

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 34 – 2018

Adopted August 7, 2018

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A FIVE-STORY, MIXED-USE BUILDING COMPRISED OF 32 UNITS, INCLUDING FIVE AFFORDABLE UNITS AND GROUND FLOOR RETAIL AT 4101 THIRD STREET AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure (the “Successor Agency” or “OCII”), is implementing the land use authority of the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) in the Bayview Industrial Triangle Redevelopment Project Area (the “Project Area”) under the authority of the California Community Redevelopment Law, Cal. Health & Safety Code §§ 33000 *et seq.*, as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 *et seq.*, and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission and delegating to it state authority under the Redevelopment Dissolution Law); and,

WHEREAS, On June 23, 1980, the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved and adopted the Bayview Industrial Triangle Redevelopment Plan (the “Redevelopment Plan”) for the Project Area. On May 6, 1980, to implement the Redevelopment Plan upon its approval by the Board of Supervisors, the Former Agency and San Francisco Planning Commission adopted the Design for Development for the Project Area, which was subsequently amended on December 2, 2004 (as amended, the “Design for Development”). Together, the Redevelopment Plan and the Design for Development set forth development requirements and recommendations that apply to development within the Project Area; and,

WHEREAS, Jack Tseng (the "Owner") is the owner of an approximately 7,424 square-foot parcel located at 4101 Third Street in the Project Area and more particularly described as Assessor’s Block 5260, Lot 001 (the "Site"). Per the Redevelopment Plan, the Site is designated as Commercial or Residential. Currently, the Site is vacant land with no existing structures; and,

WHEREAS, The Owner proposes to construct on the Site a new five-story, 60-foot mixed-use building of approximately 36,126 gross square feet. The building will be a mixed-use commercial and residential condominium development, containing 32 rental residential units over a retail space and mezzanine on the ground floor. The

Development includes sixteen vehicular parking spaces, 32 Class-I bicycle parking spaces and ten Class-II bicycle parking spaces; and,

WHEREAS, OCII has prepared a Design Review and Document Approval Procedure document (the “DRDAP”), included as Exhibit B hereto, which sets forth the procedure for submittal of the plans and specifications for the Development and their review by OCII staff. Pursuant to the DRDAP, approval of the Development shall consist of three components or stages: Schematic Design, Design Development Documents, and Final Construction Documents; and,

WHEREAS, The Owner’s architect has submitted Schematic Design drawings of the Development that are in compliance with all requirements of the Redevelopment Plan, the Design for Development, and the DRDAP; and,

WHEREAS, The Development is subject to the Former Agency’s Housing Participation Policy (“HPP”), last amended by the Former Agency Commission on September 2, 2008 pursuant to Resolution No. 97-2008, which imposes inclusionary housing requirements on projects with more than five residential units. Pursuant to the HPP, the Owner will be required to lease five of the 32 units in the Development (the “Affordable Housing Units”) in accordance with the terms of the HPP and its marketing procedures for affordable housing units. The Affordable Housing Units, identified on Exhibit C hereto, will be affordable to households earning no more than 60% of the Unadjusted Area Median Income for the HUD Metro Fair Market Rent Area that contains San Francisco, as determined by the Mayor’s Office of Housing and Community Development; and,

WHEREAS, The Owner has voluntarily agreed to comply with OCII’s Small Business Enterprise Program, Construction Workforce Policy, and Prevailing Wage Policy in designing and constructing the Development; and,

WHEREAS, Staff analyzed the Development pursuant to the requirements of the California Environmental Quality Act (“CEQA”) and found that:

- 1) The Site has no value as habitat for endangered, rare or threatened species;
- 2) The Development is an in-fill project within the City of San Francisco on a site less than five acres in size surrounded by urban uses;
- 3) The Site is adequately served by all necessary and required utilities and public services;
- 4) The Development is consistent with applicable San Francisco General Plan policies, including the Bayview Hunters Point Area Plan, and complies with all applicable zoning regulations, such as the Plan and the Design for Development;
- 5) Approval of the Development will not result in any significant effects relating to traffic, noise, air quality, or water quality and is not located in an Air Pollution Exposure Zone; and,
- 6) The Development requires excavations and disturbance of existing soils

greater than 50 cubic yards. The Owner shall submit its Phase I report to the Department of Public Health in proper compliance with the Maher Ordinance, prior to approval of any excavation, grading or site permits; now, therefore, be it

RESOLVED, That the Development is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15332, as an infill development and would not result in new significant environmental impacts; and,

RESOLVED, That the Commission on Community Investment and Infrastructure conditionally approves the Schematic Design for the proposed Development located at 4101 Third Street (Assessor's Block 5260, Lot 001) in the Bayview Industrial Triangle Redevelopment Project Area subject to the conditions attached hereto as Exhibit A (which are incorporated herein as though fully set forth), to be resolved to the satisfaction of the Executive Director.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of August 7, 2018.



Commission Secretary

- Exhibit A - Conditions of Approval for 4101 Third Street
- Exhibit B - Design Review and Document Approval Procedure
- Exhibit C - Unit Mix and Identification of Affordable Housing Unit
- Exhibit D - Community Advisory Committee Letter of Support
- Exhibit E - Schematic Design Submittal

EXHIBIT A

Conditions of Approval for 4101 Third Street

These conditions run with the Site and specified use thereof. Accordingly, “Owner” shall include any subsequent responsible party.

1. **Validity and Expiration.** The authorization and right vested by virtue of this Resolution No. 34-2018 is valid for three years from the effective date of the Resolution, which is the date of the Commission’s approval. A building permit from the City’s Department of Building Inspection to construct the Development must be issued as this Resolution is only an approval of the proposed Development and conveys no independent right to construct the Development. The Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Resolution approving the Development. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Development has been issued but is allowed to expire and more than three (3) years have passed since the Resolution was approved.
2. **Notice of Special Restrictions.** Prior to issuance of a building permit for the Development, OCII shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the Site. This Notice shall state that the Development is subject to the Conditions of Approval contained herein.
3. **Printing of Conditions of Approval on Plans.** The Conditions of Approval contained herein shall be reproduced on the Index Sheet of construction plans submitted with any site or building permit application for the Development. The Index Sheet of the constructions plans shall reference Resolution No. 34-2018 and any subsequent amendments or modifications.
4. **Severability.** If any provision of these Conditions of Approval is held invalid, the such invalidity shall not affect or impair the remainder of these Conditions of Approval.
5. **Incorporation of Redevelopment Plan by Reference.** The Redevelopment Plan was filed as Document No. D-072785 on April 2, 1981 in the Official Records of City and County of San Francisco. Each and every term, condition, and provision set forth in said Redevelopment Plan is hereby incorporated by reference in and made a part of these Conditions of Approval with the same force and effect as though set forth in full herein.
6. **Land Use Restrictions.** Owner shall devote the Site and the Development only to the uses permitted by (i) the Redevelopment Plan, and (ii) this Resolution No. 34-2018.
7. **Changes and Modifications.** Minor changes to the plans authorized by Resolution No. 34-2018 may be approved administratively by the Executive Director or his/her designee. Significant changes and modifications of conditions shall require Commission approval.

8. **Review of Plans.** All preliminary architectural and site plans and the final plans and specifications for the construction of the Development shall be submitted to OCII for review and approval in accordance with the DRDAP, attached as Exhibit B to Resolution No. 34-2018. Those plans and specifications shall be in sufficient detail to enable OCII to determine compliance of the plans and specifications with the DRDAP, Redevelopment Plan and Design for Development.
9. **Design Development Submittals.** In accordance with the DRDAP, the Owner shall provide for the OCII Executive Director's review and approval, the following:
 - a. Detailed building plans, sections, elevations, materials and design details, to be submitted as part of Design Development Documents;
 - b. Detailed landscape drawings for all private and common open space areas, to be submitted as part of Design Development Documents;
 - c. Detailed lighting plan including exterior façade lighting, streetscape lighting and public open space lighting, to be submitted as part of Design Development Documents;
 - d. Samples of all proposed new materials and colors are to be submitted prior to the OCII Executive Director's, or designee's, approval of Design Development Documents. Further Continue to develop and refine the building materials palette, including wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged;
 - e. Signage Plan for all exterior commercial signs, to be submitted prior to filing for a sign permit with the Department of Building Inspection;
 - f. Architectural Mock-Up Scope. During Construction Document phase and in advance of building materials purchasing, provide scope and plans for design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping;
 - g. Further develop materiality and design details of screening for any rooftop mechanical equipment. All rooftop mechanical equipment shall be screened to its full vertical and horizontal extent. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
 - h. Provide a detailed maintenance plan for ongoing treatment and servicing of the landscaped green walls located on the Newhall Street and Hudson Avenue facades. Include a maintenance schedule and budget adequate to ensure the continued growth and

attractiveness of the material planted. A maintenance contract with a recognized –local landscape maintenance firm and incorporating this schedule shall be submitted to the Agency at completion of the project.

10. **Parking Restrictions.** The Development shall include sixteen on-site residential parking spaces. Lease of parking spaces will be unbundled from the lease of the Development’s residential units. Prior to issuance of the first Tentative Certificate of Occupancy for the Development by the Department of Building Inspection, Owner will make all parking spaces within the Development available by lease at a market rate price to the residents. Maintenance and repair of all mechanical means of accessing off-street parking within the Development, including without limitation vehicular lifts and mechanical stacking apparatuses, shall be the sole responsibility of owners or lessors of the parking spaces within the Development.
11. **MUNI Operator Access to Restroom.** In case of removal of the existing MUNI operator restroom facility adjacent to the Property within the public right-of-way on Hudson Avenue and if the facility is not relocated elsewhere in the vicinity to serve the bus terminus, Owner shall include in any retail lease agreement a provision for MUNI operators to access ground-floor restrooms. Unlimited MUNI operator access shall be allowed daily from 9am-9pm.
12. **Restrictions on the Affordable Housing Units.** The Owner shall comply with the following restrictions associated with the Affordable Housing Unit:
 - a. Number of Required Units. The Development shall include five Affordable Housing Units, as specified on Exhibit C to Resolution No. 34-2018.
 - b. Level of Affordability. The Affordable Housing Units shall be affordable to households earning sixty percent (60%) of the Unadjusted Area Median Income for the HUD Metro Fair Market Rent Area that contains San Francisco, as published by the San Francisco Mayor’s Office of Housing and Community Development and that is adjusted for household size.
 - c. Duration of Affordability Restrictions. The Affordable Housing Unit must remain affordable for the life of the Development, meaning the time during which the Development, including any future modification thereto, remains in existence.
 - d. Lease of Affordable Housing Units. The Affordable Housing Units shall be leased pursuant to the City’s Inclusionary Affordable Housing Program Monitoring and Procedures Manual, which may be updated from time to time, to ensure the Affordable Housing Units will be permanently affordable. Upon completion of the Affordable Housing Units, the Mayor’s Office of Housing and Community Development shall assume the rights and obligations to ensure permanent affordability under the Inclusionary Program.
 - e. Comparability and Quality of Units. As part of OCII’s review and approval of the Design Development and Construction Document plans for the Development, OCII or its designee shall approve all material finishes and appliances according to these specifications. The interior appliances and finishes of the Affordable Housing Units need not be the same as

or equivalent to those included in the market rate units, as long as they are of good quality and consistent with the then-current standards for new housing. The categories of appliances installed in the Affordable Housing Units shall match the categories of the appliances installed in the market rate units. For example, if the market rate units have washer/dryer hook-ups, dishwashers, and refrigerators, then the Affordable Housing Units shall have washer/dryer hook-ups, dishwashers, and refrigerators.

- f. Parking. Three parking spaces shall be allocated to Affordable Housing units. Parking spaces shall be allocated in lottery ranked order.
- g. Occupancy Preferences. The Marketing Plan shall include as many of the following elements as are appropriate to the Project, as determined by OCII and consistent with OCII and MOHCD policies and procedures related to applicants throughout the marketing process: (1) Hunters Point Certificate of Preference Holders (2) Western Addition Certificate of Preference Holders; (3) Displaced Tenants Housing Preference; (4) San Francisco Residents or Workers; and (5) members of the general public.
- h. Early Outreach Actions. No later than thirty (30) days after the start of construction, the Developer must deliver to OCII, for OCII's review and approval, an affirmative marketing plan for initial and ongoing renting of the units. The Owner may not start the outreach process until OCII provides its approval, which will occur no later than 10 business days after OCII receives the final draft Early Outreach Plan.
- i. Marketing Plan. No later than six (6) months prior to issuance of the first Temporary Certificate of Occupancy, the Developer shall submit a draft Marketing and Tenant Selection Plan consistent with all OCII marketing requirements. Developer must obtain OCII's approval of reasonable alterations to the Marketing Plan or the Tenant Selection Plan. Developer must market and rent the units in the manner set forth in the Marketing Plan and the Tenant Selection Plan both as approved by OCII. Before marketing any Units, Developer must provide OCII with updated implementation and contact information.

13. Equal Opportunity Program. The Owner shall make a good faith effort to comply with an Equal Opportunity Program consisting of OCII's Small Business Enterprise Program, Construction Workforce Policy, and Prevailing Wage Policy, and shall submit all documents required pursuant to the Equal Opportunity Program.

14. Nondiscrimination. There shall be no discrimination against or segregation of any person or group of persons on account of age, race, color, creed, sex, sexual orientation, gender identity, marital or domestic partner status, disabilities (including AIDS or HIV status), religion, national origin or ancestry by Owner or any occupant or user of the Site in the sale, lease, rental, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site subject to this Declaration, or any part thereof, nor shall the Owner itself (or any person or entity claiming under or through it) establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of the Site or any part thereof, nor shall Owner or any occupant or user of the Site or any transferee, successor, assign or holder of any interest in the Site or any person or entity claiming under or

through such transferee, successor, assign or holder, establish or permit any such practice or practices of discrimination or segregation, including, without limitation, with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, vendees or others of the Site. There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site, nor shall the Owner or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees at the Site. The foregoing covenants shall run with the land. Unless an instrument, describing property in the Project Area has been recorded agreeing to change said covenants, the covenants contained hereof shall run in perpetuity.

15. **Maintenance.** The Development shall be maintained in compliance with the laws of the State of California and the Ordinances and Regulations of the City and County of San Francisco.
16. **Enforcement.** In the event of violation or breach of any of the Conditions of Approval contained herein, it shall be the duty of OCII or its successor to endeavor immediately to remedy such breach by conference, conciliation, and persuasion. OCII, or its successor, on its own behalf or on behalf of any owner or owners, singularly or collectively, of any real property in the Project Area, or any such owner or owners may, at any time, prosecute any proceedings in law or in equity in case of any violation or attempt to violate any of the conditions contained herein.
17. **Revocation due to Violation of Conditions.** Prior to issuance of a Certificate of Final Completion and Occupancy (“CFCO”), should implementation of this Development result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Owner and found to be in violation of the Redevelopment Plan and/or the specific Conditions of Approval for the Development, the Executive Director shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
18. **Certificates of Occupancy.** Consistent with the DRDAP, the Executive Director shall authorize any approval of the Temporary Certificate of Occupancy and the CFCO. Owner shall have met all Conditions of Approval to issuance of the CFCO.
19. **Agency Costs.** Owner has agreed to reimburse OCII for its staff costs associated with the review and approval of this Development. Final approvals are conditioned upon a timely payment.

EXHIBIT B

DESIGN REVIEW AND DOCUMENT APPROVAL PROCEDURE (DRDAP) FOR THE 4101 THIRD STREET DEVELOPMENT PROJECT IN THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

I INTRODUCTION

This document sets forth the procedure for design submittals of the plans and specifications for the 4128 Third Street project and its review. The vertical developments will include residential, streetscape, private open spaces, and other permanent and interim uses. The Office of Community Investment and Infrastructure ("OCII") shall review plans and specifications. City Agencies will review plans and specifications for compliance with applicable City Regulations.

II PROJECT APPROVALS

Project Approval submissions shall consist of four components or stages:

1. Basic Concept Design
2. Schematic Design,
3. Design Development Documents, and
4. Final Construction Documents.

A - SCOPE OF REVIEW

OCII shall review and approve Basic Concept Design plans, Schematic Design plans, Design Development Documents and Final Construction Documents, each as defined below, for conformity with any prior approvals, the Bayview Industrial Triangle Redevelopment Project Area and Plan Documents, including but not limited to the Design for Development. OCII's review shall include consideration of such items as the architectural design, site planning and landscape design as applicable and appropriate to each submittal. The applicant shall submit a report regarding compliance with the Mitigation Monitoring and Reporting Program previously adopted by OCII pursuant to the California Environmental Quality Act (CEQA). The mitigation measures are a part of the Final Environmental Impact Report. The mitigation measures are intended to reduce the major impacts of this development on the environment. OCII shall review such report to ensure compliance with the CEQA and the adopted Mitigation Monitoring and Reporting Program. OCII shall not disapprove, require changes from or impose conditions inconsistent with the Bayview Industrial Triangle Redevelopment Plan, Plan Documents or matters it has previously approved, provided that the project submittals are consistent with any matter OCII has previously approved.

B - OCII PROCESS

1. Review by OCII.

The redevelopment of the Bayview Industrial Triangle contemplated by the Bayview Industrial Triangle Redevelopment Plan and Plan Documents is a priority project for the City and OCII. OCII shall review all applications for project approvals as expeditiously as possible. OCII architectural staff shall keep the applicant informed of OCII's review and comments, as well as comments by other City agencies, other

government agencies, or community organizations consulted by OCII, and shall provide applicant opportunities to meet and confer with OCII staff prior to the OCII Commission hearing, if any, to review the specific application for project approval.

2. Cooperation by Applicant.

In addition to the required information set forth in Exhibit 1 attached hereto, the applicant shall submit materials and information as the OCII architectural staff may reasonably request which are consistent with the type of documents listed in Exhibit 1 and which are required to clarify a submittal provided pursuant to this DRDAP. If requested by the OCII architectural staff, the applicant shall cooperate with, and participate in, presentations to the OCII Commission, if any, and to the public, including but not limited to the Bayview Hunters Point Citizens Advisory Committee.

C REVIEW OF BASIC CONCEPT DESIGN

Basic Concept Design documents shall be submitted to OCII for review and approval. Basic Concept Design documents shall demonstrate a concept level of detail consistent with the Bayview Industrial Triangle Redevelopment Plan and Plan Documents.

1. Timing of OCII's Review

OCII architectural staff shall review the Basic Concept Design for completeness and advise the applicant in writing of any deficiencies within fifteen (15) working days following the receipt of the applicant's Basic Concept Design submittal. In the event the OCII architectural staff does not so advise the applicant, the application for Basic Concept Design shall be deemed complete. The time limit for OCII staff's review shall be within sixty (60) working days from the date the Basic Concept Design has been determined to be complete. OCII shall take such reasonable measures necessary to comply with the time periods set forth herein.

The OCII Commission shall review and approve, conditionally approve or disapprove the application for Basic Concept Design within the sixty (60) day period set forth above. If the OCII Commission disapproves the Basic Concept Design in whole or in part, the OCII Commission shall set forth the reasons for such disapproval in the resolution adopted by the OCII Commission. If the OCII Commission conditionally approves the Basic Concept Design, such approval shall set forth the concerns and/or conditions on which the OCII Commission is granting approval. If the OCII Commission disapproves an application in part or approves the application subject to specified conditions, then, in the sole discretion of the OCII Commission, the OCII Commission may delegate approval of such resubmitted or corrected documents to the OCII architectural staff.

The applicant and OCII may agree to any extension of time necessary to allow revisions of submittals. OCII shall review all revisions as expeditiously as possible, within the time frame of the extension agreed to by OCII and the applicant. If required to be submitted to the OCII Commission, the OCII Commission shall either approve or disapprove such resubmitted or corrected documents as soon as possible.

2. Document Submittals.

The applicant shall submit Basic Concept Design plans, which plans shall include the documents and information listed in Exhibit 1 attached hereto. The OCII architectural staff may waive certain document submittal requirements if the OCII architectural staff determines such documents are not necessary for the specific application.

D - REVIEW OF SCHEMATIC DESIGN

Except as provided below, Schematic Design documents shall be submitted to the OCII Commission for review and consideration. Schematic Design documents shall relate to schematic design level of detail for a specific project. The purpose of this submittal is to expand and develop the Basic Concept Design, incorporating changes resulting from resolution of OCII's design concerns and comments.

1. Timing of OCII's Review.

OCII architectural staff shall review the application for Schematic Design for completeness and advise the applicant in writing of any deficiencies within fifteen (15) working days after the receipt of the applicant's Schematic Design documents. In the event the OCII architectural staff does not so advise the applicant, the application for Schematic Design shall be deemed complete; The time limit for the OCII staffs review shall be forty-nine (49) working days from the date the application for Schematic Design was determined to be complete. OCII shall take such reasonable measures necessary to comply with the time periods set forth herein.

The OCII Commission may elect, in its sole discretion, to delegate approval of the Schematic Design to the OCII architectural staff at the time the OCII Commission reviews the Basic Concept Design. If OCII disapproves the Schematic Design in whole or in part, OCII shall state the reasons for such disapproval; If OCII approves the Schematic Design subject to conditions, such approval shall set forth the concerns and/or conditions on which OCII is granting approval. If the OCII Commission disapproves an application in part or approves the application subject to specified conditions, then, in the sole discretion of the OCII Commission, the OCII Commission may delegate approval of the resubmitted or corrected documents to the OCII architectural staff.

The applicant and the OCII architectural staff may agree to any extension of time necessary to allow revisions of submittals prior to a decision by OCII. OCII shall review all such revisions as expeditiously as possible, within the time frame of the extension agreed to by the OCII architectural staff and the applicant. If required to be submitted to the OCII Commission, the OCII Commission shall either approve or disapprove such resubmitted or corrected documents as soon as possible.

The applicant may request to submit Basic Concept Design and Schematic Design documents simultaneously. OCII architectural staff shall approve or disapprove such request within a reasonable time. In the event that OCII architectural staff permits the applicant to submit complete sets of Basic Concept Design and Schematic Design documents simultaneously, the OCII Commission shall approve, conditionally approve or disapprove the Schematic Design documents at the same time it approves the Basic Concept Design, and no later than twenty-one (21) working days following the time period for approval of the Basic Concept Design. The Schematic Design submittal shall govern if there is any discrepancy between the two design submittals.

2. Document Submittals.

The applicant shall submit Schematic Design Documents, in which plans shall include the documents and information listed in Exhibit 1 attached hereto. The OCII architectural staff may waive certain document submittal requirements if the OCII architectural staff determines such documents are not necessary for the specific application.

E - REVIEW OF DESIGN DEVELOPMENT DOCUMENTS

Design Development Documents shall be submitted for review and either approval, conditional approval, or disapproval by the OCII architectural staff, following approval of the Schematic Design.

1. Scope of Review.

The OCII architectural staff shall review the Design Development Documents for consistency with earlier approved documents, the Bayview Industrial Triangle Redevelopment Plan and Plan Documents, including the Scope of Development and the Design for Development. Design Development Documents will relate to design development level of detail for a specific project. The purpose of this submittal is to expand and develop the Schematic Design incorporating changes resulting from resolution of comments and concerns during the Schematic Design phase and to prepare drawings and other documents as to architectural, structural, mechanical, and electrical systems.

2. Timing of OCII's Review.

The OCII architectural staff shall review the Design Development Documents for completeness and advise the applicant in writing of any deficiencies within ten (10) working days after the receipt of the Design Development Documents. In the event the OCII architectural staff does not so advise the applicant, the Design Development Documents shall be deemed complete. The time limit for the OCII architectural staff review shall be forty-nine (49) working days from the date the Design Development Documents were determined to be complete. The OCII architectural staff shall take such reasonable measures necessary to comply with the time periods set forth herein.

The applicant and the OCII architectural staff may agree to any extension of time necessary to allow revisions of submittals prior to a decision by the OCII architectural staff. The OCII architectural staff shall review all such revisions as expeditiously as possible, within the time frame of the extension agreed to by the OCII architectural staff and the applicant.

3. Document Submittals.

The applicant shall submit Design Development Documents, which submittal shall include the documents and information listed in Exhibit 1 attached hereto. The OCII architectural staff may waive certain document submittal requirements if the OCII architectural staff determines such documents are not necessary for the specific application.

F - REVIEW OF FINAL CONSTRUCTION DOCUMENTS

1. OCII Review

Final Construction Documents will relate to the construction documents' level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents to their final form, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting. Final Construction Documents may be divided and submitted in accordance with an addenda schedule for the project approved in writing in advance by the City's Department of Building Inspection and the OCII architectural staff. Provided the Owner's Final Construction Documents are delivered to the OCII architectural staff concurrently with submittal to the Department of Building Inspection. Final Construction Documents shall be reviewed by the OCII architectural staff within twenty-one (21) working days following the OCII architectural staff's receipt of such documents from and approved by the Department of Building Inspection and any other appropriate City Agencies with jurisdiction. In the event that the Owner's Final Construction Documents are not delivered concurrently to the OCII architectural staff, the OCII architectural staff shall review the Final Construction Documents as expeditiously as possible.

2. Document Submittals

Documents submitted at this stage in the design review will relate to the construction documents level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents to their final form, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting. The Final Construction Documents submittal shall include the information specified for the Design Development Documents in Exhibit I attached hereto.

III OTHER CITY PERMITS

A. COMPLIANCE WITH OTHER LAWS

No OCII review will be made or approval given as to the compliance of the Design Development Documents or Final Construction Documents with any building codes and standards, including building engineering and structural design, or compliance with building codes or regulations, or any other applicable state or federal law or regulation relating to construction standards or requirements, including, without limitation, compliance with any local, state or federal law or regulation related to the suitability of the improvements for use by persons with physical disabilities.

B. OCII REVIEW OF CITY PERMITS

No building permit, or any other City permit, including but not limited to any permits required by the Department of Public Works shall be issued unless OCII has reviewed and approved the permit application.

C. SITE PERMITS

The applicant may apply for and obtain a Site Permit and addenda from the Department of Building Inspection upon the OCII architectural staff's approval of the Design Development documents. This application can be submitted before the Final Construction Documents of the project have been completed and submitted for approval to the OCII architectural staff and the Department of Building Inspection. Notwithstanding the foregoing, the applicant may apply for City permits related to grading and excavation activities prior to the OCII architectural staff's approval of the Design Development Documents, provided that the OCII architectural staff approves such activities prior to issuance of any City permits. Grading and excavation are often the first two addenda to site permits.

Pursuant to such site permit process, the Final Construction Documents may be divided and submitted to the Department of Building Inspection in accordance with an addenda schedule for the project approved in writing in advance by the OCII architectural staff and Department of Building Inspection. Construction may proceed after the appropriate Site Permit addenda have been issued, including, for example, and without limitation, addenda for foundations, superstructure, and final building build-out. In no case shall construction deviate from, or exceed the scope of, the issued addenda

IV MODIFICATIONS AND AMENDMENTS TO PROJECT APPROVAL

OCII may, by written decision, approve project applications which amend or modify the previously approved project, provided that OCII makes the following determinations:

1. The project approval requested involves a deviation that does not constitute a material change;

2. The requested project approval will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the project; and
3. The grant of the project approval will be consistent with the general purposes and intent of the Bayview Industrial Triangle Redevelopment Plan and Plan Documents.

In the event that OCII determines that the project application deviates materially from the project already approved by OCII, OCII may require submittal of an amended project application, as appropriate, for review by OCII in accordance with the provisions herein.

Amendments and modifications will be processed in accordance with this DRDAP.

V GOVERNMENT REQUIRED PROVISIONS, CHANGES

OCII and the Owner acknowledge and agree that neither one will delay or withhold its review or approval of those elements of or changes in the Schematic Design, Design Development Documents or Final Construction Documents which are required by any City agency, including the City's Department of Building Inspection, the Fire Marshall, or any other government agency having jurisdiction; provided, however, that;

- i. The party whose review or approval is sought shall have been afforded a reasonable opportunity to discuss such element of, or change in, documents with the governmental authority requiring such element or change and with either the owner's or the OCII's architect, as the case may be, and
- ii. The owner or OCII in seeking such reasonable modifications of such required element or change as the other shall deem necessary or desirable. The owner and OCII each agrees to use its diligent, good faith efforts to obtain the other's approval of such elements or changes, and its request for reasonable modifications to such required elements or changes, as soon as reasonably possible.

EXHIBIT 1

DOCUMENTS TO BE SUBMITTED FOR PROJECT APPROVALS

During each stage of the project design review process, the OCII architectural staff and the owner or applicant shall agree upon the scale of the drawings for project submissions. The OCII architectural staff and the owner or applicant shall also discuss and agree upon the scope of the subsequent project submissions recognizing that each project is unique and that all documents outlined herein may not be required for each project.

Design Development Documents and other Construction Documents to be submitted shall be prepared by an architect licensed to practice in and by the State of California. The applicant shall submit a report outlining compliance with the adopted Mitigation and Monitoring Program.

A BASIC CONCEPT DESIGN DOCUMENTS

Three (3) sets of Basic Concept Design documents shall be submitted to OCII in 11" x 17" size format. The program of uses, the height of buildings or other factors in the proposed project may trigger some variation in the submittal requirements in order to illustrate consistency with standards and guidelines in the Bayview Industrial Triangle Redevelopment Plans and Plan Documents. Basic Concept Design documents will illustrate building height, building bulk, block development, street frontage, conceptual building elevations, arid streetwall length, height and character. Project Basic Concept Design submittals will include the following documents:

1. Data Charts

Data charts submitted should provide information appropriate to a Basic Concept Design submittal consistent with the project being proposed, including:

- a. Program of uses
- b. Maximum development density
- c. Approximate number of parking and loading spaces
- d. Building coverage and streetwall calculations

2. Vicinity Plan

In addition to the site plan for the immediate area of the project under review, a diagrammatic vicinity plan should be submitted showing this project in the context of planned and existing:

- a. Utilities, including interim facilities.
- b. Vehicular, bicycle and pedestrian circulation
- c. View corridors
- d. Public and private open space

3. Site Plan (at a scale of 1"=40'-0" unless otherwise agreed upon)

The Site Plan will pertain to the total area of development and improvement included in this project which may include required streets, open space and other existing infrastructure improvements. A Site Plan should indicate the location of uses; the general location, scale, relationship, and orientation of buildings; the general site circulation and relationship of ground floor uses, and the following:

- a. Site boundaries
- b. Building footprints
- c. Existing public open space areas

- d. Private open space areas
- e. Setbacks
- f. Existing roads, sidewalks, mid-block connections
- g. Parking and loading facilities (including interim facilities)
- h. Circulation diagram including entry locations for pedestrians, autos and service vehicles
- i. Existing and proposed streetscape improvements

4. Building Plans, Elevations and Sections sufficient to describe the development proposal

Written Statement of Program, including: size and use of the facilities proposed, structural system and principal building materials.

5. Model

A Basic Concept Design level block model shall illustrate the location, scale and massing of proposed building(s) and its relationship to existing public open space streets and surrounding development areas.

6. Illustrative Materials

Sketches or perspective renderings (and other appropriate illustrative materials acceptable to OCII) shall be submitted to illustrate the character of the proposed development.

7. Phasing Plan

Within the project, any anticipated phasing of construction or temporary improvements, including temporary or interim parking facilities and infrastructure, to ease the transition among projects and between phases, if any, shall be indicated.

B SCHEMATIC DESIGN

Three (3) sets of Schematic Concept Design documents shall be submitted to OCII in 11" x 17" size format. Documents submitted at this stage in the design review will relate to schematic design level of detail for a specific project. The purpose of this submittal is to expand and develop the Basic Concept Design, incorporating changes resulting from resolution of OCII's design concerns and comments. The Schematic Design submission for a specific project should generally be consistent with the Basic Concept Design approval. A Schematic Design submittal will include the following documents:

1. Written Statement

A written statement of proposal shall cover items similar to those on the Basic Concept Design data charts including number of parking and loading spaces, size and use of the facilities provided, with the addition of the structural system, principal building materials and area calculations.

2. Schematic Design Drawings

The Schematic Drawings shall generally include, but not be limited to:

- a. Isometric or perspective drawings sufficient to illustrate overall project.
- b. Site plan at appropriate scale showing relationships of buildings with their respective uses designating open spaces, terraces, landscaped areas, walkways, loading areas, streets, water elements, and adjacent uses. Adjacent existing and proposed street and structures should also be shown. Scale: minimum 1/16 " = 1' -0"
- c. Site sections showing height relationships of those areas noted above. Scale: minimum 1/16 " = 1' -0"

- d. Building plans, elevations and sections sufficient to describe the development proposal, the general architectural character, and materials proposed at appropriate scale to fully explain the concept. Scale: minimum 1/8" = 1'-0"
- e. Written Statement of program, including: size and use of the facilities proposed, structural system and principal building materials.

3. Model

A model shall be submitted to the OCII which shall be prepared at an appropriate scale indicating the exterior building design.

4. Perspectives, Sketches and Renderings

Perspectives, sketches, and renderings, as necessary to indicate the architectural character of the project and its relationship to the pedestrian level shall be submitted to OCII.

5. Samples

Samples of proposed materials and exterior colors shall be submitted to OCII.

6. Perspective Drawings

Perspective renderings sufficient to depict the design characteristics of the project.

C DESIGN DEVELOPMENT DOCUMENTS

Two (2) sets of Design Development documents shall be submitted to OCII in half scale size format. Documents submitted at the design development stage in design review will relate to design development level of detail for a specific project. The purpose of this submittal is to expand and develop the Schematic Design incorporating changes resulting from resolution of comments and concerns during the Schematic Design phase and to prepare drawings and other documents as to architectural, structural, mechanical and electrical. systems.

The Design Development Document submission for a specific project should generally be consistent with the Schematic Design approval.

1. Site plans showing where applicable:

- a. Building relationships to landscaped areas, parking facilities, loading facilities, roads, sidewalks, mid-block connections, any transit facilities, and both public and private open space areas. All land uses within the subject parcel shall be designated. Streets and points of vehicular and pedestrian access shall be shown, indicating proposed new paving, planting and lighting if applicable.
- b. All utilities or service facilities which are a part of or link this project to the public infrastructure shall be shown.
- c. Grading plans depicting proposed finish site elevations.
- d. Site drainage and roof drainage.
- e. Required connections to existing and proposed utilities.
- f. All existing structures adjacent the site.

2. Building floor plans and elevations including structural system, at an appropriate scale (1/8" = 1'-0" minimum).

3. **Building sections showing typical cross sections at an appropriate scale (1/8" = 1'-0" minimum), and in particular indicating street walls and adjacent open spaces, relationship of ground floor uses to pedestrian outdoor areas, and including mechanical equipment.**
4. **Landscape design plans showing details of landscape elements including walls, fences, planting, outdoor lighting, ground surface materials. Appropriate reference to improvements in the City's right of way shall be shown.**
5. **Drawings showing structural, mechanical and electrical systems.**
6. **Materials and colors samples as they may vary from those submitted for Schematic Design approval.**
7. **Sign locations and design.**
8. **Outline specifications for materials and methods of construction.**
9. **Roof plan showing location of and screen design for all rooftop equipment; and roof drainage.**

D FINAL CONSTRUCTION DOCUMENTS

Documents submitted at this stage in the design review will relate to the construction documents level of detail for a specific project. The purpose of this submittal is to expand and develop the Design Development Documents, prepare drawings and specifications in sufficient detail to set forth the requirements of construction of the project and to provide for permitting.

The Final Construction Documents shall generally be consistent with the approved Design Development Documents. The Final Construction Documents shall comply with the requirements of the City's Department of Building Inspection, including Site Plans and Construction Drawings and Specifications ready for bidding. In addition, the applicant shall submit a presentation of all exterior color schedules including samples, if appropriate, and design drawings for all exterior signs and graphics prior to completed construction. The OCII architectural staff and applicant shall continue to work to resolve any outstanding design issues, as necessary.

EXHIBIT C

Unit Mix and Identification of Affordable Housing Units

4101 THIRD STREET RENTAL UNITS

FLOOR	TYPE	COUNT	AFFORDABILITY
Second	1-BR	4	4 MR
	2-BR	4	1 BMR, 3 MR
	3-BR	1	1 MR
Third	1-BR	4	4 MR
	2-BR	4	4 MR
Fourth	1-BR	4	1 BMR
	2-BR	4	1BMR
	3-BR	1	1 MR
Fifth	1-BR	3	1 BMR
	2-BR	3	1 BMR
TOTAL		32	5 BMR, 27 MR

MR = Market Rate Unit

BMR = Below Market Rate Unit (60% AMI)

EXHIBIT D

**COMMUNITY ADVISORY COMMITTEE LETTER OF SUPPORT FOR THE 4101
THIRD STREET DEVELOPMENT PROJECT IN THE BAYVIEW INDUSTRIAL
TRIANGLE REDEVELOPMENT PROJECT AREA**



Bayview Hunters Point Citizens Advisory Committee

Ellouise Patton, Chair
Tim Chan, Vice Chair

March 8, 2018

Office of Community Investment and Infrastructure
City and County of San Francisco
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Project:
4101 3rd Street
San Francisco, CA 94124

Commissioners:

On March 7, 2018, the Bayview Hunters Point Citizens Advisory Committee voted and gave a positive recommendation for the currently proposed development plan for 4101 3rd Street. The committee reviewed and discussed the matter over a number of meetings dating back over a year.

The Committee asks if any major change happen to this project in the future they come back to the CAC for review.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellouise Patton", with a long horizontal flourish extending to the right.

Ellouise Patton, Chair
Bayview Hunter Point Citizen Advisory Committee

ATT:
San Francisco Planning Department
District 10 Supervisor Malia Cohen

1 Dr. Carlton B. Goodlett Place, City Hall, Room 362, San Francisco, CA 94102
Telephone (415) 554-6272; Fax (415) 554-4849

Please address all mail or fax communication to Jack Gallagher, Office of City Administrator



4101 3RD STREET - MIXED-USE DEVELOPMENT
OCII SCHEMATIC DESIGN SUBMITTAL



SCHAUB LY
ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060
slasf.com

NEW MIXED-USE DEVELOPMENT
4101 3RD STREET

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

COVER SHEET

SCALE:

5/14/18

A-0.0

PROJECT TEAM

OWNER -

320 ALEMANY LLC
P. O. BOX 347400
SAN FRANCISCO, CA 94134
TEL- 415-725-8899
EMAIL- MIKETSENG13@GMAIL.COM

ARCHITECT -

SCHAUB LY ARCHITECTS INC.
1360 9TH AVE, SUITE 210
SAN FRANCISCO, CA 94122
TEL- 415-682-8060
EMAIL- JEREMY@SLASF.COM

STRUCTURAL ENGINEER - TBD

MECHANICAL ENGINEER - TBD

GEOTECHNICAL ENGINEER -

H. ALLEN GRUEN GEOTECHNICAL ENGINEER
360 GRAND AVE, SUITE 262
OAKLAND, CA 94610
TEL- 510-839-0765
EMAIL- EARTHMECH1@AOL.COM

ENVIRONMENTAL CONSULTANT -

APPLIED WATER RESOURCES COOPERATION
2363 MARINER SQUARE DR, SUITE 245
ALAMEDA, CA 94501
TEL- 510-671-2090

SURVEYOR -

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
TEL- 510-530-5200
EMAIL- WNACOUS@PACBELL.NET

ACOUSTICAL CONSULTANT

WALSH, NORRIS & ASSOCIATES, INC.
22 BATTERY STREET, SUITE 808
SAN FRANCISCO, CA 94111
TEL- 415-391-2166
EMAIL- WNACOUS@PACBELL.COM

GREEN BUILDING CONSULTANT

ASAN GREEN HOME SOLUTIONS
TEL- 510-918-5353
EMAIL- TASAN@JPS.NET

STORMWATER - TBD

SHEET INDEX

A-0.0	COVER SHEET
A-0.1	PROJECT TEAM / SHEET INDEX
A-0.2	VICINITY MAP & AERIAL VIEW
A-0.3	D4D COMPLIANCE CHECKLIST
A-0.4	DESIGN NARRATIVE
A-0.5	DESIGN NARRATIVE
A-0.6	DESIGN NARRATIVE
A-0.7	PROPOSED SITE PLAN AND BUILDING AREA INFORMATION
A-0.8	GREENPOINT RATED CHECKLIST
A-0.9	RENDERING
A-0.10	RENDERING
A-0.11	RENDERING
A-0.12	RENDERING
A-1.0	SITE PLAN
A-1.1	SITE SECTION
A-1.2	VICINITY PLAN - LAND USE & ZONING
A-1.3	VICINITY PLAN - CIRCULATION
A-1.4	SITE PLAN
A-1.5	SITE PLAN - CIRCULATION
A-1.6	SITE PLAN - UTILITIES
A-1.7	GROUND FLOOR STREETScape PLAN
A-1.8	GROUND FLOOR LANDSCAPE PLAN
A-1.9	ROOF PLANTING PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	MEZZANINE FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	FOURTH FLOOR PLAN
A-2.5	FIFTH FLOOR PLAN
A-2.6	ROOF PLAN
A-3.0	RENDERING
A-3.1	RENDERING
A-3.2	RENDERING w/ MATERIAL SAMPLES
A-3.3	RENDERING w/ MATERIAL SAMPLES
A-3.4	RENDERING w/ MATERIAL SAMPLES
A-3.5	RENDERING w/ MATERIAL SAMPLES
A-3.6	ELEVATION ON 3RD STREET LOOKING EAST 1/16
A-3.7	ELEVATION ON NEWHALL ST LOOKING NORTHWEST
A-3.8	ELEVATIONS ON INNES AVE AND HUDSON AVE
A-3.9	LONGITUDINAL SECTION
A-3.10	CROSS SECTION
A-3.11	CROSS SECTION
A-4.0	SHADOW STUDY
A-4.1	SHADOW STUDY
A-4.2	SHADOW STUDY

OCII CHECKLIST - SD APPLICATION

1. WRITTEN STATEMENT

A WRITTEN STATEMENT OF PROPOSAL SHALL INCLUDE ALL DATA CHARTS INCLUDING NUMBER OF PARKING AND LOADING SPACES, SIZE AND USE OF THE FACILITIES PROVIDED, WITH THE ADDITION OF THE STRUCTURAL SYSTEM, PRINCIPAL BUILDING MATERIALS AND AREA CALCULATIONS.

2. SCHEMATIC DESIGN DRAWINGS

THE SCHEMATIC DRAWINGS SHALL GENERALLY INCLUDE, BUT NOT BE LIMITED TO:

A. ISOMETRIC OR PERSPECTIVE DRAWINGS SUFFICIENT TO ILLUSTRATE OVERALL PROJECT.

B. SITE PLAN AT APPROPRIATE SCALE SHOWING RELATIONSHIPS OF BUILDINGS WITH THEIR RESPECTIVE USES DESIGNATING OPEN SPACES, TERRACES, LANDSCAPED AREAS, WALKWAYS, LOADING AREAS, STREETS, WATER ELEMENTS, AND ADJACENT USES. ADJACENT EXISTING AND PROPOSED STREET AND STRUCTURES SHOULD ALSO BE SHOWN. SCALE: MINIMUM 1/16" = 1' -0"

C. SITE SECTIONS SHOWING HEIGHT RELATIONSHIPS OF THOSE AREAS NOTED ABOVE. SCALE: MINIMUM 1/16" = 1' -0"

D. BUILDING PLANS, ELEVATIONS AND SECTIONS SUFFICIENT TO DESCRIBE THE DEVELOPMENT PROPOSAL, THE GENERAL ARCHITECTURAL CHARACTER, AND MATERIALS PROPOSED AT APPROPRIATE SCALE TO FULLY EXPLAIN THE CONCEPT. SCALE: MINIMUM 1/8" = 1' -0"

E. WRITTEN STATEMENT OF PROGRAM, INCLUDING: SIZE AND USE OF THE FACILITIES PROPOSED, STRUCTURAL SYSTEM AND PRINCIPAL BUILDING MATERIALS.

3. MODEL

A MODEL SHALL BE SUBMITTED TO THE OCII WHICH SHALL BE PREPARED AT AN APPROPRIATE SCALE INDICATING THE EXTERIOR BUILDING DESIGN.

4. PERSPECTIVES, SKETCHES AND RENDERINGS

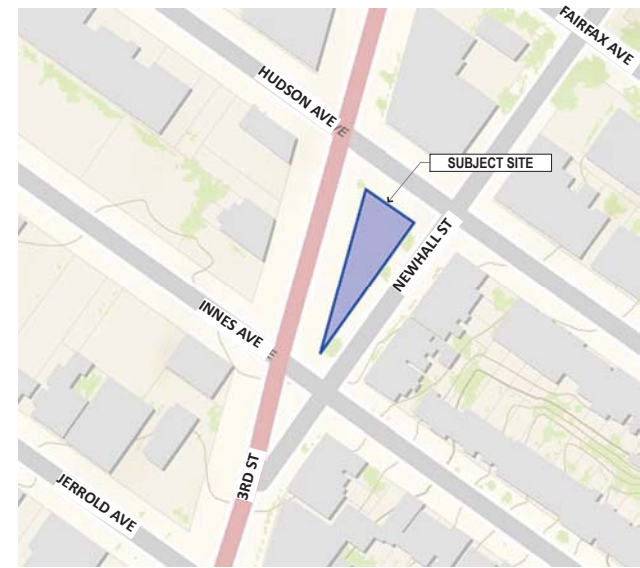
PERSPECTIVES, SKETCHES, AND RENDERINGS, AS NECESSARY TO INDICATE THE ARCHITECTURAL CHARACTER OF THE PROJECT AND ITS RELATIONSHIP TO THE PEDESTRIAN LEVEL SHALL BE SUBMITTED TO OCII.

5. SAMPLES

SAMPLES OF PROPOSED MATERIALS AND EXTERIOR COLORS SHALL BE SUBMITTED TO OCII.

6. PERSPECTIVE DRAWINGS

PERSPECTIVE RENDERINGS SUFFICIENT TO DEPICT THE DESIGN CHARACTERISTICS OF THE PROJECT.



VICINITY MAP



Private Realm: Compliance with Bayview Industrial Triangle Design for Development				
Standard Requirement	Observed	Notes	Sheet Reference	
Building Use	Mixed-Use Transit	X		
Number of Units	32			
Number/Location of BMR Units	5	As noted on floor plans	A-2.2 - A-2.5	
Retail Area	3,784 SF		A-2.0 - A-2.1	
DEVELOPMENT STANDARDS: DISTRICT 3				
Density	The Floor Area Ratio shall not exceed 4:1 for commercial uses	X	Commercial F.A.R.: 6.1	A-0.7
Height	Buildings that are used solely for industrial or commercial purposes shall not be higher than 40'. Buildings along Third Street, which provide residential units above the first floor may be as high as 65'	X	Height is proposed at 60'	A-3.6
Setbacks	At the first floor of residential occupancy a rear setback is required. The minimum rear yard setback shall be equal to 25% of the average depth of the lot, or 15', whichever is greater. Corner lots may alternatively provide an open area equal to 25% of the parcel area to meet the rear setback requirement.	X	The project site has three front facades, and no rear. Open space is provided at the southern corner at Innes Avenue	A-1.0
Off-Street Parking	There is no minimum vehicle off-street parking requirement. * Projects may contain a max of 1 space per residential unit and one space per 20,000 SF of commercial space. * Mix use projects are required, in addition to residential bicycle parking requirements, to provide 2 bicycle spaces per new development or major renovation project plus 1 additional bicycle space for every 15,000 SF of finished commercial space * Residential projects are required to provide at least one bicycle parking spaces for every 4 residential units.	X	11 car parking spaces, 32 Class I bicycle parking spaces, 36 Class II bicycle parking spaces	A-2.0
Off-Street Loading	There is no off-street loading requirement.	n/a	n/a	
Open Space	At least 100 SF of open space shall be provided per residential unit.	X	3,860 s.f. common floor deck provided, or 120 per unit. Private deck for owner's unit.	A-2.5 - A-2.6
ARCHITECTURAL GUIDELINES				
Orientation	Orient buildings in District 3 toward Third Street, providing front entries, windows and related architectural features on that side. Buildings along Third Street should help establish a sense of entry to and orientation within the larger Bayview community.	X	Building is oriented towards 3rd Street, with main entries on that facade.	A-3.0
Articulation	Develop building expression responsive to the area's traditional lot and building configurations. Facade articulation or building modulation should reflect the prevailing neighborhood front lot line increment of 25 feet.	X	Building elevations articulated into several treatments on each facade, including bays on average every 20'; provides greater variety than 25' increments	A-3.0 - A-3.8
Horizontal Features	Develop horizontal building features responsive to the prominence of cornices and variations in rooflines in the area's traditional architecture.	X	There is a strong horizontal separation between the residential and commercial stories, with the distinct roof treatments. There are two modern overhangs at the prominent corners along 3rd Ave.	A-3.0 - A-3.8
Industrial Heritage	Use industrial building forms and materials in a creative manner.	X	The materials palette that incorporates industrial and high quality finishes. Predominantly metal finishes, with tile and concrete at the base.	A-3.0 - A-3.8
Color	Integrate color and graphics with the total design of buildings, sites, and surroundings.	X	The building features white and gray finishes, with bronzed metal accents.	A-3.0 - A-3.8
Corner treatment	Develop special corner statements where building corners coincide with street corners, such as the corner bays common in the area.	X	Both prominent corners on 3rd Street feature tall ground floor entries, high quality materials, and modern overhangs at the roof	A-3.0 - A-3.8
Screen rooftop mechanical	Compose and screen rooftop mechanical equipment to minimize its visual impact on views from surrounding residential hillsides. Consider the use of light colored roofing, green roofing materials, and other natural cooling techniques.	X	The roof will be a combination of landscaping and solar panels	A-2.6
Sustainable design	Incorporate energy conservation features into the design of buildings.	X	Roofop PV is shown at the overhang/raised areas	A-2.6

SITE GUIDELINES

Off-Street Parking	Off-street parking is discouraged in front of buildings. All parking visible from any street should be screened by landscaping or other means. The number of curb cuts and the width of curb cuts should be minimized. Curb cuts, driveway slopes and paving shall be aligned with the established sidewalk-scoring pattern where possible.	X	One curb cut is designed along Hudson Avenue to face the adjacent industrial area	A-2.0
Off-Street Loading	Loading spaces shall be properly screened and located at the side or back of buildings. Off-street loading spaces along Third Street are prohibited. Off-street loading bays shall be of adequate height, width, and depth so as to encourage use. It is recommended that loading areas share curb cuts with offstreet parking access and egress.	n/a	No loading spaces are proposed	A-2.0

LANDSCAPE GUIDELINES

Screening	Landscaping and screening is highly encouraged between all industrial uses and abutting property(ies) in residential use. Screen potentially unsightly outdoor areas with fencing, walls, berms, planting or other means integral with the design of the site. Screen open storage areas, including refuse storage, with a solid wall, fence or landscaped berm.	X	The facade facing the residential areas is predominately green screened walls and wood paneling. Sidewalk landscaping also acts as a buffer.	A-3.8
Fencing	The use of wood is encouraged for fencing as an element of warmth. Any chain link or wire mesh fencing fabric should be wood-framed and articulated in modules.	n/a	No fencing is proposed.	
Underground Utilities	Underground all utilities throughout the site is encouraged where feasible.	X	All utilities will be underground. See sidewalk plan.	A-1.6
Paving & Streetscape	Use paving patterns and materials consistent with the total design of the site and surroundings, including the textures and treatment of public sidewalk areas.	X	Paving and sidewalk design is integrated to the building uses.	A-1.7
Outdoor Lighting	Provide outdoor lighting adequate for the security of those using the site, the sidewalk, and adjacent areas while maintaining a pleasing visual environment at all times.	X	Lighting design is designed to provide pedestrian level safety around the site.	A-1.7
Surveillance	Provide easy surveillance of all public portions of the site both from within the building and from public rights-of-way.	X	Security design is designed to provide pedestrian level safety around the site.	A-1.3
Native Plantings	Use at least one thematic species and one display species from the Bayview Industrial Triangle Plant List as the dominant trees within open space or parking areas. (See Section VI. Landscaping Plant List.)	X	Landscaping and street trees are designed per the BIT D4D.	A-1.8
Planting Scale	Select and mass plantings to approximate a continuation of the facade line established by surrounding development.	X	Landscaping and street trees are designed per the BIT D4D.	A-1.8
Cluster trees	Cluster trees in irregularly spaced groups designed to vary and reduce the scale of building masses. Provide more setback trees along a building's frontage than there are street trees on the same frontage.	X	Landscaping and street trees are designed per the BIT D4D.	A-1.8
Setback landscaping	Use foundation plantings along sides of buildings; not flush to property lines.	n/a	Building covers most of the site.	
Living Walls/fences	Augment walls and fences with screen or background species selected from the Plant List and with vines and mounting as appropriate. (See Section VI Landscaping Plant List.)	X	Walls along Hudson Avenue & Newhall Street will have planted screens and landscaping	A-1.8
Surface parking planting	Plant parking areas, providing at least one planter island for each ten parking spaces with capacity for 15 gallon canopy trees, shrubs, and groundcover. Island areas may be combined for variety and need not be evenly spaced, as long as coverage of the paved area is adequate. Side parking setbacks shall be planted with screen trees at not fewer than 12 feet on center, with shrubs at not fewer than 6 feet on center, and with ground cover	n/a	No parking areas are proposed	

Plant Species	Select species with high tolerance for wind, drought, poor soil and low maintenance. The use of native California plants is encouraged.	X	Native trees and other species from the BIT D4D are selected	A-1.8
Irrigation	Install irrigation systems adequate for the establishment and maintenance of the species planted.	X	Drip irrigation provided	A-1.8
Soil	Condition the site with soil amendments and other measures adequate to insure plant growth. The ground between plants shall be covered with mulching or ground cover to present a finished and attractive appearance after planting.	X	Mulching will be provided at each planting area.	A-1.8
Landscape maintenance plan	Submit a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted. A maintenance contract with a recognized-local landscape maintenance firm and incorporating this schedule shall be submitted to the Agency at completion of the project.			

SIGNAGE GUIDELINES

Signage integration	Integrate signs with the total design of buildings, sites, and surroundings.			
Retail identification signage	Each business may have one major identification sign with a maximum area of 40 square feet.			
Retail nameplate signage	Each business is allowed one nameplate sign at a maximum program area of 2 feet.			
Signage design	Each sign shall be of a character, size, shape, material, typography, color, manner of construction, method and intensity of lighting, and location to be in scale with and harmonious with surrounding spaces and development.			
Advertising signage	Billboards and general off-premise advertising signs are prohibited in the Project Area.			
Flashing signage	Blinking bulbs or flashing signs are prohibited.			
Roof/projecting signage	Roof signs or signs projecting above the parapet of any building are prohibited.			



SCHAUB LY ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060
slasf.com

**NEW MIXED-USE DEVELOPMENT
4101 3RD STREET**

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

D4D COMPLIANCE CHECKLIST

SCALE:

5/14/18

A-0.3



Site Description:

The project site is a roughly triangle shaped parcel, approximately 7,424 square foot, on the east side of 3rd Street. The lot is delineated by Newhall Street, Innes Avenue, and Hudson Avenue. The parcel is vacant apart from a general advertising billboard. The site has recently been used as a contractor storage yard, a pumpkin patch, and a christmas tree lot. Prior to that the parcel was a gas and service station, roughly 1945-1965.

The parcel is relatively flat, and sited approximately 6'-7' above the San Francisco Datum, or 14'-15' above mean sea level. The geological report shows clayey sand to a depth of about 13'-18', with serpentine bedrock below.

The T-Third light rail line stops directly in front of the property. Across 3rd Street are several mixed-use buildings from 2-4 stories, including some vacant lots. At the northwest corner of the site there is a Muni shelter for the 54-Felton line, and a MUNI operator restroom and terminal on the north and east sides of the property. Across Hudson Street to the northeast lies a 1 story warehouse. Eight single family houses are opposite to the site along Newhall Street.

The parcel is located in the former Bayview Industrial Triangle portion of the Bayview Hunters Point Redevelopment Plan. The project site allows for 65' height residential development with form-based dwelling unit density. MORE.

Proposed Project:

The proposed project is a new 5-story mixed use building, comprising 32 residential dwellings (15% below market rate = 5 affordable units), and one ground floor commercial storefront. The building height would be 60', and gross square footage is approximately 36,126. The residential and commercial entries are located at the prominent corners along 3rd street, and the 11 car garage is off of Hudson Street. The project sponsor has also secured 12 additional off-site parking spaces across the street at 4100 3rd Street.

We have been working with the community for over four years, including a dozen plus neighborhood meetings. During this extensive outreach, we have shaped and redesigned the building. This has resulted in removing one story and 14 dwelling units, which garnered support from the CAC. The property owner is 320 Alemany, LLC, represented by Michael and Jack Tseng. They have been business and property owners in the Bayview District for many years. They have persevered this project because they believe in and love this neighborhood, so much so that we have designed a custom unit for them in the building.



Story by Story:

The ground floor contains one commercial space, the residential entry, as well as the residential support requirements. The commercial space is approximately 2,980 square feet, entering off of the southern flatiron corner of the building. This entry has a plaza area and landscaped zone to draw in customers from 3rd Street and the commercial district to the south. The residential entry is at the corner of 3rd Street and Hudson, at the northwest corner of the site. The large recessed entry provides a welcoming and secure entry for the dwellings above. The spacious lobby stretches along 3rd Street to provide pedestrian level interest, as well as access to the secure bicycle parking, vehicle garage, and compost, recycling, and garbage areas. The bicycle parking has spaces for 32 bicycles in a Dero Decker half raised, half at-grade configuration, and additional space for cargo bicycle or stroller storage. The vehicle garage provides 11 stacked vehicle parking spaces, including one van accessible ADA space. This story height provides for an approximately 18' ceiling height for the vehicle parking, which also allows for a potential commercial mezzanine up to 800 square feet.

The residential floors (2-5) contain between six and nine dwellings, predominantly two bedroom units. The second floor contains 9 dwelling units, including three 1 bedrooms, five 2 bedrooms, and one 3-bedroom. The third floor has the same layout, but it contains the upper portion of unit 201. Floor Four contains the same unit mix as the second floor, although the owner's unit occupies the northwest corner. The fifth floor contains the upper areas of units 402 (with private deck) & 409, and then an additional three 1 bedrooms and three 2 bedrooms. Each floor is ADA accessible, and has its own laundry area. There are a total of twelve 1 bedroom units, eighteen 2 bedroom units, and two 3 bedroom dwellings. Five of the units will be part of the Below Market Rate program, providing four 2 bedrooms and one 1 bedroom. The average size of the dwellings is approximately 700 square feet, and they range from 358 s.f. to 1,489 s.f. The ceiling heights will be approximately 9'-0"

The roof is predominately a common garden of 3,860 s.f., accessible to each tenant. This provides over 120 s.f. per unit. The remainder of the space will be dedicated to solar panels and stormwater control.

Sidewalk:

This project encompasses an entire city block, so we have the opportunity to rebuild a lot of the public facing aspects of the site. Our parcel has many restraints from SFMTA, but we are trying to propose additional streetscape features to enhance the neighborhood. The existing sidewalks and public rights of way will be rebuilt to a wider width where possible. Great attention has been paid to the pedestrian experience, while also trying to preserve on-street parking where possible. Bulbouts are proposed at the Newhall Street intersections, as well as other traffic calming methods. A community seating area will be provided at the southern corner of the property. Pedestrian level lighting and security cameras will be active along the entire perimeter of the site.

Plants and landscaping are provided per the BIT D4D. Each of the 3 main streets has its own unique tree species, as well as the required display tree. Fourteen new trees will be planted on site, along with additional planting beds. We are working on outreach to our Newhall Street neighbors about providing similar streetscaping and planting along their properties as well. Green wall screening is provided along the garage and utility areas. Drip irrigation will be provided to each landscape area at the property, and stormwater compliance will be via roof level flow-through planters. The project sponsor hope to attain a LEED Silver level of certification for the project.



RENDERING -
RESIDENTIAL ENTRANCE ON 3RD STREET AND HUDSON AVE.



RENDERING -
RESIDENTIAL ENTRANCE ON NEWHALL STREET

Elevations:

The design provides a unique façade for each of the three main elevations, while using the same elements. The 3rd Street façade (West) is visually broken in to three pieces. The two corner segments feature the pedestrian entries, with similar treatment at the residential levels. Ground level porcelain tiles have a strong horizontal break at the 2nd floor, with a mix of aluminum rainscreen panels and windows above. Upward sweeping overhangs draw the eye to the main angles of the building. There is an array of sheet sun shades to provide visual interest at each end, which are also a nod to the area's industrial history. The northern side has diagonal bays, while the southern side is flush. The middle third of the building features a white rainscreen panel system, punctuated by four bays at the residential levels. The top floor is set back to provide visual separation.

The Hudson Ave façade (North) provides a transition between the busy 3rd street, and the quieter Newhall Street. The aluminum panels and overhang wrap around the corner, and then shift to a more subtle green wall and wood panel system. The northeast corner of the site is also reduced by one floor for an open roof at the 5th floor.

The Innes Ave (South) flatiron corner is the predominant view of the building. We have chosen to accentuate this by locating the commercial entry below, and then showcasing two 2-story units above. These residential dwellings will have multi-level windows to highlight the unique intersection.

The Newhall Street Façade (East) is visually downplayed, and also designed to be softer. The multi story units at the corner will wrap around to this façade, as does the initial portion of aluminum and sun shading system. We have provided more wood paneling and green walls at the grade level, with a more uniform aluminum panel above. The top level is still set back, to read as a different level.

Structural System:

The 60' tall building will be of two construction types; a Type I-A concrete podium at the first floor, with four stories of Type V-A wood construction above. The foundation will be a mat slab, approximately 18" thick, throughout the site. A portion of the site will be excavated with retaining walls for the vehicle stackers, to a depth of about 9'-0". The second floor slab will be approximately 18'-0" above grade, and roughly 12" thick, supported by concrete columns. This will provide roughly 17' tall ceilings in the retail area, as well as appropriate clearance for the vehicle stackers. Interior walls and moment resisting frames along the exterior will resist shear forces. The upper stories will be wood framed, with 2x6 bearing walls, for a floor to floor height of 10'-6".

Building code analysis:

This building is subject to the 2016 San Francisco Building Code, with subsequent amendments, including the fire, mechanical, plumbing, electrical, and green building codes. The construction type is Type V-A over Type I-A, fully sprinklered. The allowable building height for V-A is four stories, up to 60'-0". The occupancy is R-2, M, & U, with 1-hour separation between occupancies.

The retail space is 2,980 s.f., with potential for a mezzanine of 800 s.f., which would be an occupant load of 38. This space has two means of egress, towards Innes Avenue and Newhall Street. Each residential unit has an occupant load of 2-7 (the area divided by 200), and each floor has a maximum load of 29 occupants. Two exits are provided at each floor, accessed via a 1-hour egress passageway. They are separated by 66'-4". Each stair shaft is two hour rated with a 90 minute door, and 42" wide. The roof deck is 3,860 s.f., for an occupant load of 257. The area also has access to the two staircases.

PROPOSED BUILDING INFORMATION

LOT AREA	7,424 S.F.
BUILDING AREA	36,126 S.F.
NUMBER OF STORIES	5
COMMERCIAL UNIT	1 UNITS
NUMBER OF UNITS	32 UNITS
NUMBER OF PARKING SPACES	11
NUMBER OF BICYCLE PARKING SPACES	32
BELOW MARKET RATE UNITS (BMR)	(15.6%) 5 UNITS

BUILDING AREA (IN SQUARE FEET):

	RESIDENTIAL	COMMON	BIKE PARKING/STORAGE	MECH. / ELEC. ROOM	RESIDENTIAL LOBBY / CIRCULATION	LAUNDRY / STORAGE	RETAIL	GARAGE	TOTAL
5TH FLOOR	4,907	525			786	29			6,247
4TH FLOOR	5,946	599			894	29			7,468
3RD FLOOR	5,787	591			786	29			7,193
2ND FLOOR	5,942	603			894	29			7,468
MEZZANINE							804		804
1ST FLOOR		603	569	168	893		2,985	1,728	6,946
TOTAL	22,582	2,921	569	168	4,253	116	3,789	1,728	36,126

RESIDENTIAL UNITS AREA AND BEDROOM COUNT TABULATION

Unit #	2nd Floor (Unit 200s)		3rd Floor (Unit 300s)		4th Floor (Unit 400s)		5th Floor (Unit 500s)		TOTAL (5)
	Area (S.F.)	Bedroom	Area (S.F.)	Bedroom	Area (S.F.)	Bedroom	Area (S.F.)	Bedroom	
1	902	2	902	2	906	2	883		
2	451	1	451	1	451	1	451	1	
3	673	1	673	1	673	1	497	1	
4	497	1	497	1	497	1	658	2	
5	707	2	707	2	707	2	724	2	
6	755	2	755	2	755	2	659	2	
7	714	2	714	2	714	2	463	1	
8	358	1	479	1	358	1			
9	885	3	609		885	3	572		
	5,942		5,787		5,946		4,907		22,582

Residential Unit Count

1-bedroom unit =	15	489 s.f. average
2-bedroom 2-bath=	15	872 s.f. average
3-bedroom 2-bath=	2	714 s.f. average
Total	32	(BMR: 5 UNITS)

Commercial Area Count

MEZZANINE	804 S.F.
1ST FLOOR	2,980 S.F.
Retail #101	3,789 S.F.

Open Space Area Count

Common Roof Garden	3,860 S.F.
Private 5th Floor Deck	495 S.F.
Total Open Space	4,355 S.F.

AUTOMOBILE PARKING

CAR SHARE	2
ACCESSIBLE VAN	1
STANDARD CAR	8
TOTAL PARKING	11

BICYCLE PARKING

CLASS I	32
CLASS II	10
TOTAL BICYCLE PARKING	42

BELOW MARKET RATE UNIT

UNIT	BEDROOM	AREA
UNIT 203	2	673
UNIT 405	2	707
UNIT 408	1	358
UNIT 502	1	451
UNIT 505	2	724
TOTAL	8	2,913





NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

4101 3rd Street		Points Targeted	Community	Energy	Indoor Air Quality	Resource	Water	Responsible Party
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A, SITE								
Yes	A2, Job Site Construction Waste Diversion	2				2		
Yes	A4, Heat Island Effect Reduction (Nonroof)	1		1				
B, FOUNDATION								
Yes	B1, Foundation Drainage System	2				2		
Yes	B5, Structural Pest Controls	1						
C, LANDSCAPE								
2-12%	C1, Resource Efficient Landscapes	1						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	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	1					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
Yes	C6, High-Efficiency Irrigation System	0					2	
D, STRUCTURAL FRAME AND BUILDING ENVELOPE								
Yes	D7, Energy Heads on Roof Trusses	1		1				
Yes	D9, Reduced Pollution Entering the Home from the Garage	1			1			
Yes	D9.2 Insect Screens for Attached Garage	1						
Yes	D10, Structural Pest and Rot Controls	1						
Yes	D10.1 A Wood Located At Least 12 Inches Above the Soil	1						
E, EXTERIOR								
Yes	E3, Rain Screen Wall System	2				2		
Yes	E4, Durable and Non-Combustible Cladding Materials	1						
Yes	E5, Durable Roofing Materials	1						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1						
Yes	E5.2 Roofing Materials for Shingle Roofing	1	R	R	R	R	R	
F, INSULATION								
Yes	F2, Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	1			1			
Yes	F2.1 Walls and Floors	1						
Yes	F2.2 Ceilings	1			1			
G, PLUMBING								
Yes	G1, Efficient Distribution of Domestic Hot Water	1		1				
Yes	G2, Install Water-Efficient Fixtures	1						
Yes	G2.1 WaterSense Showers/heads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.1gpm or less	1					1	
Yes	G6, Submeter Water for Tenants	2					2	
H, HEATING, VENTILATION, AND AIR CONDITIONING								
Yes	H6, Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	1						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	1	R	R	R	R	R	
J, BUILDING PERFORMANCE AND TESTING								
Option 1: Compliance Over Title 24	J5, Building Performance Exceeds Title 24 Part 6	25		30+				
K, FINISHES								
Yes	K1, Entrways Designed to Reduce Tracked-in Contaminants	1			1			
Yes	K3, Low-VOC Caulks and Adhesives	1			1			
L, FLOORING								
≥75%	L2, Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			
Yes	L3, Durable Flooring	1		1		1		
Yes	L4, Thermal Mass Flooring	1						
M, APPLIANCES AND LIGHTING								
Yes	M1, ENERGY STAR Dishwasher	1				1		
≥20,000 Btu	M3, Size-Efficient ENERGY STAR Refrigerator	1		2				
Yes	M4, Permanent Centers for Waste Reduction Strategies	1				1		
Yes	M4.1 Bulbin Recycling Center	1				1		
Yes	M4.2 Bulbin Composting Center	1				1		
Yes	M5, Lighting Efficiency	2		2				
Full Circuit	M6, Electric Vehicle Charging Stations and Infrastructure	1						
Yes	M7, Central Laundry	1						
N, COMMUNITY								
Yes	N1, Smart Development	2	1			1		
≥25	N1.3 Conserve Resources by Increasing Density	2		2		2		
	N1.5 Home Size Efficiency	5					16	
702	N2, Home(s) Development Located Near Transit	2						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
8	N3, Pedestrian and Bicycle Access	2	2					
8	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
Yes	N3.2 Enter the number of Tier 1 services	2	2					
Yes	N3.3 Traffic Calming Strategies	1	1					
Yes	N3.4 Sidewalks Buffered from Roadways and 5-Foot Wide	1	1					
1 space per unit	N3.5 Bicycle Storage for Residents	2	2					
Yes	N4, Outdoor Gathering Places	1	1					
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N5, Social Interaction	1	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
Yes	N7, Accessible Building	2	1		1			
Yes	N7.1 Universal Design Principles in Units	2	1		1			
Yes	N5.1 Diverse Workforce	2	1			1		
Q, OTHER								
Yes	Q1, GreenPoint Rated Checklist in Blueprints	1	R	R	R	R	R	
Summary								
Total Available Points in Specific Categories		375.5	48	110.5	39	95	54	
Minimum Points Required in Specific Categories		50	2	25	8	8	8	
Total Points Targeted		99	16	34	10	28	11	



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NEW MIXED-USE DEVELOPMENT
4101 3RD STREET

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

GREENPOINT RATED CHECKLIST

SCALE:

5/14/18

A-0.8



RENDERING -
LOOKING NORTHEAST ON 3RD STREET

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**NEW MIXED-USE DEVELOPMENT
4101 3RD STREET**

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

RENDERING

SCALE:

5/14/18

A-0.9



RENDERING -
LOOKING NORTH ON INNES AVENUE



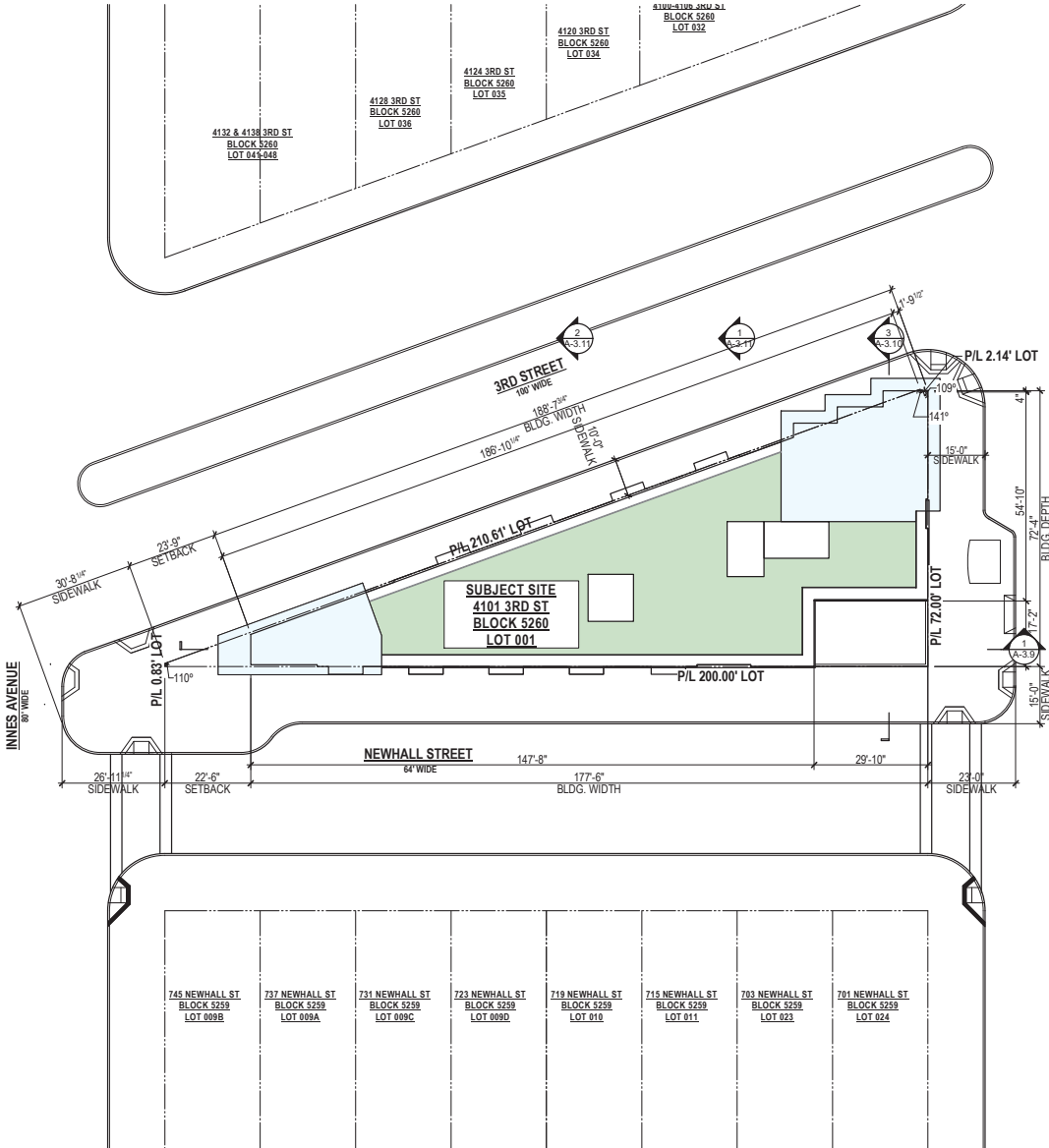
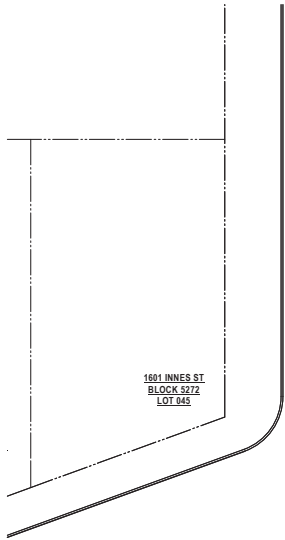
RENDERING -
LOOKING SOUTHWEST ON HUDSON AVENUE



RENDERING -
LOOKING NORTHWEST ON INNES AVENUE



RENDERING -
RETAIL ENTRANCE ON INNES AVENUE



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**NEW MIXED-USE DEVELOPMENT
4101 3RD STREET**

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

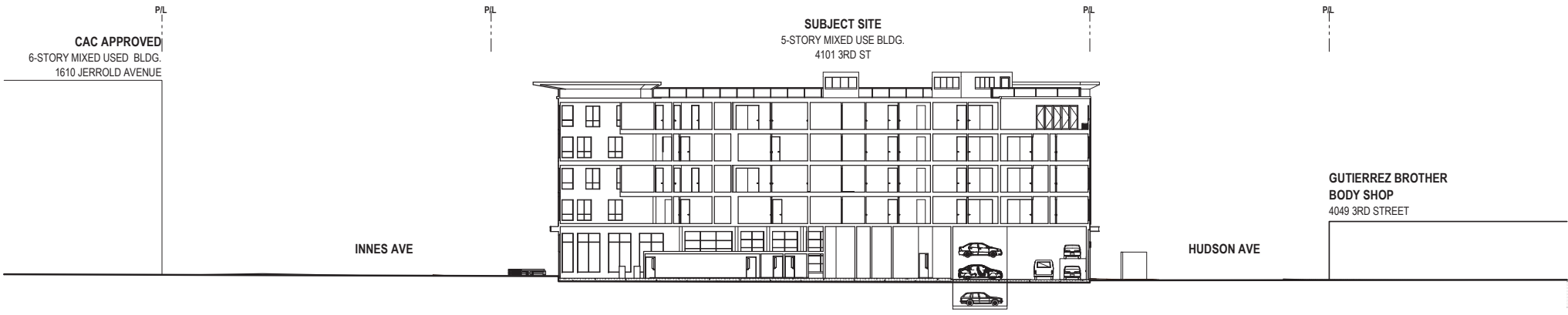
SITE PLAN

SCALE: 1/32" = 1'-0"

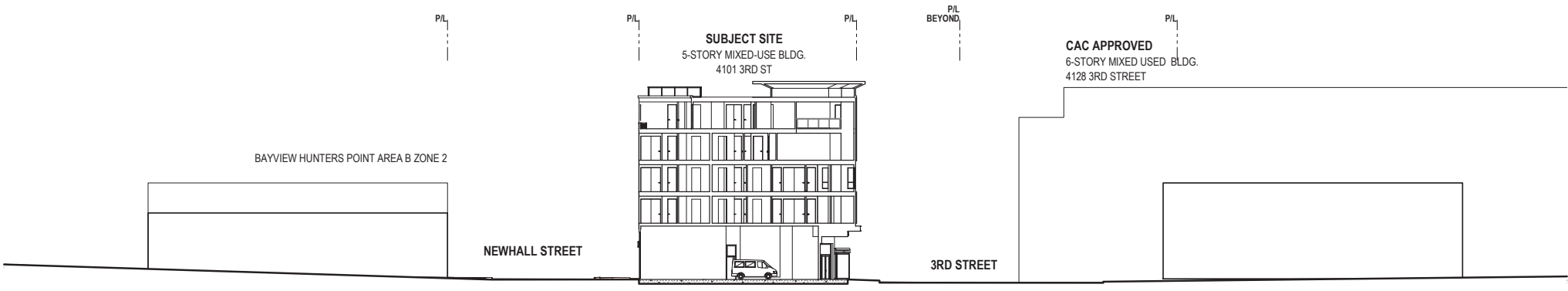


5/14/18

A-1.0



SITE LONGITUDINAL SECTION



SITE CROSS SECTION

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**NEW MIXED-USE DEVELOPMENT
 4101 3RD STREET**

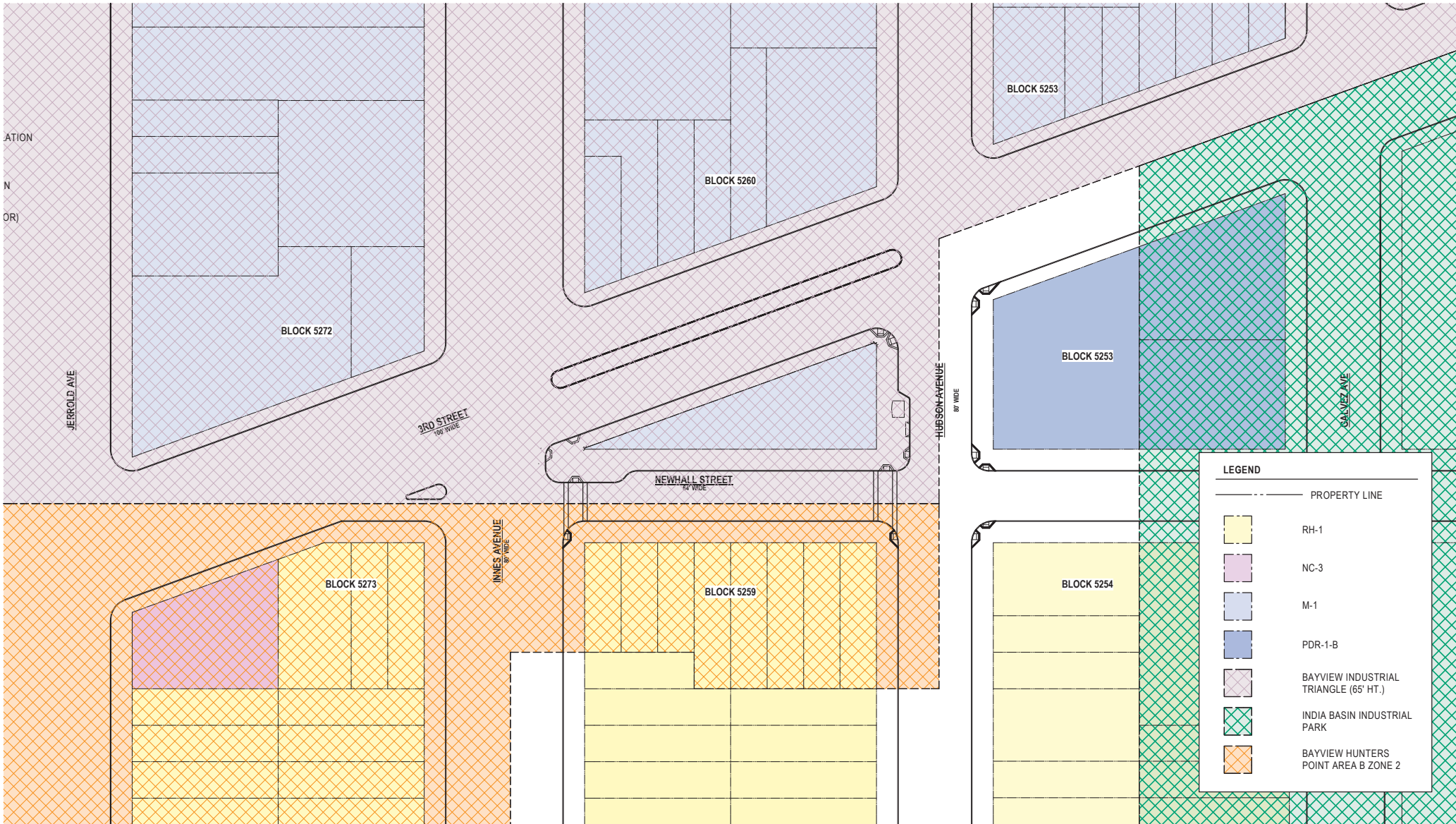
BLOCK 5260, LOT 001
 SAN FRANCISCO, CA 94124

SITE SECTION

SCALE: 1/32" = 1'-0"

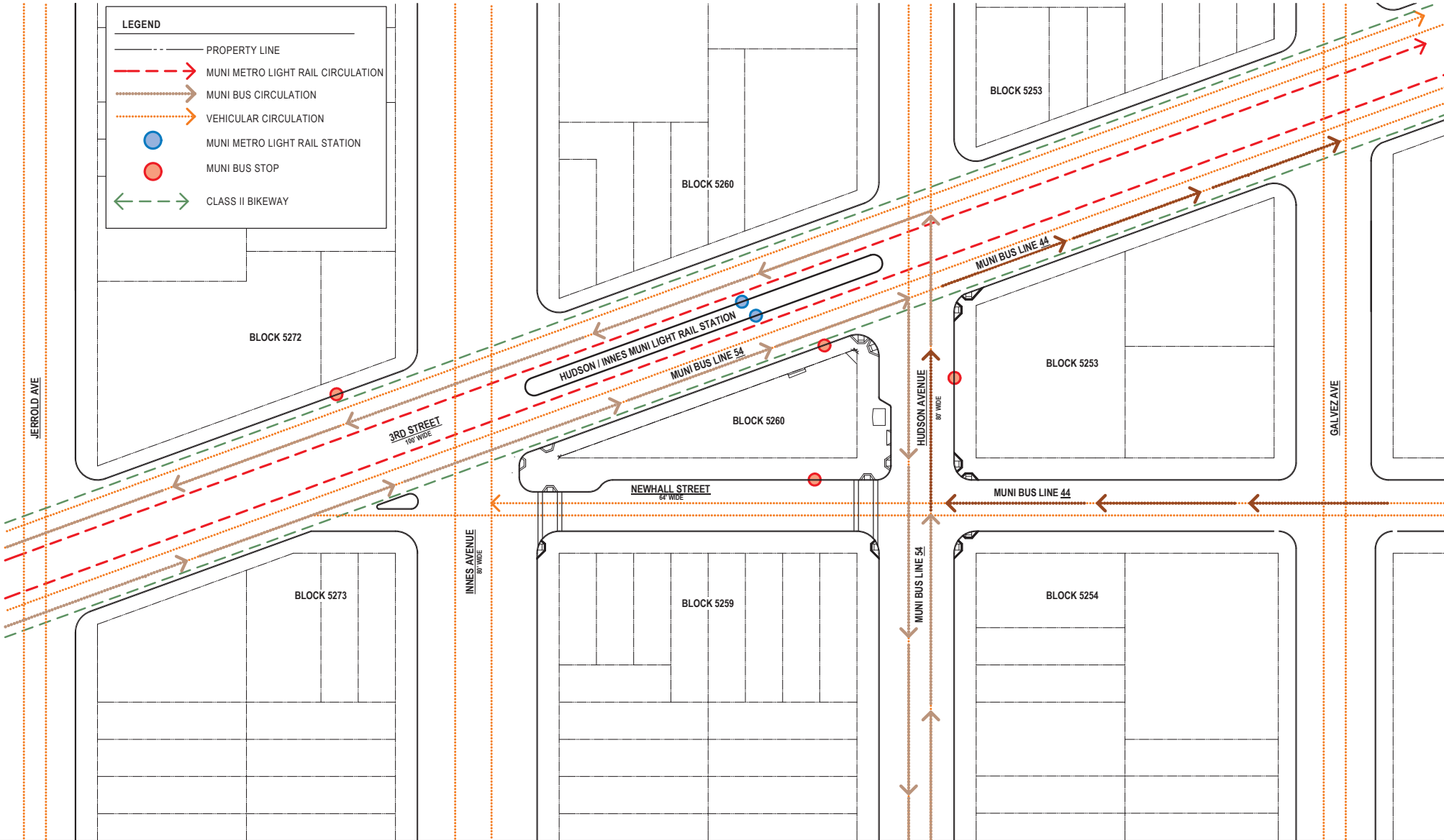
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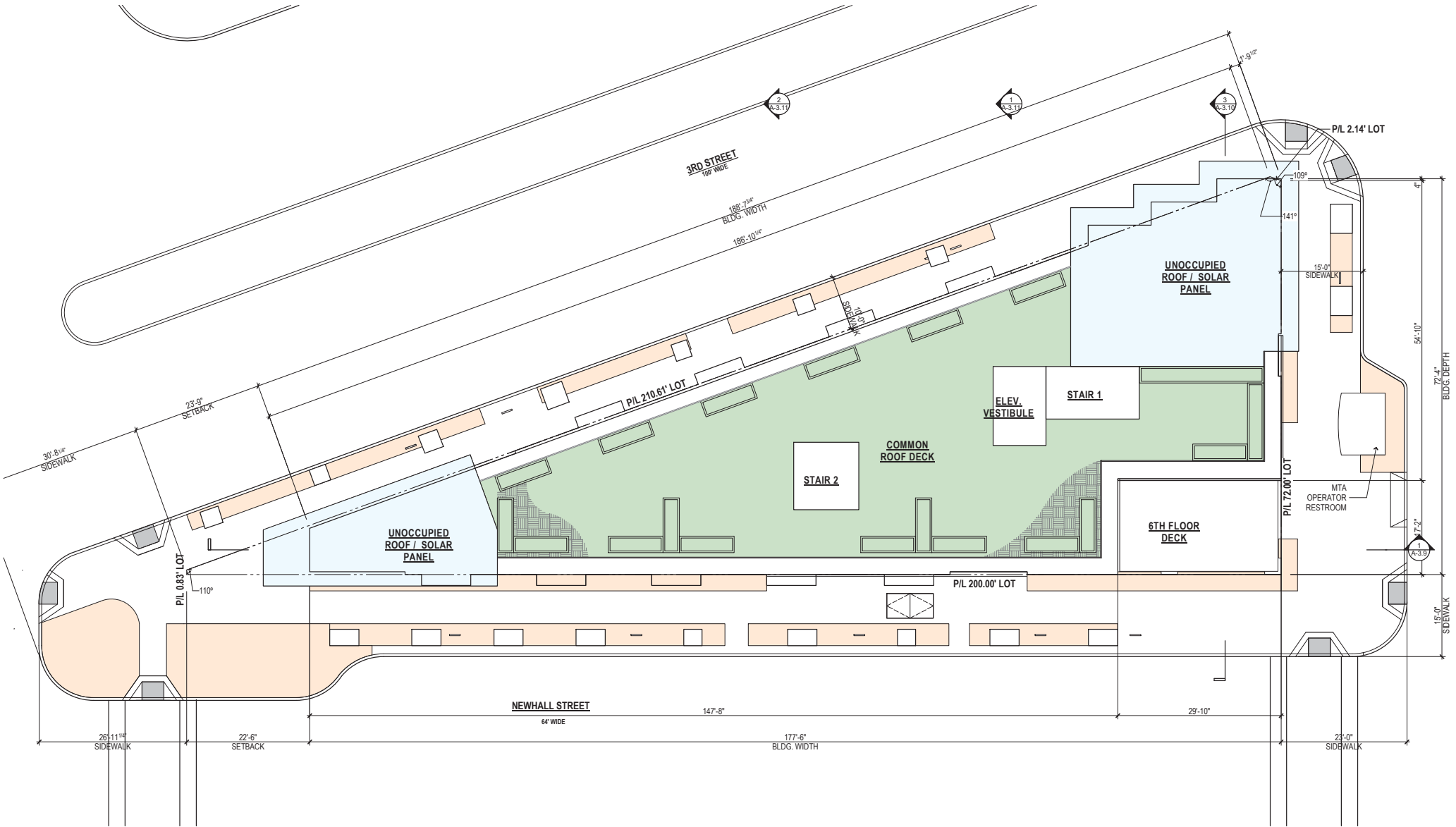
A-1.1



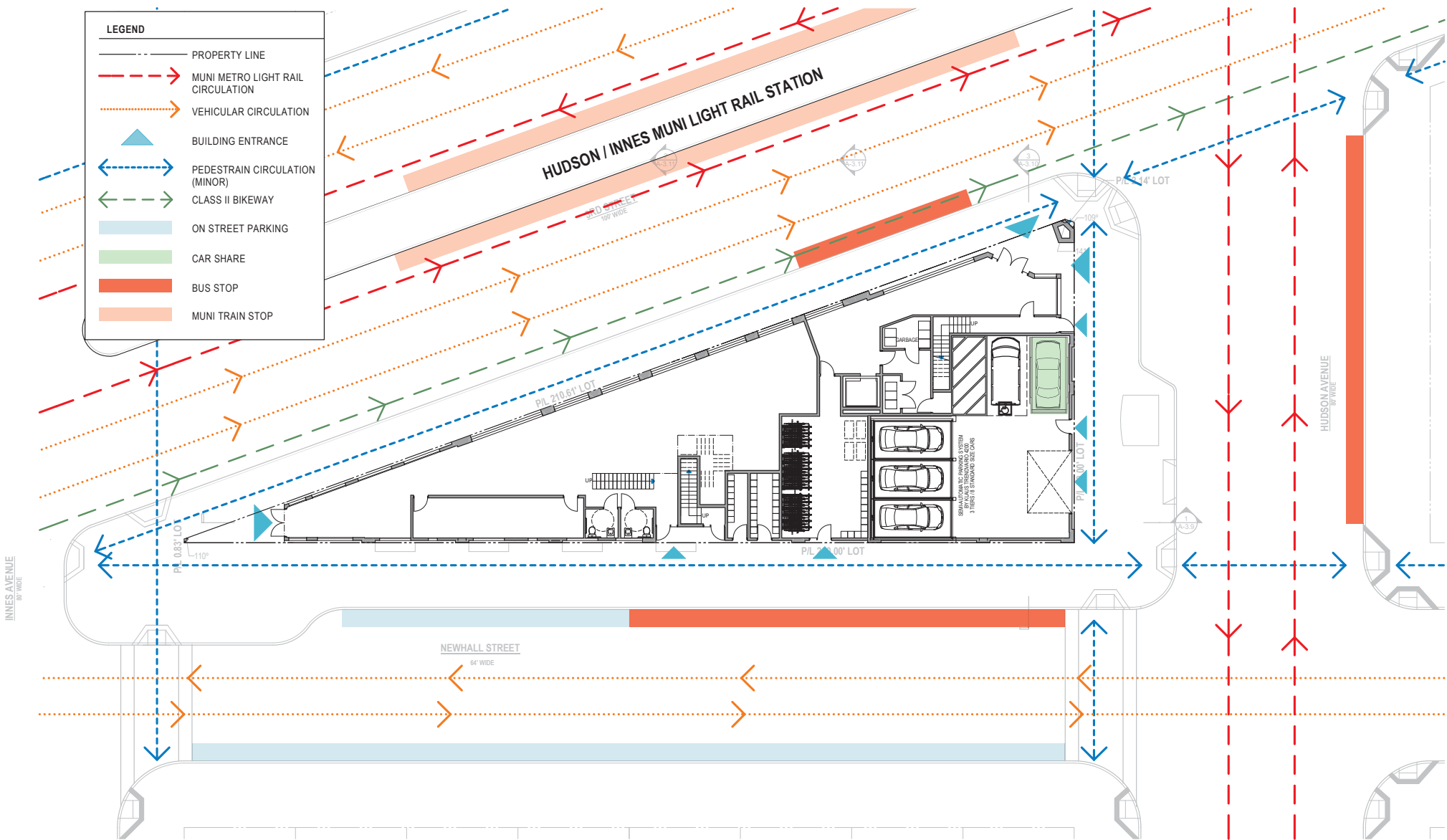
LEGEND

- PROPERTY LINE
- MUNI METRO LIGHT RAIL CIRCULATION
- MUNI BUS CIRCULATION
- VEHICULAR CIRCULATION
- MUNI METRO LIGHT RAIL STATION
- MUNI BUS STOP
- ←→ CLASS II BIKEWAY

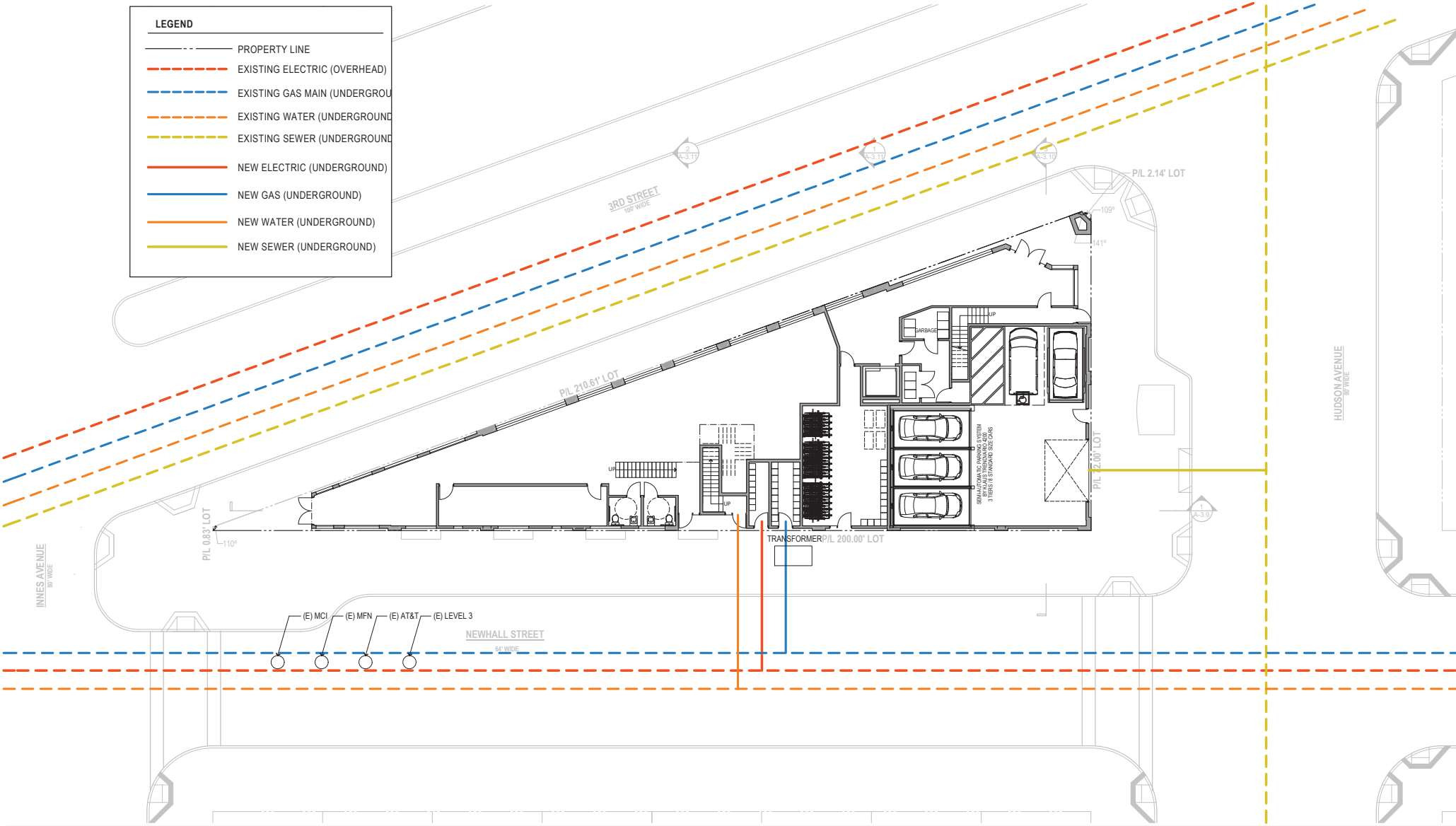




LEGEND	
	PROPERTY LINE
	MUNI METRO LIGHT RAIL CIRCULATION
	VEHICULAR CIRCULATION
	BUILDING ENTRANCE
	PEDESTRAIN CIRCULATION (MINOR)
	CLASS II BIKEWAY
	ON STREET PARKING
	CAR SHARE
	BUS STOP
	MUNI TRAIN STOP



LEGEND	
	PROPERTY LINE
	EXISTING ELECTRIC (OVERHEAD)
	EXISTING GAS MAIN (UNDERGROUND)
	EXISTING WATER (UNDERGROUND)
	EXISTING SEWER (UNDERGROUND)
	NEW ELECTRIC (UNDERGROUND)
	NEW GAS (UNDERGROUND)
	NEW WATER (UNDERGROUND)
	NEW SEWER (UNDERGROUND)



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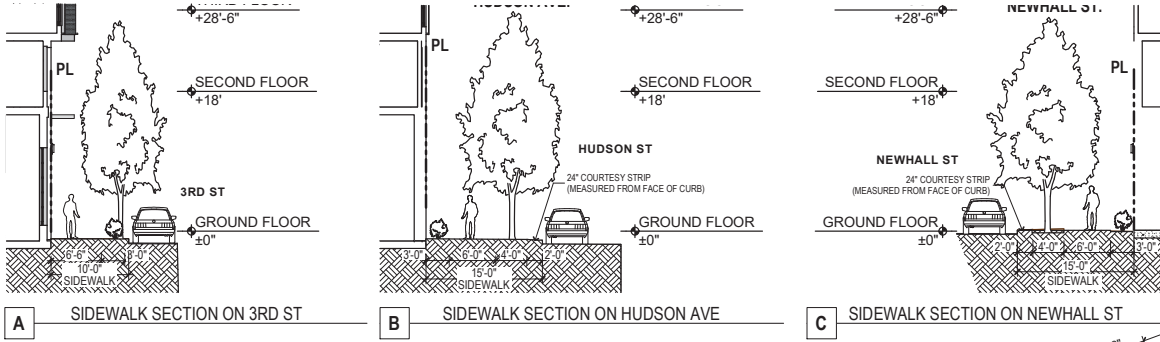
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NEW MIXED-USE DEVELOPMENT
4101 3RD STREET
 BLOCK 5260, LOT 001
 SAN FRANCISCO, CA 94124

SITE PLAN - UTILITIES
 SCALE: 1" = 20'-0"

5/14/18

A-1.6



1 OUTDOOR LED WALL SCONCE MODEL "INVICATA" BY "ULTRALIGHTS", OR EQ.



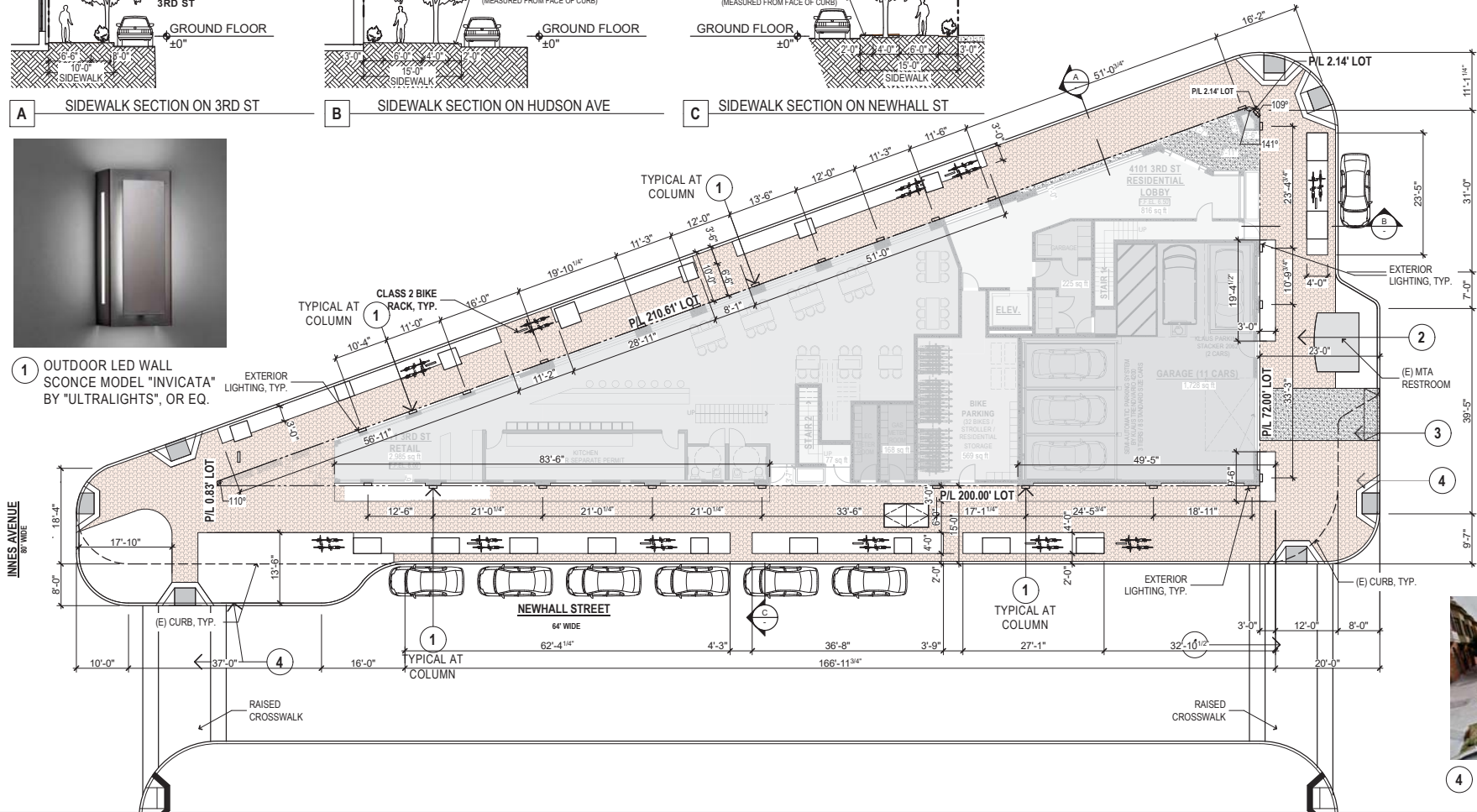
2 PERMEABLE PAVERS INTERLOCKING BLOCK PAVERS



3 PERMEABLE CONCRETE



4 SIDEWALK BULBOUTS & RAISED CROSSWALKS



JONES AVENUE
80' WIDE

HUDSON AVENUE
80' WIDE



SIDEWALK PLANTS PER BAYVIEW INDUSTRIAL TRIANGLE STREET TREES AND PLANTS LIST



FICUS PUMILA
CREEPING FIG



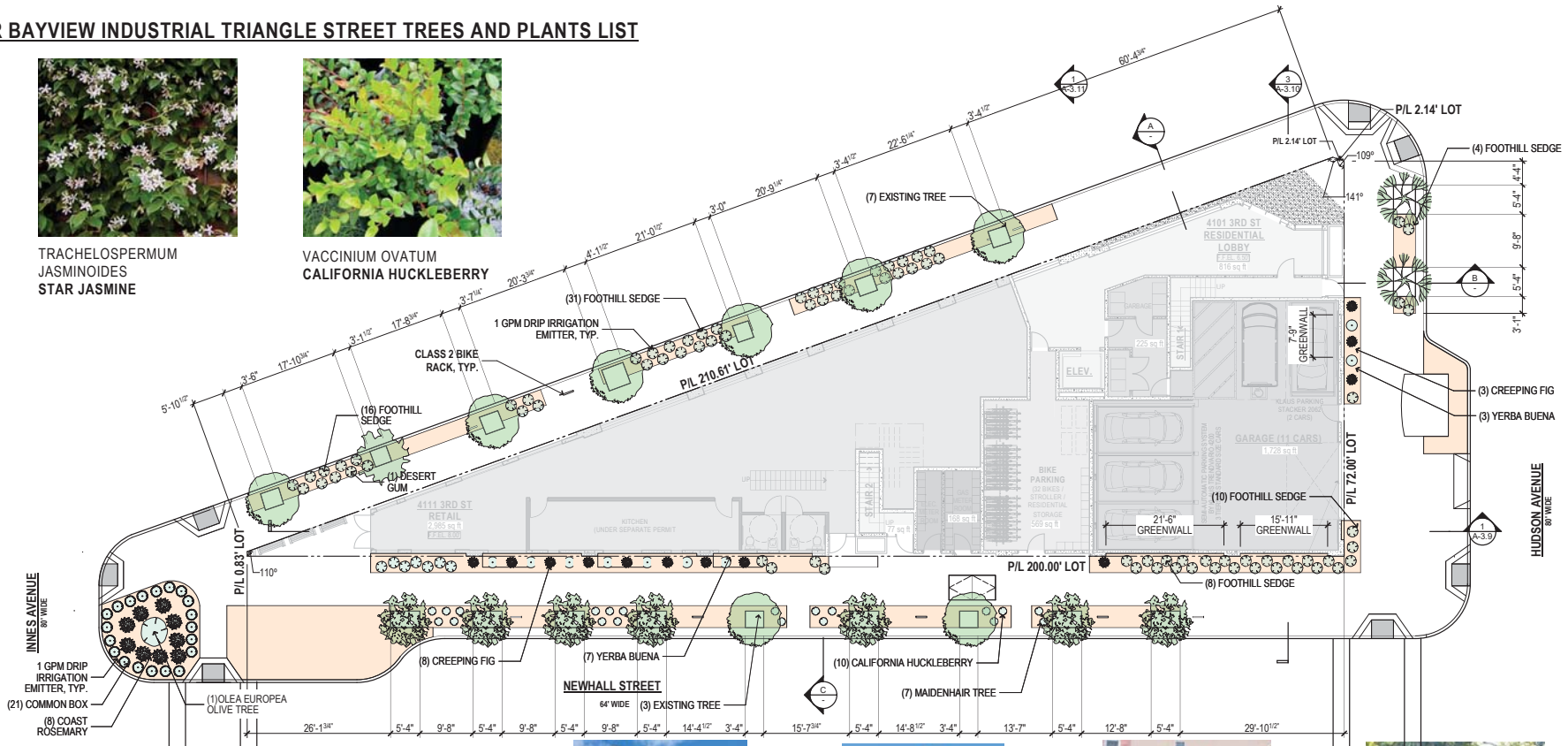
TRACHELOSPERMUM
JASMINOIDES
STAR JASMINE



VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY



WOODCHIP MULCH
SOIL SURFACE
BETWEEN PLANTS



WESTRINGIA FRUTICOSA
COAST ROSEMARY



BUXUS SEMPERVIRENS
COMMON BOX



CAREX TUMULICOLA
FOOTHILL SEDGE



STREET TREE ON 3RD ST
EUCALYPTUS RUDIS
DESERT GUM



STREET TREE ON NEWHALL ST
GINKGO BILOBA
MAIDENHAIR TREE

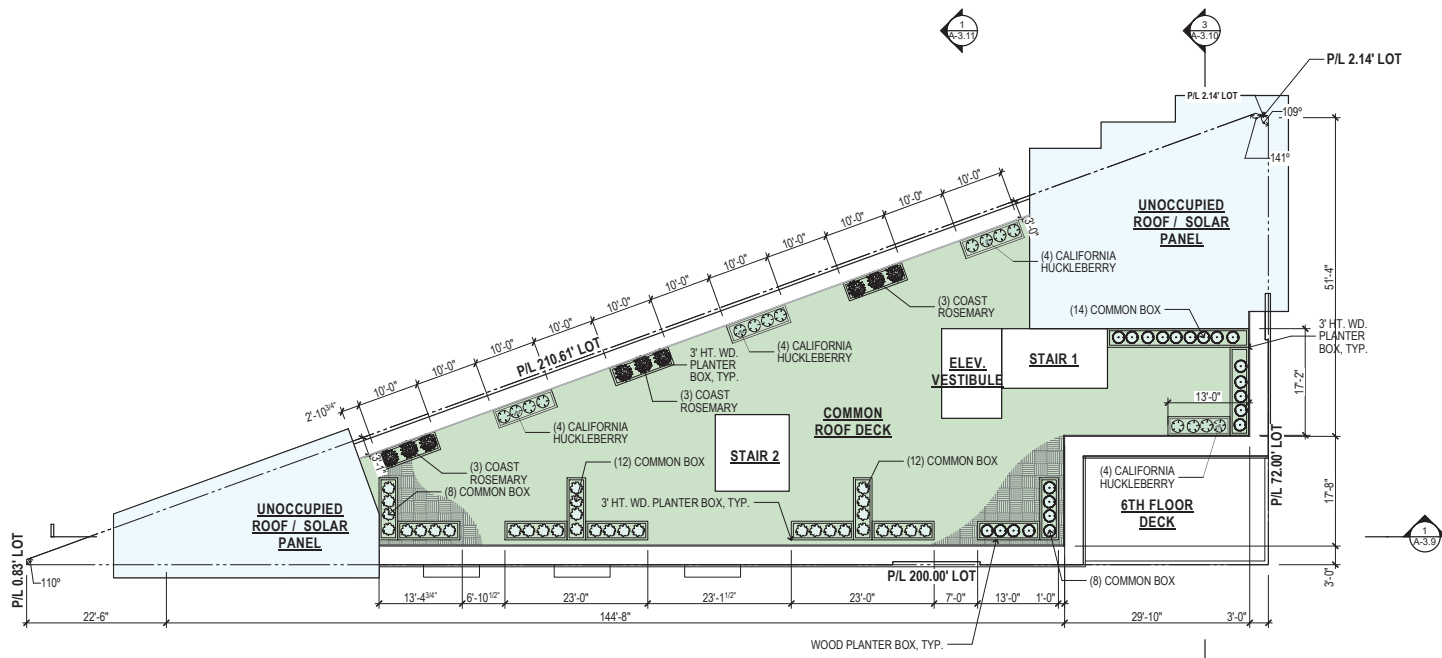


STREET TREE ON HUDSON AVE
METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE

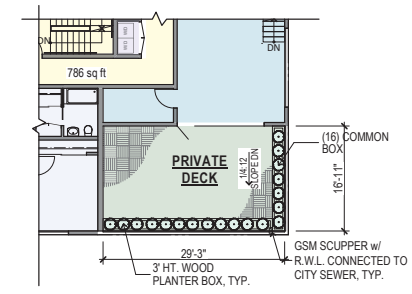


DISPLAY TREE
OLEA EUROPEA
OLIVE TREE





ROOF PLANTING PLAN



SIXTH FLOOR PLANTING PLAN



WESTRINGIA FRUTICOSA
COAST ROSEMARY



BUXUS SEMPERVIRENS
COMMON BOX



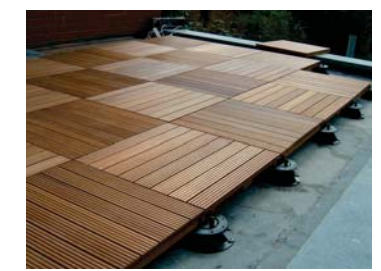
VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY



WOODCHIP MULCH
SOIL SURFACE BETWEEN PLANTS



WOOD PLANTER BOX

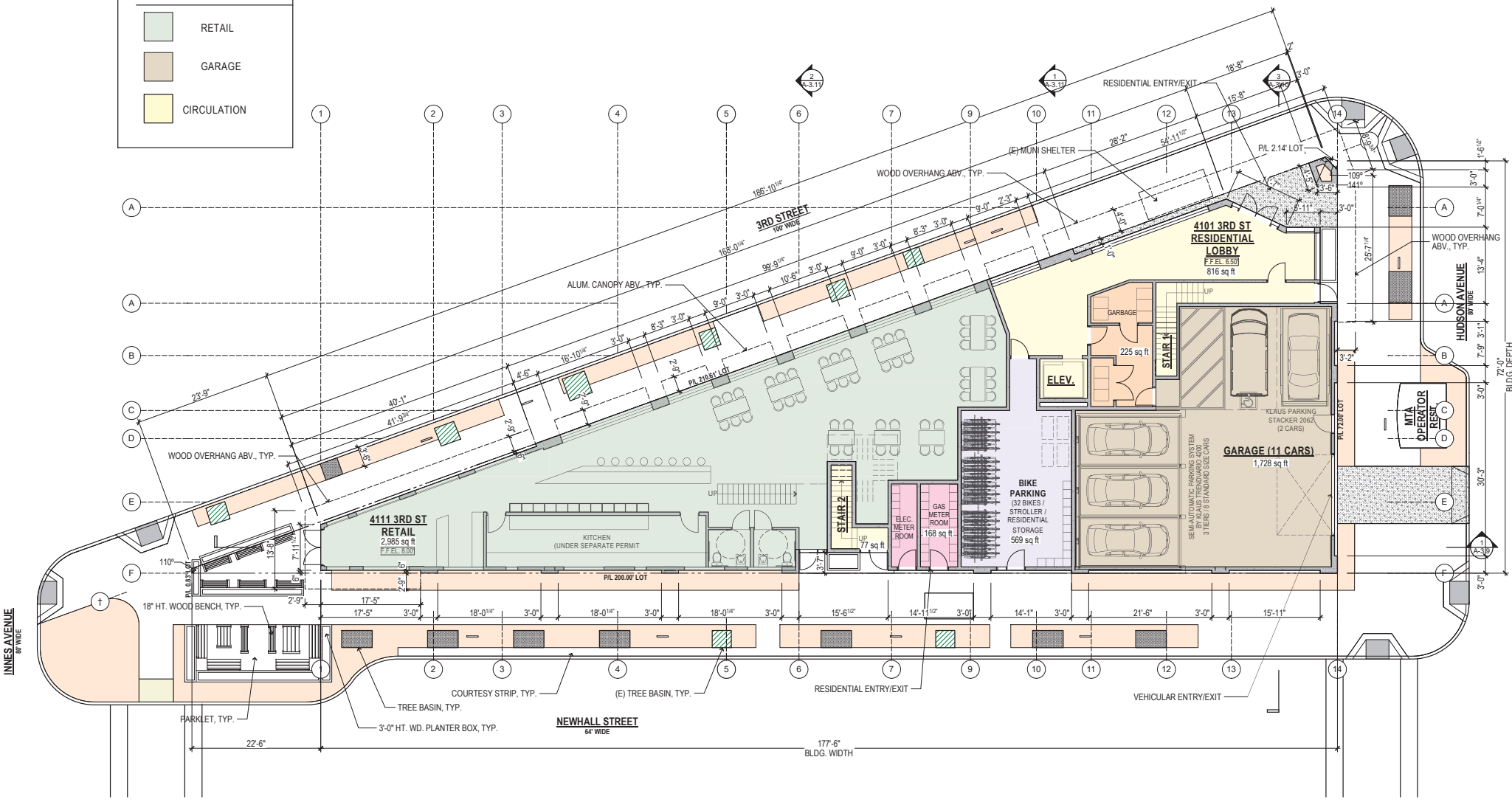


2'X2' FSC@ IPE WOOD DECK TILE BY
BISON, OR EQ.



LEGEND

- RETAIL
- GARAGE
- CIRCULATION



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**NEW MIXED-USE DEVELOPMENT
 4101 3RD STREET**

BLOCK 5260, LOT 001
 SAN FRANCISCO, CA 94124

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

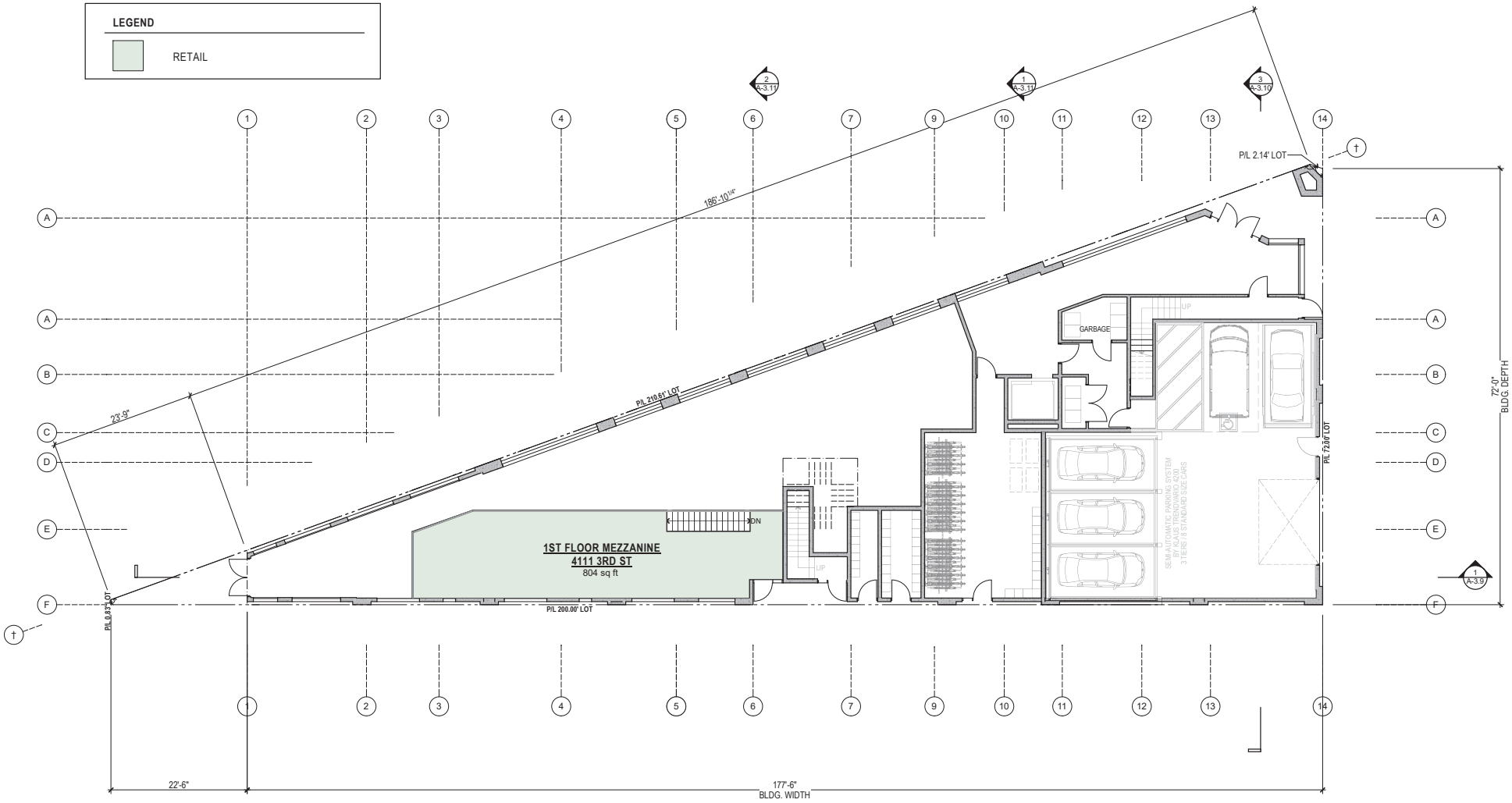


5/14/18

A-2.0

LEGEND

■ RETAIL



LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CIRCULATION



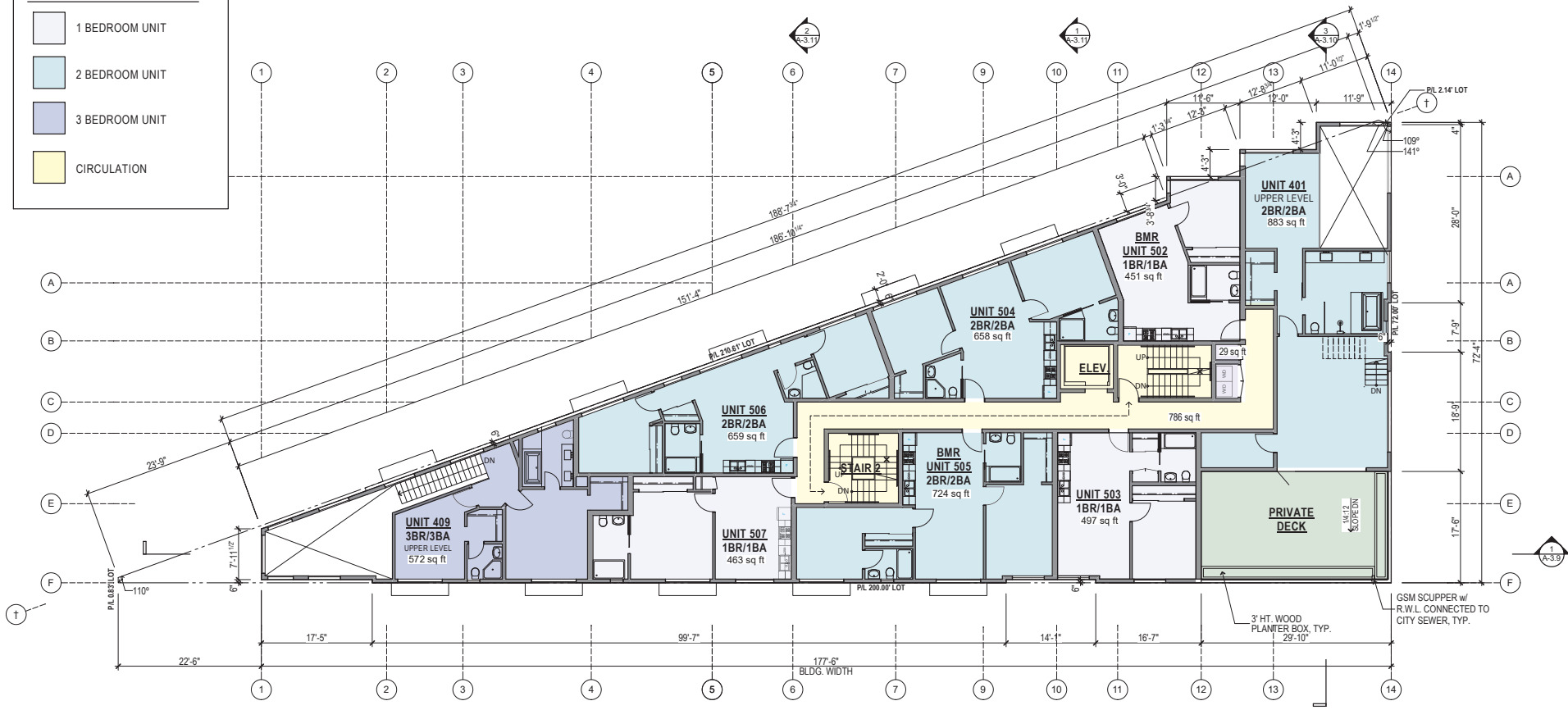
LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CIRCULATION



LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CIRCULATION





RENDERING -
3RD STREET ELEVATION



RENDERING -
NEWHALL STREET ELEVATION



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**NEW MIXED-USE DEVELOPMENT
4101 3RD STREET**

BLOCK 5260, LOT 001
SAN FRANCISCO, CA 94124

RENDERING

SCALE:

5/14/18

A-3.0



RENDERING -
INNES AVENUE ELEVATION



RENDERING -
HUDSON AVENUE ELEVATION



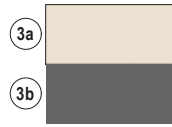
1 42" HT. EXTERIOR ALUM. TEMPERED GLASS RAIL



2 ALUM. STOREFRONT DOOR & WINDOW SYSTEM, DARK BRONZE "MEDIUM STILE" BY "C.R. LAURENCE CO." OR EQ.



3 ALUMINUM RAINSCREEN SYSTEM BY ALUMAWALL "1800 SERIES", OR EQ



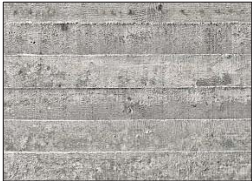
4 EXTERIOR ALUMINIUM SHEET SUN SHADING SYSTEM, BRONZED ANODIZED PERFORATED STAGGERED 16 GAUGE, ROUND HOLE, 3/32" HOLES ON 5/32" CENTERS, 33% OPEN AREA, BACK-LIT AT NIGHT



5 BRONZE ANODIZED CUSTOM ALUMINUM WINDOWS BY "ALLWEATHER SERIES 5000" OR EQ.



6 NATURAL WOOD SIDING BY "MATAVERDE", OR EQ.



7 WOOD GRAIN CONCRETE WALL



8 EXTERIOR CERAMIC TILE





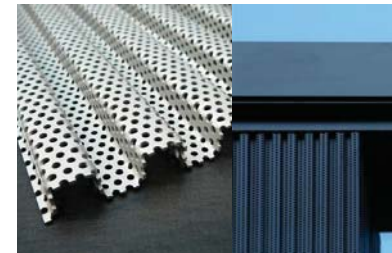
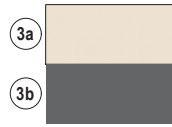
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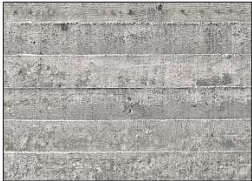
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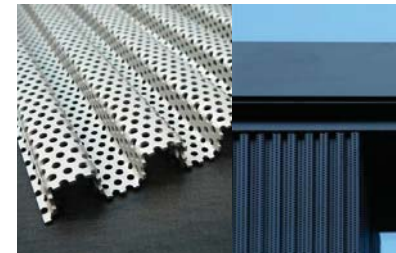
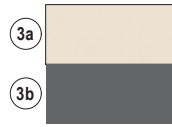
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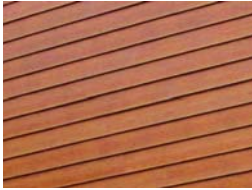
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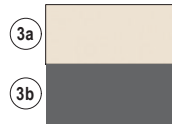
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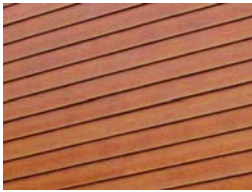
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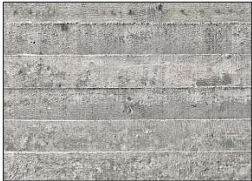
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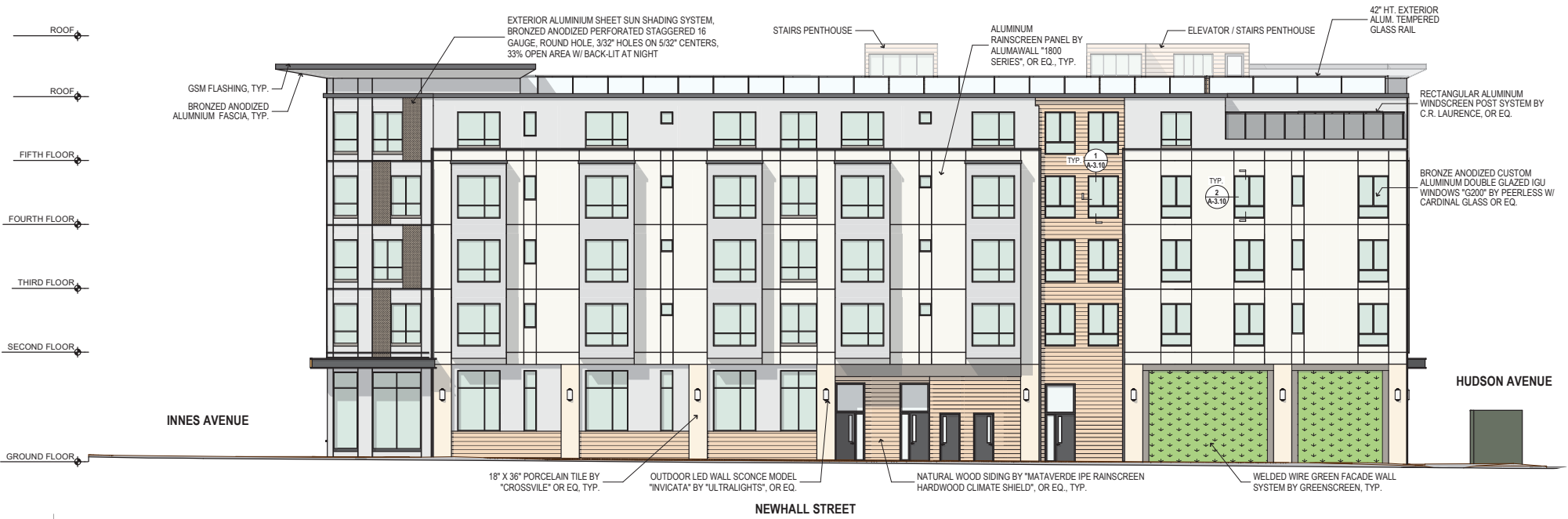
9 SOLAR PANEL AT ROOF, TYP.

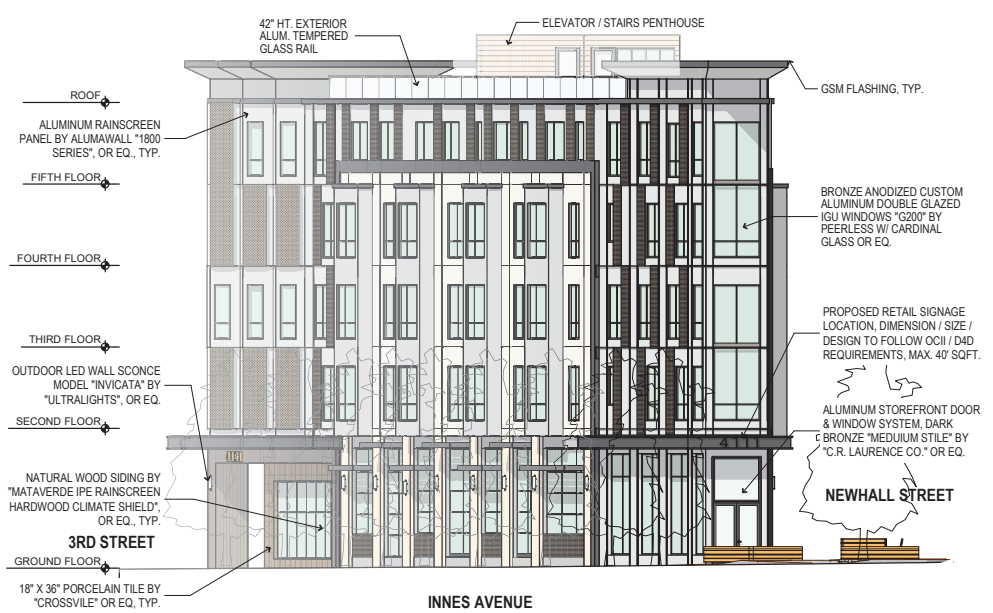
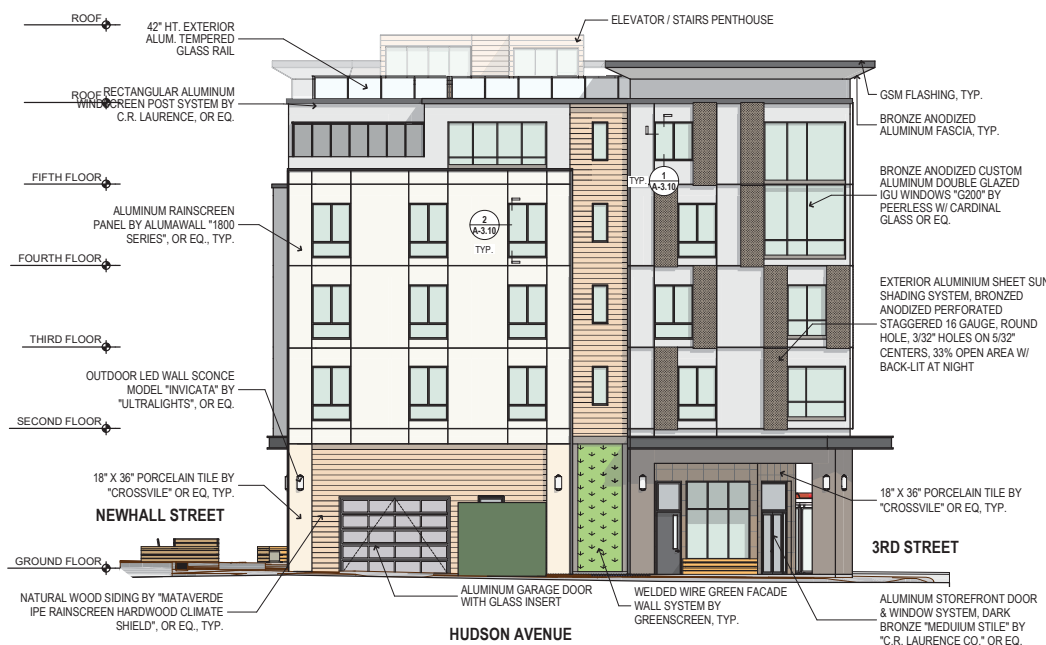


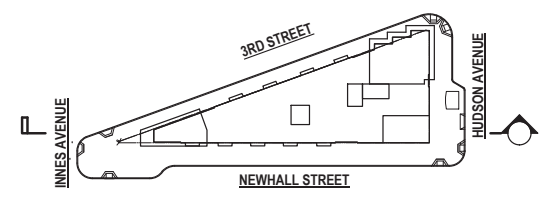
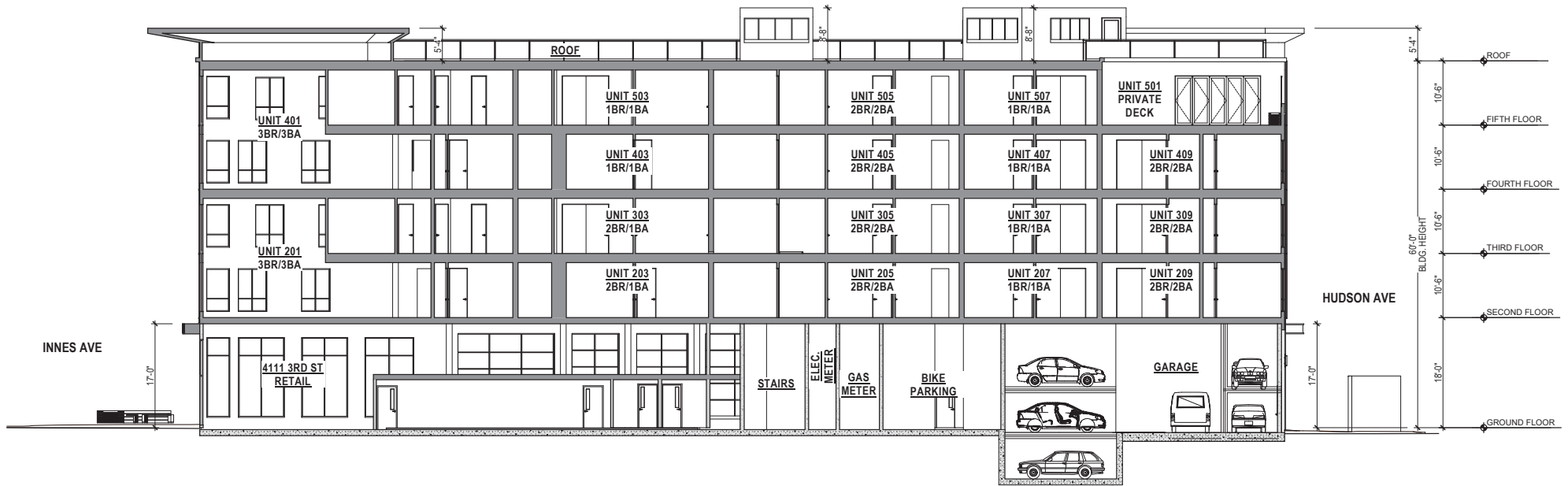
10 GREENWALL CABLE SYSTEM, TYP.

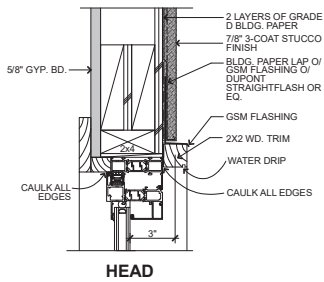
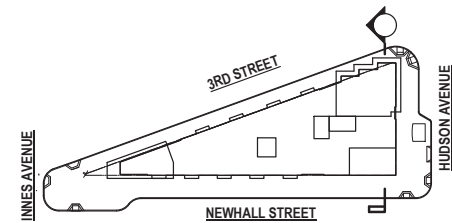
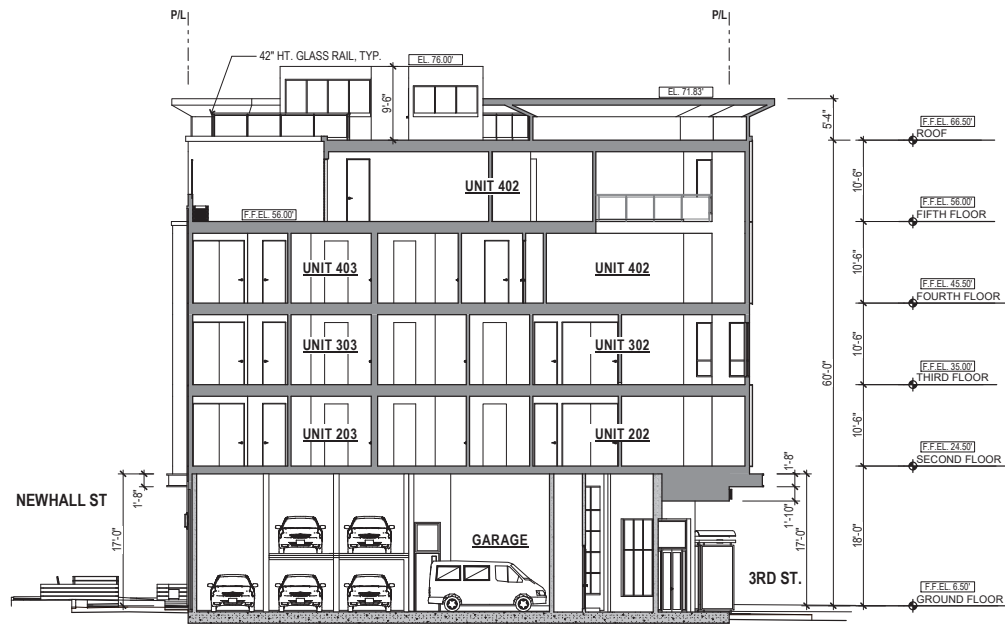




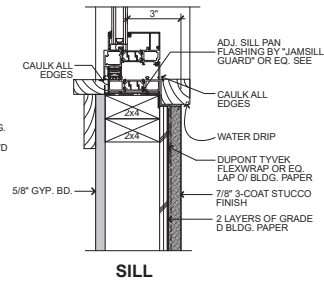
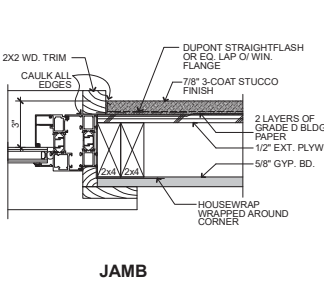




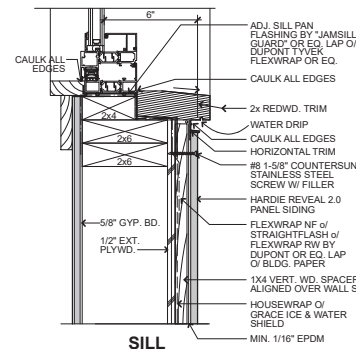




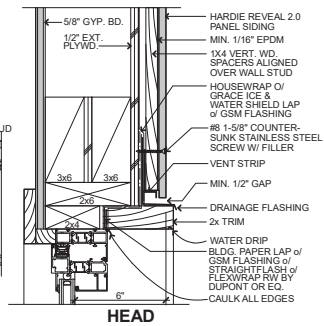
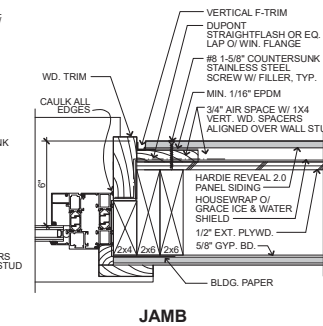
1 WINDOW DETAIL - STUCCO
SCALE 3" = 1'-0"



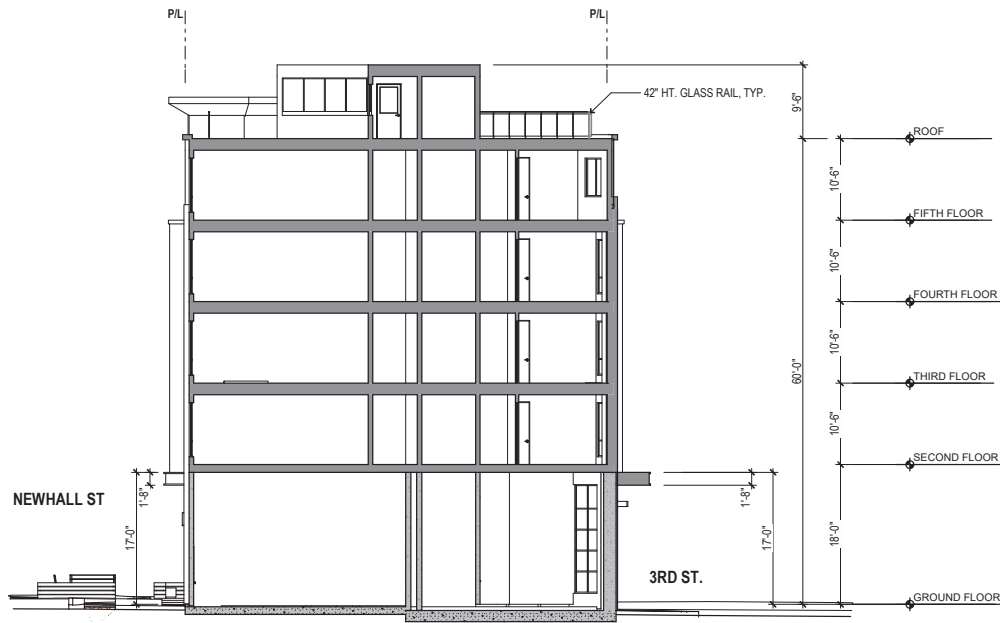
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
ALUM. WINDOW BY PEERLESS WINDOWS OR EQ., TYP.



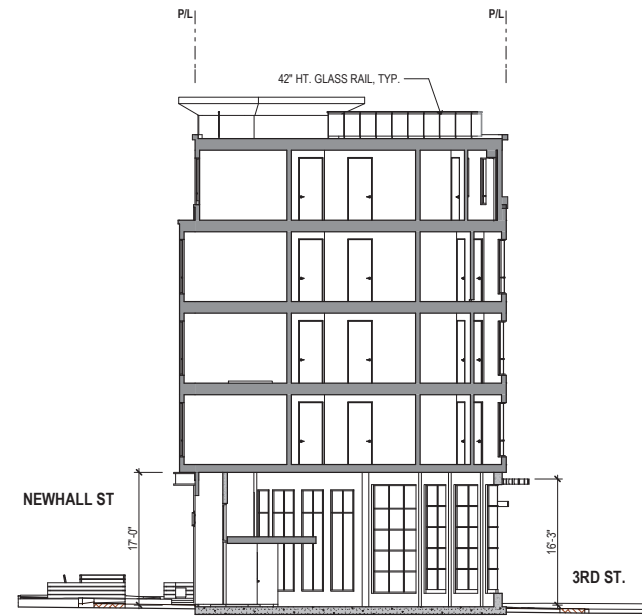
2 WINDOW DETAIL - RAINSCREEN
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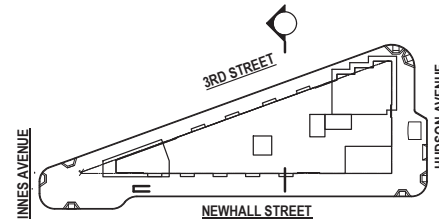
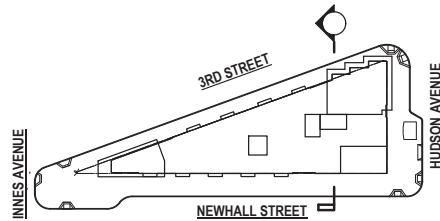
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2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
ALUM. WINDOW BY ALLWEATHER OR EQ., TYP.

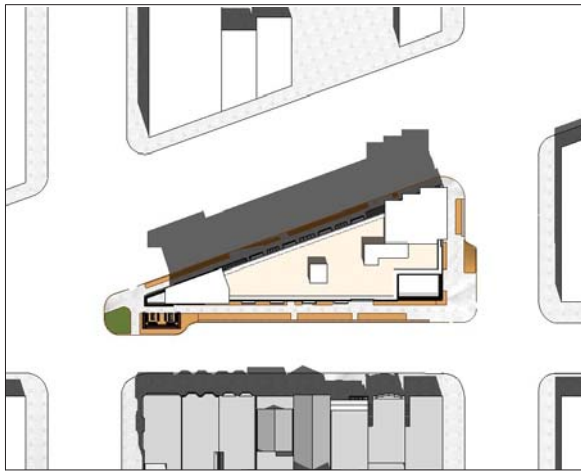


1 CROSS SECTION

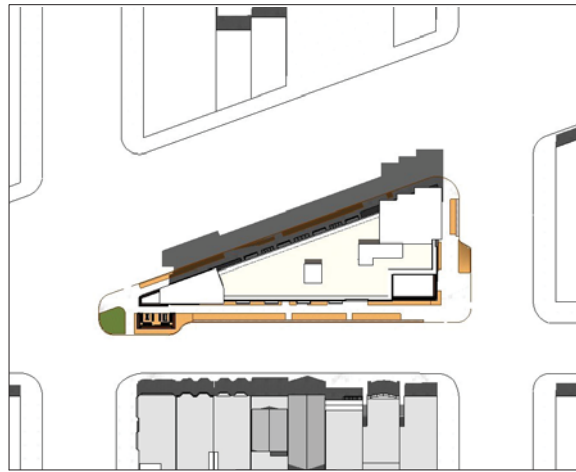


2 CROSS SECTION

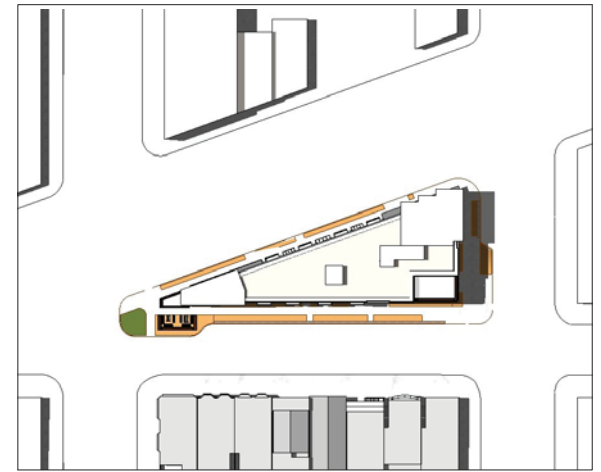




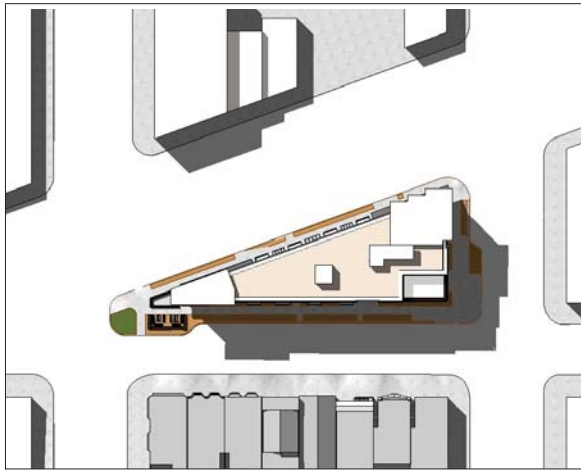
JUNE 21 10:00AM



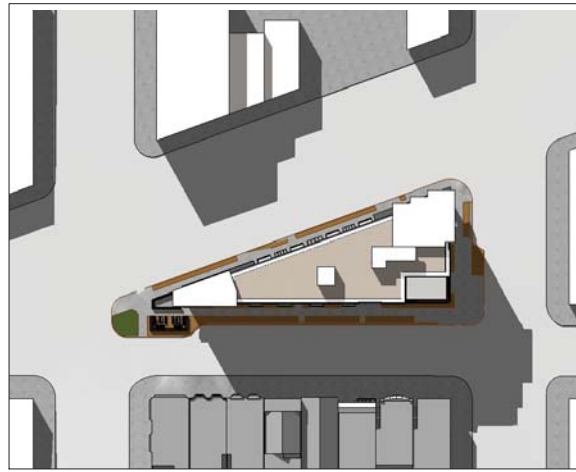
JUNE 21 12:00PM



JUNE 21 2:00PM



JUNE 21 4:00PM

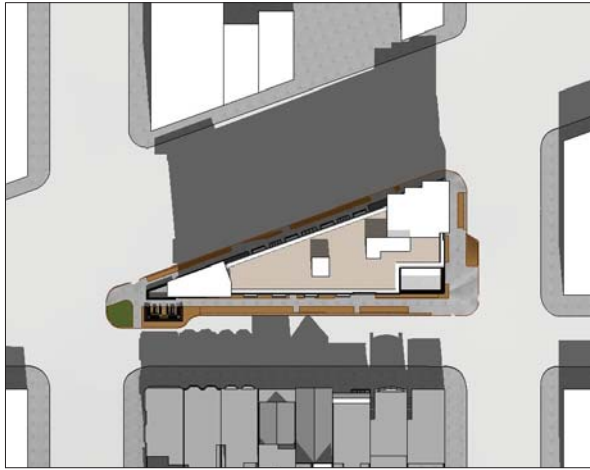


JUNE 21 5:40PM (FIRST IMPACT ON ADJ. WINDOWS)
SUNSET 08:35PM

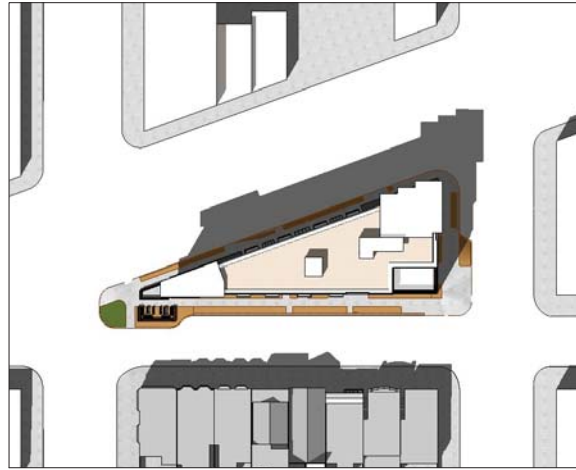


JUNE 21 7:30PM

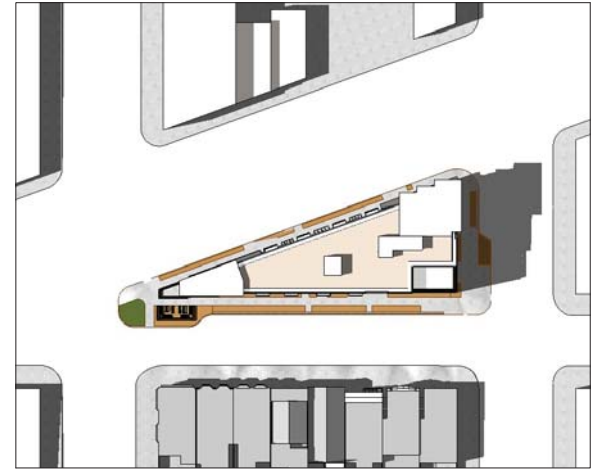




SEPTEMBER 21 10:00AM



SEPTEMBER 21 12:00PM



SEPTEMBER 21 2:00PM

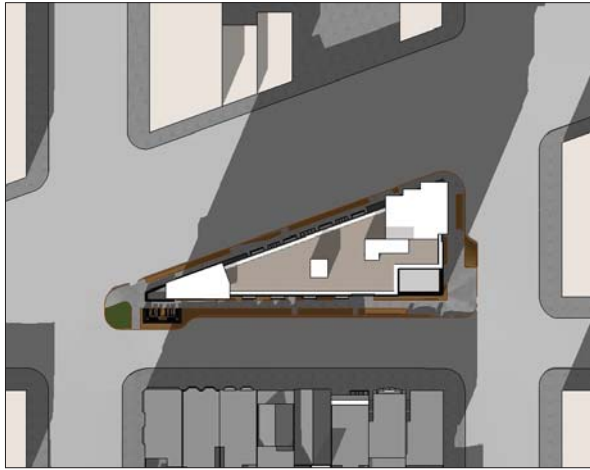


SEPTEMBER 21 4:00PM

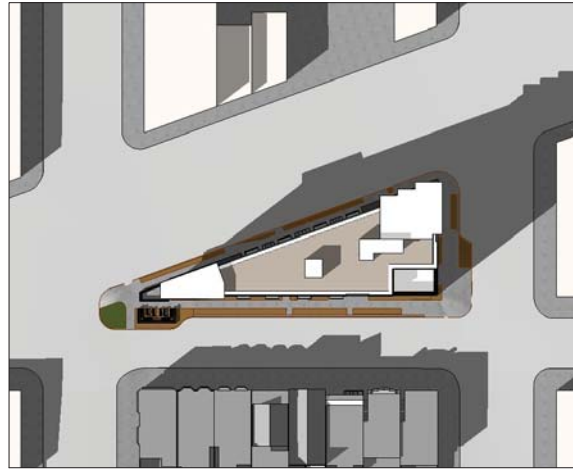


SEPTEMBER 21 5:10PM (FIRST IMPACT ON ADJ. WINDOWS)
SUNSET 07:22PM





DECEMBER 21 10:00AM



DECEMBER 21 12:00PM



DECEMBER 21 2:00PM



DECEMBER 21 4:00PM
SUNSET 04:55PM

