TRANSBAY BLOCK 9
SAN FRANCISCO, CA

Exhibit for Transbay Block 9 Design
Commission for Community Improvement and Infrastructure Hearing

July 16, 2013

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PROJECT DESCRIPTION

Transbay Block Nine is a high-density, mixed-income residential project located between Folsom Street and Clementina Street, and between First Street and Ecker Street, within the boundaries of the “Redevelopment Plan for the Transbay Project Area”. The 31,559 SF (.72 AC) site consists of six parcels, and has views towards the San Francisco skyline, San Francisco Bay and is located two blocks south of the future Transbay Transit Center.

Program

• A multi-residential project on Block 9, consisting of a 43 story tower on Folsom Street and attached to an 8 story podium building on Folsom and First Street, and a row of two story townhouses on the south side of Clementina Street with three units, combined to total 570 units. A total of 456 market rate units are located in the tower and a portion of the podium.
• Affordable units will be located in the podium and townhouses (the “Block 9 affordable project”), totaling 114 affordable units.
• A shared underground car and bicycle parking garage will accommodate parking for both Market rate project and Affordable project.
• A shared open space will be used by both the Market rate Project and the Block 9 affordable project, and which will be open to the public during daytime hours to link Folsom and Clementina Streets.
• A shared open space, on the roof of the podium, which will be shared by residents and which will not be open to the public.
• Streetscape improvements conforming to the Streetscape and Open Space Plan.
Low Flow Fixtures
Low flow fixtures give rise to significant water use savings and will help contribute to the mandatory requirement to reduce wastewater by a minimum of 20%.

Shading Strategies
Carefully designed shading strategies will be implemented to reduce solar exposure whilst maximizing views and daylighting potential.

Co-generation (CHP)
Gas fired CHP engine to generate on-site electricity for landlord lighting and utilizing waste heat for hot water heating. Optimized CHP plant design can achieve short pay-back periods.

Grey Water Recycling
Grey water collection from basins and showers can be treated on site and redistributed to provide water for irrigation and WC flushing.

Geothermal Heating & Cooling
A geothermal system can be used as a more efficient means of providing heating and cooling to the market rate apartments, utilizing the ground as an energy store.

Green / Living Roofs
In addition to the aesthetic and social benefits, Green Roofs help reduce storm water surface run-off providing a level of biofiltration whilst enhancing roof insulation and creating ecological habitats for wildlife.

Storm water Collection & Recycling
The use of storm water recycling for irrigation and WC flushing is proposed to contribute to the mandatory requirement to reduce wastewater by 20%.

Natural Ventilation (all buildings)
Achieved through the use of acoustic window trickle vents (left) and operable windows negates the need for air conditioning and improves occupants perceived comfort levels. San Francisco climate is ideal for natural ventilated solutions.

High End Intelligent Controls (market rate)
Occupancy based lighting and temperature control in apartments helps minimize energy wastage.