



126-0042021-002

Agenda Item **No. 5(b)**
Meeting of February 16, 2021

MEMORANDUM

TO: Commission on Community Investment and Infrastructure

FROM: Sally Oerth, Interim Executive Director

SUBJECT: Workshop for the San Francisco Unified School District's Mission Bay School Design

EXECUTIVE SUMMARY

The Redevelopment Plan for the Mission Bay South Redevelopment Project (the "Redevelopment Plan") and the Mission Bay South Owner Participation Agreement between the Office of Community Investment and Infrastructure ("OCII") and FOCIL-MB, LLC (the "OPA"), designate Block 14 in the Mission Bay South Project Area (the "Project Area") as a "School Site" to be developed by the San Francisco Unified School District ("SFUSD") as part of the overall redevelopment of the Project Area. Block 14 is currently owned by the Regents of the University of California (hereinafter referred to as "UCSF") and will be transferred to SFUSD upon its formal request.

On October 23, 2020, SFUSD submitted to OCII a design concept for a building including three elements: 1) a preschool through fifth grade elementary school serving approximately 500 students, 2) a linked learning hub where high school students travel to for part of their school day and 3) a professional learning space for educators. Preschool, the youngest age group using the site, will be served through a childcare facility including licensed dedicated outdoor space. In December 2020, SFUSD presented this design concept for the site to the Mission Bay Citizens Advisory Committee ("MB CAC").

The Redevelopment Plan provides that the "portion of the Plan Area within the UCSF land use district to be developed. as a site for the San Francisco Unified School District would be subject to the jurisdiction of the Agency." Redevelopment Plan, Section 403 at page 28. SFUSD asserts that the Redevelopment Plan is tantamount to a municipal zoning law from which public school districts are generally exempt when they build public school

London N. Breed
MAYOR

Sally Oerth
INTERIM
EXECUTIVE DIRECTOR

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facilities. Both OCII and SFUSD assert separate and independent authority under the California Constitution to review and approve school construction in a redevelopment project area. Notwithstanding this disagreement, OCII and SFUSD staff have been working collaboratively on certain predevelopment activities, including the design of the school. SFUSD has shared a design package with OCII's design review team and has orally promised, to the extent feasible, to take into account OCII's design suggestions. SFUSD, while it believes it does not need to comply with the Design for Development for the Mission Bay South Project Area (the "D for D"), has directed its design team to study the document and substantially comply with it in designing the school.

Staff reviewed the design, and while the design does not fully comply with the streetwall design control (as more fully described below), found SFUSD's rationale for the layout and massing of the school to be compelling. Staff therefore recommend, in recognition of the good faith efforts of SFUSD to meet OCII's design guidelines and respond to design suggestions, that Commission review and comment on the Mission Bay school design through an informational workshop, but that it not take an action to approve or disapprove the design.

BACKGROUND

Block 14 is bounded by Owens Street to the east, Nelson Rising Lane to the south, 6th Street to the east and Mission Bay Boulevard and the Mission Bay traffic circle to the north. Attachments 1 and 2 show the Mission Bay South Project Area and its built amenities for reference.

The Redevelopment Plan and its implementing documents (the "Plan Documents") contemplated the transfer of Block 14 from the original Mission Bay Owner, Catellus Development Corporation, to UCSF as part of its overall campus but reserved it as a "School Site" through an Agreement for Donation of Real Property (Nov. 16, 1998) (defining "School Site" as approximately 2.2 acres on Block 14 "to be used as a public elementary, middle or secondary school building and yard by the [SFUSD]"). UCSF is currently using the parcel as surface parking for its surrounding campus buildings and will demobilize the site prior to title transfer to SFUSD. SFUSD and UCSF have begun the process to transfer title of the parcel and expect delivery of the project site to SFUSD by November 2021.

DISCUSSION

While the development of the school had been discussed internally at SFUSD and within the Mission Bay community for years, in November 2016, San Francisco voters approved a School Improvement General Obligation Bond that included funds for constructing a school on Block 14. In 2017, the Board of Education passed Resolution No. 172-14A1, which authorized SFUSD staff to put together "a plan and timeline for the development, design and construction of a school in Mission Bay."

In 2018, SFUSD began analyzing program scenarios for Block 14 and contacted OCII and UCSF as part of its site investigation process. After settling on a feasible concept for an elementary school, SFUSD staff began community outreach in 2019, including a presentation to the MB CAC in October 2019.

Design Description

On October 26, 2020, SFUSD submitted a design package and renderings (shown in Attachments 3 and 4) to OCII for a building including three elements: 1) a preschool through fifth grade elementary school serving approximately 500 students, 2) a linked learning hub where high school students travel to for part of their school day and 3) a professional learning space for educators. Preschool, the youngest age group using the site, will be served through a childcare facility including licensed dedicated outdoor space.

The school will be an up to 105,701 square foot L-shaped building, with a four-story academic wing containing a library and classrooms on the northern part of the building. Floors are characterized by age group, with older children on the upper floor and younger children on the 2nd and ground floors. The fourth floor will include the linked learning hub and the professional learning space.

The southern portion of the L-shaped building is comprised of support and communal spaces including administrative, multipurpose, a wellness center, cafeteria and kitchen space. The two portions of the building are joined at the “heart space,” an open gathering community space with seating. Separate drop off zones for auto, pedestrian and bicycle are planned for preschool students on Owens and all other grades on 6th Street. The Owens Street entrance includes an asphalt drive aisle with a small number of ADA and visitor parking spaces.

The exterior of the building focuses on colors and materials found in nature and drawn from the native Ohlone people. Varying materials types and articulation create additional visual interest. Materials include painted metal, light and dark colored and wood-tone fiber cement/rainscreen panels, as well as aluminum and brick accents. SFUSD plans to incorporate artwork as much as possible on the site, including a large mural for the main entrance on the west of the site facing Owens Street.

There will be up to two school yards, one on the ground floor on the east side of the site and possibly one on the rooftop of the one and half story multipurpose wing to the south. All areas will be zoned and programmed for each age group and will include accessible elements for multiple ability types. The main portion of the school yard will feature elements of natural play including dry creek beds, boulders and natural surfaces. SFUSD has located “creative endeavor” interior STEAM lab classroom space next to an outdoor classroom area to encourage movement between the indoors and outdoors. The school’s open space for the site will also include a Green Schoolyard Project garden, an outdoor classroom area and outdoor eating areas. A segment of the school yards on the SFUSD site will be a part of SFUSD’s Shared Schoolyard program, which allows public access to those SFUSD spaces on weekends.

Design Pricing

The SFUSD team has finished a preliminary pricing of the current design, which has indicated there may be a need for some cost reduction changes, including but not limited to, a change from floor to ceiling curtainwall glass to a more cost-effective glazing system, the substitution of exterior fiber cement panels for equivalent but slightly lower cost panels, a change to equivalent but lower cost roof materials and a potential modest reduction in building area. OCII staff has reviewed these potential changes and finds them acceptable, but has asked SFUSD staff to inform OCII on cost-related design changes, once confirmed.

In submitting the school design for OCII review, SFUSD asserted that SFUSD “is exempt from OCII governance,” but that it would nonetheless “meet the spirit of the OCII Mission Bay project guidelines.” Letter, K. Raymond, SFUSD, to G. Heckman, OCII (Oct. 2, 2020). OCII asserted that its state authority under the Community Redevelopment Law and the Redevelopment Plan established its land use jurisdiction over the School Site. After extensive discussions between OCII and SFUSD, OCII staff recommends that OCII continue to review the proposed school design under the Plan Documents and work cooperatively with SFUSD to apply existing or amended design guidelines in reviewing the school design.

Design Controls

The D for D provides limited design controls that specifically pertain to Block 14, as summarized below.

1. Streetwall Minimum Length

Control language: *Minimum 70% of block length frontage required for streetwalls along primary streets including 3rd, 4th, 16th, Commons, and Owens (See Map 6, Fig. 11). 70% refers to a total measurement from street to street with no exceptions for pedestrian pathways, except for 3rd and 16th frontages surrounding an Event Center. On development on Blocks fronting the rotary at the intersection of the Commons and Owens St., 100% streetwall is required.*

2. Setbacks

Control language: *20' setback on east side of Owens from 16th to the Commons. 20' setback on north side of Mariposa from Terry Francois to Owens Street.*

3. Standards Regarding Loading and Trash

Control language: *Loading areas and all refuse storage and dumpsters shall be enclosed within structures and out of view from pedestrian areas*

Staff Analysis

OCII staff reviewed the submitted Block 14 design package and determined compliance with the above controls, with the exception of control #1, *Streetwall Minimum Length*. Streetwall, as defined in the D for D, is the “*continuous facade of buildings generally built along the property line facing a street or open space*”.

The design of the school building does not comply with the streetwall requirement on Owens Street or Mission Bay Boulevard South, primarily due to SFUSD’s desire to design the school in a way that minimizes noise and air quality impacts from the nearby I-280 freeway while also achieving a cost-effective design. Below is a more detailed analysis of the design elements that do not meet the streetwall requirement, and the reasons for them, which staff finds to be reasonable and acceptable.

The westernmost portions of the Block 14 parcel are situated within 500 feet of the I-280 freeway, which is a condition that, under California Public Resources Code Section 21150 and Education Code Section 17213, requires SFUSD to conduct additional air quality studies and to consider possible mitigation measures in the layout of the site and design of the building. In addition to meeting these state code requirements, SFUSD has situated the school building on the site so that most of the building massing is further than 500 feet from I-280 and the Caltrain rail tracks, another potential source of noise and particulate.

SFUSD programmed a small surface parking lot and vehicular drop off area on the Owens Street / western portion of the site, which is closest to the I-280 freeway and Caltrain rail tracks. The resultant average distance of the building from the 20-foot setback line required by the D for D is 55 feet. Because the D for D requires that a building be designed precisely up to the 20-foot setback line, and because the school building is designed 55 feet from that line, the building design does not comply with the Owens Street streetwall requirement.

On the northern side of the site at Mission Bay Boulevard South, SFUSD has proposed the building be set back approximately 25 feet from the property line. This proposal is again, non-compliant with the D for D, which on the Mission Bay Boulevard South side of the parcel requires that a building be designed precisely along the property line. The decision to set back the school on this façade is due to a variety of factors. Firstly, the current siting of the height of the massing protects the school yard and open spaces from particulate matter and noise generated from the street, freeway and rail, and provides a favorable orientation to wind exposure, solar heat gains, rain and natural light compared to the D for D streetwall compliant massing scenario reviewed by SFUSD. In addition, while reviewing massing options, SFUSD noted that northern facade building users would be better protected from street conditions if the building was set back; as currently designed there is a bicycle storage area and fencing that act as a buffer between the street and the building. Finally, because the parcel curves at Mission Bay Boulevard South, SFUSD is saving funds and increasing programming efficiency by not mimicking the property line’s curvature.

SFUSD School Board Approval

The SFUSD School Board is expected to approve the environmental findings on the site and massing in Q3 of 2021. If the approval results in any significant changes to the design, SFUSD will return to the Mission Bay Citizens Advisory Committee and Commission to present the changes.

CONTRACTING AND LOCAL HIRE POLICY

The Mission Bay school will be subject to SFUSD's Prop A Project Labor Agreement with the Building Trades Council ("PLA").

The PLA requires minimum local hiring goals as laid out below:

- 25% Local hiring participation of total construction workforce hours
- 50% Local hiring participation of apprentice construction workforce hours

These goals apply to the following trades: Carpenter and Related Trades, Carpet and Soft Floor Layers, Electricians, Ironworkers, Laborer and Related Trades, Painter and Related Trades and Plumbers. As part of the PLA, SFUSD's contractors and subcontractors are encouraged to source apprentices through San Francisco's CityBuild Academy, pre-apprenticeship program for the construction field and a partnership with the San Francisco Office of Economic and Workforce Development, City College of San Francisco, community non-profit organizations, labor unions, and industry employers. Additionally, SFUSD contractors and subcontractors are encouraged to hire a high school aged summer intern through SFUSD's Career Technical Education (CTE) Summer Internship Program, a job readiness program, for every \$2.5M in awarded contract.

Finally, as required by the PLA, SFUSD is creating a registry of contractors, subcontractors, suppliers and other construction-related services for bidding and subcontracting based on its work on relevant projects.

COMMUNITY OUTREACH: MISSION BAY CITIZENS ADVISORY COMMITTEE

SFUSD presented its elementary school design to the Mission Bay Citizens Advisory Committee ("MB CAC") meeting on December 10, 2020. CAC and members of the public expressed positive support for the design. SFUSD addressed questions on wind conditions for the parcel and vehicular entrance and egress plans during drop-off and pick-up.

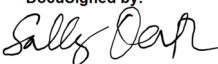
As mentioned earlier, SFUSD had come to the MB CAC in October of 2019 as part of its larger community engagement and workshop process. Since then, a few members of the MB CAC have tracked SFUSD's progress on the site and acted as supportive community representatives.

The MB CAC as a whole has stated that the construction and delivery of the Mission Bay school is a high priority.

NEXT STEPS

SFUSD plans to finish its environmental assessment and hire a design build contractor in 2021, who will complete design and construction documents for the school project through 2022. The transfer of the parcel from UCSF to SFUSD and any related mapping work will be finalized in 2021. Construction is expected to begin in 2023 and is currently anticipated to finish in the Summer of 2025, prior to the beginning of the school year.

(Originated by Gretchen Heckman, Development Specialist)

DocuSigned by:

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Sally Oerth

Interim Executive Director

Attachments:

- Attachment 1: Mission Bay Land Use Map
- Attachment 2: Mission Bay Amenities Map
- Attachment 3: Mission Bay School Schematic Design
- Attachment 4: Mission Bay School Renderings and Visuals

Attachment 1: Mission Bay Land Use Map



LEGEND:

- Public Facility
- Parks
- Residential / Market Rate
- Residential / Affordable
- Hotel
- Commercial
- UCSF
- UCSF Commercial

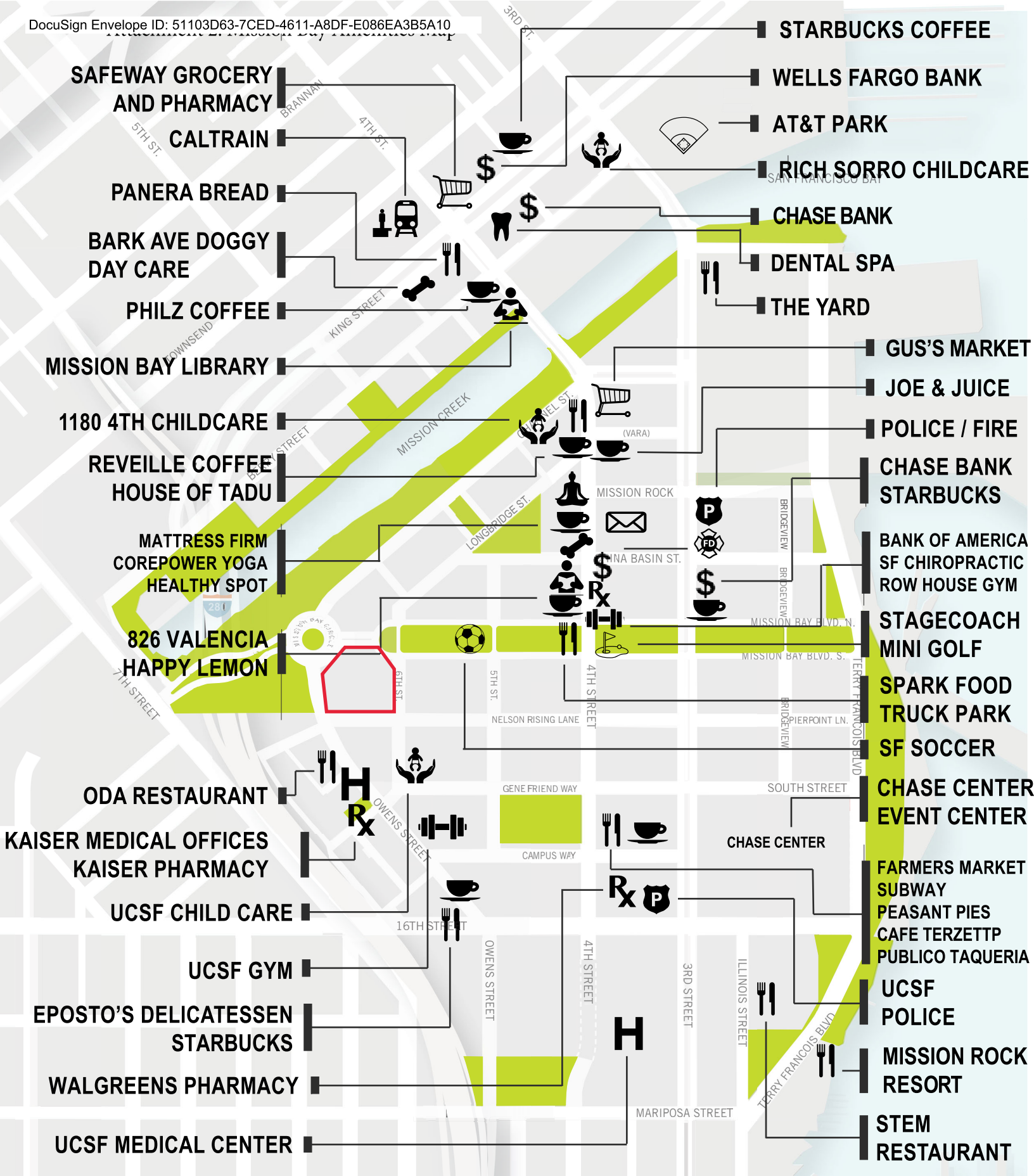
MISSION BAY

LAND USE MAP

December 2019

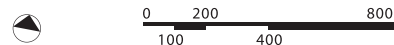


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MISSION BAY AMENITIES

JANUARY 2020



community + network + structure



San Francisco Unified School District
SFUSD

2016 Proposition A Bond Program

SCHEMATIC DESIGN

SFUSD-MISSION BAY ELEMENTARY SCHOOL

Mission Bay Block #14

NOT FOR CONSTRUCTION

09/16/2020

Project Team:

Owner:

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San Francisco, CA 94102
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www.sfusd.edu

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Kitchen Consultant:

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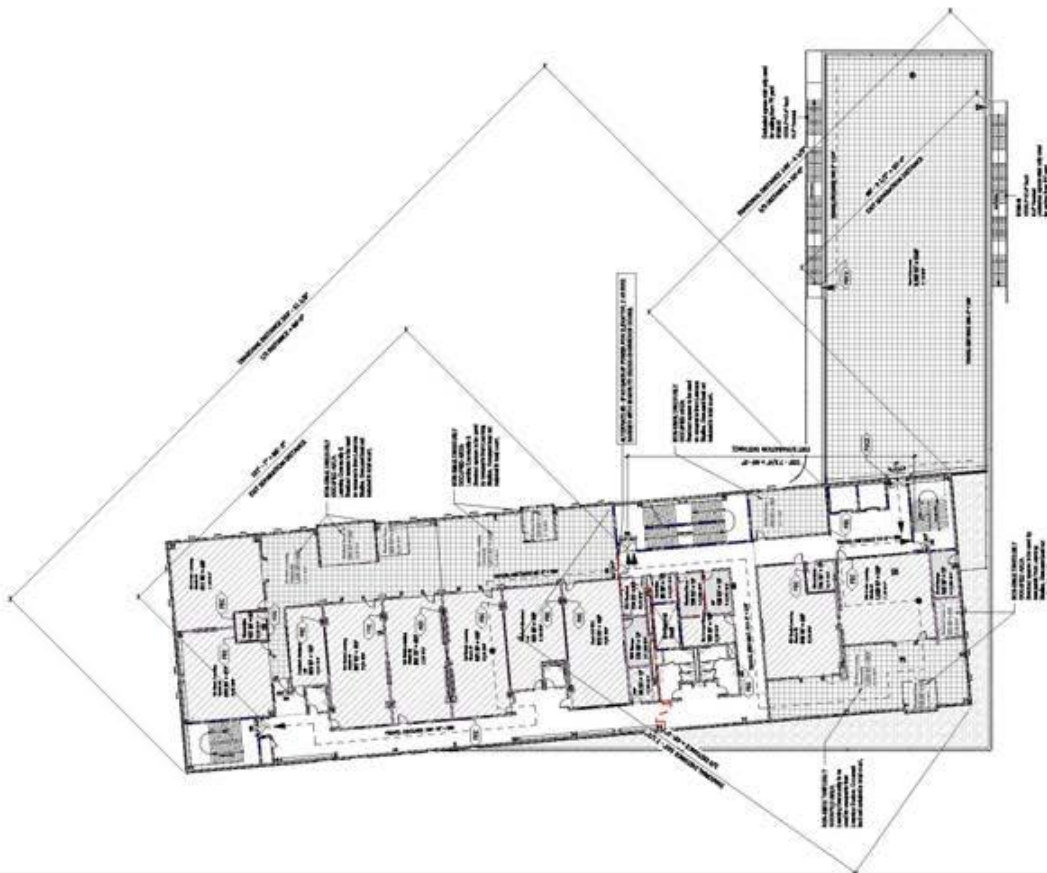
Schematic Design

1119-0070

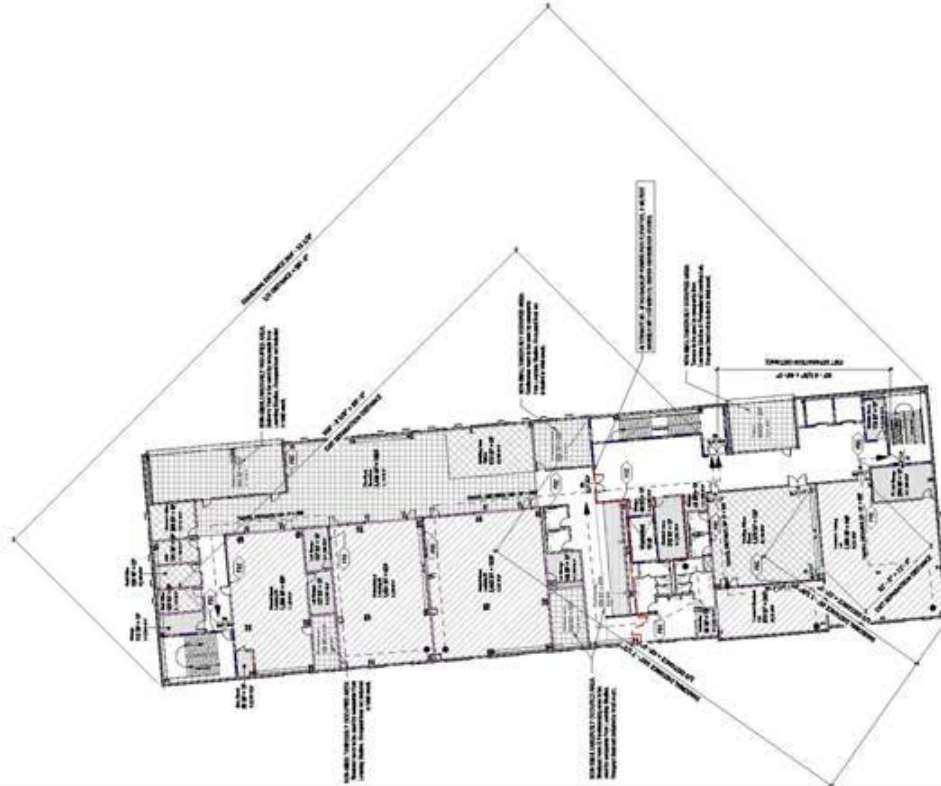


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KINDERGARTEN LEARNING COHORT										FIRST GRADE / SECOND GRADE / THIRD GRADE LEARNING COHORT										FOURTH GRADE / FIFTH GRADE LEARNING COHORT									
																													
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CODE COMPLIANCE PLAN - LEVEL 3 1
10/10/2010

 SFUSD SANTA FE UNION SCHOOL DISTRICT	2016 PROPOSITION A BOND PROGRAM San Francisco, California 94102 Tel: 415/334-6100 Fax: 415/334-6102 www.sfusd.net	NOT FOR CONSTRUCTION	STAMP: THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE SANTA FE UNION SCHOOL DISTRICT CLERK AND THE SELLER'S SIGNATURE.	FORM NAME: JORDEN & LORIO goulddevans San Francisco, CA • Services • New offerings programs • 800-888-8888 © 2002 Gould Devans, Inc.	PROJECT NAME & ADDRESS: SFUSD-MISSION BAY ELEMENTARY SCHOOL Mission Bay Blvd East San Francisco, CA 94102	APPROVALS:	ISSUANCE DATE: 6/03	ISSUANCE NO: 1114-0099	EST NO: 001	DATE/TIME: CHECKED:	POST PREPARED: NO
							REVALUED: NO	REVALUED: NO	REVALUED: NO		

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FUNCTION OF SPACE LIGAND

Assembly Storage Area, Workbench
Equipment Room

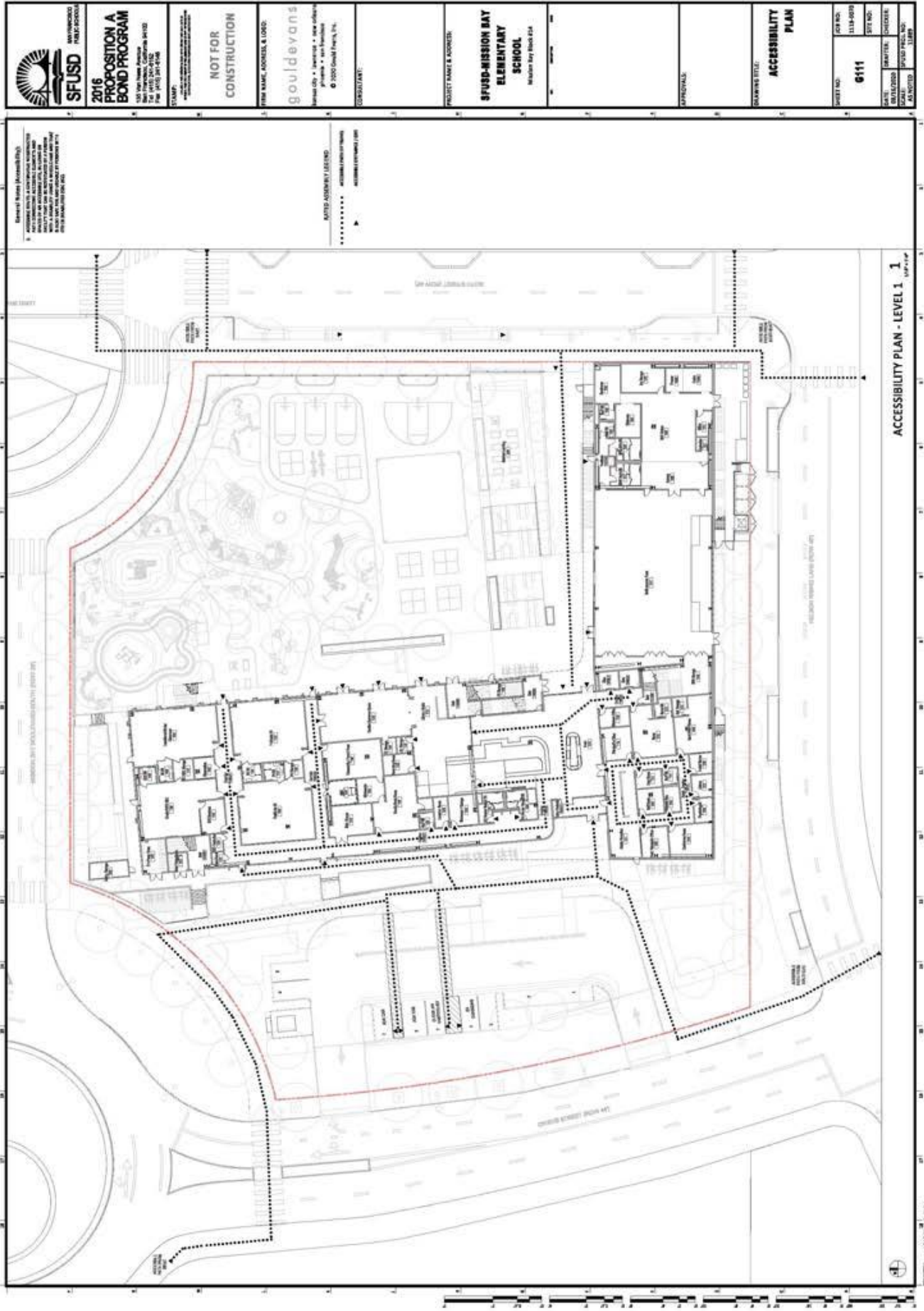
Assembly, Stacking Space

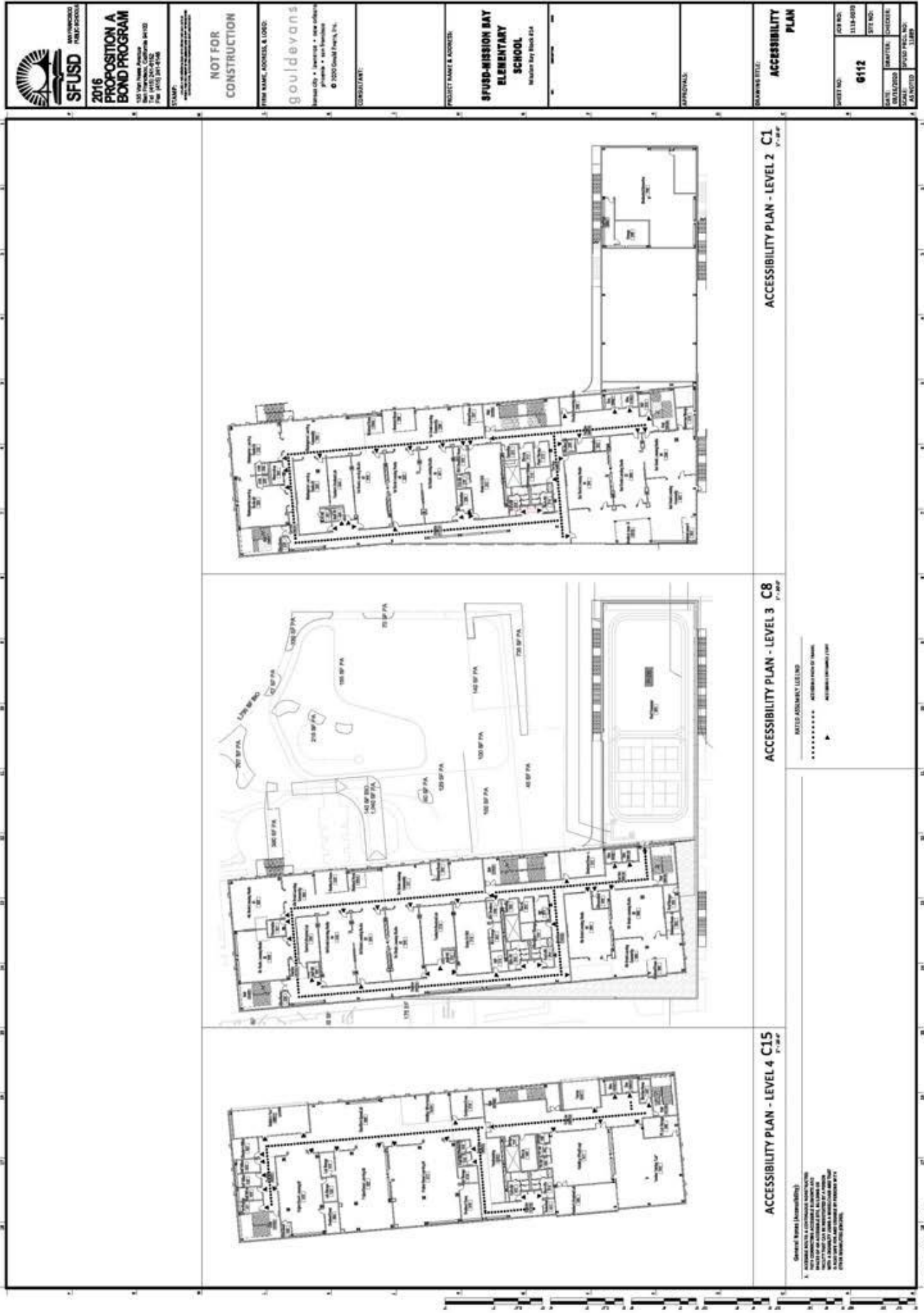
Assembly, Unassembled

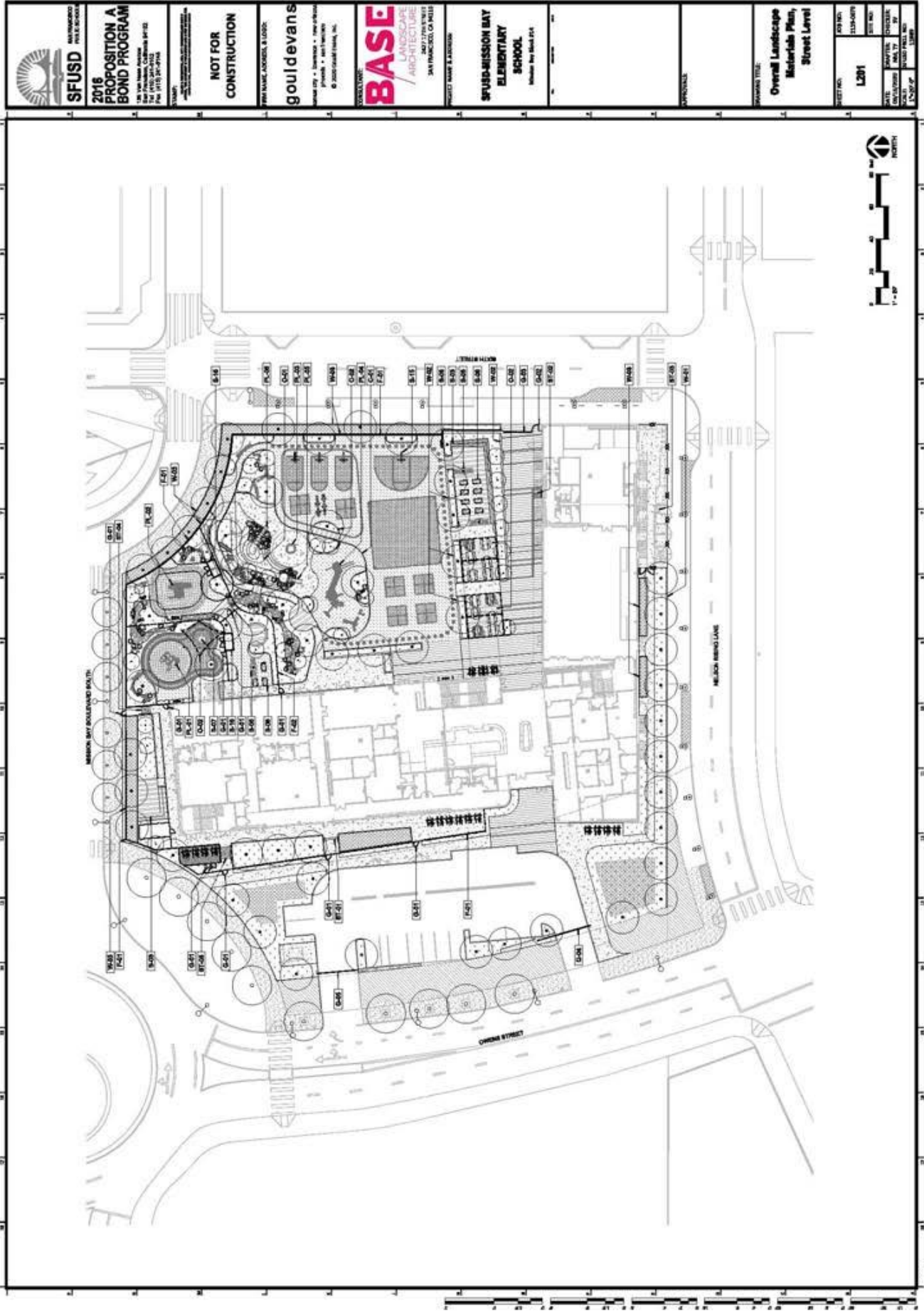
Ballroom Area

Educational Classroom

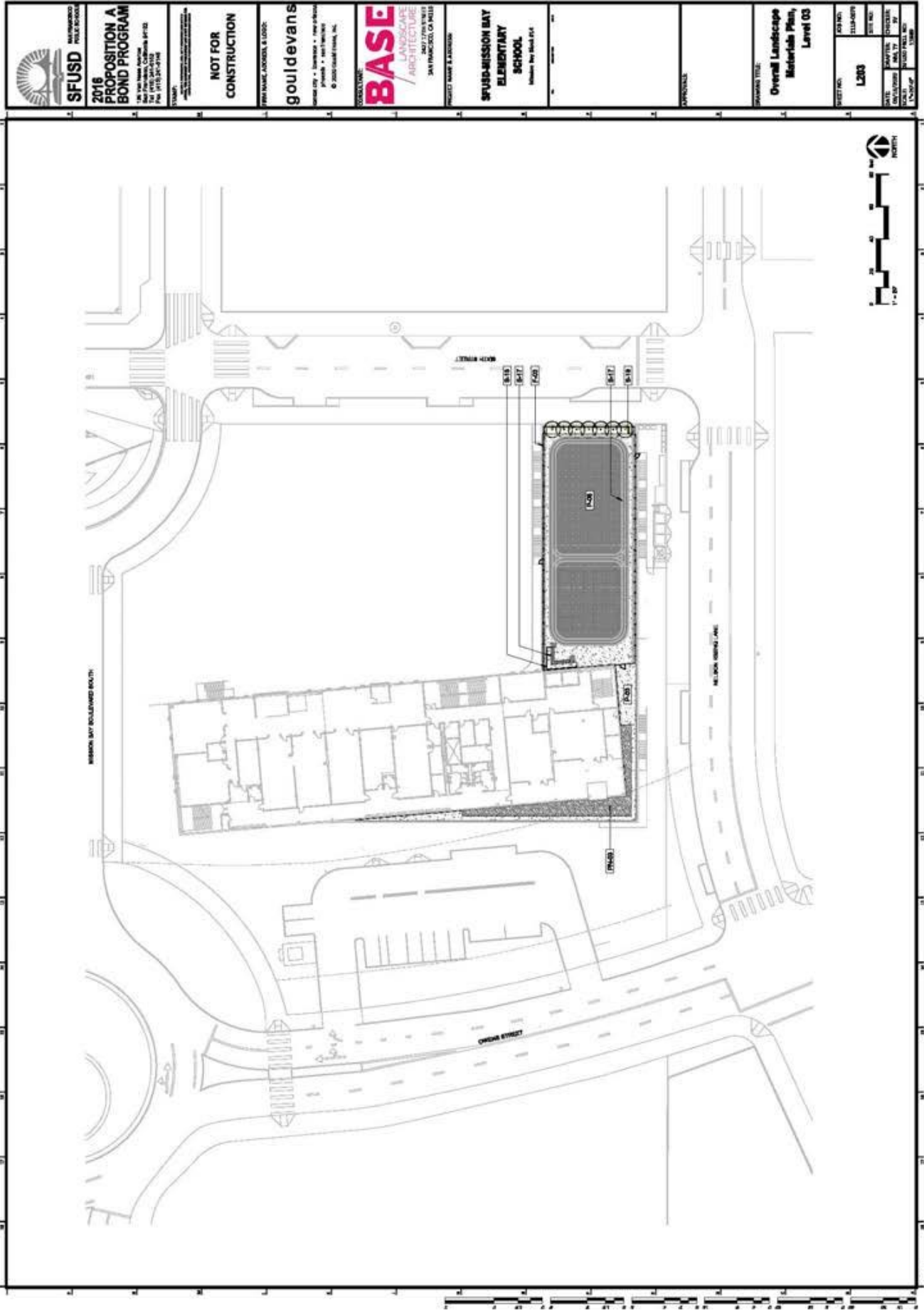
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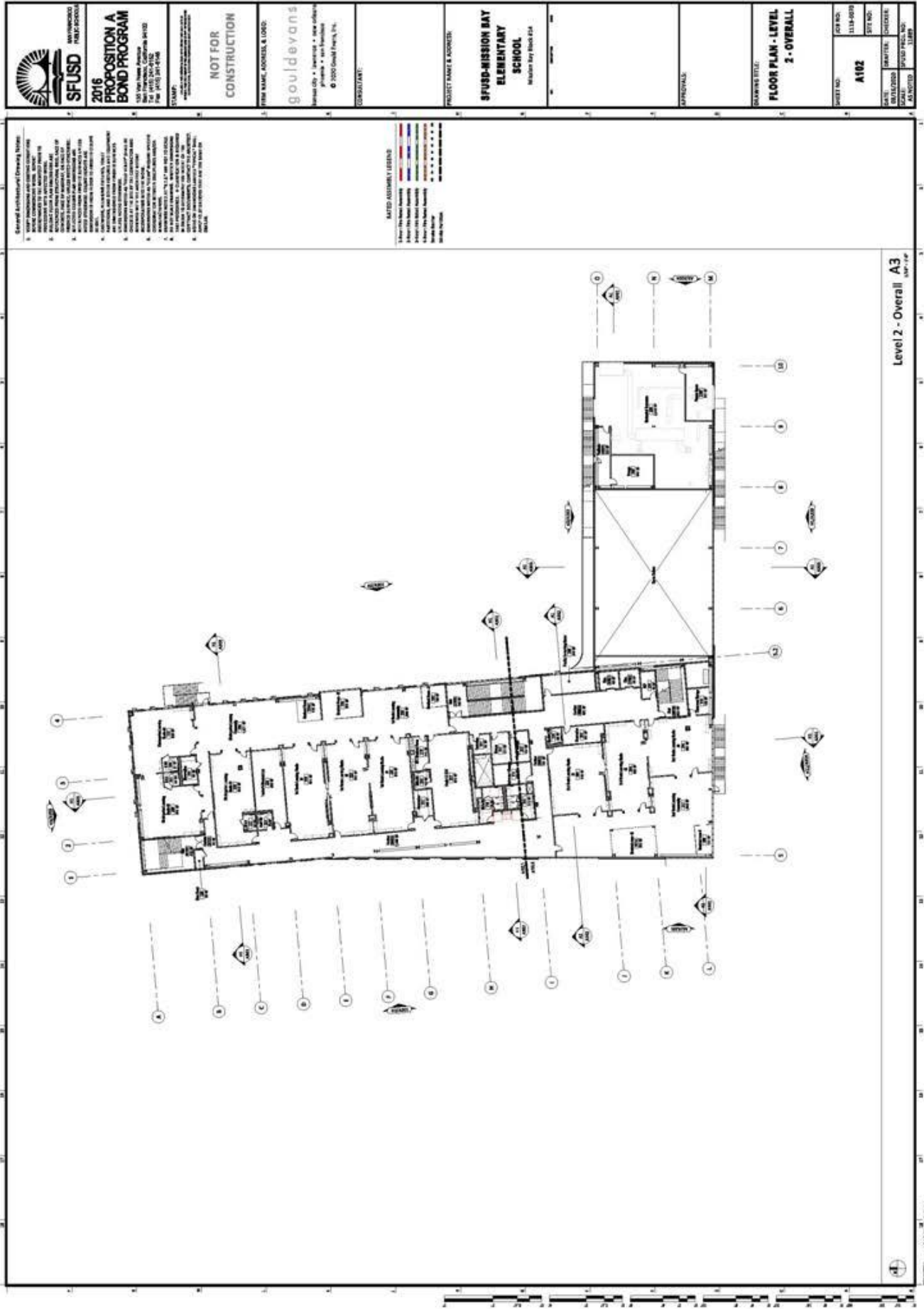


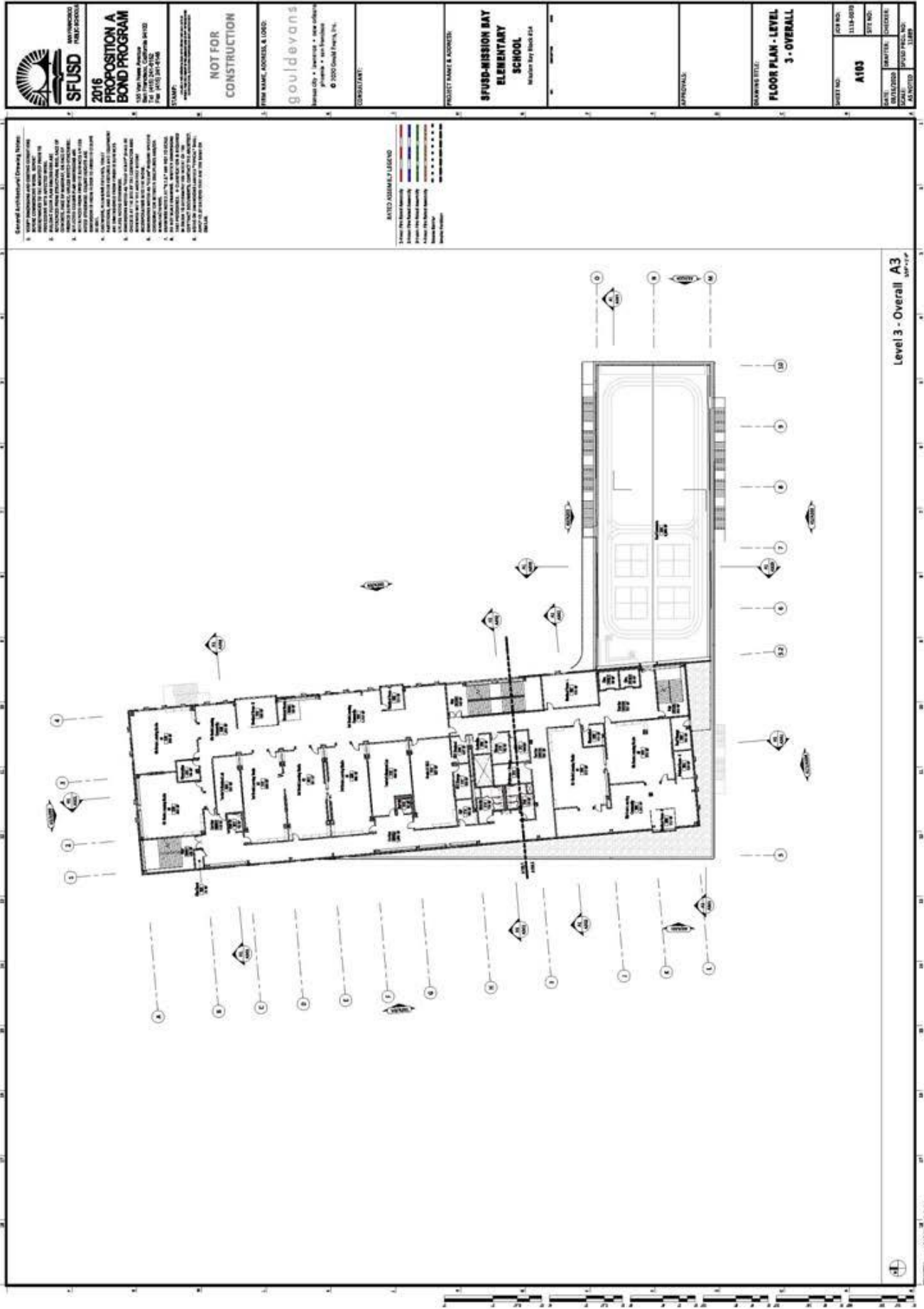


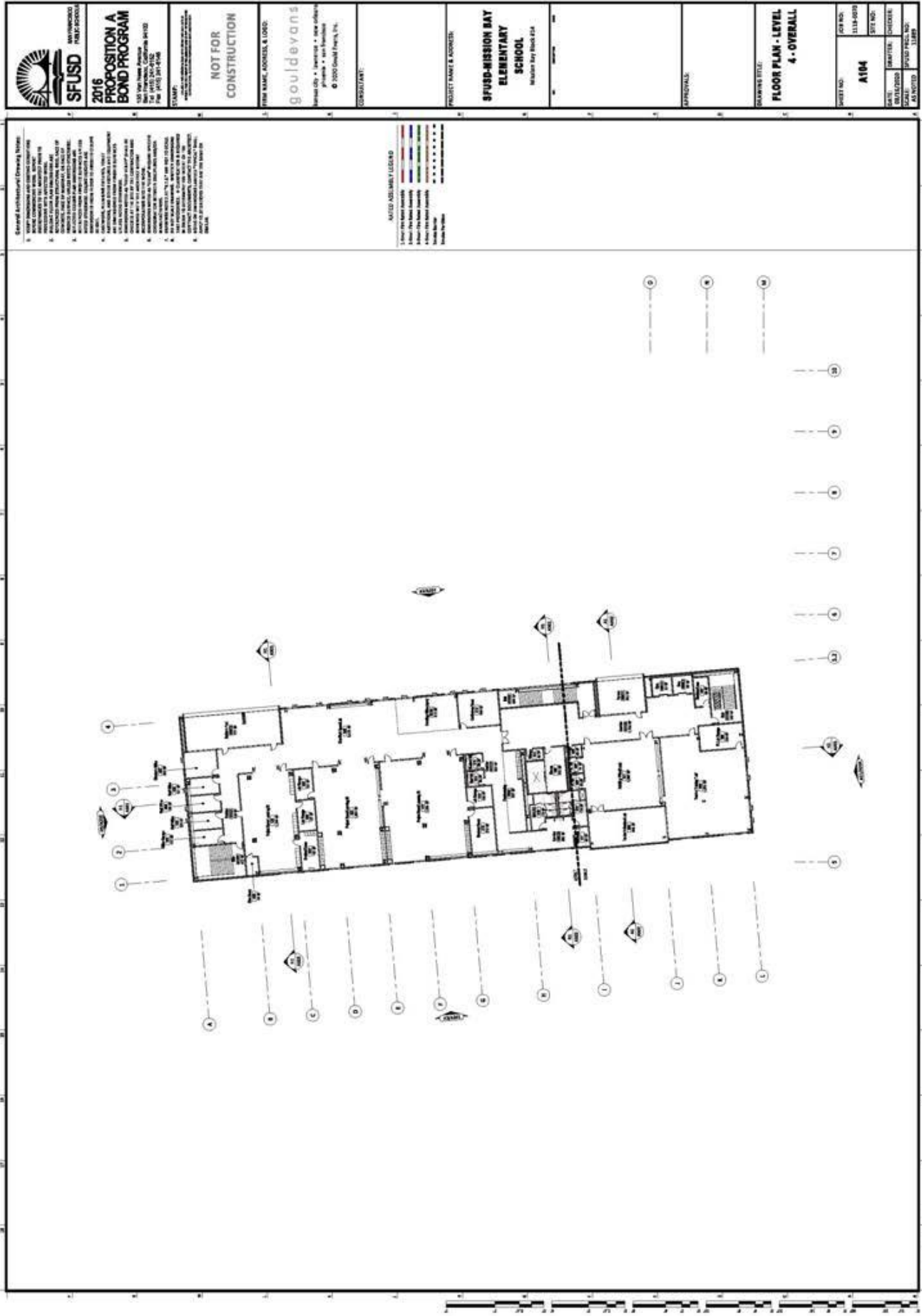


 SFUSD SAN FRANCISCO PUBLIC SCHOOLS	2016 PROPOSITION A BOND PROGRAM 100 Van Ness Avenue San Francisco, CA 94102 Tel: (415) 347-4700 Fax: (415) 347-4704	NOT FOR CONSTRUCTION	goulddevans 1000 Broadway, Suite 1000 San Francisco, CA 94102 Tel: (415) 398-1000 Fax: (415) 398-1001 www.goulddevans.com	BASE LANDSCAPE ARCHITECTURE 3407 17th Avenue San Francisco, CA 94116 PROJECT NAME & ADDRESS	SFUSD MISSION BAY ELEMENTARY SCHOOL Mission Bay Blvd #24	DATE: 08/15/17 DRAWN BY: [Name] CHECKED BY: [Name] IN CHARGE: [Name]	SHEET NO.: 1201 JOB NO.: 118-0019	DATE: 08/15/17 DRAWN BY: [Name] CHECKED BY: [Name] IN CHARGE: [Name]









General Notes (Please Read!)

1. MATERIALS AND FINISHES SPECIFICATIONS APPLY TO ALL TRADES UNLESS NOTED.
2. CONCRETE CURED FOR 28 DAYS BEFORE TOPPING.
3. ALL JOINTS TO BE REINFORCED WITH STEEL OR FIBER.
4. FINISHES TO BE AS NOTED OR PER AIA 101.05.
5. ALL WORK TO BE DONE WITHIN 90 DAYS OF DATE OF AWARD.
6. ALL WORK TO BE DONE WITHIN 90 DAYS OF DATE OF AWARD.



**2016
PROPOSITION A
BOND PROGRAM**

1. 1990年12月1日以前
 2. 1990年12月1日以后
 3. 1990年12月1日以前
 4. 1990年12月1日以后

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CONCLUSIONS

EXTERIOR ELEVATION - WEST 1 H3

EXTERIOR ELEVATION - WEST 1 H3

1000

EXTERIOR ELEVATION - WEST 2 A3

EXTERIOR ELEVATION - WEST 2 A3

EXTERIOR ELEVATIONS

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SFUSD
SAN FRANCISCO
PUBLIC SCHOOLS

**2016
PROPOSITION A
BOND PROGRAM**

135 Van Ness Avenue
San Francisco, California 94102
Tel: (415) 241-8152
Fax: (415) 241-8148

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FIRM NAME, ADDRESS, & 1050:

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THE UNIVERSITY OF CHICAGO

**SFUSD-MISSION BAY
ELEMENTARY
SCHOOL**

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EXTERIOR ELEVATIONS

10/17/2018	10/17/2018
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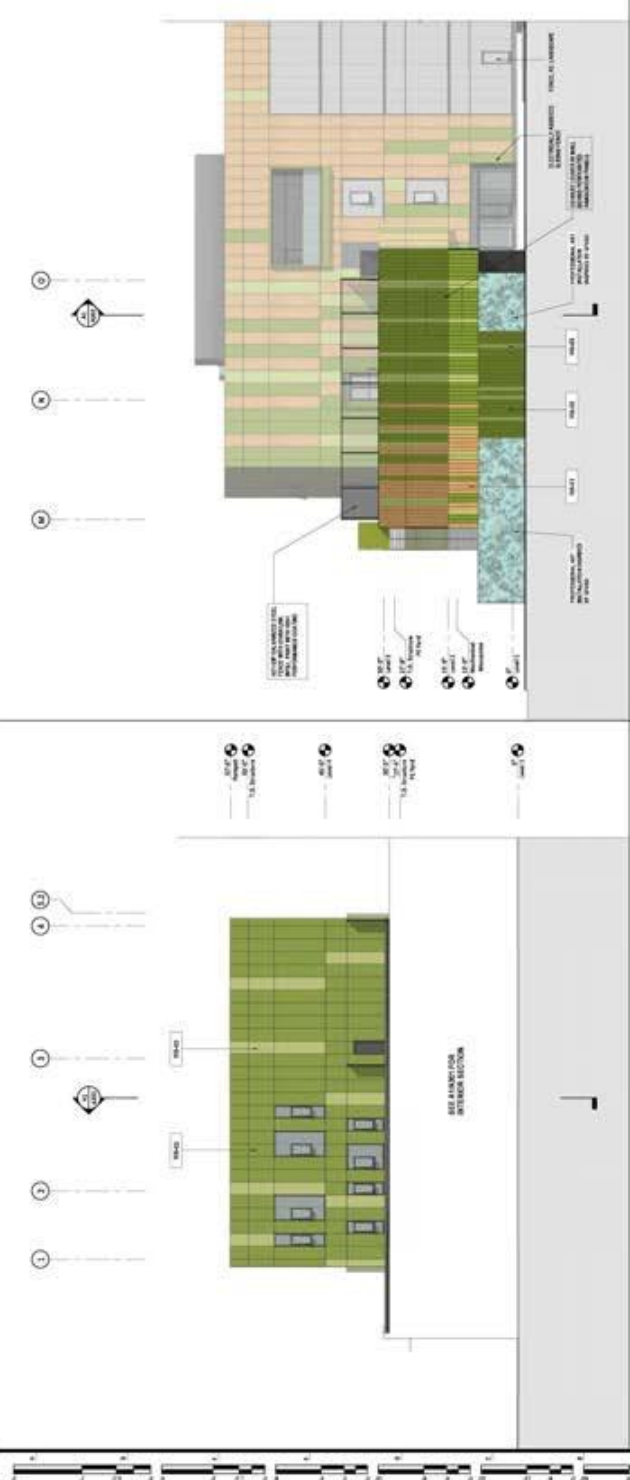
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DATE:	08/16/2020	TIME:	09:00 AM
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Scale:	AS NOTED
Unit of Measure:	1:1000

EXTERIOR ELEVATION - EAST 2 A3

EXTERIOR ELEVATION - SOUTH 2 A11





SFUSD
SAN FRANCISCO
PUBLIC SCHOOLS

Mission Bay School



Mission Bay OCII Commission
February 2021

NEIGHBORHOOD CONTEXT : MISSION BAY



Mission Bay North & South
Redevelopment Project
Areas

UCSF Campus

Chase Center

FUTURE
SCHOOL
SITE



PROJECT SYNOPSIS

MISSION BAY SCHOOL At-a-Glance



ACADEMIC PROGRAMS

PK-5 Elementary School
Linked Learning Hub
Integral Elementary School Professional Learning Spaces



NEIGHBORHOOD CONSIDERATIONS

Two (2) Entrances:
• Onsite preschool drop-off on Owens Street
• Drop & Go (Pedestrian, Vehicular, & Bus) on Sixth Street



BUILDING STATS

105,700 GSF
Building Heights: 67' on Owens Street
30' on Nelson Rising Lane
Loading / Refuse on Owens Street



COMMUNITY

Neighborhood Destination
Playground in partnership with the Shared Schoolyard Program
School as a community resource



PROJECTED OPENING

Projected school opening Fall 2025









Potential mural similar to Daniel Webster Elementary





VIEW FROM PARK LAB

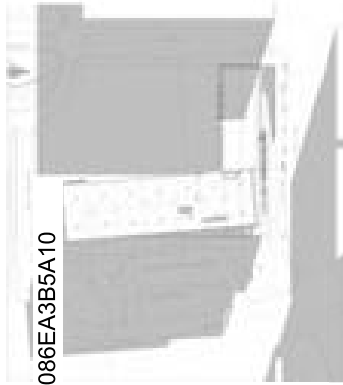


Community engagement opportunity -
Potential for overflow performance viewing

Shadow Studies



SAN FRANCISCO UNIFIED SCHOOL DISTRICT



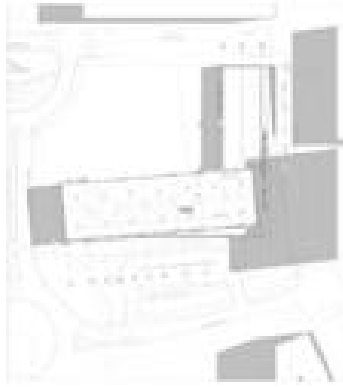
SPRING EQUINOX - 8AM



SUMMER SOLSTICE - 8AM



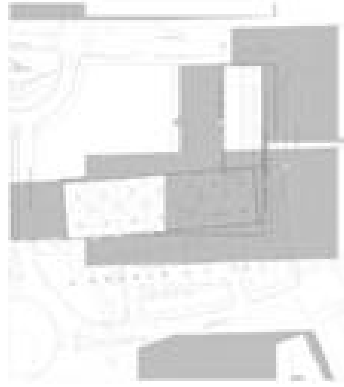
WINTER SOLSTICE - 8AM



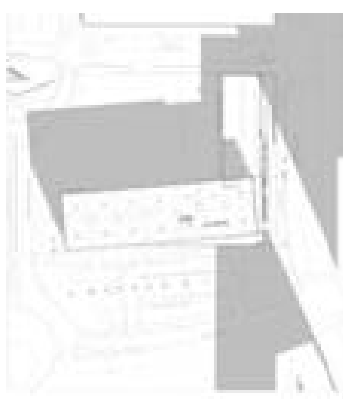
SPRING EQUINOX - 12 NOON



SUMMER SOLSTICE - 12 NOON



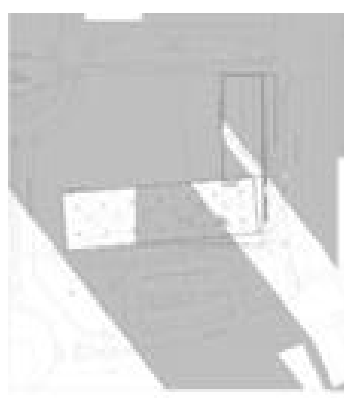
WINTER SOLSTICE - 12 NOON



SPRING EQUINOX - 4PM

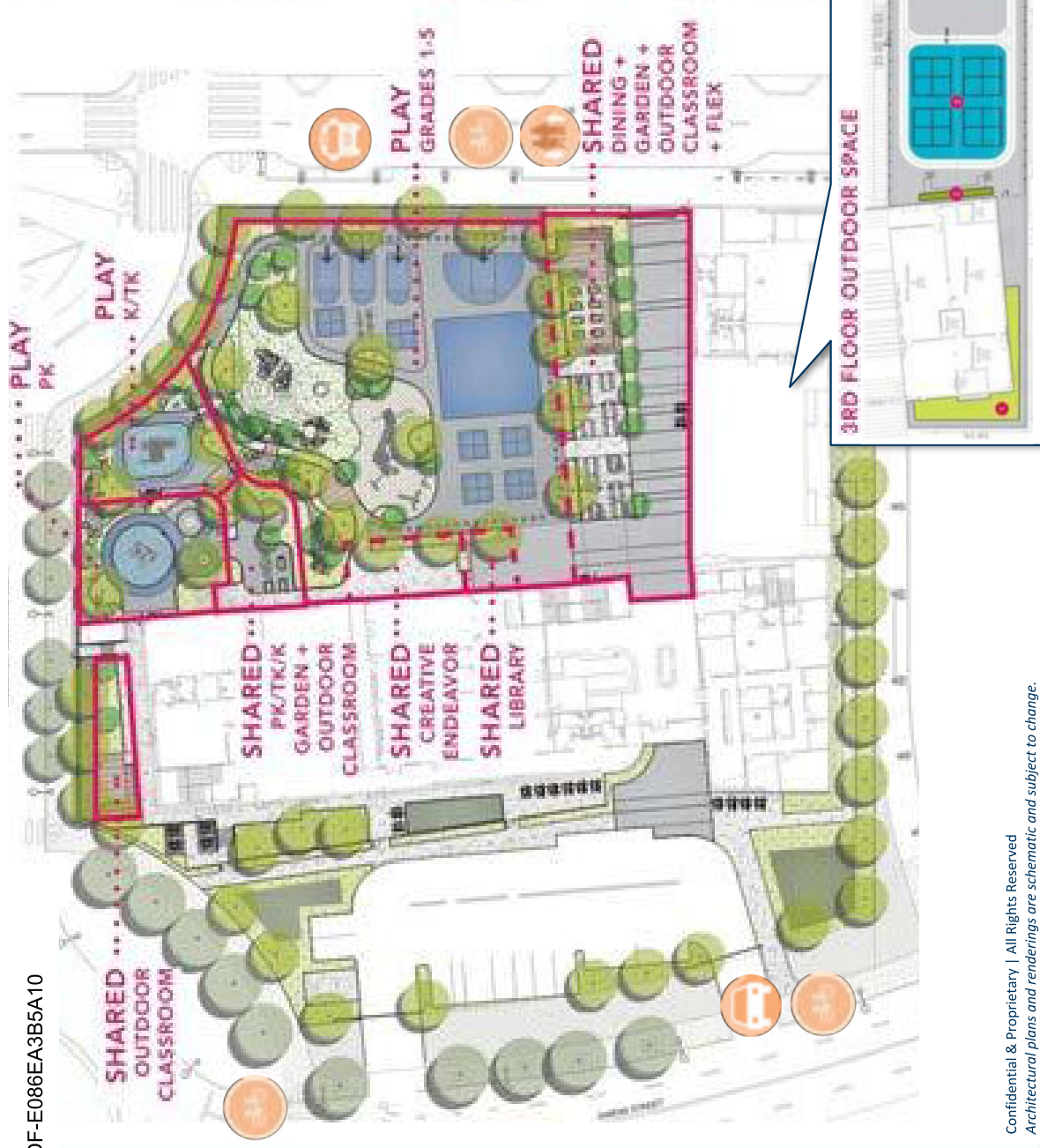


SUMMER SOLSTICE - 4PM



WINTER SOLSTICE - 4PM

Outdoor Spaces, Site Mobility, & Schoolyard



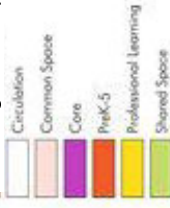
LEGEND

- 1 Play Structure
- 2 Artificial Turf Mound
- 3 ADA Path up Mound
- 4 Slide + Boulders at Mound
- 5 Logs + Boulders in Planting
- 6 Dry Creek
- 7 Wood Decking / Bridge
- 8 Fitness Loop
- 9 Stamped Concrete along Loop
- 10 Porcelain Handicap Courts
- 11 Drinking Fountain

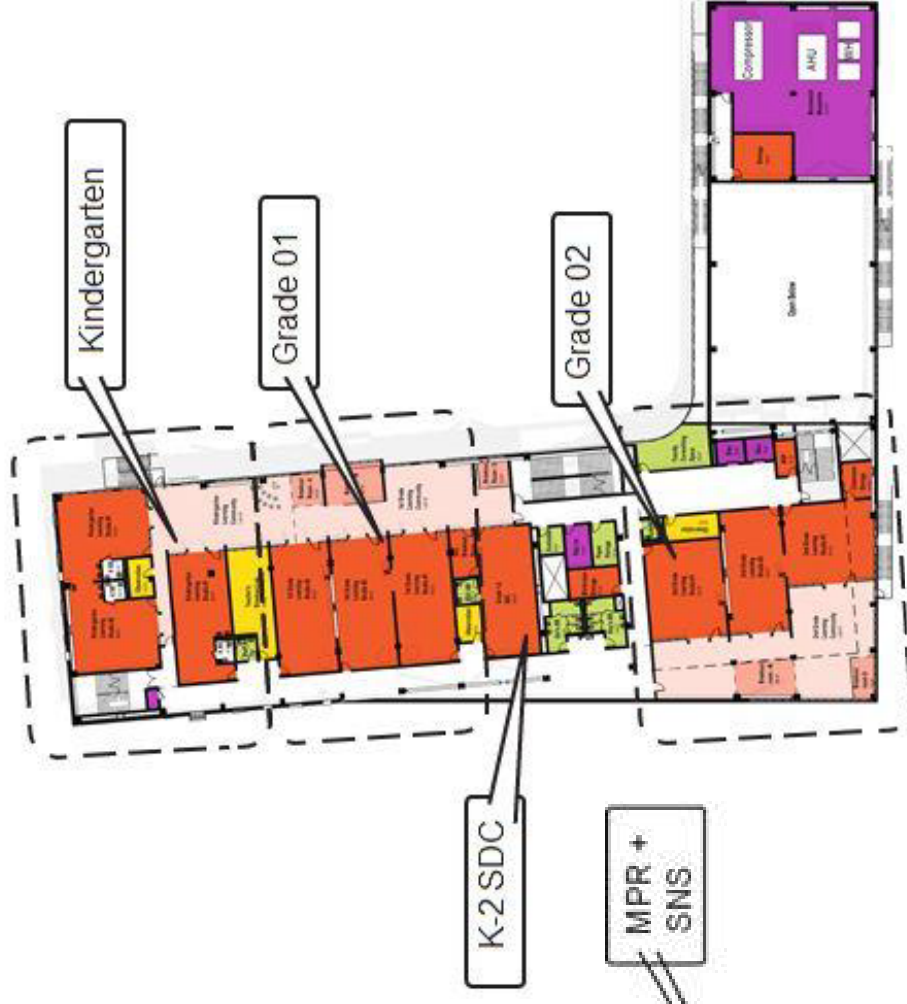
PAVING AND SURFACING

- 1 Engineered Wood Fiber
- 2 Artificial Turf
- 3 Wood Decking
- 4 Stamped Concrete
- 5 Pavers



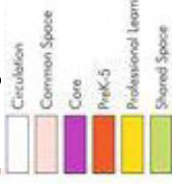


FIRST FLOOR

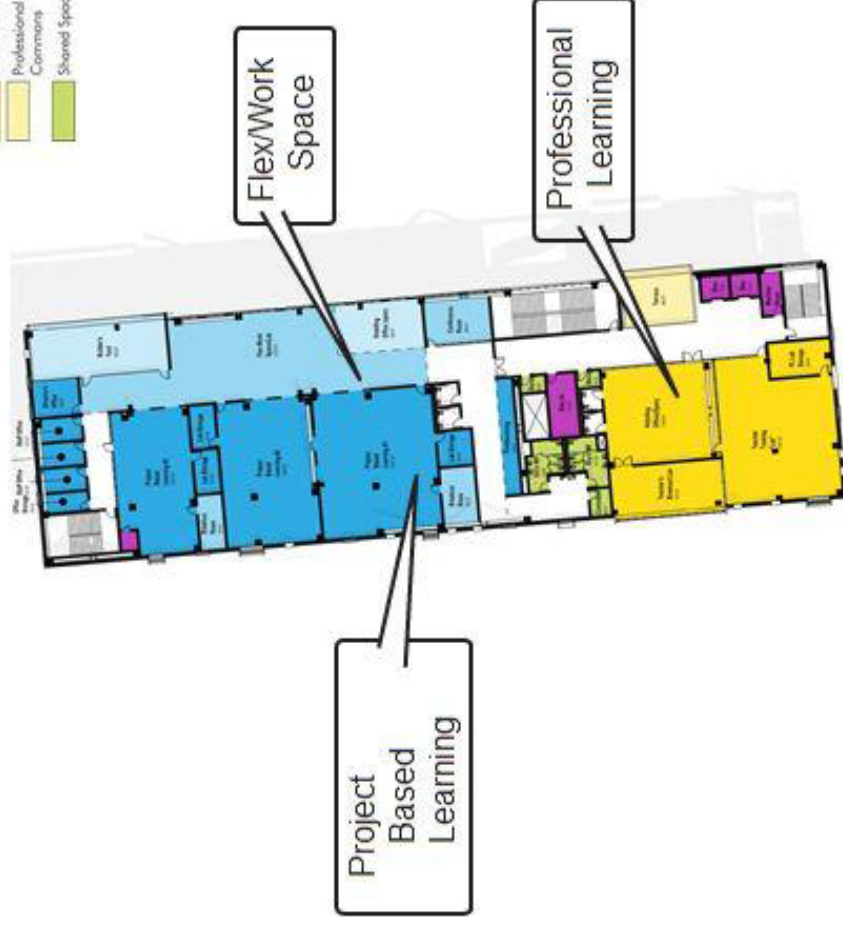
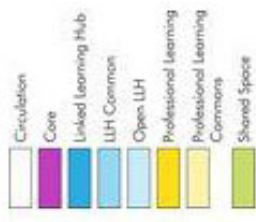


SECOND FLOOR

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13 THIRD FLOOR



13 FOURTH FLOOR

Architectural plans and renderings are schematic and subject to change.





