OCII staff recommends approval of the Schematic Design subject to the following conditions:

1. The ground level courtyard should appear as open and public as possible. The large glass panels included in the submittal will require adding texture, detailing and incorporating lighting that makes them visually interesting. Further study through subsequent design phases will be required to understand how the gate operates and appears when open and closed and meets the design intent of the open space and passage between Clementina and Folsom.

2. The Clementina shared street should be tabled to provide a continuous sidewalk parallel to First Street; and yellow truncated domes may not need to be yellow along the entire interior to designate pedestrian from auto zones. They may be a different color of detectible warnings. Explore other landscape elements that may add amenity and separate the pedestrian zone from the vehicular roadway.

3. At this stage the bridge reads as a separate but related element from both the tower and podium, however as designs progress, OCII will continue to review features developed during the next design phase that will help differentiate it from the tower and podium.

4. The building materials, colors, finishes, architectural detailing (including window details) shall be subject to further review and approval by OCII staff during the Design Development phase to ensure consistency with this Schematic Design. As part of this process, mock-ups of sufficient size shall be built on construction sites during an early phase of construction as may reasonably be required for OCII staff review and approval.

5. The design of the trash and recycling areas shall be subject to further review and approval by OCII staff during the Design for Development phase to ensure that they allow for direct pick-up by the solid waste collector from the service areas to avoid trash and recycling bins on-street.

6. All building signage and retail tenant signage shall be subject to further review by OCII staff review and approval. A signage plan shall be prepared prior to or concurrent with Design Development for OCII staff approval.

7. The design of the ground floor retail is subject to further review based on future modifications by proposed and selected retail tenants to ensure consistency with the Transbay Design Guidelines and Development Controls.

8. The specific location of each affordable housing unit must be provided to OCII within 60 days from the Effective Date of the Disposition and Development Agreement for review and approval by the OCII Executive Director.