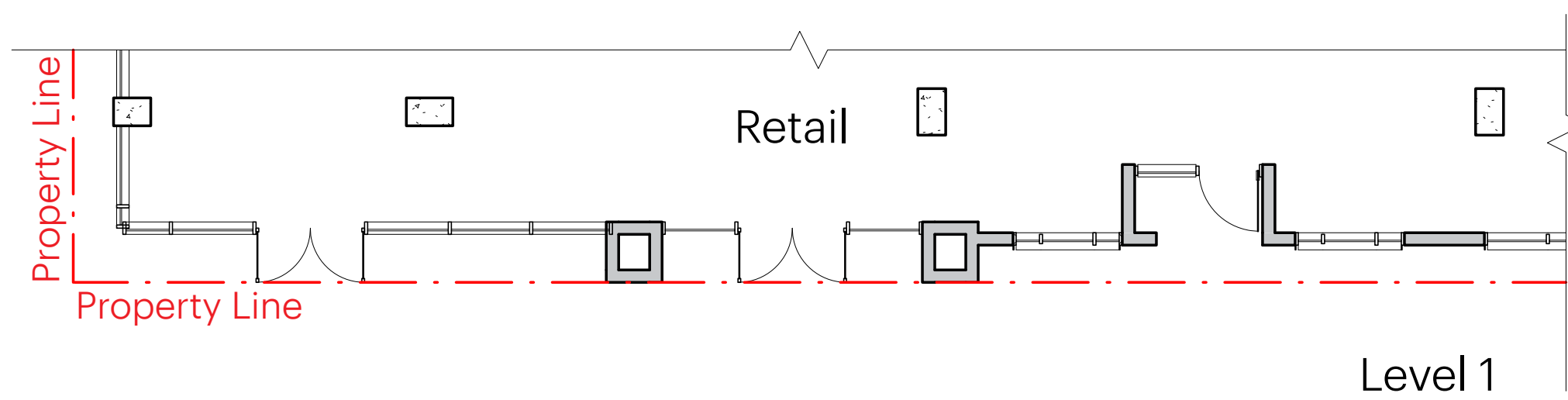
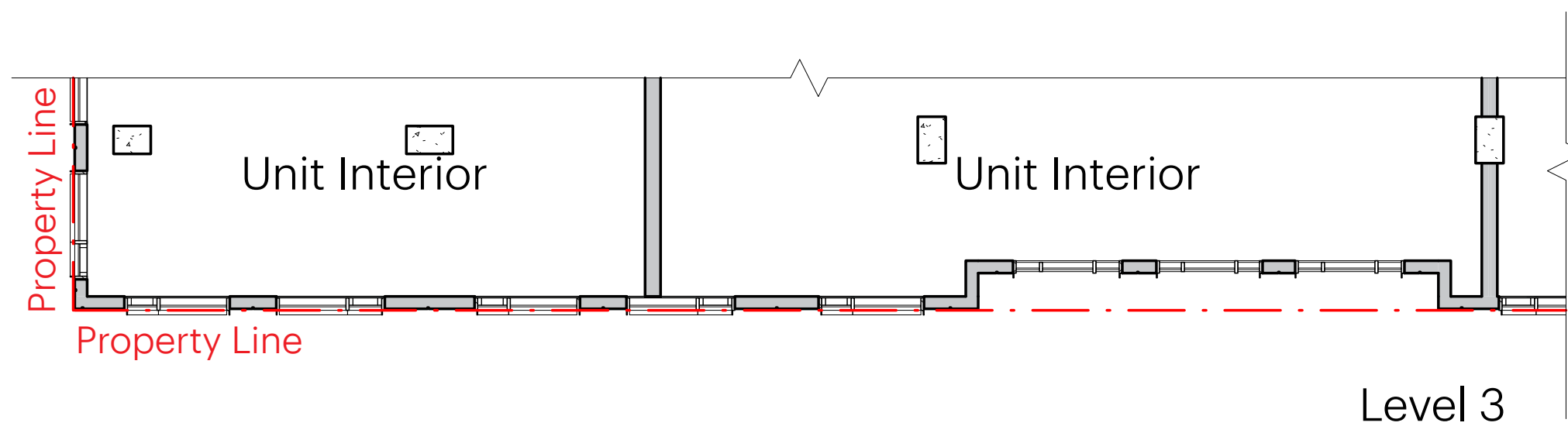
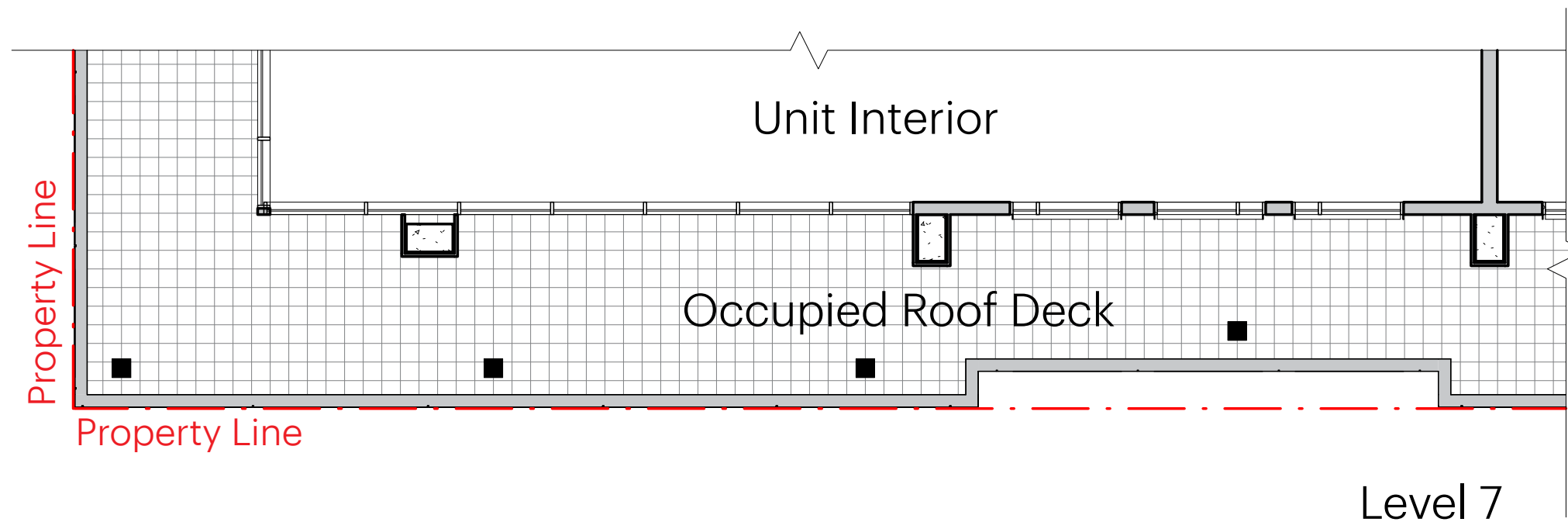
SCALE 1/8"=1'-0" at 22x34

0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

6.11



ENLARGED ELEVATION

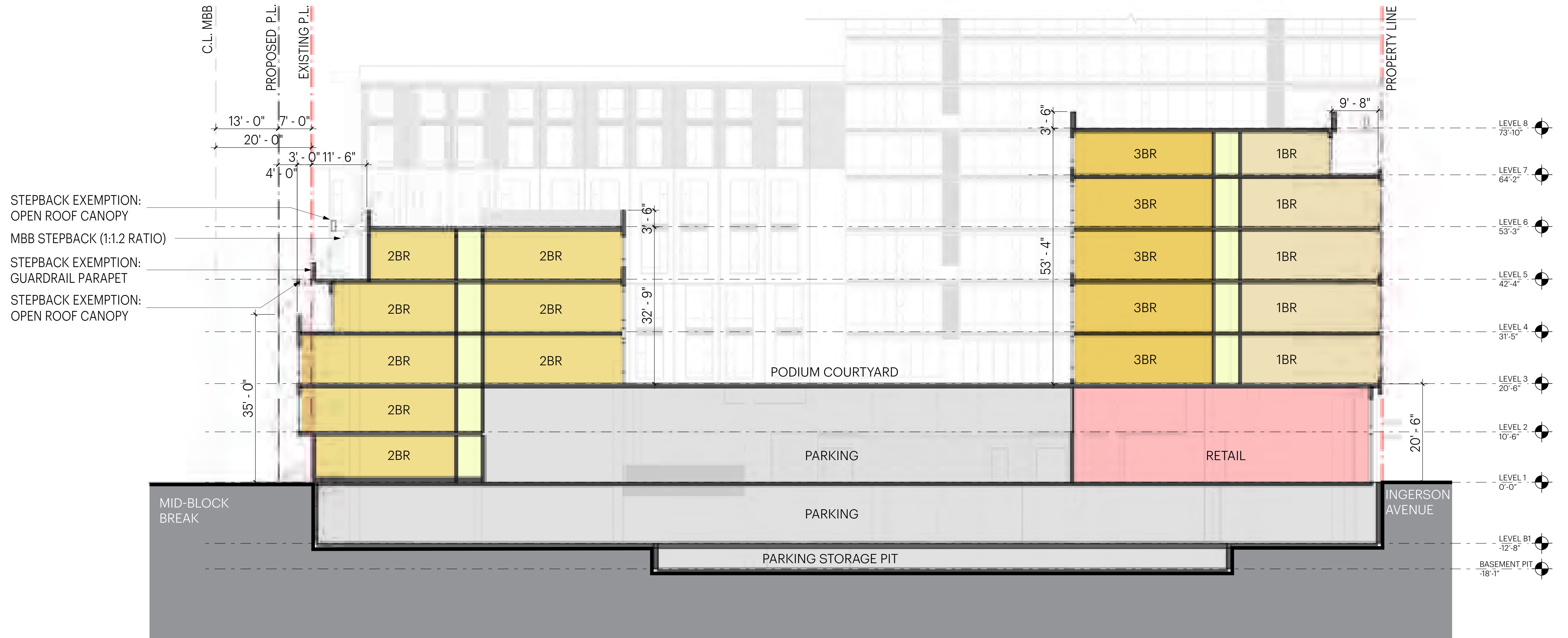
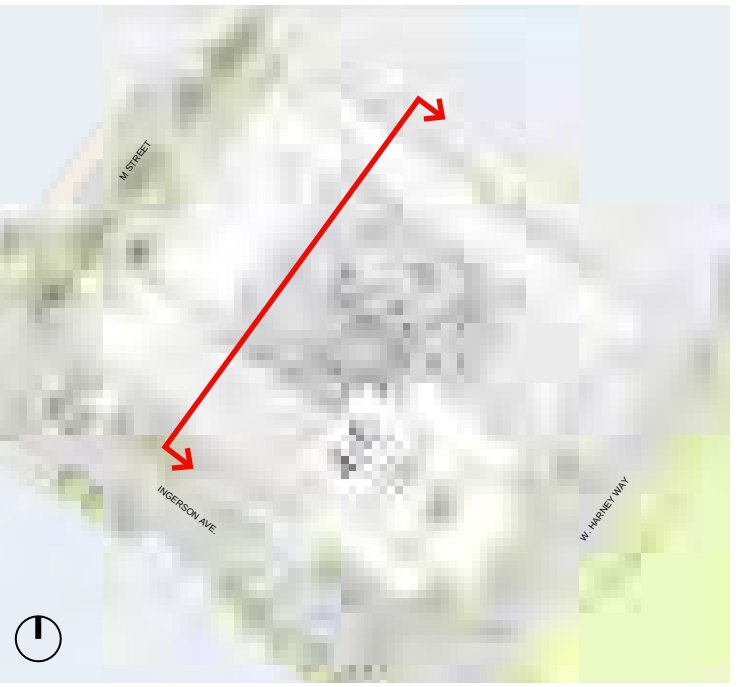
SW FRONTAGE - INGERSON AVENUE

SCALE 1/8"=1'-0" at 22x34
0' 5' 10' 20'

CANDLESTICK POINT | CPN BLOCK 11A
OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIVEPOINT HKS Y.A. studio Creo

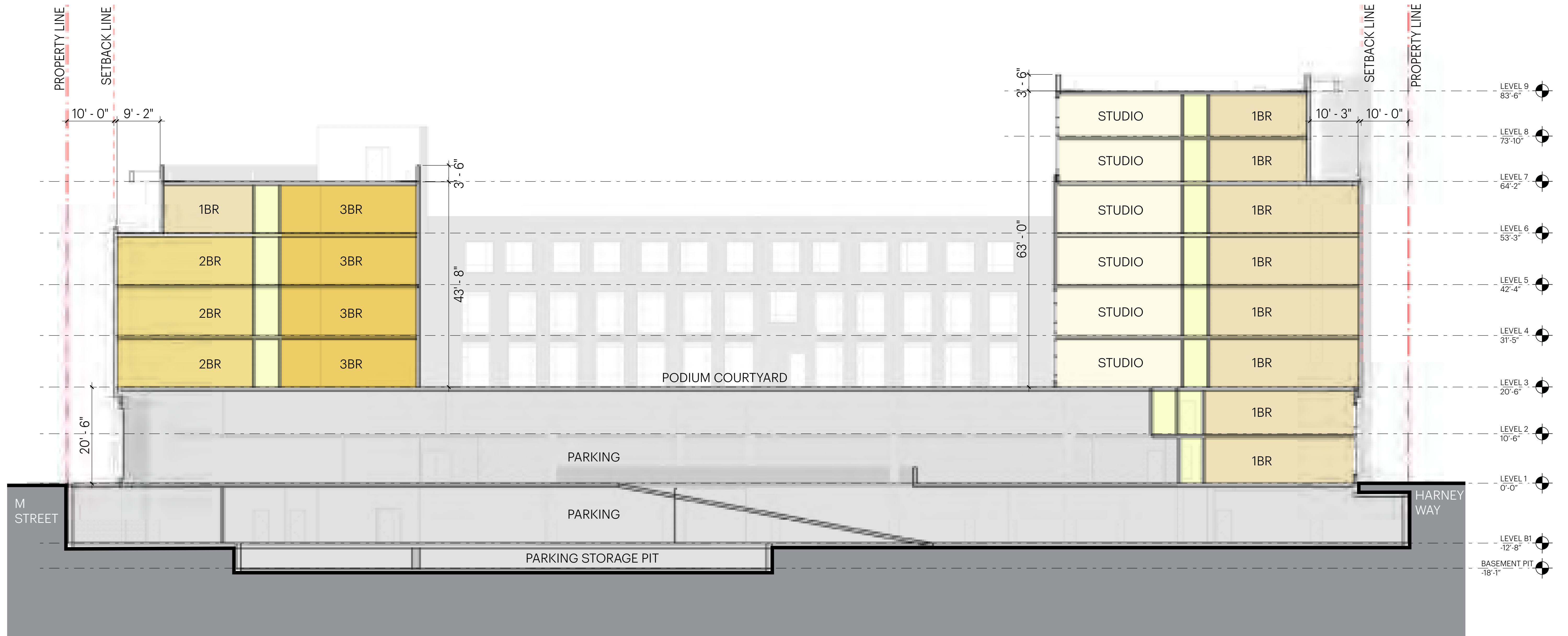
6.12



SITE AND BUILDING SECTION

NORTHEAST / SOUTHWEST PODIUM

SCALE 3/32"=1'-0" at 22x34

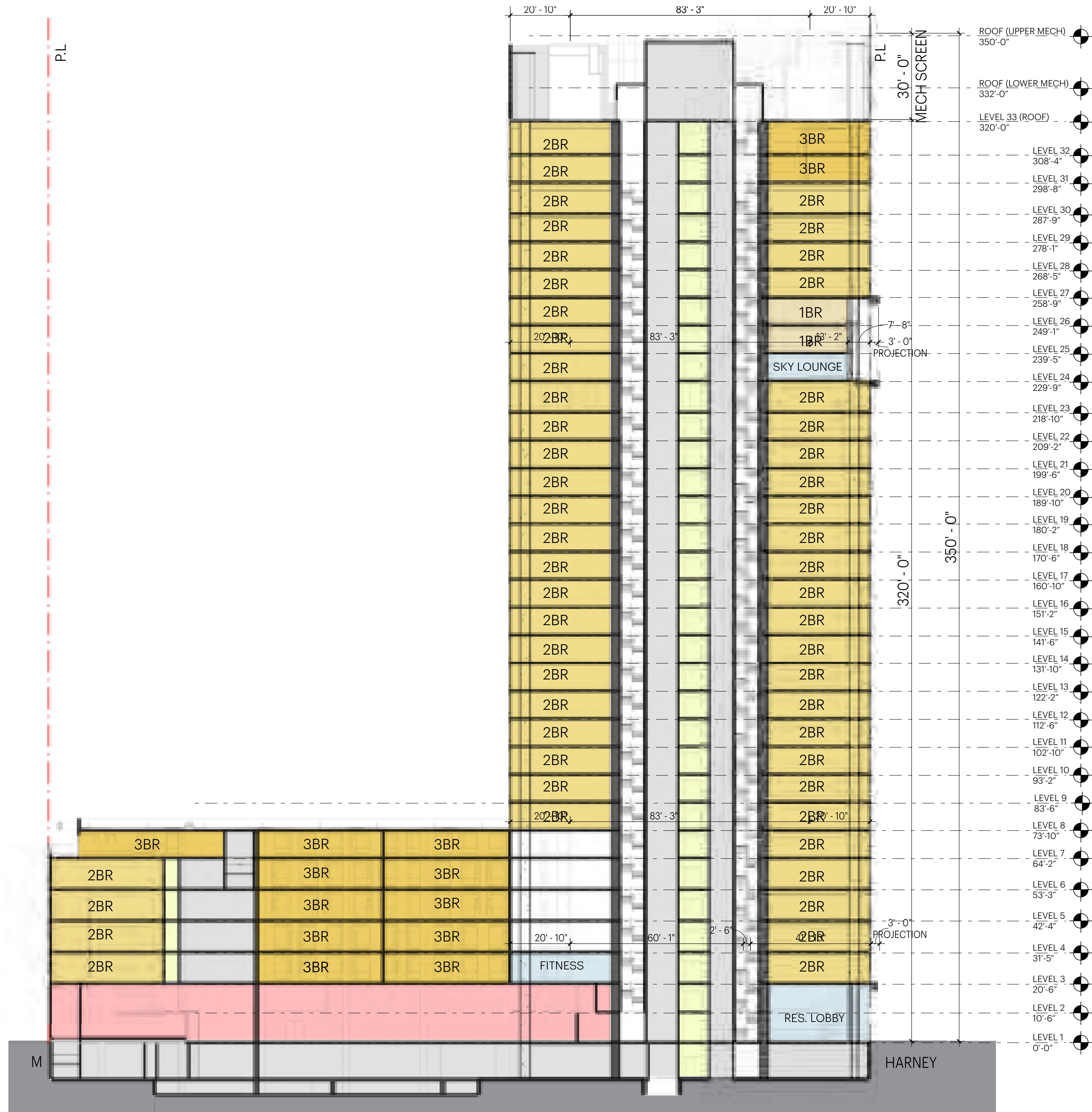


SITE AND BUILDING SECTION

NORTHWEST / SOUTHEAST PODIUM

SCALE 3/32"=1'-0" at 22x34

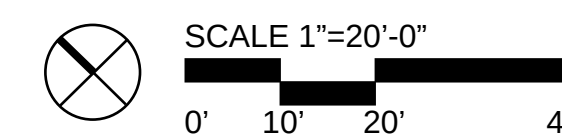
0' 10' 20'



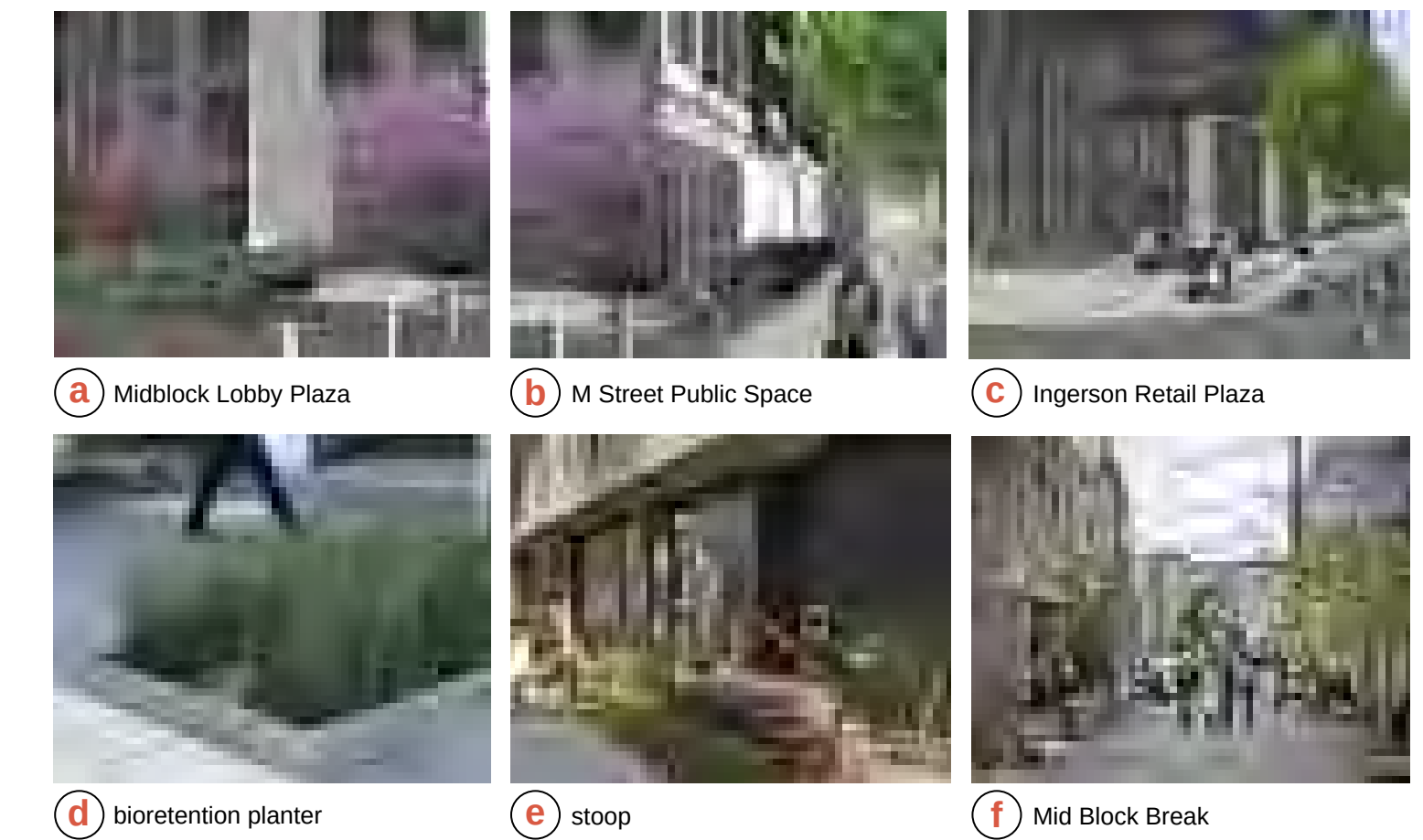
SITE AND BUILDING SECTION NORTHWEST / SOUTHEAST TOWER

SCALE 1"=20'-0" at 22x34
0' 10' 20' 40'

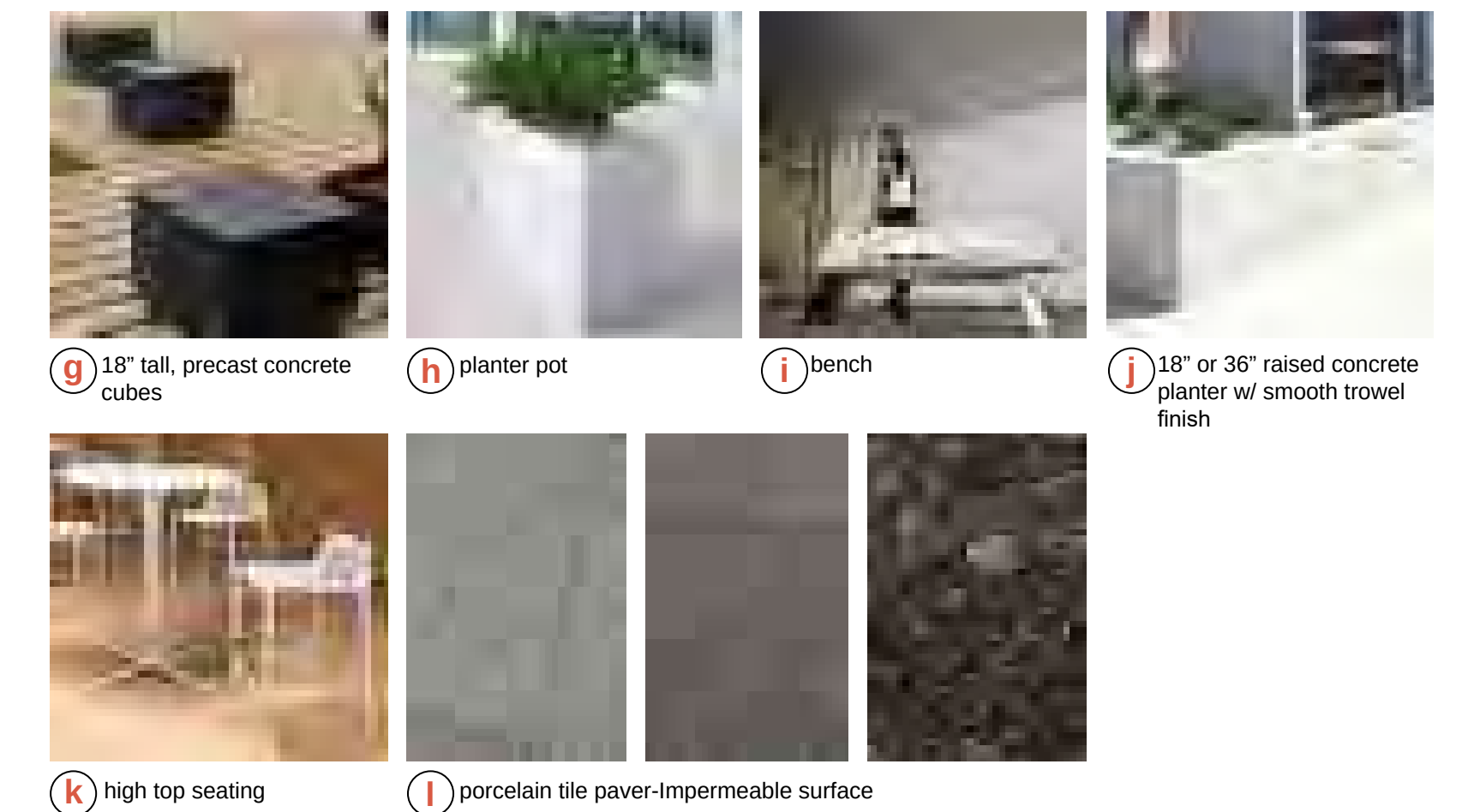




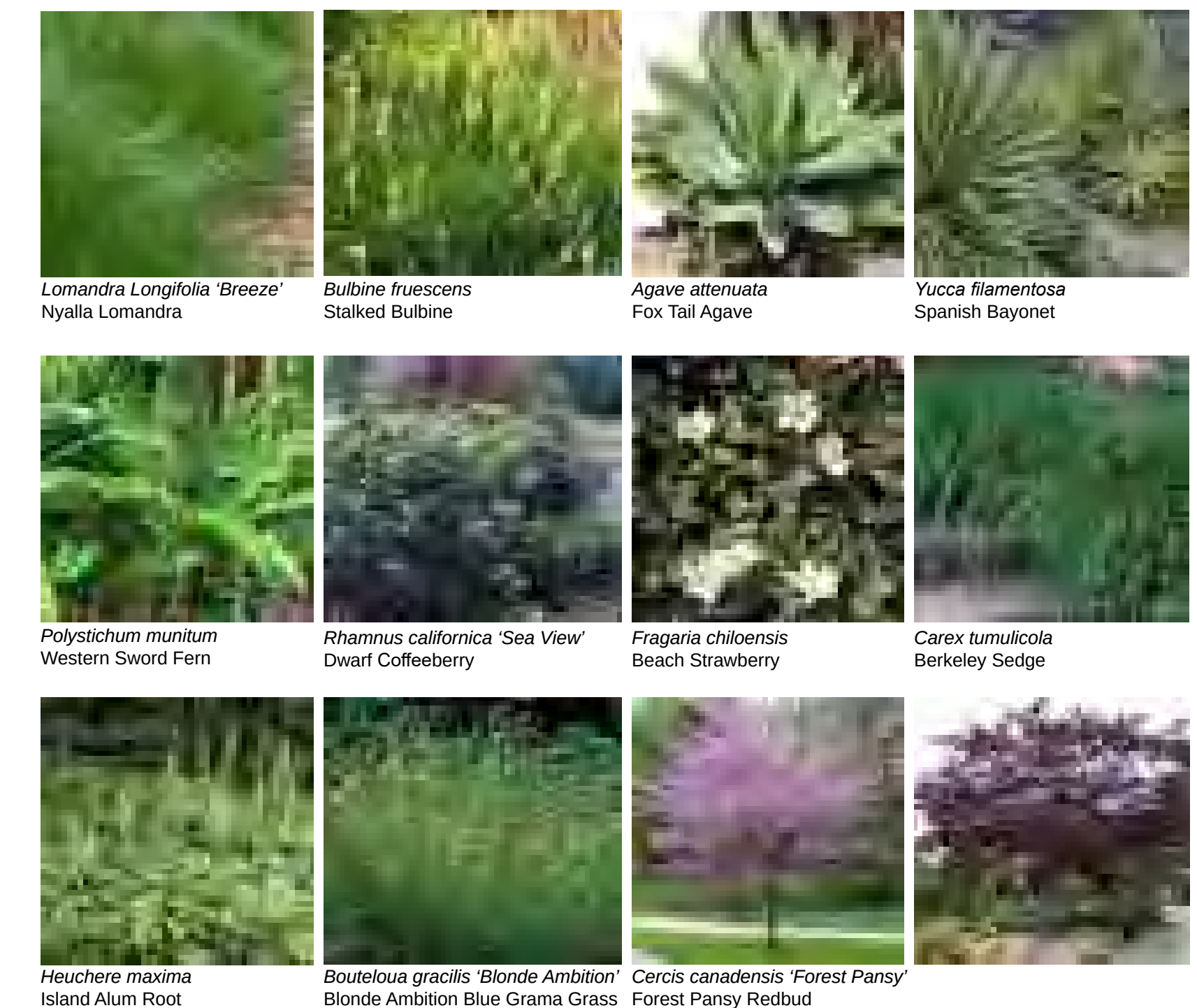
PROGRAM

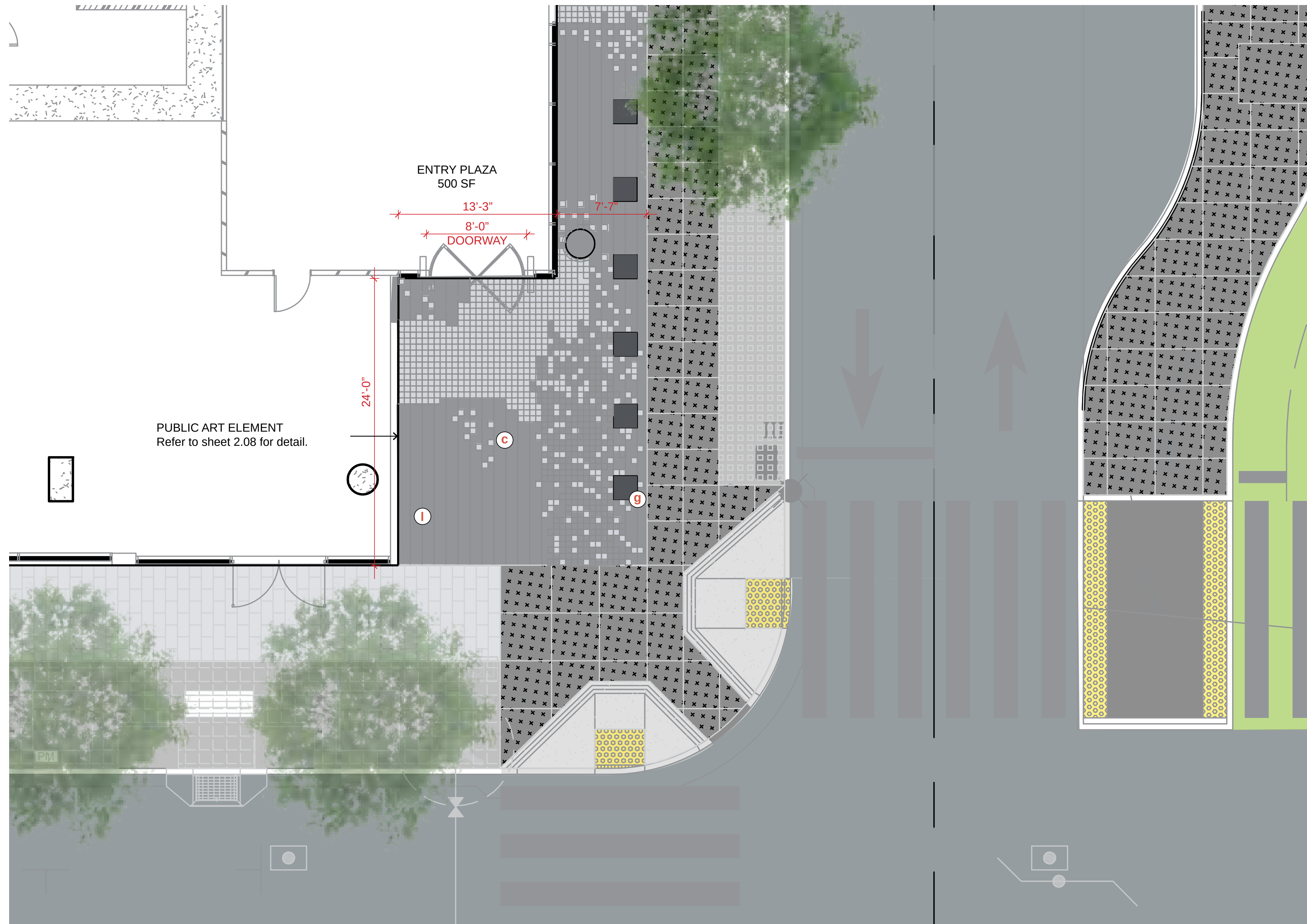


SITE AMENITIES AND MATERIALS



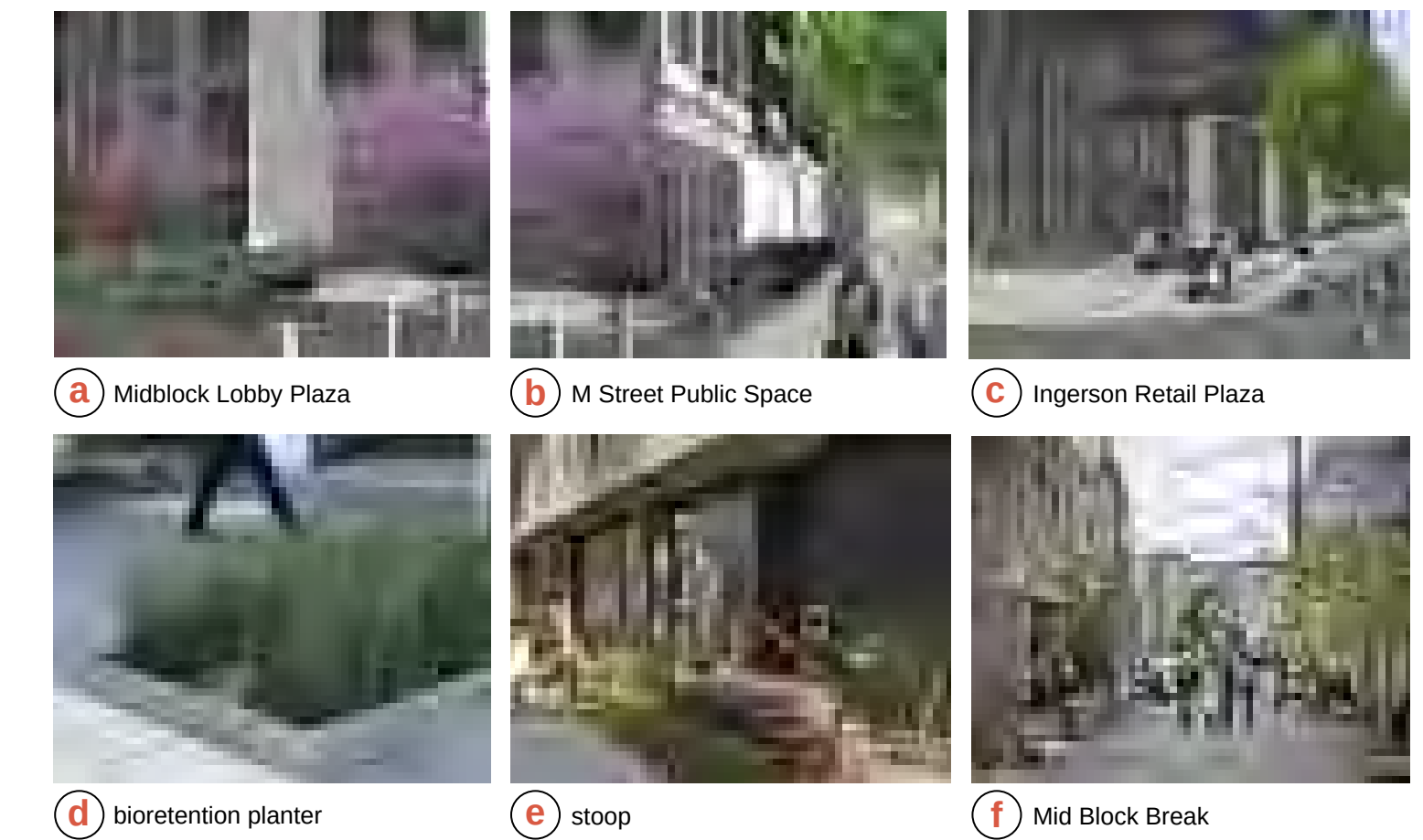
PLANTING



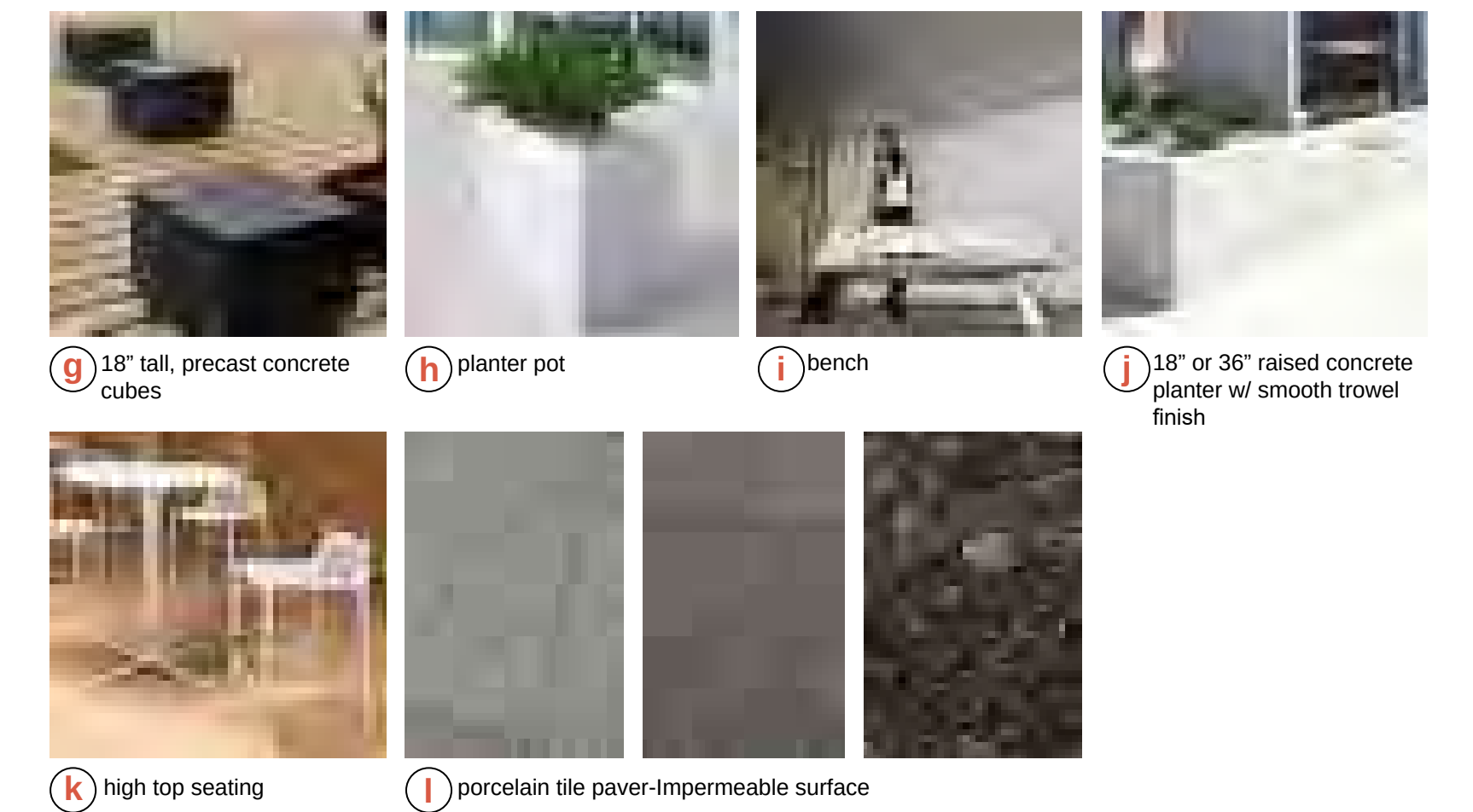


Note:
 Ingerson Retail Plaza represents the main ntrance to the project. The main ntrance is complimented with the follow: taller volume (30'), recessed doorway (24'), canopy above, down lighting in canopy above (reference studies on sheet 2.08), public art opportunities on West storefront, speciality paving considerations.

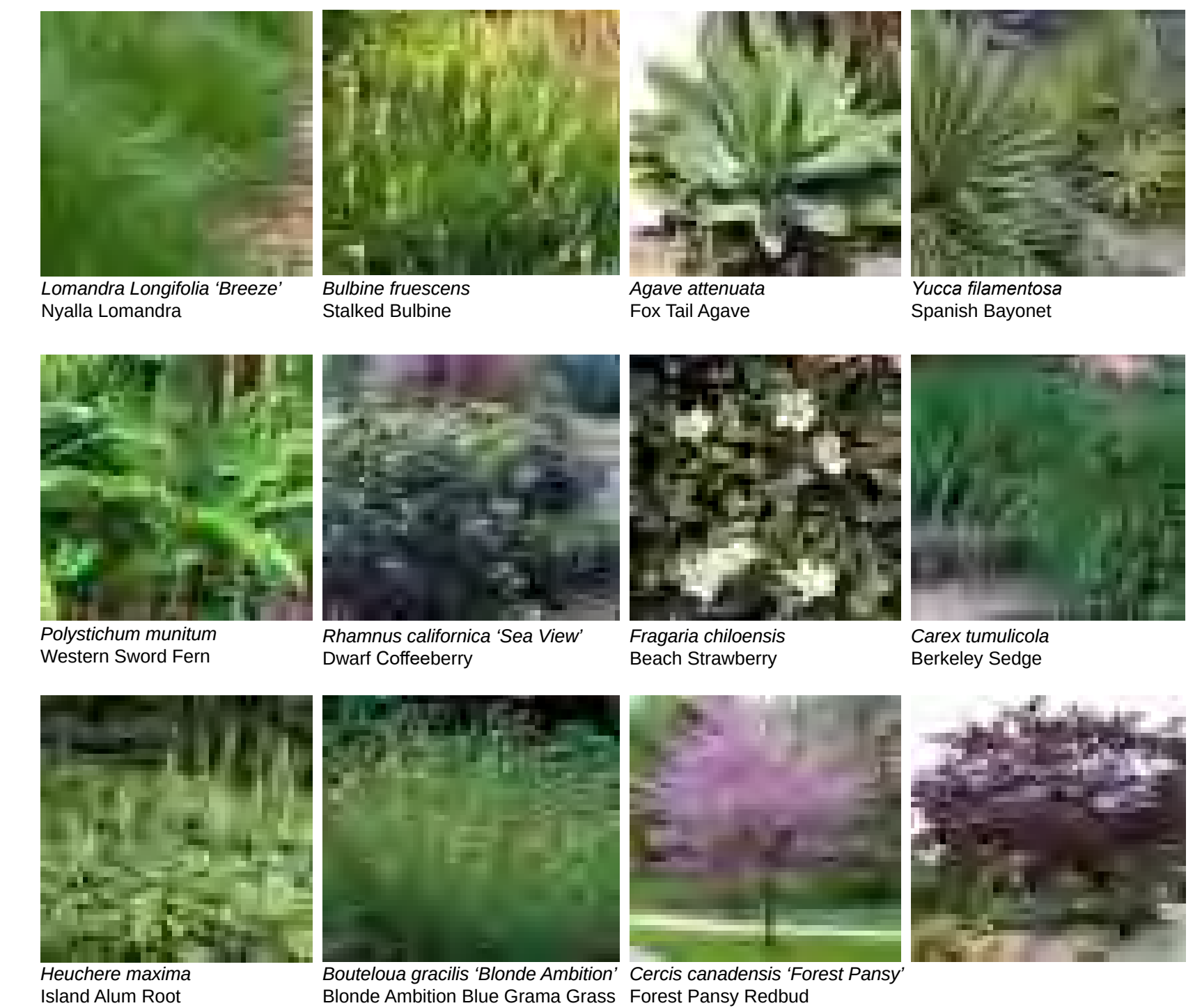
PROGRAM



SITE AMENITIES AND MATERIALS



PLANTING



LANDSCAPE

SITE PLAN LEVEL 1 - ENLARGED

CANDLESTICK POINT | CPN BLOCK 11A
 OCII SCHEMATIC DESIGN SUBMITTAL | 04.16.2019

FIREFPOINT HKS Y.A.studio Creo

8.02A



(1) Planter box with tall grasses



(2) Planter box with low-lying plants



(3) Planter box with low-lying plants



(4) Outdoor seating area



(5) Planter box with low-lying plants

PLANTING Shrubs & Grasses



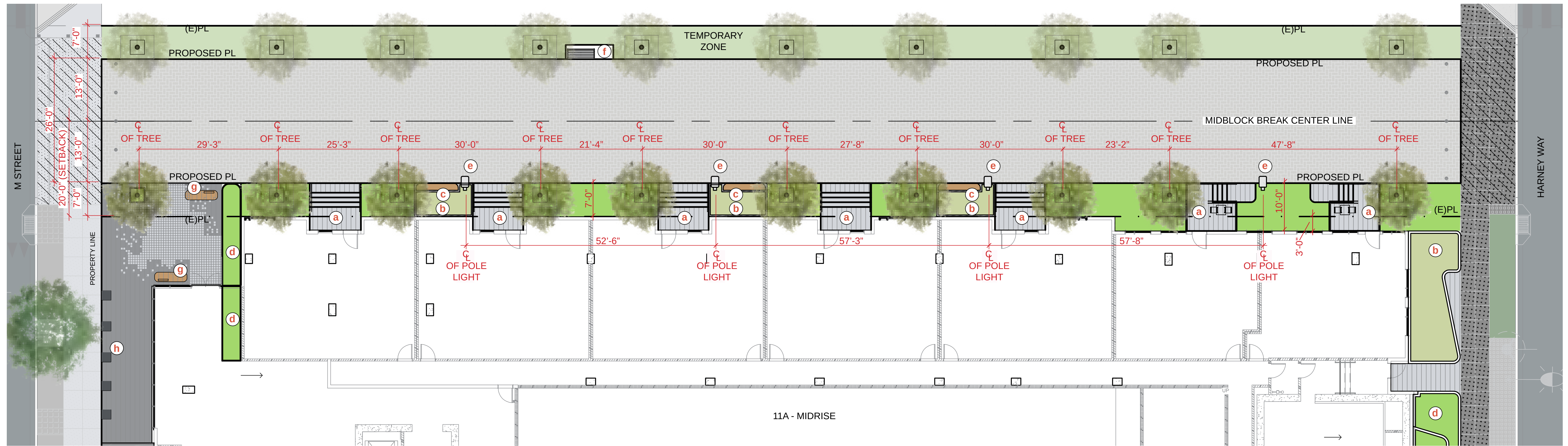
Shrub (1)



Shrub (2)



Shrub (3)



PROGRAM



(a) stoop



(b) bioretention planter



(c) integrated redwood seating at planter



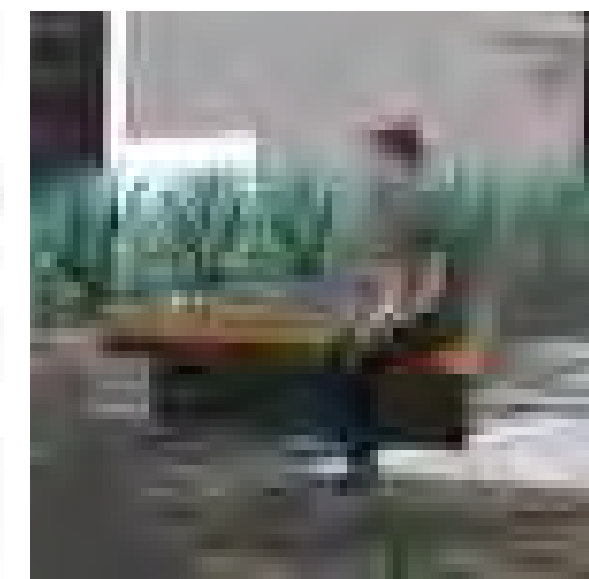
(d) 18" x 36" raised concrete planter w/ smooth trowel finish



(e) pole light



(f) bench at temporary zone



(g) custom wood and steel bench (backs located as required)



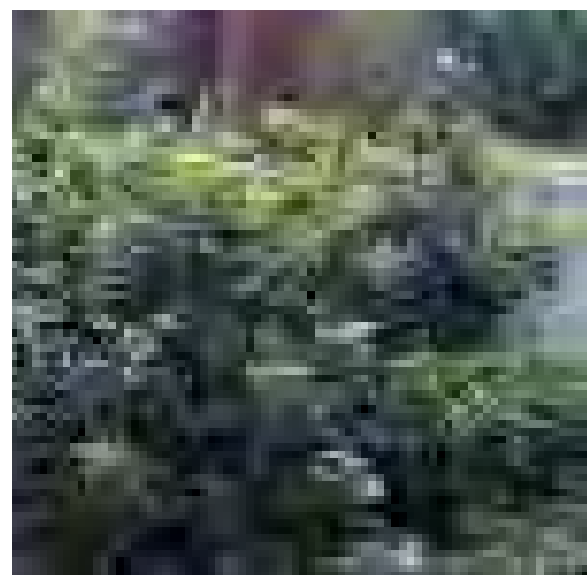
(h) 18" tall, precast concrete cubes

PLANTING

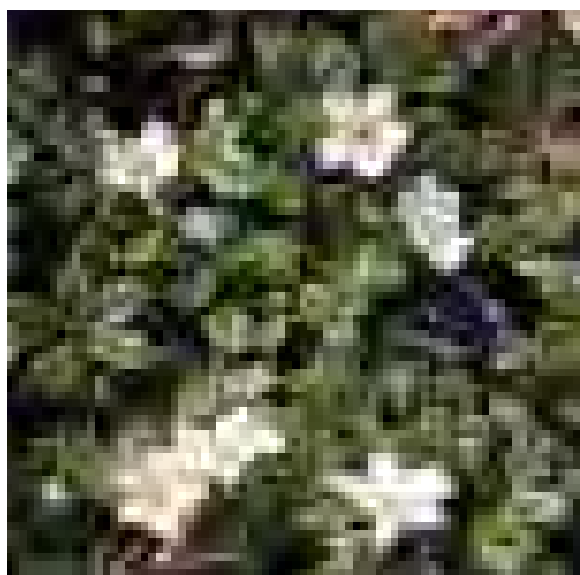
Shrubs & Groundcover



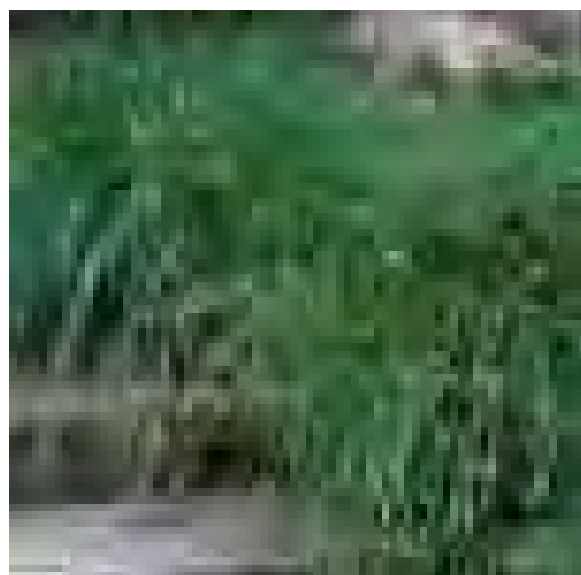
Polystichum munitum
Western Sword Fern



Rhamnus californica 'Sea View'
Dwarf Coffeeberry



Fragaria chiloensis
Beach Strawberry



Carex tumulicola
Berkeley Sedge

Tree



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud







(a) ENTRY PLAZA AT INGERSON AVENUE AND HARNEY STREET



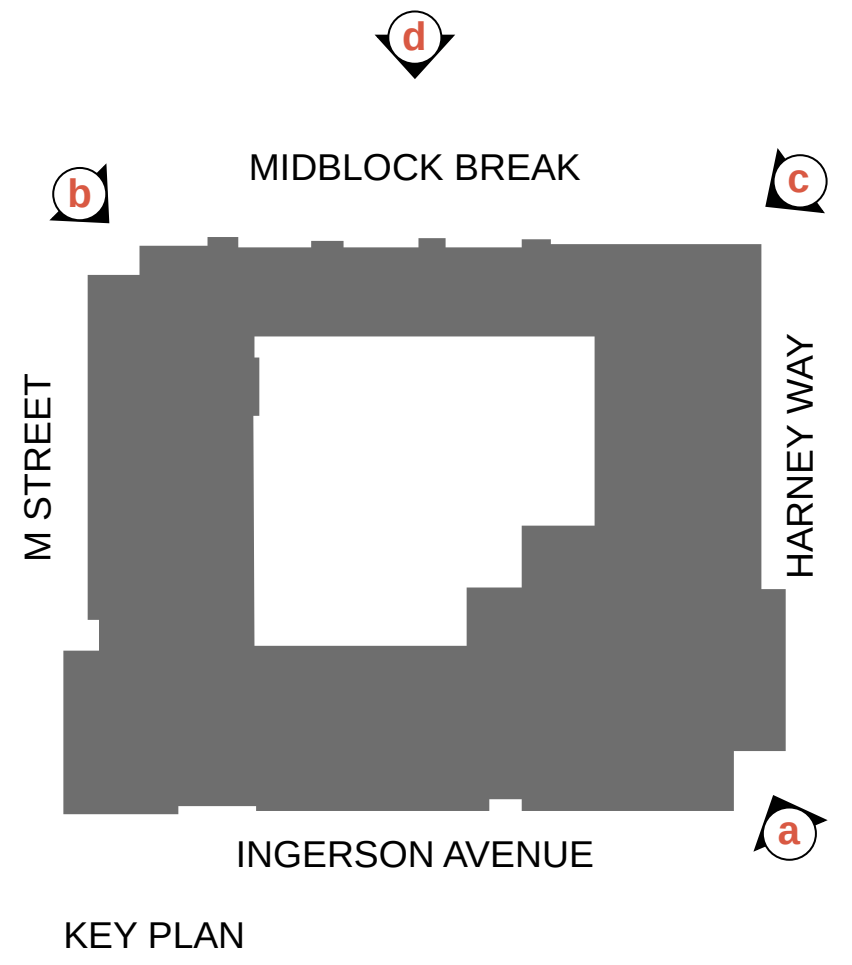
(b) ENTRY PLAZA AT M STREET AND MIDBLOCK BREAK



(c) INTERSECTION AT HARNEY STREET AND MIDBLOCK BREAK



(d) MIDBLOCK BREAK ELEVATION



- SITE AMENITIES AND MATERIALS**
- 1 18" tall, precast concrete cubes
 - 2 6" tall bioretention planter
 - 3 integrated redwood seating at planter
 - 4 18" or 36" raised concrete planter w/ smooth trowel finish
 - 5 bench at midblock break
 - 6 pole light
 - 7 custom wood and steel bench (backs located as required)



(a) OVERALL VIEW



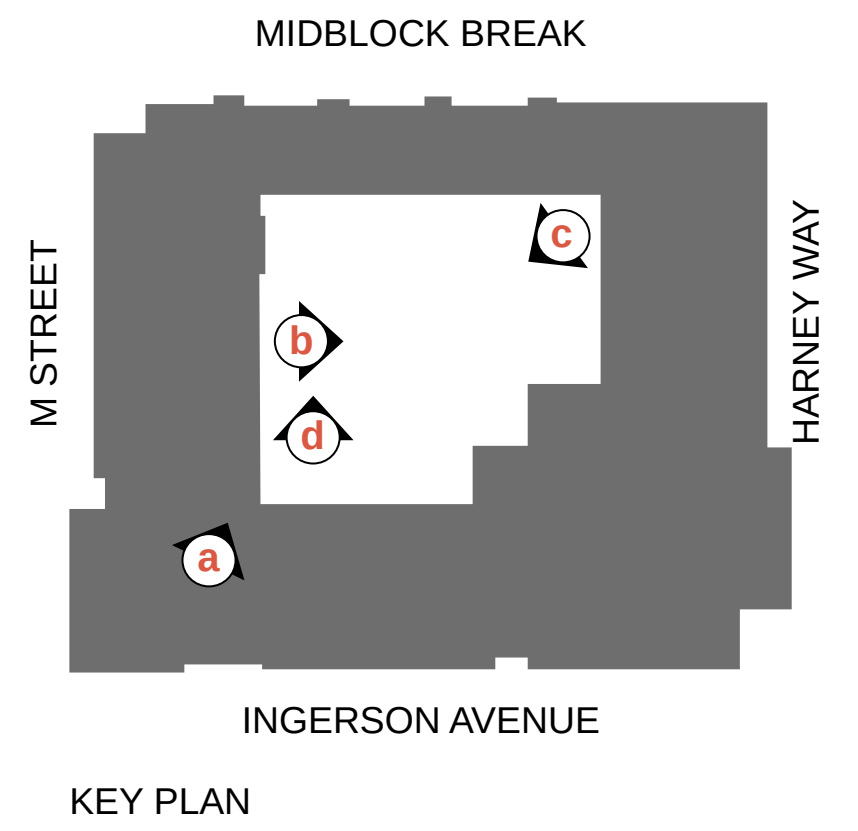
(b) DINING AND FIRE HEARTH AREA



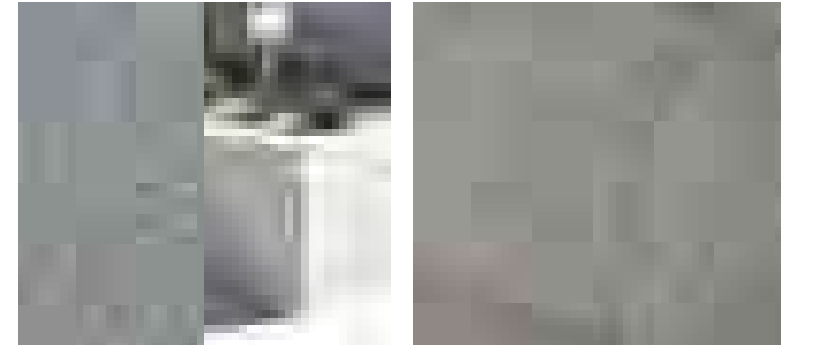
(c) TURF AREA WITH PUTTING GREEN



(d) BOCCÉ AREA



MATERIALS



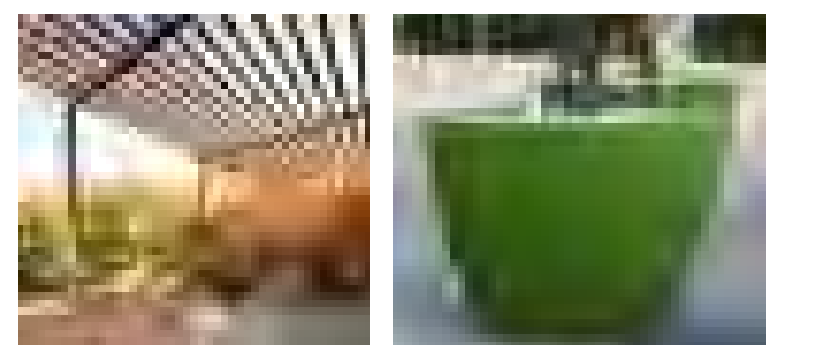
1 concrete planter wall with smooth trowel finish 2 porcelain tile paver



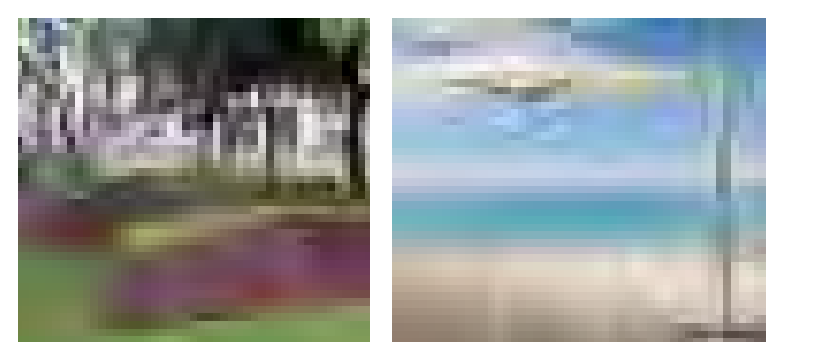
3 wood fence at private patios 4 glass spa fence



5 wood deck 6 synthetic turf



7 Ipe and steel trellis 8 planter pot



9 steel clad concrete planter 10 umbrella



1. SPANDREL GLAZING



2. VISION GLAZING



3. GLASS RAILING WITH WOOD CAP



4. METAL PANEL



5. GLASS FIBER REINFORCED CONCRETE

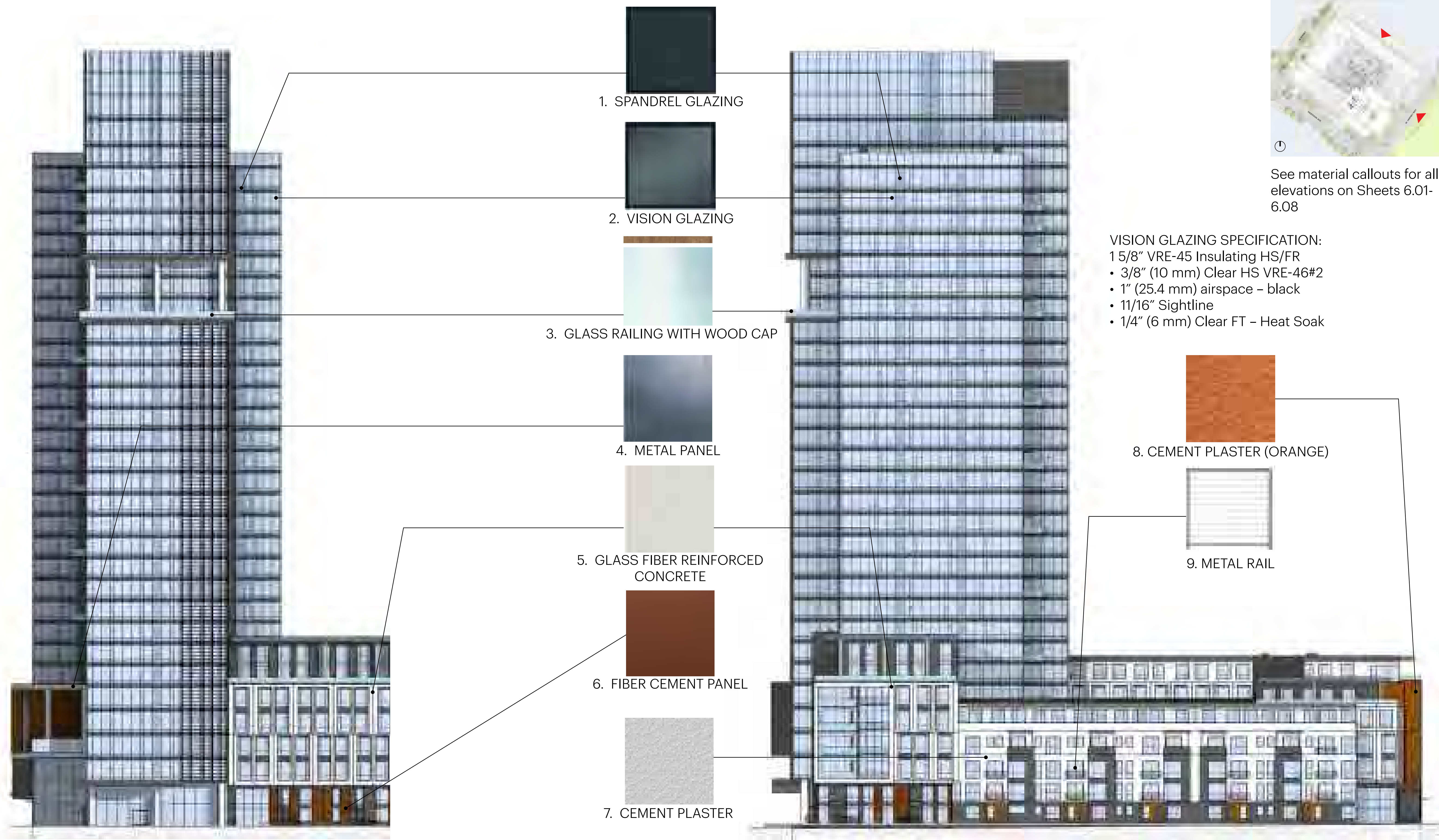


6. FIBER CEMENT PANEL



7. CEMENT PLASTER

VISION GLAZING SPECIFICATION:
 1 5/8" VRE-45 Insulating HS/FR
 • 3/8" (10 mm) Clear HS VRE-46#2
 • 1" (25.4 mm) airspace – black
 • 11/16" Sightline
 • 1/4" (6 mm) Clear FT – Heat Soak



1. SPANDREL GLAZING

2. VISION GLAZING

3. GLASS RAILING WITH WOOD CAP

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CONCRETE

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• 1/4" (6 mm) Clear FT – Heat Soak

8. CEMENT PLASTER (ORANGE)

9. METAL RAIL