

**COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**RESOLUTION NO. 43-2022**

*Adopted November 1, 2022*

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE AFFORDABLE HOUSING PROJECT OF APPROXIMATELY 184 RENTAL UNITS, APPROXIMATELY 1,959 SQUARE FEET OF RETAIL SPACE, AND AN APPROXIMATELY 6,447 SQUARE FOOT CHILDCARE FACILITY AT THE EASTERN HALF OF BLOCK 2 OF ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA; TRANSBAY REDEVELOPMENT PROJECT AREA**

WHEREAS, In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, section 33000 et seq. the “Community Redevelopment Law”), the Redevelopment Agency of the City and County of San Francisco (“Former Agency”) undertook programs for the redevelopment of blighted areas in the City and County of San Francisco (“City”), including the Transbay Redevelopment Project Area (“Project Area”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99-06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016) (“Redevelopment Plan”); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”) and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and the Development Controls and Design Guidelines for the Transbay Redevelopment Project (“Development Controls”) define and regulate land uses, and Zone Two, in which the Planning Code applies. Zone One is intended to be developed with predominantly residential uses. The Office of Community Investment and Infrastructure (“OCII”) solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require Successor Agency action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005); and,

WHEREAS, The Development Controls set forth development requirements and design guidelines that apply to development within the Project Area and implement the Redevelopment Plan’s authorization for the development of land uses within Zone One and provide additional guidance for the development of Zone One, including Transbay Block 2 (“Block 2”), Assessor’s Block 3739 Lot 014. Block 2 comprises an approximately 42,627 square-foot parcel generally located at 200 Folsom Street, bounded by Folsom, Main and Beale Streets and extending approximately 155 feet northwest from Folsom Street (the “Site”); and,

WHEREAS, By Resolution No. 09-2021 (April 6, 2021), the Commission authorized the Executive Director to enter into an Exclusive Negotiations Agreement (“ENA”) with affiliates of Mercy Housing California (“Mercy”) and Chinatown Community Development Center (“CCDC”) (together, the “Co-Developers”) to undertake predevelopment activities on Block 2 with the expectation that the ENA would lead to long-term ground leases and the construction of improvements; and,

WHEREAS, The Commission, through its approval of the ENA, adopted a Design Review and Document Approval Procedure (“DRDAP”) that sets forth the procedure for design submittals of the plans and specifications for the development of the Project. Under the DRDAP, project approval shall consist of three components or stages, Schematic Design Documents, Design Development Documents and Final Construction Documents. Schematic Design Documents shall relate to schematic design level of detail for the Project and the review of OCII shall include consideration of such items as the architectural design, site planning and landscape design; and,

WHEREAS, The Co-Developers have submitted two Schematic Design Documents for Block 2. The combined program will provide a total of 335 residential units and 11,351 square feet of commercial space, and related streetscape improvements. In accordance with the Development Controls, Block 2 is divided by a 25-foot-wide publicly accessible pedestrian mews running north to south through the center of the Site. The proposed building located to the east of the pedestrian mews includes 184 rental housing units (183 affordable units and one unrestricted manager’s unit) that will serve low-income households and formerly homeless households, resident-serving amenities, approximately 1,959 square feet of retail space, and an approximately 6,447 square foot childcare facility (the “2 East Project”). Mercy will be the lead developer and long-term owner and operator of the 2 East Project (Mercy is the “2 East Project Sponsor”). The proposed building located to the west of the pedestrian mews includes 151 rental housing units (150 affordable units and one unrestricted manager’s unit) that will serve low-income senior households and formerly homeless seniors, resident-serving amenities, and 2,945 square feet of retail space (the “2 West Project”). CCDC will be the lead developer and long-term owner and operator of the 2 West Project. Together, the Blocks 2 East and West Projects comprise the “Block 2 Project”; and,

WHEREAS, To accommodate the proposed program, the Co-Developers have requested amendments to certain provisions of the Development Controls applicable to Block 2 and an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) to facilitate an increased massing and thus an increased number of affordable housing units for the Block 2 Project; and,

WHEREAS, The Development Controls allow the Agency to establish a lower ratio of off-street loading spaces than what would otherwise be required, based on a development-specific loading scenario. The Development Controls require a ratio of one off-street loading space for a development the size of the Block 2 Project. The Co-Developers prepared a development-specific loading scenario that proposed the

Block 2 Project’s loading demand be met at designated on-street loading spaces surrounding the Site without the provision of an off-street loading space, curb cut or driveway (“Block 2 Project Loading Scenario”). The Block 2 Project Loading Scenario is on page 108 of the 2 East Project Schematic Design Document and has been reviewed by OCII staff, by City staff at the San Francisco Public Works and San Francisco Municipal Transportation Agency departments, and by representatives of the City’s waste management contractor, Recology, who have determined that the Block 2 Project Loading Scenario adequately fulfills the requirements to meet the Block 2 Project’s future demand for commercial and residential loading, ongoing commercial and residential pick-up and delivery of goods and waste products, and passenger pick-up and drop-offs, without the need for an off-street loading space on the Site; and,

WHEREAS, By Resolution No. 41-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) to increase a certain maximum floor plate size on Block 2 (the “Plan Amendment”); and,

WHEREAS, By Resolution No. 42-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Development Controls, consistent with the Plan Amendment, to revise certain provisions of the Development Controls applicable to Block 2, as more particularly identified in Resolution No 42-2022, the "Development Control Amendment"; and,

WHEREAS, OCII, in consultation with the San Francisco Planning Department and other City Agencies, has reviewed and recommends approval of the 2 East Project’s Schematic Design Document, which is consistent the Redevelopment Plan, as amended by Resolution No. 41-2022, and accompanying Plan Documents, including the Development Controls, as amended by Resolution No. 42-2022; and,

WHEREAS, A presentation of the Schematic Designs for the 2 East Project (along with the Schematic Designs for the 2 West Project), including the 2 East Project’s need for a Plan Amendment and Development Controls Amendment, was reviewed and approved by the Transbay Citizens Advisory Committee (“CAC”) at its September 8, 2022, meeting; and,

WHEREAS, Under the DRDAP, the Commission shall review and approve, conditionally approve, or disapprove the application for Schematic Designs. The 2 East Project Sponsor has created an attractive development project and has responded to OCII’s and the CAC’s comments and revisions to the design for the 2 East Project. However, as is typical with large development projects, a number of detailed items remain to be resolved in subsequent Project approval stages (i.e., Design Development Documents and Final Construction Documents); and,

WHEREAS, A copy of the 2 East Project Schematic Design Document is on file with the Commission Secretary in the OCII office and attached to this resolution as Exhibit A; and,

WHEREAS, On November 1, 2022, the Commission adopted Resolution No. 39-2022 by which the Commission determined that the Final Environmental Impact Statement/ Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (the "FEIS/EIR" as defined in said resolution), together with further analysis provided in Addendum No. 10 to the FEIS/EIR (the "Addendum" as defined in said resolution), remains adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) for purposes of evaluating the potential environmental effects of the Proposed Actions (including approval of the 2 East Project's Schematic Design Document); and,

WHEREAS, The environmental effects of the development of the Block 2 Project in accordance with the Schematic Design Document have been analyzed in the environmental documents as described in Commission Resolution No. 39-2022. Copies of the FEIS/EIR and Addendum No. 10 are on file with the Commission Secretary; and,

WHEREAS, OCII staff has reviewed the Schematic Design Document and, in accordance with its Commission Memorandum and supporting information provided to the Commission and incorporated herein by reference, finds the Schematic Design Document to be acceptable and consistent with the goals, objectives and requirements of the Redevelopment Plan and the Development Controls (each as amended concurrently with this resolution), and recommends approval thereof; now therefore be it

RESOLVED, That in Resolution No. 39-2022, the Commission adopted findings that various actions, including approval of the Schematic Design Document for the 2 East Project, were in compliance with CEQA and the CEQA Guidelines, said findings, which are on file with the Commission Secretary, being in furtherance of the actions contemplated in this Resolution and made part of this Resolution by reference herein; and, be it further

RESOLVED, That for the purposes of compliance with CEQA and the CEQA Guidelines, the Commission hereby adopts the findings and determinations set out in Resolution No. 39-2022, adopted concurrently herewith, that the Schematic Designs for the Block 2 Project are within the scope of the project analyzed by the FEIS/EIR and its Addendum No. 10; and, be it further

RESOLVED, The Commission hereby approves the Schematic Design Document for the 2 East Project, attached hereto as Exhibit A, conditioned upon the effectiveness of the Plan Amendment and subject to the following conditions, which require further review and approval by the Executive Director, or his designee:

## CONDITIONS OF APPROVAL:

*Beginning in Design Development the Developer shall:*

1. **Coordination with 2 West Project.** Continue close coordination with CCDC and the Block 2 architects throughout the remaining design phases of the 2 East Project and of the 2 West Project, and through the construction of the entire Block 2 Site, to ensure cohesive designs, and implementation of said designs, that seamlessly unite the western half with the eastern half of the Site in accordance with the Block 2 Schematic Design Documents and their Conditions of Approval. Coordinate with CCDC and the Block 2 architects, consultants, contractors, and future tenants to ensure that the Block 2 ground-level mews, courtyards and streetscape improvements are designed, developed, and maintained in a harmonious manner, emphasizing the public or shared nature of the spaces, human activation, retail activation, and safety.
2. **Building Exterior Materials and Colors.** Continue to develop and refine the building exterior materials palette, wall systems, glazing, screening and other materials, in coordination with OCII staff.
  - a. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor.
  - b. Outline graffiti prevention strategies and demonstrate the durability and/or replaceability of ground-floor materials. Specify graffiti coating for ground-floor utility doors and unitized concrete panels, as well as all exposed concrete.
  - c. Materiality of stoops and stoop planters shall be subject to further coordination with OCII staff to ensure compatibility with the Clementina Streetscape and the design of the Transbay Block 3 Park.
  - d. Explore additional 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. Physical material and color samples shall be provided to OCII in advance of mock-up design and construction.
3. **Architectural Mock-Up Scope.** Prior to Construction Document submittal and in advance of purchasing building materials, provide scope and plans for a physical 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.
4. **Landscape Plans.**
  - a. Provide detailed landscape plans, including plans for the pedestrian mews and common residential courtyards, the childcare courtyard, all building setback zones, patios and stoops, and mechanical and utility screening.
  - b. Provide enlarged landscape plans and sections showing details for all planting, paving, and furnishing on Main, Folsom and Clementina Streets. Drawings shall include all underground utility lines and their clearances, proposed soil conditions encouraging root growth away from utility lines, and irrigation systems, etc.
  - c. The Main Street sidewalk shall be designed to extend the character of the public right-of-way community gathering spaces, as exists on Main Street to the south of Folsom Street with seating designed to encourage small group conversations. Paving at these gathering spaces may be highlighted through color and/or texture of materials.

- d. To enhance the pedestrian experience along the pedestrian mews, ensure that the landscaping on the childcare pavilion rooftop open space is visible at eye-level from the pedestrian mews.
  - e. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Landscaping shall mitigate all ground-floor blank wall areas adjacent to public rights-of-way and the pedestrian mews.
  - f. All landscape plans are subject to further review and approval by OCII.
5. **Unit Layouts.** In coordination with OCII staff, further study the unit layouts, floor to ceiling heights, and other residential elements that may impact livability of the units. This may include but is not limited to:
  - a. Continued study of the location of structural columns in the living spaces of the units and identifying methods to minimize or mitigate undesirable column protrusions or creation of “dead spaces” or otherwise unusable square footage. In particular, review Floors 3-5/1-D and Floors 8-15/1-H unit type layouts to determine the feasibility and cost of having the column shifting part way up the building and/or adding another column.
  - b. Close coordination of structural, mechanical, electrical, and plumbing elements to limit ceiling soffits and maintain the highest possible floor-to-ceiling heights in as much of unit living areas as possible.
6. **Open Space Parcel Fencing.** Continue to develop the designs, scale, materiality and transparency of the fence proposed for the childcare courtyard area of the open space parcel, as visible from the publicly accessible pedestrian mews. The final fence design for this area is subject to further review and approval by OCII.
7. **Value-Engineering and Substantive Design Changes.** If substantive exterior architectural design elements are reconsidered post-Schematic Design approval, the Developer shall engage OCII staff early in the value-engineering process and all exterior architectural value-engineering decisions shall be subject to further review and approval by OCII.
8. **Glazing and Transparency.** Aside from potential opaque glazing necessary to screen mechanical and utility uses, clear, un-tinted low-reflectivity glass shall be used to reduce glare and allow maximum visual interaction between exterior and interior of the building, particularly at the ground-floor. Maintain the approved proportion of glazed surface façade area on all building elevations, as shown in the Schematic Design submittal.
9. **Utility and Mechanical Infrastructure.** All mechanical equipment shall be located within the building footprint, below pedestrian grade or on the roof, per the approved Schematic Design. No additional meters or mechanical equipment shall be located within setback zones or within the pedestrian mews, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening will be subject to further OCII review and approval.
10. **Ground-Floor and Retail Facades.** Design of the ground-floor facades shall be subject to further design review to ensure that the frontage (1) activates the pedestrian realm and maintains a pedestrian scale, (2) maximizes glazing transparency, and (3) integrates with the overall building design.

11. **Retail Exhaust.** Ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcel shall be integrated into the building. No ducts or exhaust pipes should encroach within areas designated for open space. All Type I retail kitchen exhaust shall vent through the roof and any noise or odor impacts from Type II retail vents adjacent to the public realm or pedestrian mews shall be fully mitigated.
12. **Residential Soundproofing.** Ensure sufficient soundproofing in residential units that are adjacent to common amenity spaces, such as commercial spaces and common courtyards.
13. **Roofscape.**
  - a. Roof design should utilize non-reflective, low intensity colors.
  - b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
14. **Townhouse Parcel Roofline.**
  - a. Continue to study the design of the Townhouse building's roofline to ensure the rhythm and modulation of the residential bays are maintained.
  - b. Roofline railing and glass should be as inconspicuous and transparent as possible, and compatible with the building's architecture.
15. **Signage.** Developer shall submit a signage plan prior to or concurrent with the Design Development submittal. All building signage, including building name, common space and wayfinding signage, as well as retail storefront signage locations, shall be subject to further OCII staff review and approval during Design Development, or may be deferred to the Construction Document phase at OCII's discretion. Detailed retail signage will be part of separate tenant improvement permits.
16. **Lighting Plan.** Provide a detailed building lighting plan. Lighting should be subtle and reinforce the overall façade design.
17. **Phasing Plan.** Describe any anticipated phasing of construction or temporary improvements, including temporary or interim parking facilities, construction staging areas, and interim infrastructure, if any, shall be indicated. Address construction phasing and access to the Site considering the possible unavailability of the Clementina parcel due to its buildout.
18. **Retail Vendor Cart at Mews.** The final configuration and features of the proposed retail vendor cart station, including proposed utility connections, along the pedestrian mews shall be subject to further review and approval by OCII.
19. **Streetscape.**
  - a. Continue to coordinate the Clementina streetscape design with San Francisco Public Works for crosswalk locations, signalized crossing infrastructure (signal light locations, electrical conduit, etc.), curb layouts, bulb-out configurations, and street light locations.
  - b. Inform and coordinate with San Francisco Public Works on the final plans specifying tree and paving band spacing, as well as a photometric analysis to confirm street light locations.
  - c. Continue to coordinate the design and materiality of streetscapes for Main and Folsom Streets per requirements of various City Departments.

*In advance of the start of construction, Building Permit issuance, materials procurement, and Tenant Improvements (“TI”), the Developer shall:*

1. **Construction Communication.** During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Transbay and other stakeholders.
2. **Architectural Mock-Up Construction.** Prior to procuring façade materials, construct a physical material mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.
3. **Ground-Floor Activation.** Prior to TIs, the Developer shall inform tenants of the Project’s commitment to the activation of the public realm by enhancing the pedestrian experience on public streets and along the mews. This includes ensuring that the TIs conform to the Schematic Design, the Development Controls and Design Guidelines for the Transbay Redevelopment Project and the Planning Department’s Standards for Storefront Transparency. No vinyl adhesives or film on ground-floor glass surfaces shall be permitted. Ground-floor childcare and residential uses, including amenity spaces, shall be allowed to use internal window coverings, such as drapery or adjustable blinds, for privacy.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of November 1, 2022.

  
\_\_\_\_\_  
Commission Secretary

EXHIBIT A: Transbay Block 2 East Project Schematic Design Document



Exhibit A: Transbay Block 2E Project Schematic Design



Transbay Block 2 East  
Schematic Design Document

21 October 2022

## Project Team

### **OWNER**

Mercy Housing California  
1256 Market Street,  
San Francisco, California, 94102

### **CONSTRUCTION MANAGER**

Regency Construction Management  
San Francisco, CA

### **CONTRACTOR**

Swinerton | Rubecon Joint Venture  
260 Townsend Street,  
San Francisco, CA 94107

### **CONTRACTOR**

Rubecon  
260 Townsend Street,  
San Francisco, CA 94107

### **PROJECT ARCHITECT**

Kennerly Architecture + Planning  
375 Alabama Street, Suite 440  
San Francisco, CA 94110

### **ASSOCIATE ARCHITECT**

YA Studio  
777 Florida Street, Suite 301,  
San Francisco, CA 94110

### **SURVEYOR**

Martin Ron Associates  
859 Harrison St #200,  
San Francisco, CA 94107

### **GEOTECHNICAL ENGINEER**

Langan  
135 Main Street, Suite 1500,  
San Francisco, CA 94105

### **CIVIL ENGINEER**

Luk & Associates  
738 Alfred Nobel Dr,  
Hercules, CA 94547

### **LANDSCAPE ARCHITECT**

Plural  
2742 17th St,  
San Francisco, CA 94110

### **STRUCTURAL ENGINEER**

DCI Engineers  
135 Main St,  
San Francisco, CA 94105  
Project Manager: Edward Liao  
ELiao@dc-engineers.com

### **STRUCTURAL ENGINEER - ASSOCIATE**

OLMM  
156 Ellis St 2nd floor,  
San Francisco, CA 9410

### **MEP**

Meyers+  
98 Battery St #500,  
San Francisco, CA 94111

### **PLUMBING ENGINEER**

SJ Engineer  
233 Sansome Street, Suite 300,  
San Francisco, California

### **ACOUSTIC ENGINEER**

CSDA Design Group  
364 Bush Street, Second Floor,  
San Francisco, CA 94104

### **WASTE MANAGEMENT**

American Trash Management  
1900 Powell Street, Suite 220,  
Emeryville, California

### **GREEN CONSULTANT**

AR Green Consulting  
333 Main St,  
San Francisco, CA 94105

### **LIGHTING CONSULTANT**

Tucci  
660 York St. Suite 217,  
San Francisco, CA 94110

### **CODE CONSULTANT-FIRE LIFE SAFETY**

The Fire Consultants  
1777 North California Boulevard, Suite 200,  
Walnut Creek, CA 94596

### **JOINT TRENCH**

Urban Design Consultant Eng.  
827 Broadway,  
San Francisco, CA 94133

### **EBM**

HIGHLINE CONSULTING  
4361 Technology Dr. Suite D  
Livermore, CA 94551

### **CHILDCARE PROVIDER**

Wu Yee  
827 Broadway,  
San Francisco, CA 94133

### **CHILDCARE PROVIDER - ARCHITECT**

Dorman Associates  
229 Flamingo Rd,  
Mill Valley, CA 94941

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 2

KENNERLY ARCHITECTURE & PLANNING



# Table of Contents

## **01 - Site Context 4**

Project Description	5
Vicinity Map	6
Neighboring Projects	7
Land Use and Open Space / Neighborhood Amenities Diagram	8
Transit Diagram	9
View Study Diagram	10
Neighborhood Context	11
Color Studies - Complimentary Pairs	12
Block 2 East & West Program Table	13
Block 2 East & West DCDG Parcel & Setback Diagram	14
Block 2 East & West Building Setback Diagram	15
Block 2 East & West Building Height Diagram	16
Block 2 East & West- Site Plan	17
Block 2 East & West- Site Parking and Loading Diagram	18
Block 2 East & West- Site Circulation Diagram	19

## **02 - Project Overview - TB2 East 20**

Development Concept	21
Development Concept	22
Development Concept	23
TB2 East Building Program Table	24
DCDG Requested Amendments Matrix	25

## **03 - Landscape Design 26**

Urban Design Diagram - District	27
Urban Design Diagram - Programming	28
Illustrative Site Plan	29
Streetscape Plan	30
Street Sections - Folsom Street	31
Street Sections - Main Street	32
Clementina Street at Family Building	33
Street Sections - Clementina Street at Family Building	34
Courtyard & Mews Plan	35
Mews from Folsom Street	36
Mews from Clementina Street	37
Mews at Courtyards	38
Site Materials Plan: Paving	39
Site Materials: Paving Palette & Imagery	40
Site Materials Plan: Elements	41
Site Materials: Elements Palette & Imagery	42
Site Planting Plan: Trees	43
Site Planting: Tree Palette & Imagery	44
Site Planting: Tree Palette & Imagery	45
Site Planting Plan: Understory	46
Site Planting: Understory Palette & Imagery	47
Site Planting: Understory Palette & Imagery	48

Stormwater Management Approach	49
Level 6 Roof Terrace - Family	50
Level 16 Roof Terrace - Family	51
Roof Plan - Family	52

## **04 - Floor Plans - TB2 East 53**

Floor Plan - Level 01	54
Floor Plan - Level 02	55
Floor Plan - Level 03-5	56
Floor Plan - Level 06	57
Floor Plan - Level 07	58
Floor Plan - Level 08-10	59
Floor Plan - Level 11-15	60
Floor Plan - Level 16	61
Floor Plan - Level 17	62
Floor Plan - Low Roof	63
Floor Plan - High Roof	64
Enlarged Plans - Units	65
Enlarged Plan - Floor 3-5 Units	66
Enlarged Plans - Townhouse Units	67

## **05 - Enclosure Design - TB2 East 68**

Site Context Section Diagram	69
Building Proportion Section Diagram	70
Clementina Rhythm Diagram	71
Neighborhood Context	72
Material Palette	73
Material Palette	74
Material Inspiration	75
Material Palette	76
Building Section	77
Building Section	78
Building Elevation -South (Folsom Street)	79
Building Elevation -East (Main Street)	80
Building Elevation -North (Clementina)	81
Building Elevation -West (Mews)	82
Building Elevation - Courtyard North	83
Building Elevation - Courtyard West	84
Building Elevation - Courtyard South	85
Enlarged Storefront Elevation - Retail	86
Enlarged Main Street Elevation	87
Enlarged Elevation - Clementina	88
Building Rendering at Folsom	89
Building Rendering at Main	90
Building Rendering from Park	91
Building Rendering at Retail and Lobby	92
Building Rendering at Childcare	93
Building Rendering Bird-Eye	94

## **06 - Appendix 95**

TB2 East & West Survey	96
TB2 East & West Conceptual Grading Plan	97
TB2 East & West Average Grade Diagram	98
TB2 East & West Conceptual Utility Plan	99
TB2 East Wet Utility Plan	100
TB2 East Wet Dry Plan	101
Clementina Improvement Diagram	102
Commercial Adjacent to TB3 Park Diagram	103
Green Point Rated Checklist	104
Green Point Rated Checklist	105
Green Point Rated Checklist	106
TB2-East Loading Diagram	107
Block 2 Project Loading Scenario	108

## **Transbay Block 2 East**

Schematic Design Document

21 October 2022

Page 3

KENNERLY ARCHITECTURE & PLANNING



# 01 - SITE CONTEXT



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 4

**KENNERLY** ARCHITECTURE & PLANNING



## Project Description

Address: 200 Folsom Street, San Francisco, CA

The Project will include two buildings: Transbay 2 West with 151 units of affordable residential rental housing for seniors, which will be developed and owned by Chinatown Community Development Center, and Transbay 2 East with 184 units of affordable residential rental housing for families, which will be developed and owned by Mercy Housing.

As the keystone parcel in the Transbay District, Block-2 catalyzes the ambitions of the Master Plan through its programming, urban design, and architectural potential. Our vision for Block-2 delivers on this potential, with affordable housing for seniors and families in two buildings that will activate the key public spaces with a vibrant mix of ground floor uses and the multi-generational mix of new residents and households.

Block-2 defines the southern edge of the new Transbay Park, the design of this frontage is critical. Our concept proposes private residential stoops on Clementina Street anchored by retail at the corner of Beale Street and the Childcare Facility at the midblock pedestrian crossing. Together these elements strongly engage with the new park at Block 3 extending the public realm into Block 2.

Unique to Block-2, the through-block mews is flanked by a necklace of active uses including retail spaces, active multipurpose rooms, and the child-care courtyard. We envision this as a Commons for outdoor dining, retail overflow, or simply as a place to decompress.

Folsom Street is lined with flexible retail frontage split by the mews and the building lobbies. The retail uses wrap the corners onto the mews, as well as Beale and Main streets where the garden rooms and allées of the Living Streets continue to the park.

Above, the two buildings are a complementary pair, sharing a unifying low rise townhouse massing fronting the park and a common masonry material sensibility establishes the block as its own precinct in contrast with the glassy towers across Folsom Street.



FOLSOM AND BEALE STREETS



FOLSOM AND MAIN STREETS

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 5

# Vicinity Map



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 6

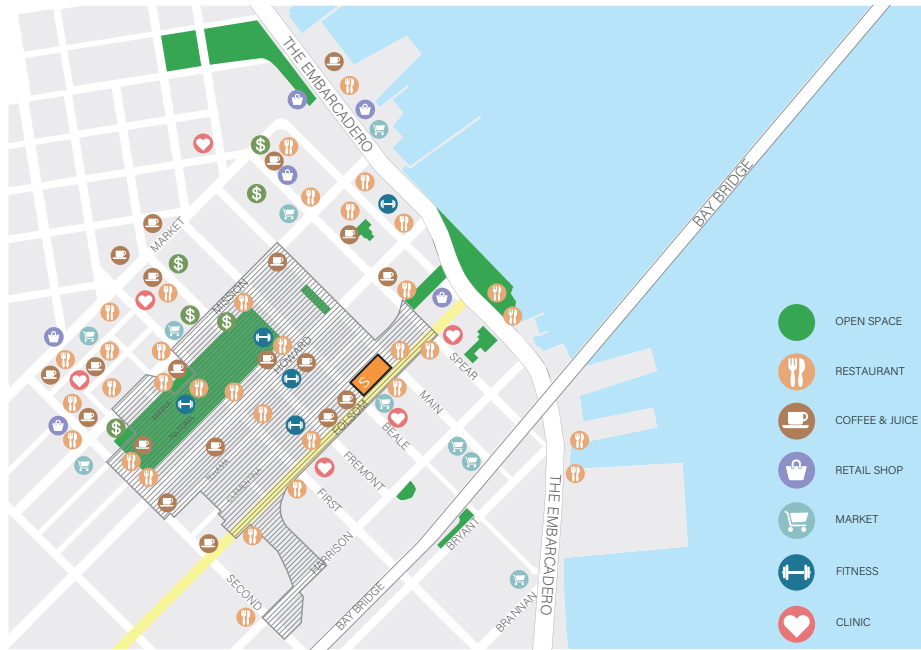
# Neighboring Projects



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 7

# Land Use and Open Space / Neighborhood Amenities Diagram



NE1 HBORHOOD FACILITIES



CLINIC: CIRCLE MEDICAL @ FOLSOM & FIRST



OPEN SPACE: SALESFORCE PARK



RETAIL & STREET CAFE: PHILZ AT FOLSOM & MAIN



RETAIL & OPEN SPACE: BLUESTONE LANE CAFE AT FOLSOM AND FREMONT



FITNESS: COREPOWER YOGA ON FREMONT



MARKET: WOODLAND MARKET AT FOLSOM BETWEEN MAIN & BEALE

## Transbay Block 2 East

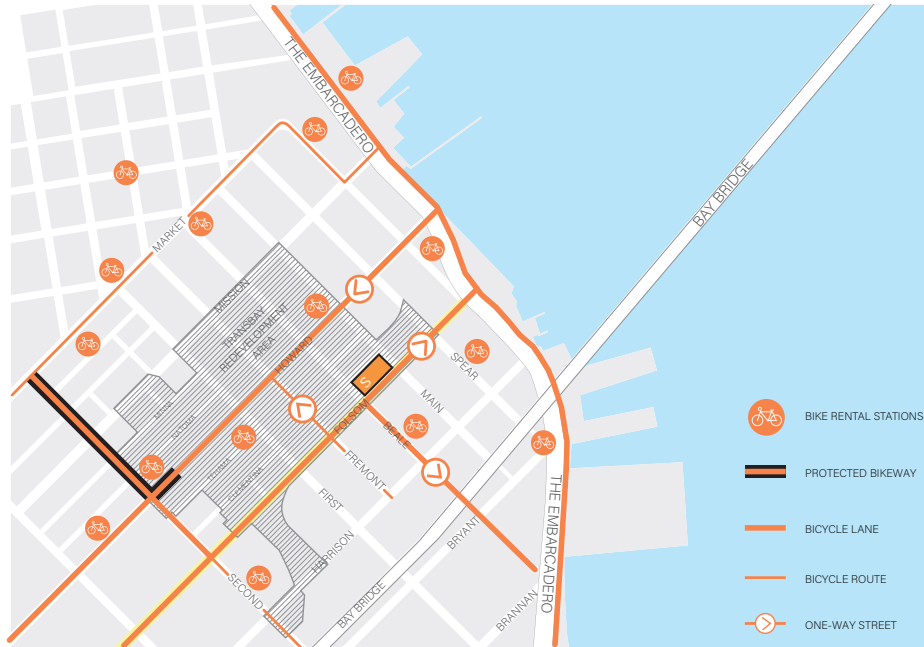
Schematic Design Document

21 October 2022

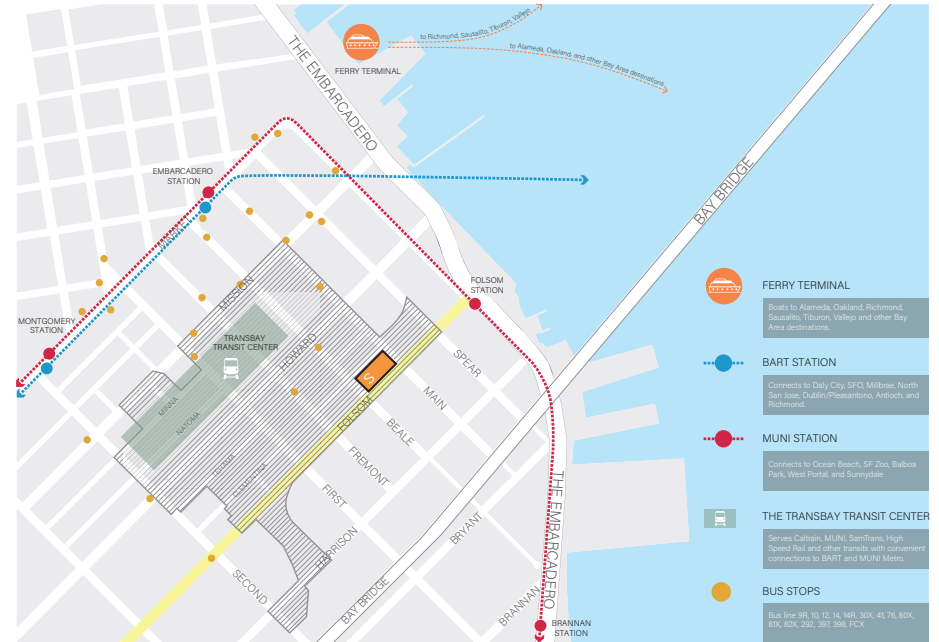
Page 8








# Transit Diagram



BICYCLE PATHS AND RENTAL STATIONS



PUBLIC TRANSPORTATION

-  **FERRY TERMINAL**  
Boats to Alameda, Oakland, Richmond, Sausalito, Tiburon, Vallejo and other Bay Area destinations.
-  **BART STATION**  
Connects to Daly City, SFO, Millbrae, North San Jose, Dublin/Pleasanton, Antioch and Richmond.
-  **MUNI STATION**  
Connects to Ocean Beach, SF Zoo, Balboa Park, West Portal, and Sausalito.
-  **THE TRANSBAY TRANSIT CENTER**  
Serves Caltrans MUNI, SamTrans, High Speed Rail and other transit with convenient connections to BART and MUNI. Metro.
-  **BUS STOPS**  
Bus line 98, 10, 12, 14, 14R, 30X, 41, 76, 80X, 80X, 82X, 292, 397, 398, FCX

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 9

# View Study Diagram



S

## Transbay Block 2 East

Schematic Design Document

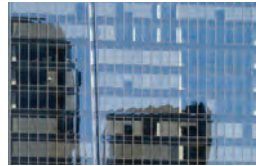
21 October 2022

Page 10

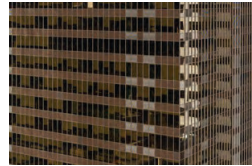
# Neighborhood Context



301 Howard St



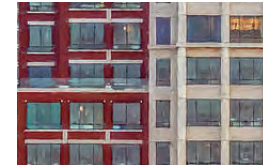
Block 5 - Park Tower



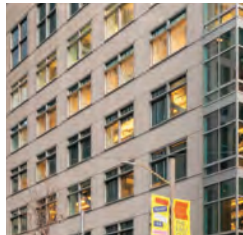
211 Main St



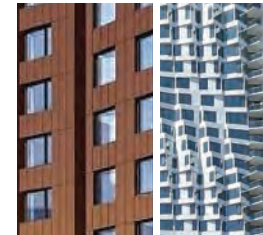
221 Main St



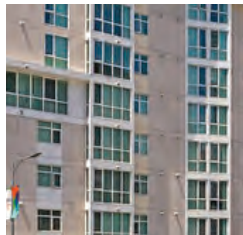
GAP



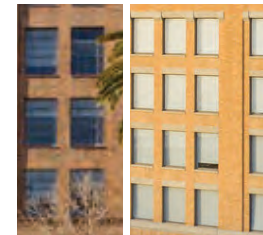
215 Fremont



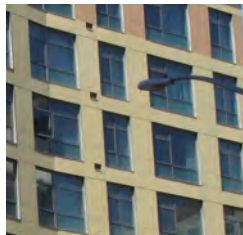
Block 1 - Mira



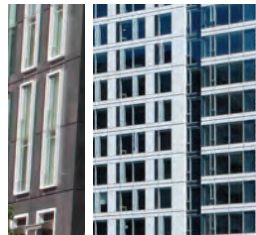
Block 7 - Natalie Gubb



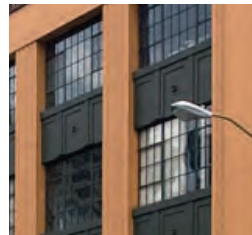
Hills Brothers / Hills



Block 6 - Natalie Gubb



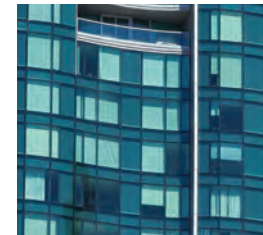
Block 6 - Solaire



Coffin-Redington



Lumina



Infinity

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 11

## Color Studies - Complimentary Pairs

The image displays a central map of the Transbay Land Use Zone in San Francisco, with red lines connecting specific blocks to their corresponding color study photographs. The photographs are arranged as follows:

- Top Left:** A photograph of a building facade with a grid of windows, labeled 'S'.
- Top Center (Dashed Box):** Two photographs of building facades. The left one is labeled '2 M S' and the right one is labeled '22 M S'.
- Top Right:** A photograph of a building facade with prominent red window frames, labeled 'GA'.
- Bottom Right:** A photograph of a building facade with brown and white elements, labeled 'B M'.
- Bottom Left (Dashed Box):** Two photographs of building facades. The left one is labeled 'B N G' and the right one is labeled 'B S'.
- Bottom Center:** A photograph of a building facade with a grid of windows, labeled '2 F'.

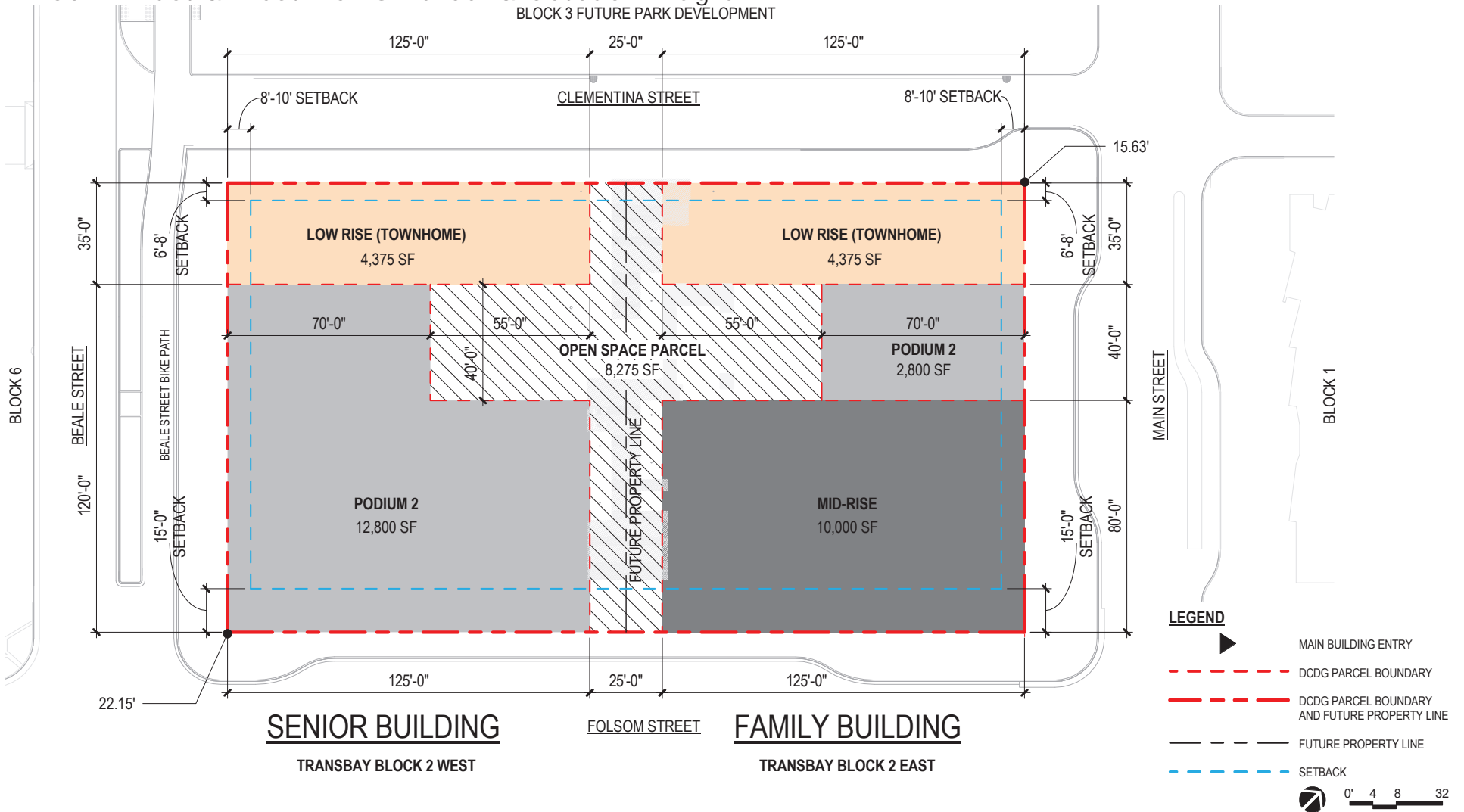
### Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 12








# Block 2 East & West DCDG Parcel & Setback Diagram

BLOCK 3 FUTURE PARK DEVELOPMENT



## LEGEND

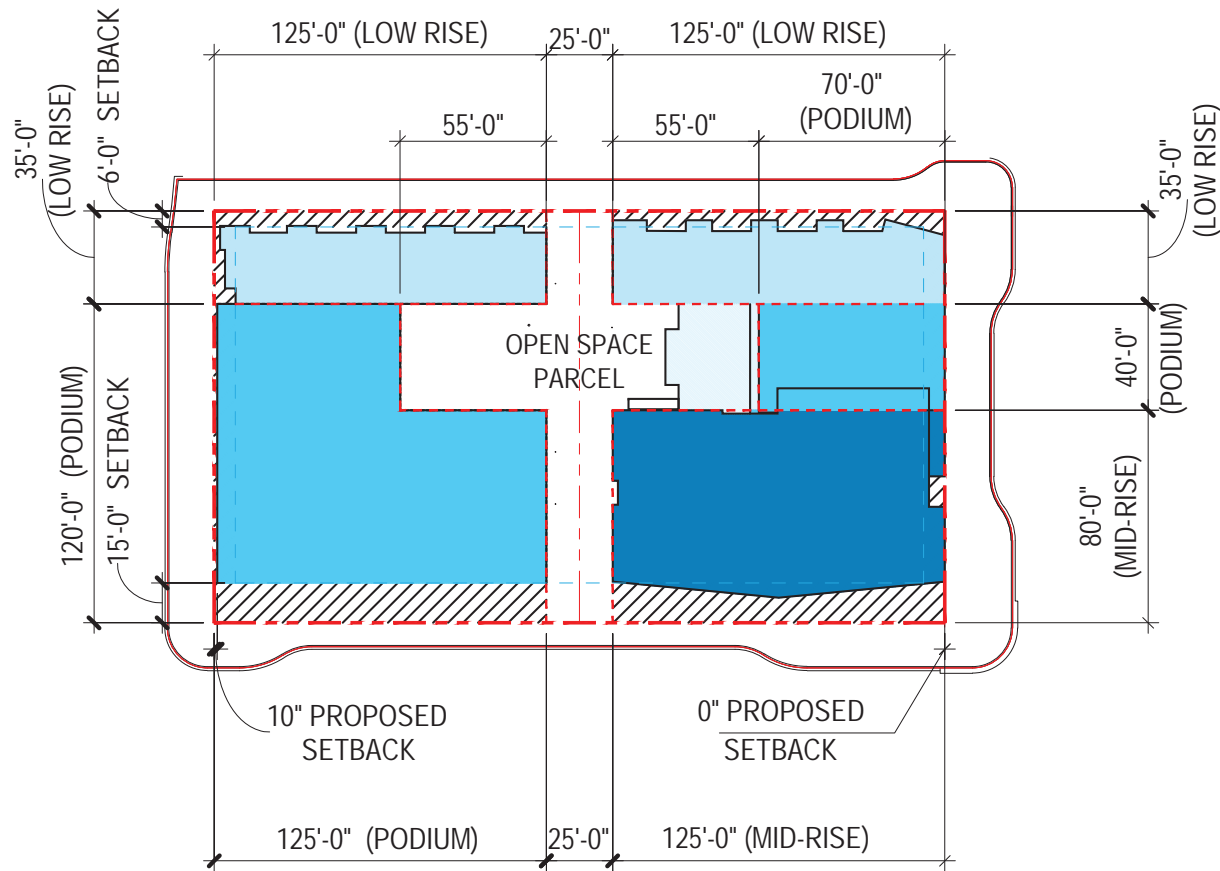
-  MAIN BUILDING ENTRY
-  DCDG PARCEL BOUNDARY
-  DCDG PARCEL BOUNDARY AND FUTURE PROPERTY LINE
-  FUTURE PROPERTY LINE
-  SETBACK



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 14

# Block 2 East & West Building Setback Diagram



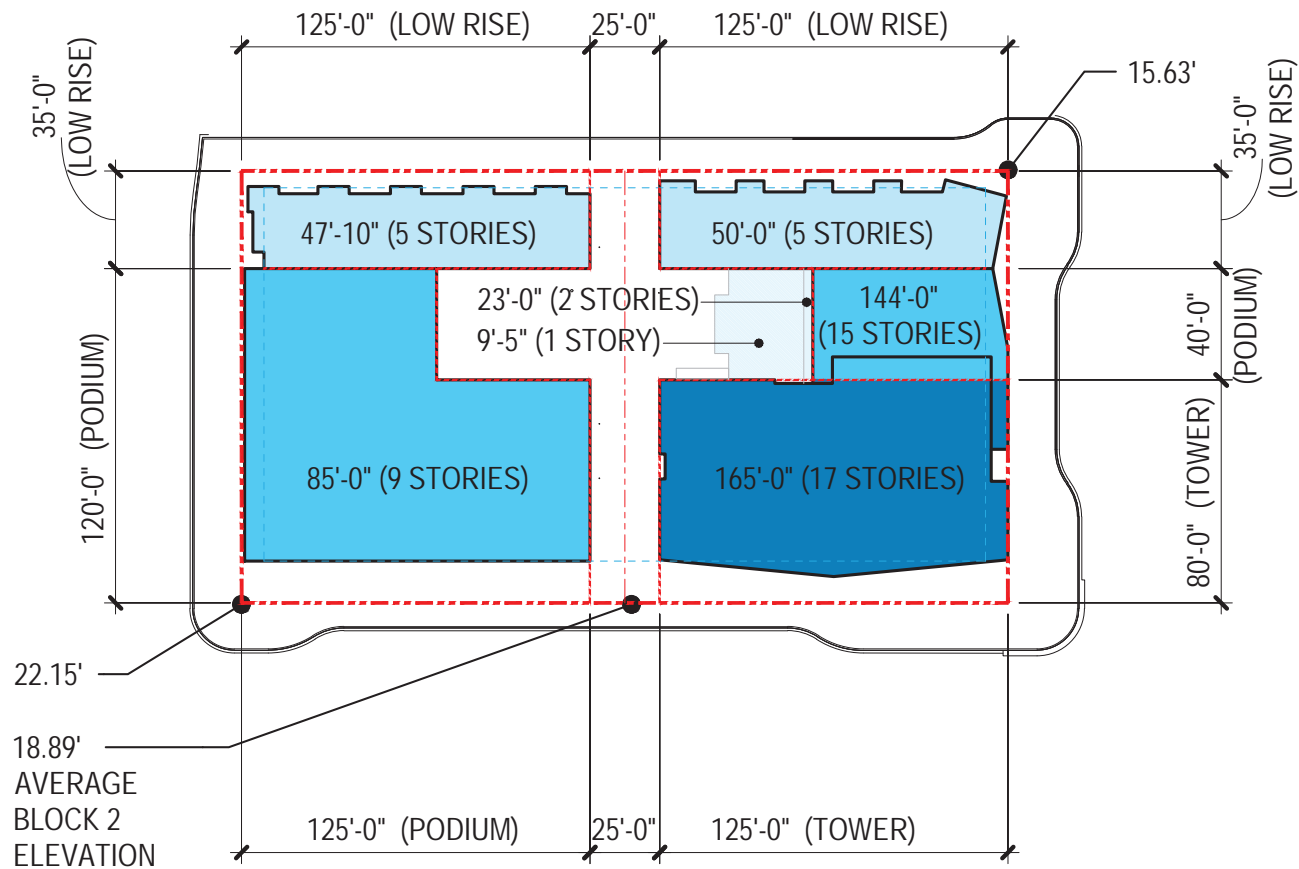
**SENIOR BUILDING**

**FAMILY BUILDING**

## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 15

## Block 2 East & West Building Height Diagram



SENIOR BUILDING

FAMILY BUILDING

### Transbay Block 2 East

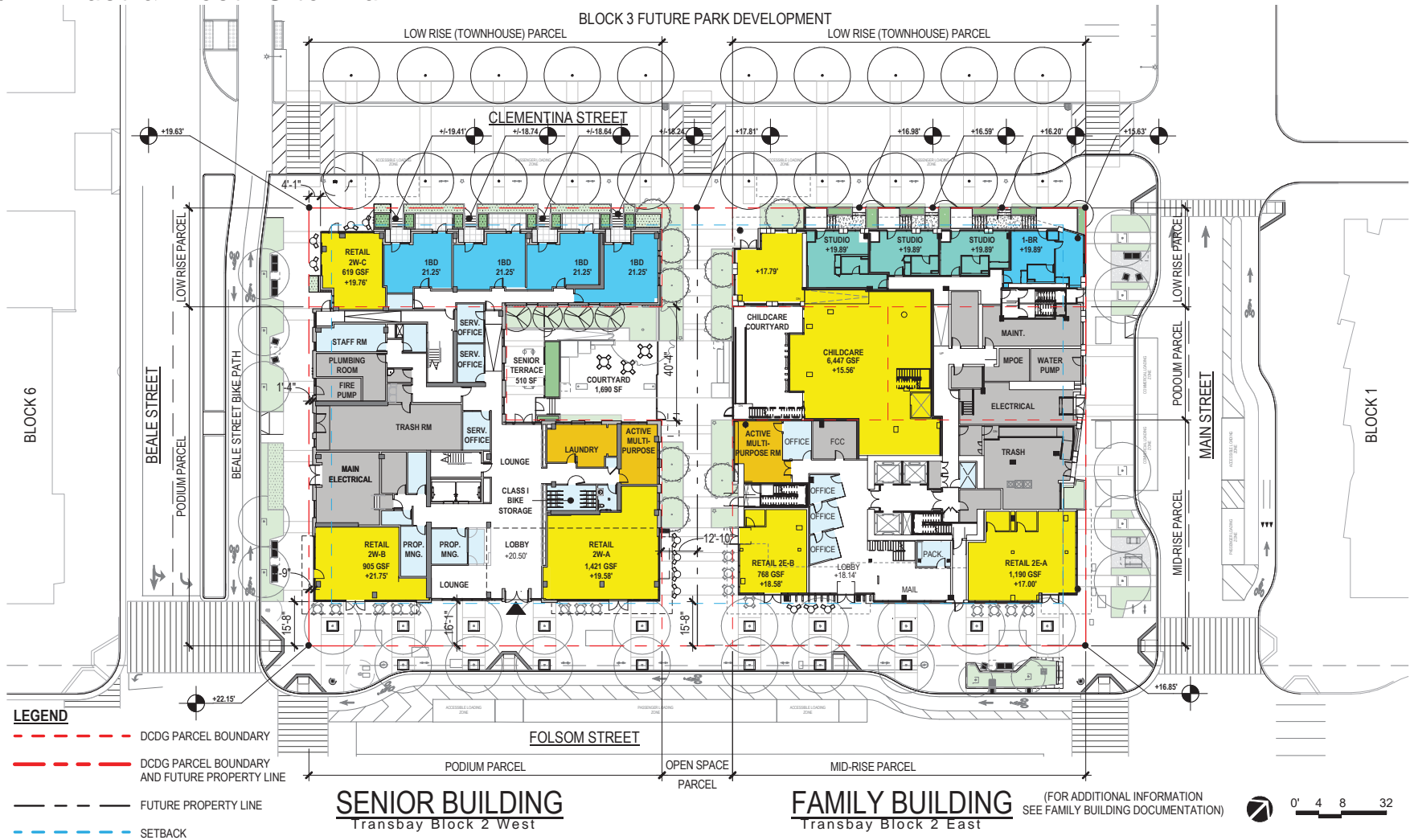
Schematic Design Document

21 October 2022

Page 16



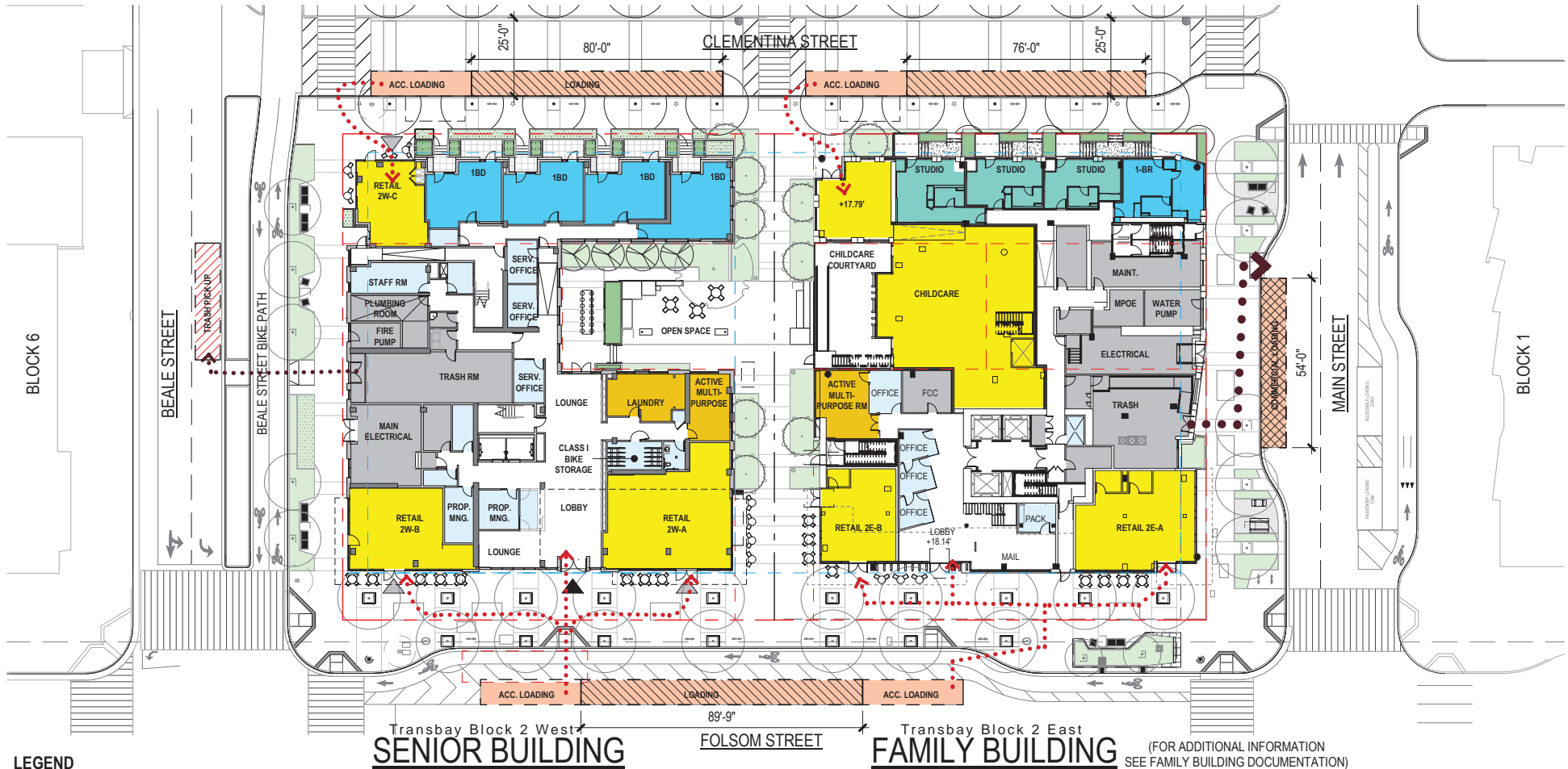
# Block 2 East & West- Site Plan



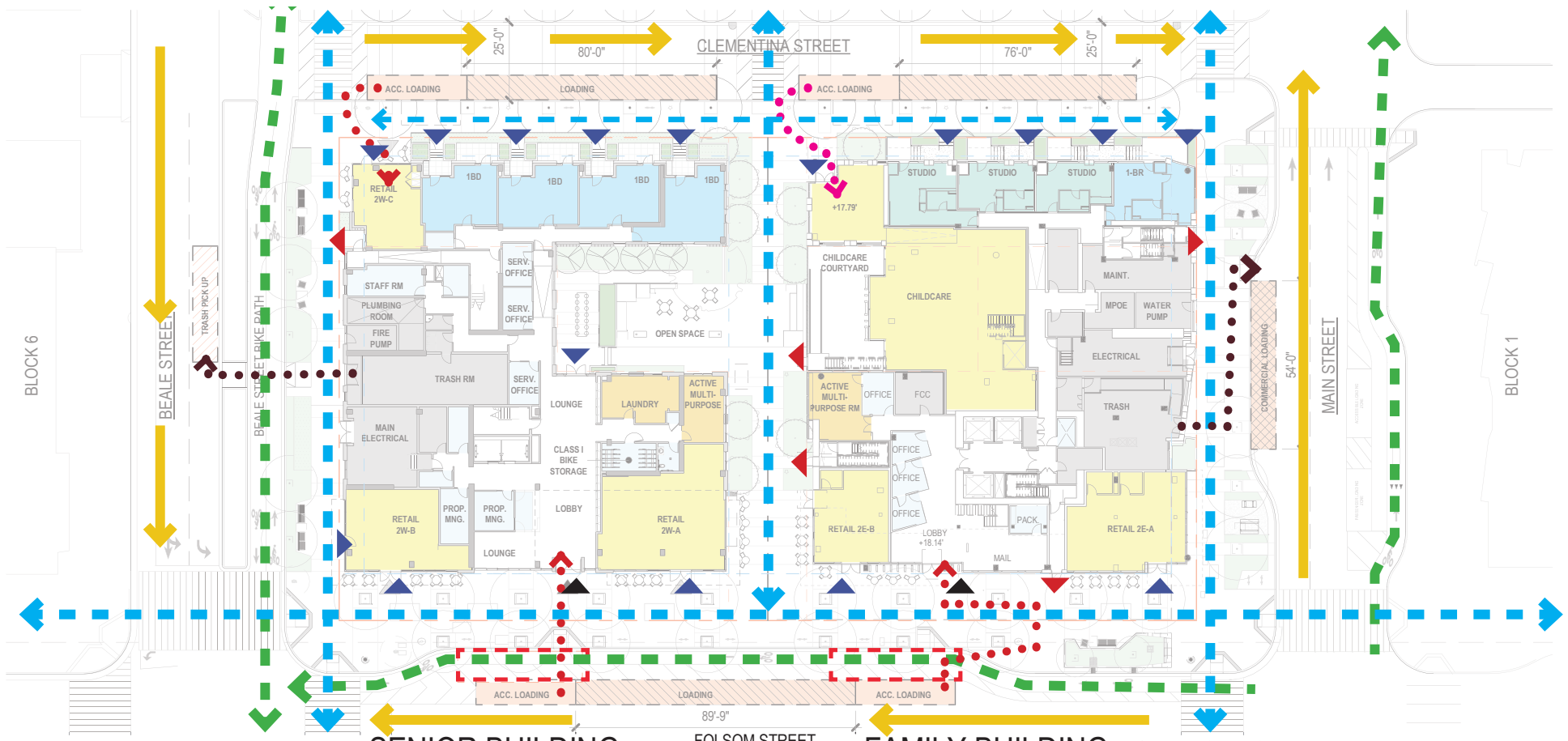
## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 17

# Block 2 East & West- Site Parking and Loading Diagram



# Block 2 East & West- Site Circulation Diagram



## LEGEND

- MAIN BUILDING ENTRIES / BUILDING EMERGENCY ENTRY AND EGRESS
- BUILDING EMERGENCY EGRESS
- PRIMARY PEDESTRIAN CIRCULATION
- PEDESTRIAN BUILDING ENTRIES
- CHILDCARE PICKUP / DROP OFF ROUTE
- ACCESSIBLE ROUTE
- TRASH CIRCULATION
- FIRE APPARATUS / EMERGENCY VEHICLE
- VEHICULAR CIRCULATION
- PRIMARY BICYCLE CIRCULATION

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 19

# 02 - PROJECT OVERVIEW - TB2 EAST



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 20

**KENNERLY** ARCHITECTURE & PLANNING



plural

mercyHOUSING

## Development Concept

### FAMILY LIFE BY THE PARK – TRANSBAY 2 EAST

The site is located in the Transbay Redevelopment Project Area of San Francisco, California, and is bounded by Folsom, Main, Clementina, and Beale Streets. The existing site is the former temporary bus terminal that will be converted into a public park (Block 3) and two residential blocks, Block 4 to the north and Block 2 to the south.

Block 2 is divided into two projects, TB2-West and TB2-East. The combined site has 335 total units and 308,127 gross square feet of area. The TB2-West and TB2-East sites are divided by a common open-space mews that provides a connection between the new Transbay Park and Folsom Street. The TB2-East building is for families and located on the corner of Folsom and Main.

Developed and owned by Mercy, TB2-East is a 17-story building with 184 units. The family building contains a range of affordability levels to create a diverse community, from 20% AMI units up to 80% MOHCD AMI, with an average of 53% MOH AMI. The unit breakdown is roughly 9% MOH studios, 41% one bedrooms, 30% two bedrooms, and 20% three bedrooms.

The continuation of Clementina from the blocks to the east and west, with its expression of townhomes, forms the backdrop to the park. Stoops and terraces activate the street edge, allowing the residents to freely interact with the neighborhood. Generous bay windows afford residents sweeping vistas over the park.

Anchoring the building corners and providing ground floor activation at Folsom and Main and Folsom and the Mews, are double height, flexible retail spaces with maximized glazing totaling 1959 SF. The building's double height lobby separates these retail spaces, providing active ground floor spaces along Folsom Street. A 6,447 SF childcare center anchors the corner of the Mews and Clementina with recessed entry. The childcare wraps and occupies the TB2-East courtyard open space. A childcare pavilion, with a material, articulation, and scale change encroaches into the open space at the first and second floor, creating a focal point. This locates the active classrooms closer to the Mews and maximizes natural light to the center. The childcare play areas are on two levels, providing layers of activation from the Mews. To increase activation at the mid-block pedestrian mews, a leasable vendor cart pad with utility lines and nearby public seating is provided.

The building massing is an elegantly faceted volume that complements the highly articulated Senior building. The angled facades rendered in precast panels of varied textures and deep earth tones will fold around corners and gesture into the mid-block Mews.

### Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 21

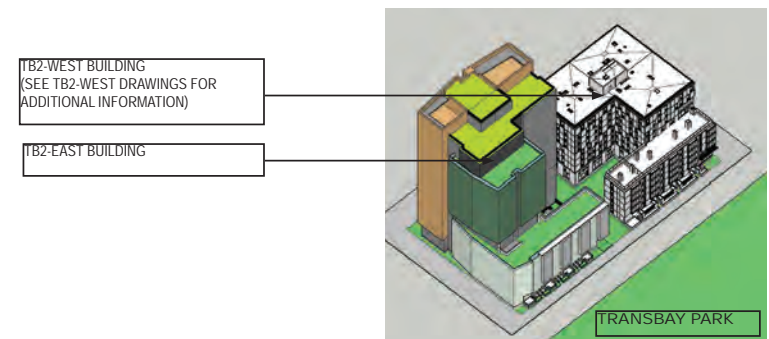
### LIVABILITY

The ground floor double height lobby space is the one of the many common gathering spaces within the building. Management, case management, and resident service offices are located off the lobby so staff can interact easily with residents. There is a second-floor laundry room providing visual connection to the lobby and offices. There is also an active multi-purpose room at the lobby, which will be used for social community gathering. This active room will also be used for third party run activities like the food bank, music classes, art classes, and tutoring.

The main community room is in a prime location on level six, opening out onto a roof deck above the townhomes. These spaces provide a large amount of private, secured, open space for residents to gather and children and teenagers to play. The seventh-floor amenity lounge and laundry room are accessed via a convenience stair from the community room. On level 16 there is an amenity room, laundry room, and common roof terrace that provide sweeping views across the city.

The units were also planned to accommodate various family types with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units. The residential area is 134,609 SF, averaging approximately 732 SF per unit. All residential units are designed to maximize ceiling heights by exposing the concrete slab and minimizing dropped soffits where possible. Units also provide usable closets, large window opens that extend close to the ceiling, and flexible, open spaces that allow efficient furnishing opportunities. Lastly, there are some 1-BR units that provide light-limited bedrooms so larger living spaces can be provided.

This project is central in the city with access to public transportation, the future park, and local amenities. Thanks to the combination of location, varied common spaces, and diverse unit types, this high-rise project will allow opportunities for a distinct new community by the park.



KENNERLY ARCHITECTURE & PLANNING



## Development Concept

### **SUSTAINABILITY MEASURES**

The building will be Green Point Rated, currently targeting Gold grading. Sustainability measures for the project will include resource efficient landscaping, vegetated roofs, Solar PV array to offset house loads, all electric building, high performance envelope, water-efficient plumbing fixtures, and no VOC / low VOC healthy building materials.

### **STORMWATER**

The stormwater calculation are based on percolation test resultants from the adjacent projects at Transbay Block 6 & 7. Based on those results, the stormwater approach is a combination of gravel on soil at the Mews, low-density landscaping at Folsom Street, high-density landscaping at the Mews and Clementina, traditional planter on structure, flow-through planter at Main and Clementina Street, vegetated roof, and permeable paver at the Mews. The combination of these approaches the project meets the Francisco Public Utilities Commission stormwater management requirements.

Living roofs have been shown to have many economic, social and environmental benefits. Specific to Block 2 the living roofs will help to reduce the volume of stormwater, reduce heat gain by providing shade and slowing the flow of heat into the building, improve air quality, capture greenhouse gases, and provide an aesthetic connection to the landscape from neighboring buildings. Level 6 & 16 roof decks also provide usable private open space amongst the green roof planters. The proposed measures will enhance the pedestrian experience, provide comfortable common open space for the residents in the building, and improve the roof scape for neighboring building that view down on the Transbay Block 2 East project.

### **MECHANICAL SYSTEM**

The residential units will be provided with Variable Refrigerant Packaged Heat Pump units, aka 'VRP' units. The VRP unit will provide heating and cooling for the unit via individual thermostats. The units are to be located in architectural closets at the perimeter of the building, and the supply air may be directed to the two rooms that are directly adjacent to the closets. An outside air fan with a MERV-13 filter is to be provided in at least one closet per unit, while unit exhaust air will be routed horizontally within the unit and terminate at an exterior louver.

The corridor is to be provided with a packaged rooftop DX heat pump unit for 100% outside air ventilation via a dedicated shaft with fire/smoke dampers at every level. The outside air is to be heated or cooled to maintain temperature in the corridor at a representative level, where the thermostat will be located.

### **ELECTRICAL SYSTEM**

The project will be all electric with electrical service from PG&E. Four sidewalk vaults will be constructed to PG&E standards within the sidewalk. The vaults will house PG&E below-grade transformers and provide separate services to the project. The main service switchboards will be located at the ground floor electrical room. Modular meter centers will be provided at every other floor in stacked electrical rooms and will contain the PG&E meters and disconnects for the residential units. The project will be provided with a small PV array on the roof.

### **PLUMBING SYSTEM**

The domestic hot water system will consist of air source heat pumps, storage tanks, swing tanks with electric heating element, pressure reducing stations, water meters, circulating pumps, heat exchangers, and distribution main/branches. Heating equipment will be located on the roofs. A fuel oil system will be provided to supply diesel fuel for the emergency generator located on the roof. It will consist of a wall mounted fuel oil fill panel on Main Street, with level controls and alarm. A pump station will pump the fuel oil via double-walled fill pipe to the roof, where it will connect to the generator sub-base fuel oil tank.

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 22

**KENNERLY** ARCHITECTURE & PLANNING



## Development Concept

### **FOUNDATIONS:**

The building will be constructed on a variable thickness mat foundation supported on ground improvements. The depth of the mat under the concrete shear walls will be increased to resist overturning forces and the higher concentration of gravity loads. However, near the perimeter of the building the mat thickness will be tapered as much as possible to reduce the volume of excavation and the depth of the temporary shoring system. At the basement fire water storage tank, the mat foundation will be stepped down below the bottom of the tank to maintain structural continuity and integrity. High-strength reinforcing (80 KSI) will be utilized in the mat foundation to reduce the amount of material to be transported and placed.

### **CONCRETE FLOOR FRAMING**

At the Level 1 slab, over-framing will be utilized as required to streamline mat foundation steps and maximize flexibility for future tenant improvements at the retail spaces. Elevated slabs will all be post-tensioned concrete in order to reduce thickness, material quantities, and the mass of the building. Based on typical floor-plate sizes and the preliminary column configuration, it is estimated the slabs will be seven (7") thick at the typical residential areas. Elevated exterior patios/courtyards, such as at Level 2, Level 6, and Level 16, will be sloped on top to create drainage, with high points coordinated over column lines and low points at the center of a column bay for the most efficient slab profile. However, the soffits of these slabs will remain flat to simplify setting of the formwork. Thickened slab transition zones at the slab steps will allow for slab and post-tension cable continuity.

The concrete column sizes will be minimized to the greatest extent possible to limit formwork coordination. The columns will also utilize high-strength (80 KSI) reinforcing for the hoops and ties. This will minimize congestion in the columns and facilitate simpler concrete placement and more consistent finishes.

### **LATERAL FORCE RESISTING SYSTEM**

With the various shapes of the floor slabs, a suite of concrete shear walls, consisting of two coupled C-shape walls and five straight walls, forms the lateral force resisting system of the building. The coupled C-shape walls and two straight walls continue up the L-shape tower floor plates to balance out the torsional behaviors. Three of the straight walls in the northern part of the U-shape podium levels drop off as the building steps back. Straight walls and C-shaped walls are utilized as they allow for simple conventional formwork construction, efficient shotcrete operations, and simple fabrication of boundary element cages.

Link beams will be required over the corridor openings to couple the C-shaped core walls together. The link beams will consist of steel composite construction in order to maximize the width and height of the opening, as well as improve seismic performance. The composite link beams will include a structural steel 'W' section embedded in the concrete, with minimal supplemental reinforcement.

The shear core and straight shear wall will include high-strength reinforcing (80 KSI) for the boundary element hoops and ties. However, the vertical and horizontal reinforcement in the walls will remain 60 KSI reinforcement since this is required by the building code.

### **MECHANICAL PENTHOUSE, CATWALK, AND SCREEN FRAMING SYSTEM**

The mechanical penthouse and green roof will consist of steel HSS posts with steel wide flange sections to support the concrete-filled metal deck and exterior wall assemblies. Lateral force resistance is provided by the coupled core walls that continue above the roof slab. In addition, a perimeter catwalk and exterior building maintenance system will be supported on a system of HSS posts and cantilevered steel beam framing of various shapes. The proposed precast panel screen around the roof generator and mechanical area will also be supported by this framing system.

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 23

KENNERLY ARCHITECTURE & PLANNING



# TB2 East Building Program Table

**BLOCK 2 EAST - ADDRESS & LOCATION:** 200 FOLSOM STREET (FOLSOM & BEALE STREET)  
SAN FRANCISCO, CA 94105

**BLOCK 2 EAST - LOT NUMBER:** EASTERN HALF OF LOT 5, 2 FM 6. (APN 3739-014)

**BLOCK 2 EAST AND 2 WEST - LOT AREA:** 42,627 SQ. FT.  
**BLOCK 2 EAST - LOT AREA:** 21,313 SQ. FT.

**BLOCK 2 EAST - GROSS BUILDING AREA:** 200,707

**BLOCK 2 EAST - RESIDENTIAL UNITS:** 184  
(100% AFFORDABLE)

MOBILITY	15%	27.6
COMMUNICATION	10%	18.4

**BLOCK 2 EAST - CONSTRUCTION TYPE:** TYPE I-A

**MAXIMUM RESIDENTIAL OCCUPANCY**

	STUDIO	1B	2B	3B	TOTAL
	34	228	270	259	791

## LAUNDRY (RES UNITS /10)

LEVEL 2  
LEVEL 7  
LEVEL 16  
**TOTAL**

REQUIRED COMBO	PROVIDED	
	WASHERS	DRYERS
	7	7
	6	6
18.4	6	6
<b>18.4</b>	<b>19</b>	<b>19</b>

## BIKE PARKING (BLDG CLASS 1)

**BIKE PARKING (SITE CLASS 2)**  
**OFF STREET LOADING**

REQUIRED	PROVIDED
58	92
0 PER DCDG	10
1	0

## OPEN SPACE (16 SF/ RES UNITS)

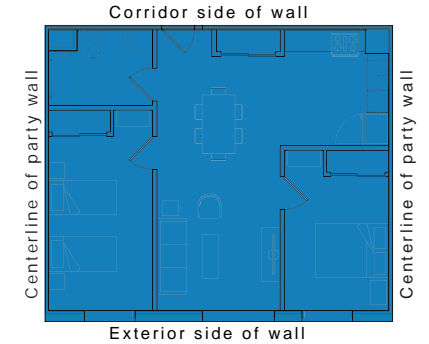
REQUIRED	PROVIDED
2944	4234

## BLOCK 2 EAST- RETAIL AREA

RETAIL 2E - A  
RETAIL 2E - B  
**TOTAL**

1190
768
<b>1,959</b>

GROSS AREA PER PLANNING	
LEVEL	SQ. FT.
ROOF	2,051
LEVEL 17	8,810
LEVEL 16	8,896
LEVEL 15	10,918
LEVEL 14	10,918
LEVEL 13	10,918
LEVEL 12	10,918
LEVEL 11	10,918
LEVEL 10	10,918
LEVEL 09	10,918
LEVEL 08	10,918
LEVEL 07	9,838
LEVEL 06	10,130
LEVEL 05	14,577
LEVEL 04	14,577
LEVEL 03	14,577
LEVEL 02	12,709
LEVEL 01	14,963
<b>TOTAL</b>	<b>198,472</b>



Residential SF Calculation method  
(Includes shaft, walls, structure associated/ within the unit)

		UNIT MATRIX					
FLR TO FLR	FLR	STUDIO	1B	2B	3B	SUBTOTALS: (UNITS/ FLR)	
11'-0"	R	0	0	0	0	0	
11'-0"	17	2	2	3	2	9	
10'-10"	16	2	1	3	2	8	
10'-8"	15	1	5	4	2	12	
8'-11"	14	1	5	4	2	12	
8'-11"	13	1	5	4	2	12	
9'-11"	12	1	5	4	2	12	
8'-11"	11	1	5	4	2	12	
8'-11"	10	0	5	3	3	11	
8'-11"	9	0	5	3	3	11	
8'-11"	8	0	5	3	3	11	
8'-11"	7	2	3	3	2	10	
11'-0"	6	0	2	3	2	7	
10'-8"	5	1	8	4	3	16	
8'-11"	4	1	8	4	3	16	
8'-11"	3	1	8	4	3	16	
10'-6"	2	0	3	1	1	5	
11'-0"	1	3	1	0	0	4	

BUILDING AREA (GROSS SQUARE FEET)												RES OPEN SPACE SF	CHILDCARE OPEN SPACE SF
RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	CHILD CARE GSF	SUBTOTALS: GSF / FLR	ENCLOSED BLD AREA: GSF / FLR	EFF	OPEN TO BELOW GSF			
0	0	0	0	367	1196	0	1,563	2,379	0.0%	328			
6585	0	0	0	1537	301	0	8,423	8,896	74.0%	86			
6005	682	0	0	1537	301	0	8,525	8,896	75.2%		1285	0	
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
8604	0	0	0	1641	301	0	10,546	10,918	78.8%				
7138	416	0	0	1644	301	0	9,499	10,226	73.9%	388			
5742	1993	0	0	1667	301	0	9,703	10,130	76.4%				
11588	0	0	0	2194	301	0	14,083	14,577	79.5%		2949	0	
11588	0	0	0	2194	301	0	14,083	14,577	79.5%				
11588	0	0	0	2194	301	0	14,083	14,577	79.5%				
3703	1203	755	0	2487	761	3216	12,125	14,142	34.7%	1433		1200	
1840	1744	754	1959	2056	3080	3231	14,664	14,963	24.0%			604	

SUBTOTALS	STUDIO	1B	2B	3B	TOTAL UNITS
	17	76	54	37	184
RESIDENTIAL UNIT MIX	9.2%	41.3%	29.3%	20.1%	100.0%
OCH SUGGESTED UNIT MIX	10%	40%	30%	20%	100.0%
AVERAGE AREA/ UNIT*	433 SF	547 SF	809 SF	1115 SF	731.6
OCH SUGGESTED UNIT AREAS	400 SF	500 SF	800 SF	1100 SF	

RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	CHILDCARE GSF	SUBTOTALS: GSF / FLR	ENCLOSED BLD AREA: GSF / FLR	EFF	OPEN TO BELOW GSF	OPEN SPACE SF	OPEN SPACE SF
134,609	6,038	1,509	1,959	31,005	9,552	6,447	191,119	200,707	70.1%	2235	4234	1804

**Notes**

- Residential area measured to Corridor side of corridor wall, centerline of demising walls, and exterior face of exterior walls.
- Gross building area per SF Planning Code 102.9 (Excludes roof penthouse, open spaces, and double height spaces).
- Amenity gross area includes lobbies, common residential gathering, laundry, mail/package spaces, and common restrooms.
- Retail area includes restrooms and trash.

**Notes, continued.**

- Management area includes office and associated spaces including restrooms.
- Circulation area includes corridors, stairs, and elevators.
- Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.
- Open Space: Includes occupiable area.

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 24

KENNERLY ARCHITECTURE & PLANNING

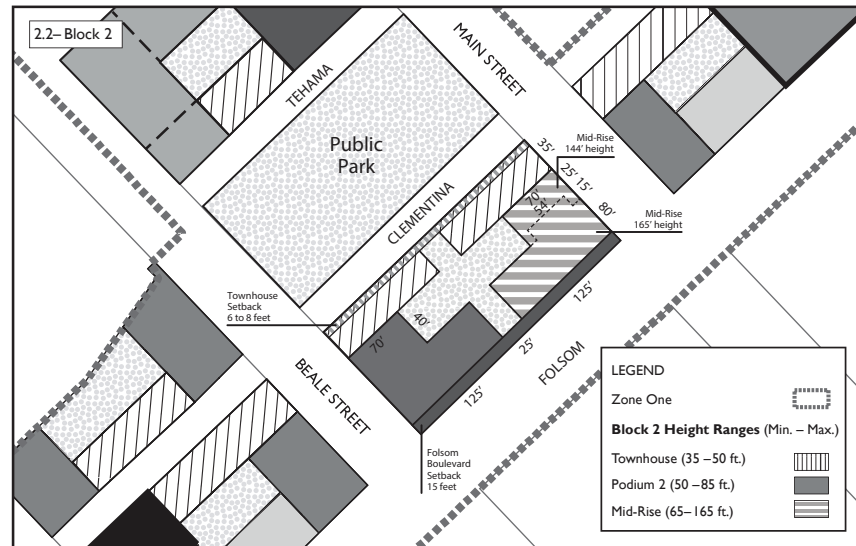




# DCDG Requested Amendments Matrix

Transbay Block 2 Requested DCDG Amendments			
No.	Topic	Development Control	Proposed Amendment
<b>Block 2 Alternative Development Controls: Overall Block</b>			
1	Retail Bays	Retail bays must be created every 25-35' to allow multiple storefronts, even if initial retail tenants occupy more than one bay.	Retail bays must be created every 20 to 35 feet to allow multiple storefronts, even if initial retail tenants occupy more than one bay.
2	Active Ground Floor Uses	Ground floor commercial spaces are required along the Folsom Boulevard frontage, along the retail mews of Block 2, and at the corners of buildings on Howard Street. These commercial spaces must conform to the general standards and guidelines for ground floor retail development below.	The Block 2 mews shall include a mix of retail, childcare and affordable housing supportive service uses.
3	Open Space Parcel Softscape	At least 40 percent of the shared open space parcel must be softscaped.	At least 19 percent of the shared open space parcel must be softscape.
4	Open Space Parcel Allocation	A portion of an open space parcel may be reserved for childcare facilities.	The first floor of the eastern building may encroach onto the open space parcel to accommodate childcare services or neighborhood-serving retail. The roof of the encroachment shall be open space.
<b>Block 2 Alternative Development Controls: Townhouse Parcels</b>			
5	Townhouse Floors	The "Maximum Number of Floors" in the Townhouse Parcels shall be four.	The "Maximum Number of Floors" in the Townhouse Parcels shall be five.
6	Townhouse Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Bay window projection dimensions over the setback on Clementina Street shall not exceed 4 feet in depth and 12 feet in width. The maximum area of any meet the dimensional requirements of Planning Code Section 136.
7	Retail Floor Height	Ground floor commercial spaces must have at least 15' floor-to-floor heights.	Ground floor commercial spaces with an entrance from a Townhouse Parcel must have at least 11-foot floor-to-floor heights.
8	Retail Depth	In order to make commercially viable spaces, the minimum depth of any retail space shall be 30'. Exceptions may be made for liner retail designed to wrap around larger floor plate retailers.	Retail spaces fronting Clementina Street shall have a minimum depth of 27 feet.
9	Townhouse Setback Softscape	At least 40% of the front yard setback area for townhouses must be softscaped, and a maximum of 60% of the space may be hardscaped, impermeable surfaces.	At least 24 percent of the front yard setback area for townhouses must be softscaped, and a maximum of 76 percent of the space may be hardscaped, impermeable surfaces.
10	Retaining Wall Height	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 3' in height.	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 5 feet 9 inches in height.
11	Townhouse Module Width	Development is to consist of individually accessible townhouse units with a maximum width of 30' per unit, facing along alleyways and neighborhood streets.	The 30-foot maximum width of the Townhouse modules shall be applied to the architectural facade expression of the Townhouse Parcel, and not to the interior demising walls of the units.
<b>Block 2 Alternative Development Controls: Podium 2 Parcel</b>			
12	Podium 2 Floors	The "Maximum Number of Floors" in the Podium 2 Parcel shall be eight.	The "Maximum Number of Floors" in the Podium 2 Parcel shall be nine.
<b>Block 2 Alternative Development Controls: Mid-Rise Parcel</b>			
13	Mid-Rise Floor Plate	The "Maximum Floor Plate" area for the portion of the Mid-Rise Building between 85 feet and 250 feet shall be 7,500 square feet.	A "Maximum Floor Plate" area of 11,100 square feet is permitted for the portion of the building between 85 feet and 144 feet in height and a "Maximum Floor Plate" area of 9,200 square feet is permitted for the portion of the building between 144 feet and 165 feet in height.
14	Mid-Rise Maximum Plan Dimension	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 100 feet.	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 125 feet.
15	Mid-Rise Maximum Floor Plate Aspect Ratio	The "Maximum Floor Plate Aspect Ratio" for the Mid-rise Building shall be 1:6.	The "Maximum Floor Plate Aspect Ratio" for the Mid-Rise Building shall be 1:1.76.
16	Mid-Rise Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Building projection dimensions over the setback on Folsom Street shall not exceed 8 feet-5 inches in depth and 60 feet-4 inches in width. The maximum area of any individual projection shall be 254 square feet.

FIGURE 2. 2 – BLOCK DEVELOPMENT ALTERNATIVE  
Block 2 Alternative



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 25

# 03 - Landscape Design



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 26

**KENNERLY** ARCHITECTURE & PLANNING



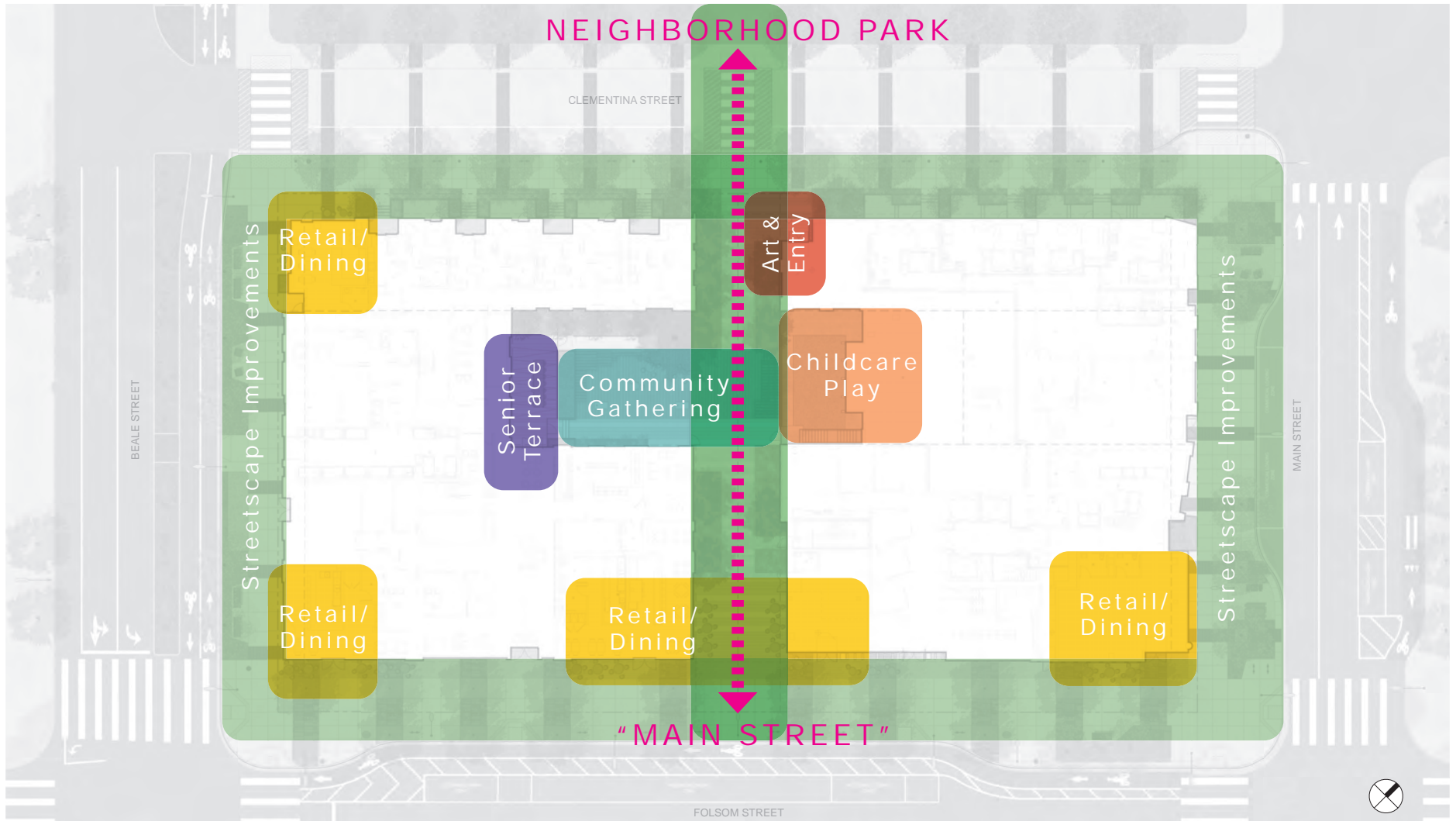
plural



mercyHOUSING



# Urban Design Diagram - Programming



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 28

# Illustrative Site Plan



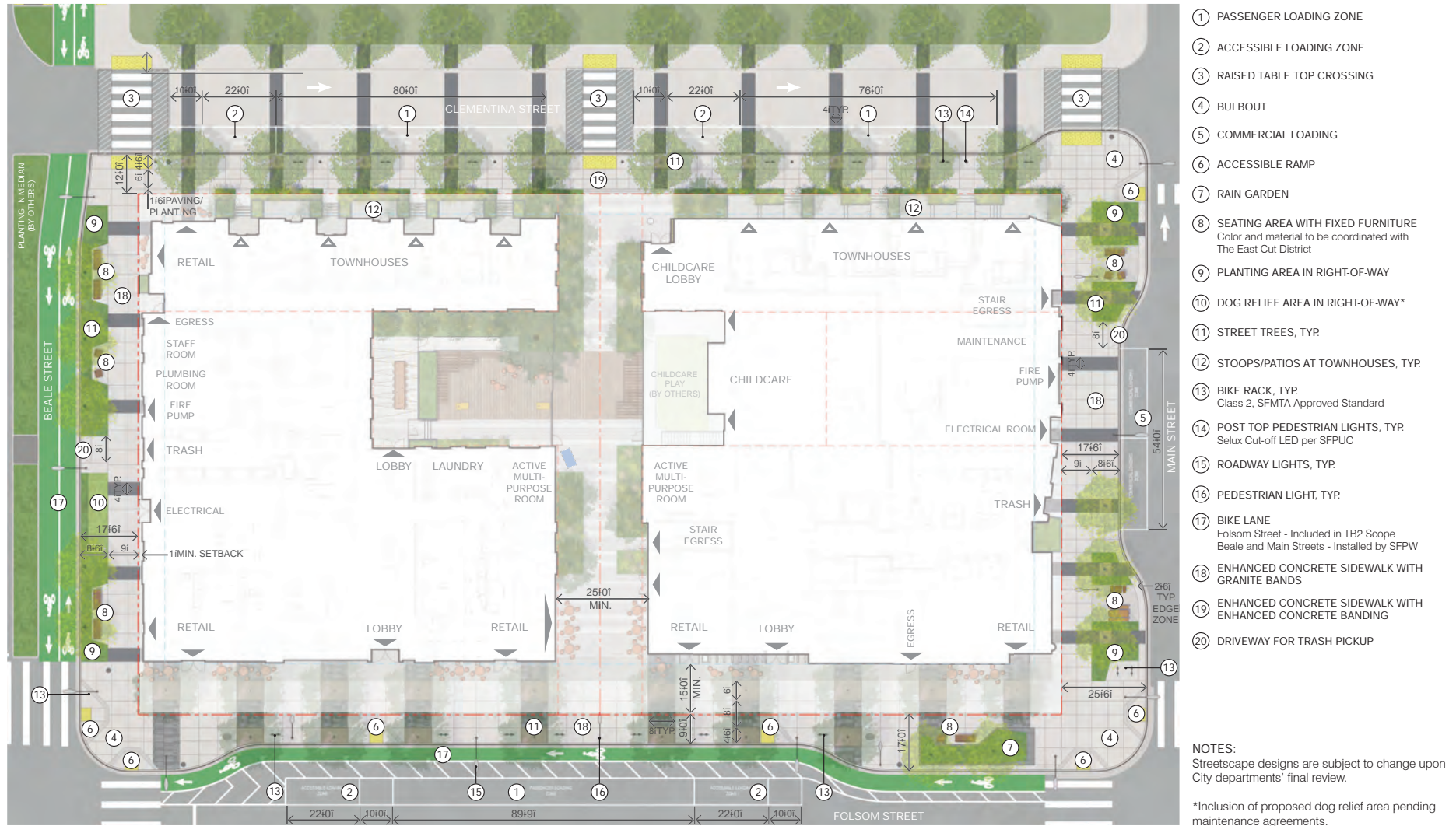
## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 29

# Streetscape Plan



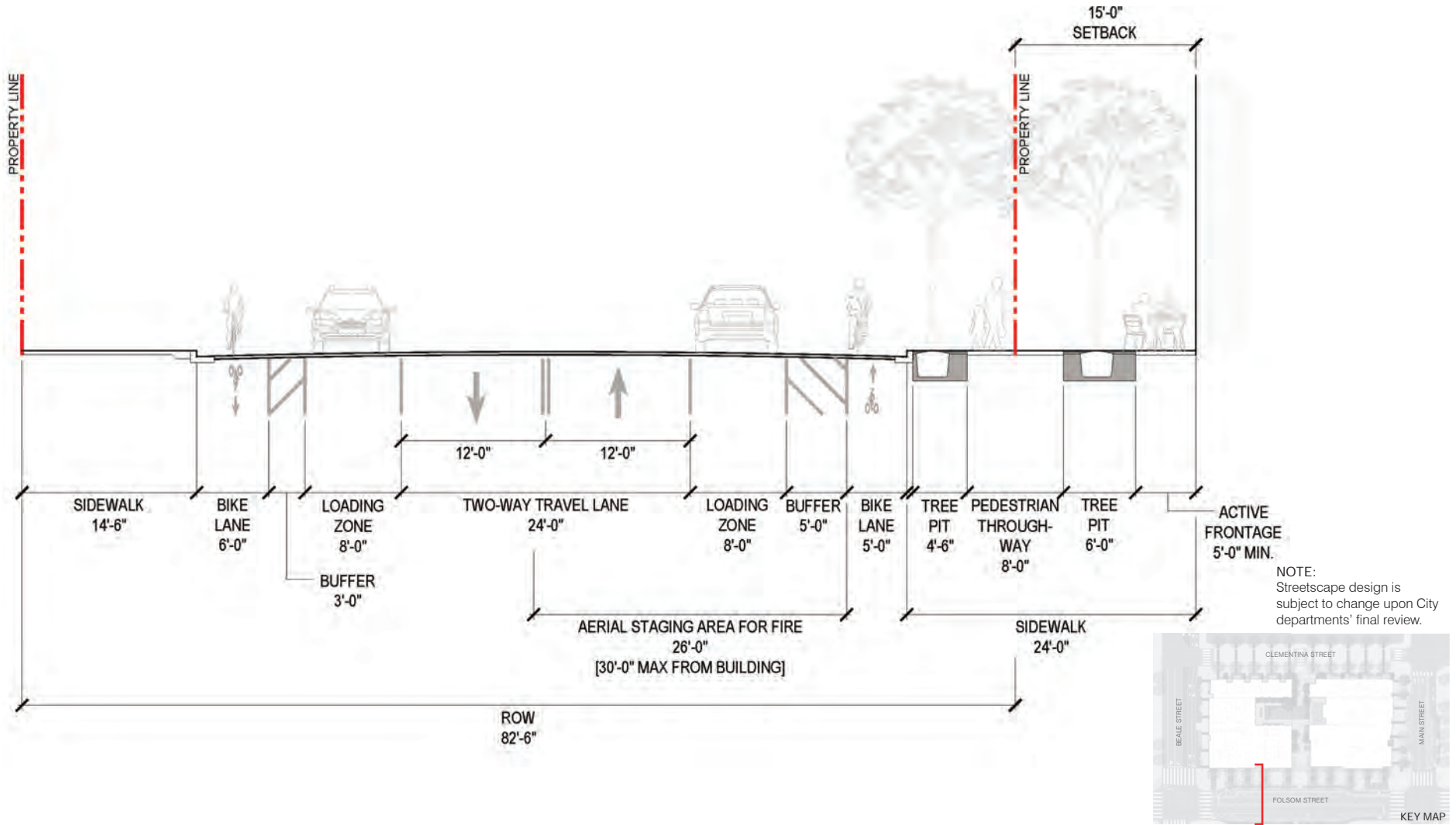
- ① PASSENGER LOADING ZONE
- ② ACCESSIBLE LOADING ZONE
- ③ RAISED TABLE TOP CROSSING
- ④ BULBOUT
- ⑤ COMMERCIAL LOADING
- ⑥ ACCESSIBLE RAMP
- ⑦ RAIN GARDEN
- ⑧ SEATING AREA WITH FIXED FURNITURE  
Color and material to be coordinated with The East Cut District
- ⑨ PLANTING AREA IN RIGHT-OF-WAY
- ⑩ DOG RELIEF AREA IN RIGHT-OF-WAY\*
- ⑪ STREET TREES, TYP
- ⑫ STOOPS/PATIOS AT TOWNHOUSES, TYP
- ⑬ BIKE RACK, TYP  
Class 2, SFMTA Approved Standard
- ⑭ POST TOP PEDESTRIAN LIGHTS, TYP  
Selux Cut-off LED per SFPUC
- ⑮ ROADWAY LIGHTS, TYP
- ⑯ PEDESTRIAN LIGHT, TYP
- ⑰ BIKE LANE  
Folsom Street - Included in TB2 Scope  
Beale and Main Streets - Installed by SFPW
- ⑱ ENHANCED CONCRETE SIDEWALK WITH GRANITE BANDS
- ⑲ ENHANCED CONCRETE SIDEWALK WITH ENHANCED CONCRETE BANDING
- ⑳ DRIVEWAY FOR TRASH PICKUP

NOTES:  
Streetscape designs are subject to change upon City departments' final review.  
\*Inclusion of proposed dog relief area pending maintenance agreements.

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 30

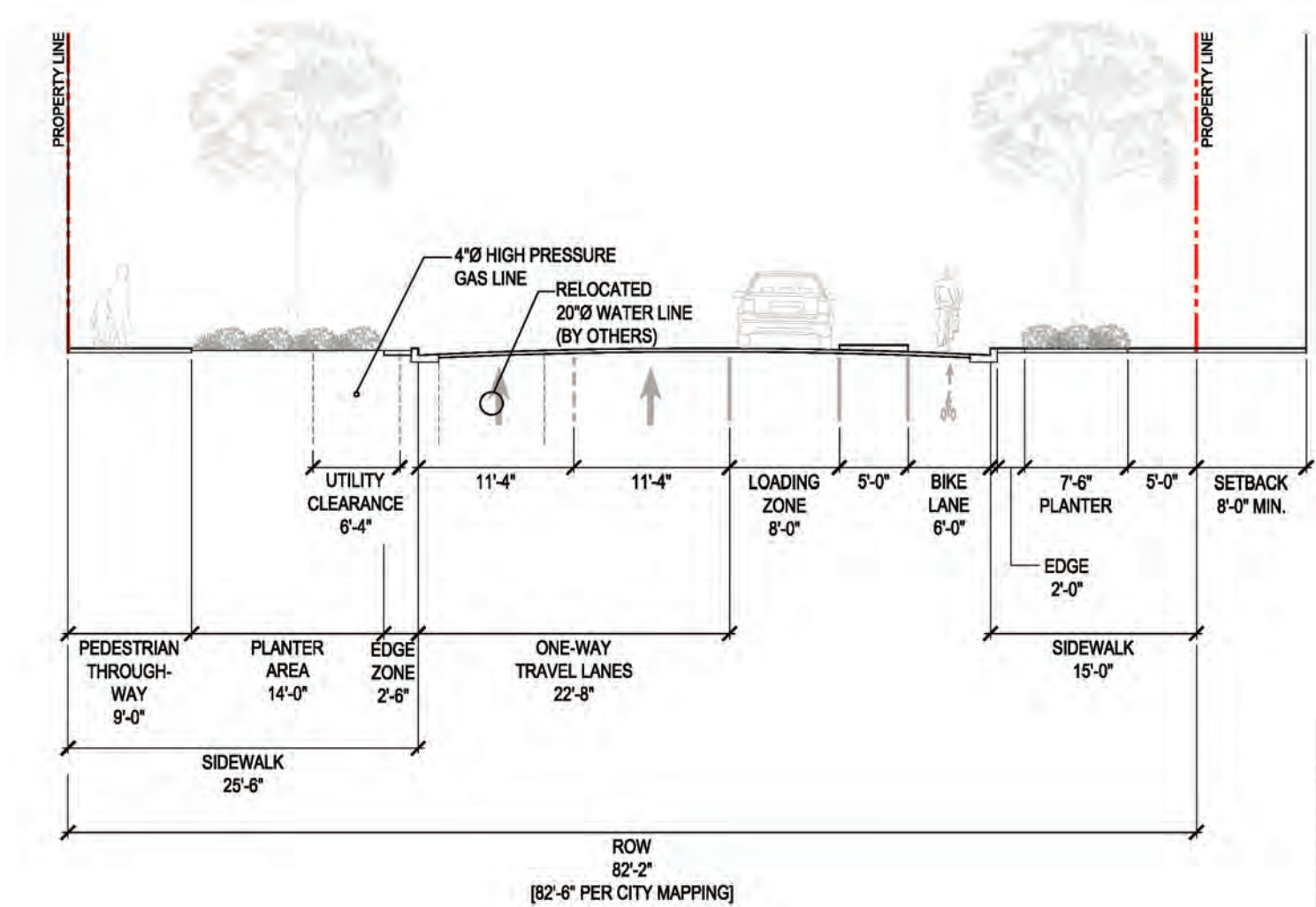
# Street Sections - Folsom Street



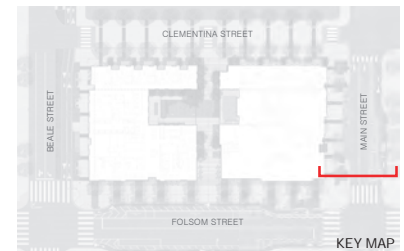
## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 31

# Street Sections - Main Street



NOTE:  
Streetscape design is subject to change upon City departments' final review.



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 32

KENNERLY ARCHITECTURE & PLANNING





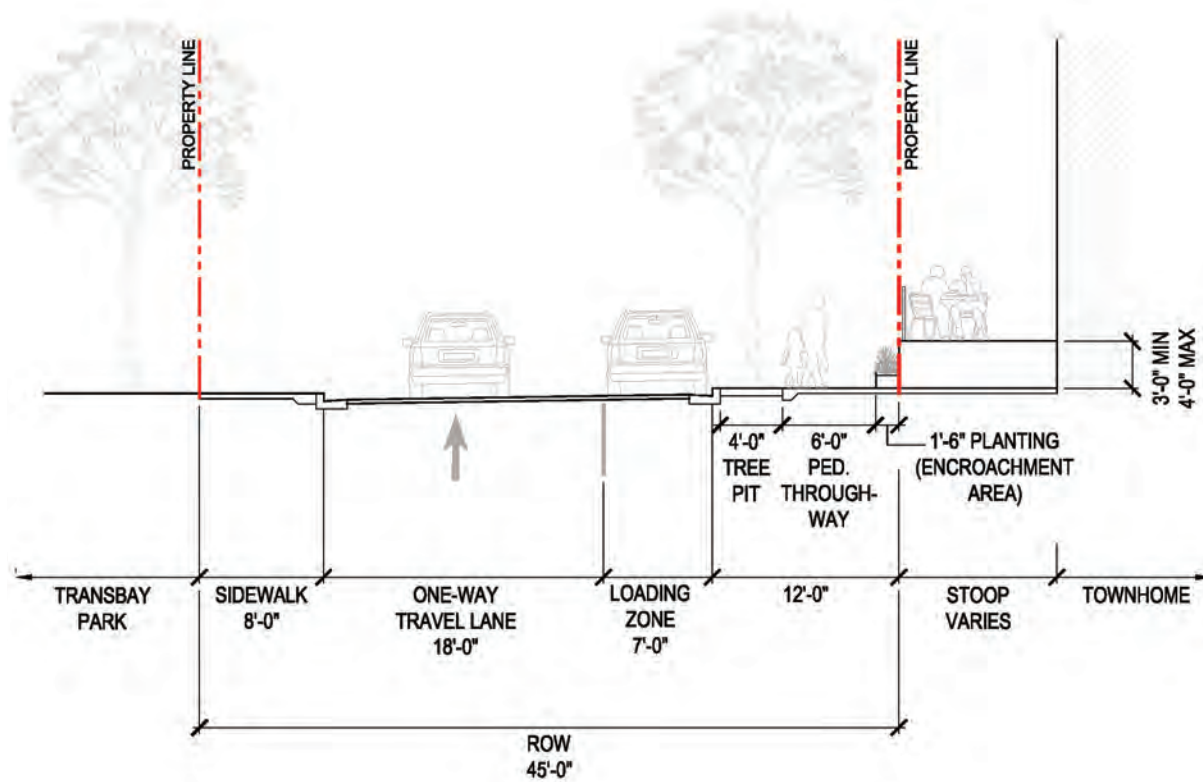
## Clementina Street at Family Building



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 33

# Street Sections - Clementina Street at Family Building



NOTE:  
Streetscape design is  
subject to change upon City  
departments' final review.



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 34

KENNERLY ARCHITECTURE & PLANNING



# Courtyard & Mews Plan



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 35



## Mews from Folsom Street



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 36

## Mews from Clementina Street



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 37

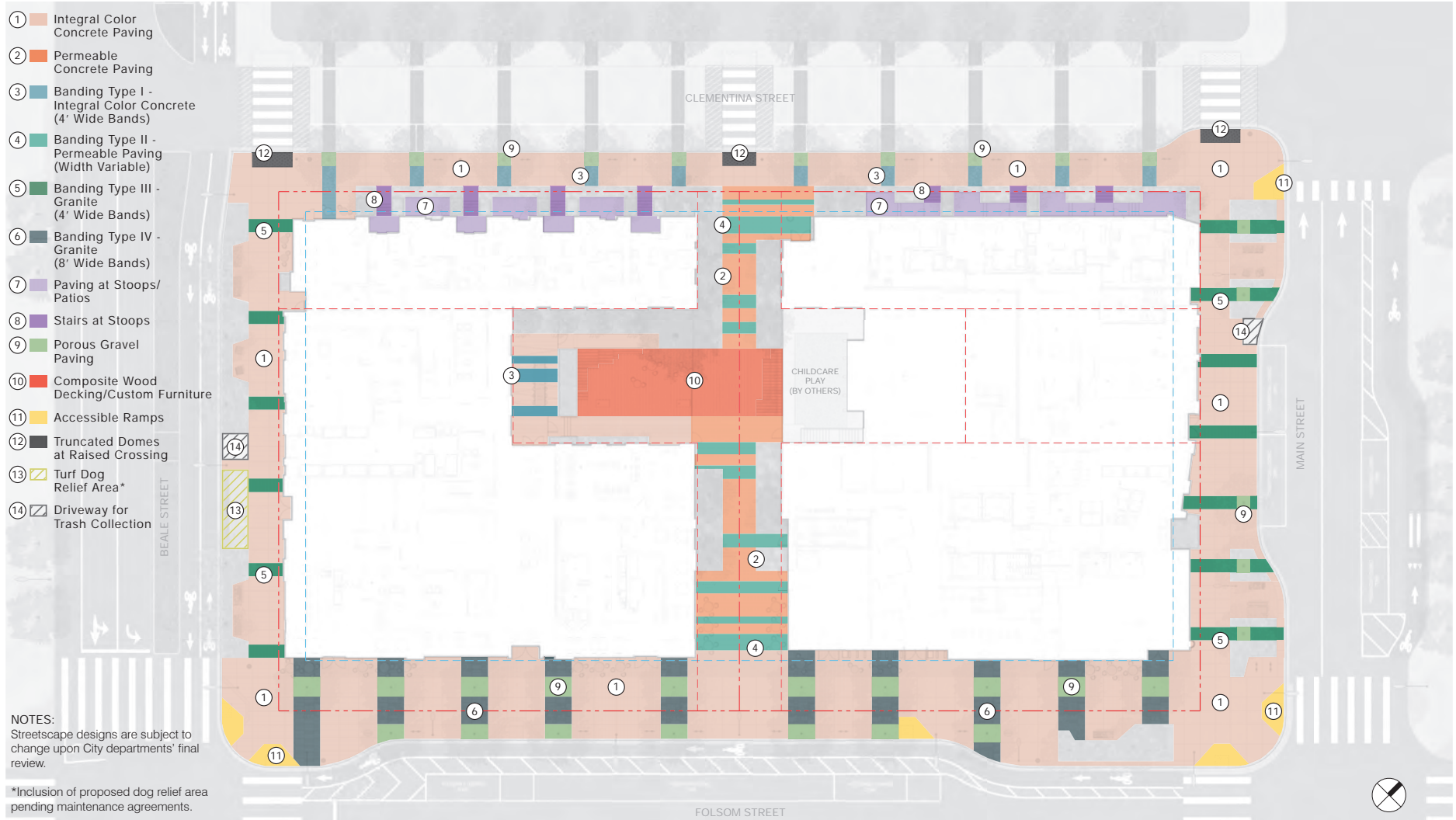
## Mews at Courtyards



### Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 38

# Site Materials Plan: Paving



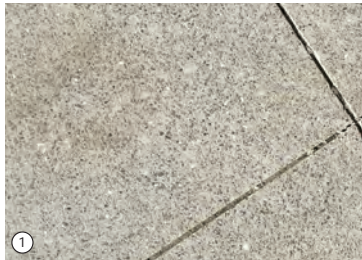
## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 39

# Site Materials: Paving Palette & Imagery



1 Integral Color Concrete Paving



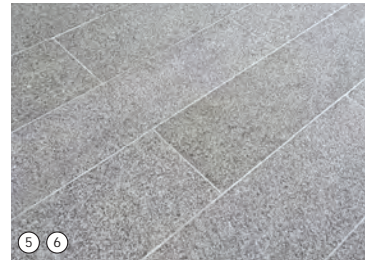
2 Permeable Paving



3 Integral Color Concrete Banding



4 Permeable Paving Banding



5 6 Granite Bands



7 Concrete Paving At Stoops



8 Stairs At Stoops



9 Porous Gravel Paving



10 Composite Wood Decking



11 Accessible Ramps



12 Truncated Domes at Raised Crossings



13 Turf Dog Relief Area



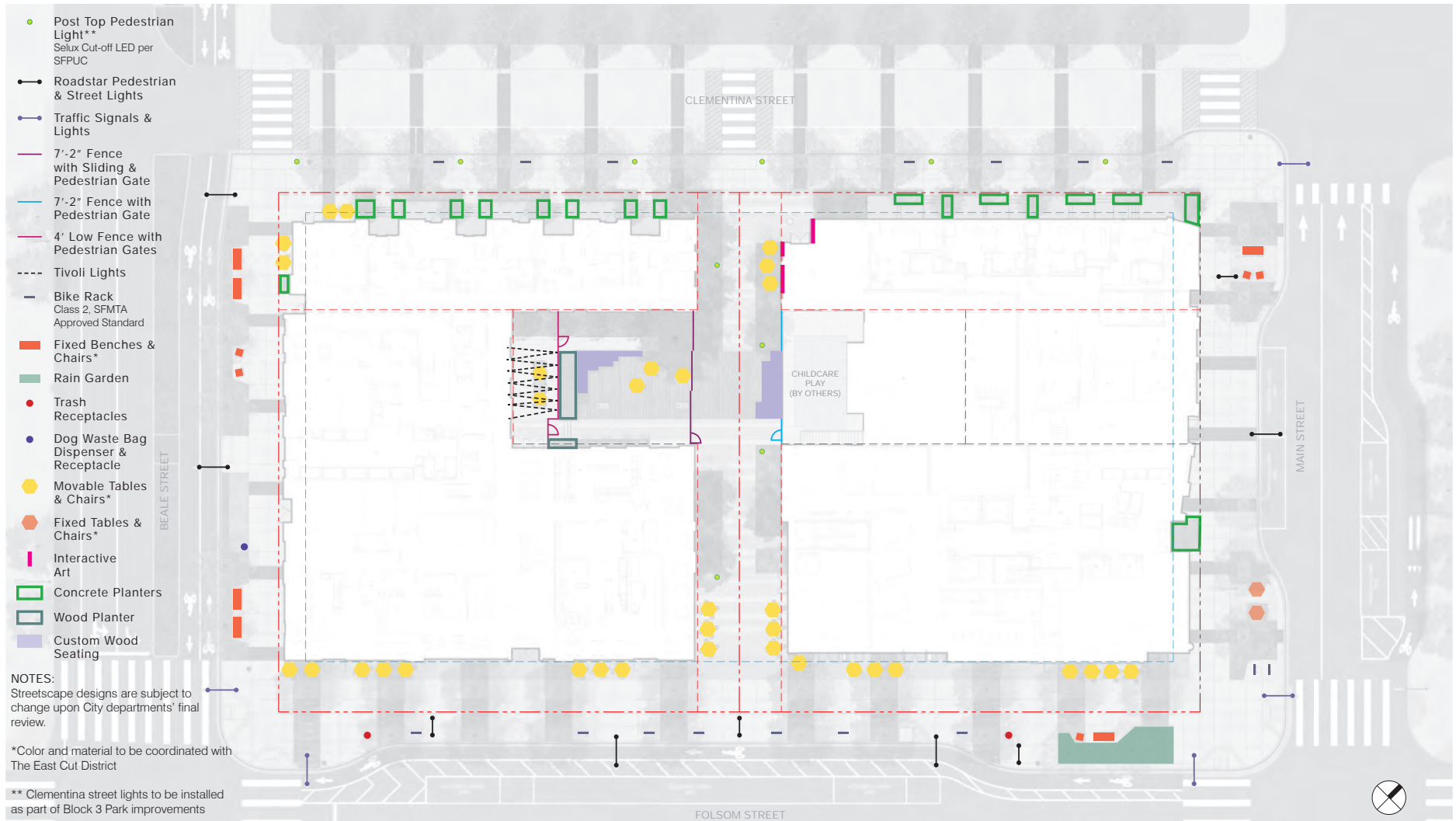
14 Driveway for Trash Collection

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 40



# Site Materials Plan: Elements



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 41

# Site Materials: Elements Palette & Imagery



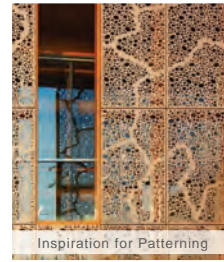
● Post Top Pedestrian Light  
Selux Cut-off LED per SFPUC



—● Roadstar Pedestrian & Street  
—● Lights



Inspiration for Layout of Sliding and Pedestrian Gate

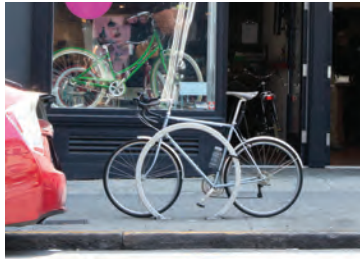


Inspiration for Patterning



---- Tivoli Lights

— Fence and Gates at Courtyards  
The proposed patterning is inspired by the marshlands that once lived at our project site.  
\*See daytime and nighttime renderings for clearer depiction of concept\*



— Bike Rack  
SFMTA Approved Standard



— Fixed Benches & Chairs  
Color and material to be coordinated with  
The East Cut District



— Rain Garden



● Trash  
Receptacles



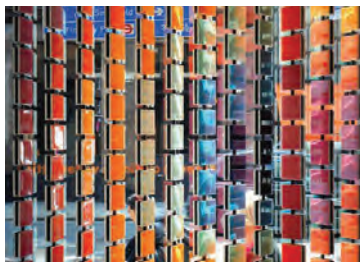
● Dog Waste  
Bag Dispenser  
& Receptacle



● Movable Tables & Chairs  
Color and material to be coordinated with  
The East Cut District



● Fixed Tables & Chairs  
Color and material to be coordinated with  
The East Cut District



— Interactive Art



— Concrete Planters



— Wood Planter

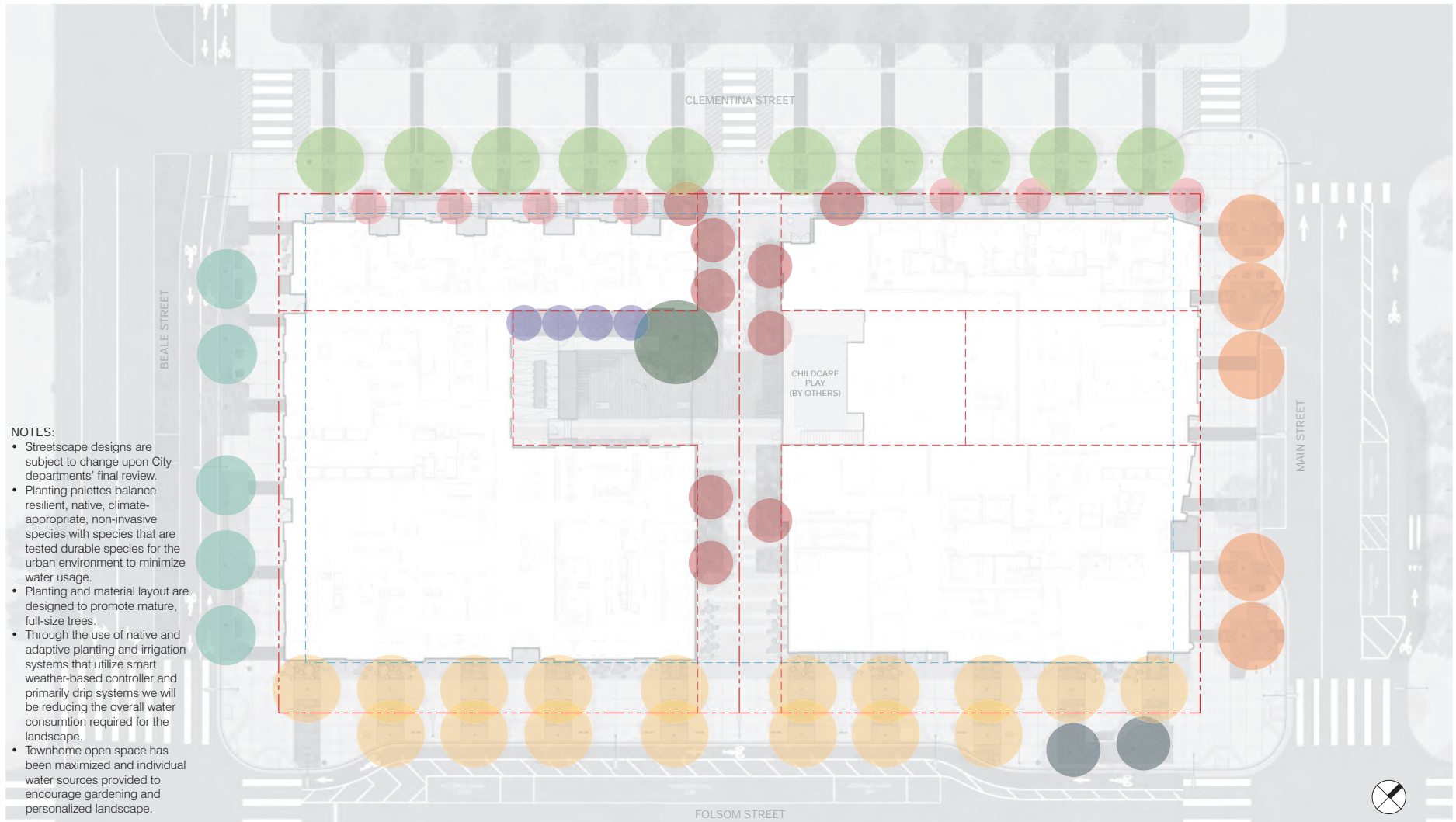


— Custom Wood Seating

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 42

# Site Planting Plan: Trees



- NOTES:**
- Streetscape designs are subject to change upon City departments' final review.
  - Planting palettes balance resilient, native, climate-appropriate, non-invasive species with species that are tested durable species for the urban environment to minimize water usage.
  - Planting and material layout are designed to promote mature, full-size trees.
  - Through the use of native and adaptive planting and irrigation systems that utilize smart weather-based controller and primarily drip systems we will be reducing the overall water consumption required for the landscape.
  - Townhome open space has been maximized and individual water sources provided to encourage gardening and personalized landscape.

## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 43

# Site Planting: Tree Palette & Imagery

## Street Trees

**Folsom Street**



*Lophostemon conferta*  
Brisbane Box

**Beale Street**



*Tilia cordata* v. 'Sterling'  
Sterling Silver Linden

**Main Street**



*Liquidambar styraciflua* 'Rotundiloba'  
Round-Lobed Sweetgum

**Folsom Street - Rain Garden**



*Laurus nobilis* 'Saratoga'  
Bay Laurel Tree

**Clementina Street**



*Ginkgo biloba* v. 'Princeton Sentry'  
Princeton Sentry Ginkgo

**Clementina Street - Private Garden**



*Tibouchina urvilleana*  
Princess Flower

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

## Transbay Block 2 East

# Site Planting: Tree Palette & Imagery

## Mews & Courtyard

● Mews



*Acer palmatum*  
Japanese Maple



*Tristaniopsis laurina* 'Elegant'  
Elegant Water Gum

● Speciman Tree



*Magnolia x soulangeana*  
Saucer Magnolia



*Aesculus californica*  
California Buckeye

● Senior Courtyard



*Azara microphylla*  
Boxleaf Azara



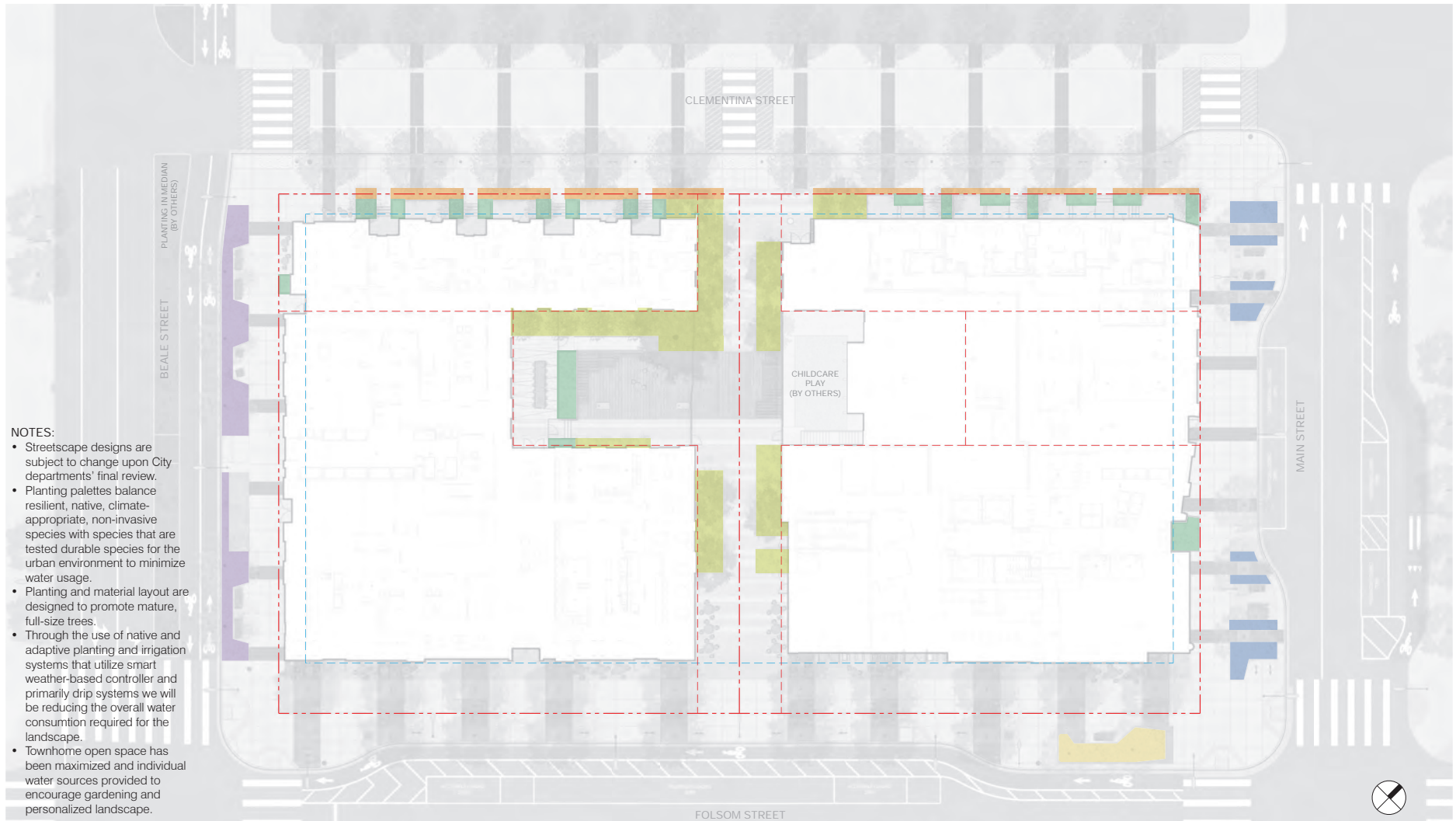
*Juniperus chinensis*  
Hollywood Juniper

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 45

# Site Planting Plan: Understory



- NOTES:**
- Streetscape designs are subject to change upon City departments' final review.
  - Planting palettes balance resilient, native, climate-appropriate, non-invasive species with species that are tested durable species for the urban environment to minimize water usage.
  - Planting and material layout are designed to promote mature, full-size trees.
  - Through the use of native and adaptive planting and irrigation systems that utilize smart weather-based controller and primarily drip systems we will be reducing the overall water consumption required for the landscape.
  - Townhome open space has been maximized and individual water sources provided to encourage gardening and personalized landscape.

## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 46

# Site Planting: Understory Palette & Imagery

## Clementina Entry Gardens



Lomandra Hystrix  
'Tropicbelle'  
Tropic Belle Mat Rush



Pelargonium tomentosum  
Peppermint Scented  
Geranium



Phormium  
'Amazing Red'  
Red New Zealand Flax

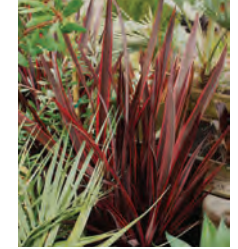
## Folsom Street



Chondropetalum  
elephantinum  
Large Cape Rush

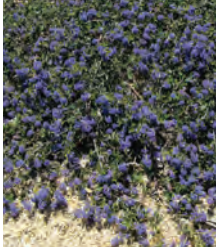


Kniphofia  
'Shining Sceptre'  
Orange Hot Poker



Phormium  
'Amazing Red'  
Red New Zealand Flax

## Main Street



Ceanothus 'Centennial'  
Centennial Ceanothus



Daniella Caerulea  
'Cassa Blue'  
Flax Lily



Monardella villosa  
Coyote Mint



Rhamnus californica  
'Mound San Bruno'  
Coffeeberry

## Beale Street



Daniella Caerulea 'Cassa  
Blue'  
Flax Lily



Lomandra 'Lomlon'  
Lime Tuff Dwarf  
Mat Rush



Pittosporum tobira  
'Wheeler's Dwarf'  
Wheeler's Dwarf  
Japanese Pittosporum

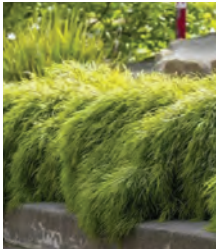
Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 47

# Site Planting: Understory Palette & Imagery

## Mews & Courtyard



Acacia cognata  
"Cousin Itt"  
Little River Wattle



Aspidistra elatior  
Cast Iron Plant



Carex divulsa  
Berkeley Sedge

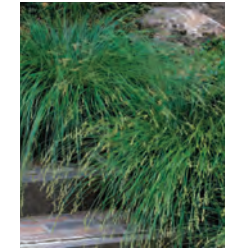


Cyrtomium falcatum  
Japanese Holly Fern



Fatsia japonica  
Japanese Aralia

## Flow Through Planters



Carex divulsa  
Berkeley Sedge



Salvia spathacea  
Hummingbird Sage



Frangula Californica  
Coffeeberry



Iris confusa  
Bamboo Iris



Morella californica  
Pacific Wax Myrtle



Ribes sanguinum  
glutinosum  
Pink Flowering Currant

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 48



# Stormwater Management Approach



Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
2yr, 24hr Peak Flow (cfs)	0.843	0.558	34%	25%	Yes
2yr, 24hr Runoff Volume (ft <sup>3</sup> )	4,625	3,403	26%	25%	Yes

Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
2yr, 24hr Peak Flow (cfs)	0.843	0.478	43%	25%	Yes
2yr, 24hr Runoff Volume (ft <sup>3</sup> )	4,625	3,474	25%	25%	Yes

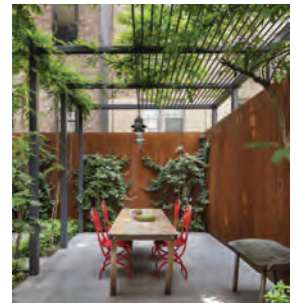
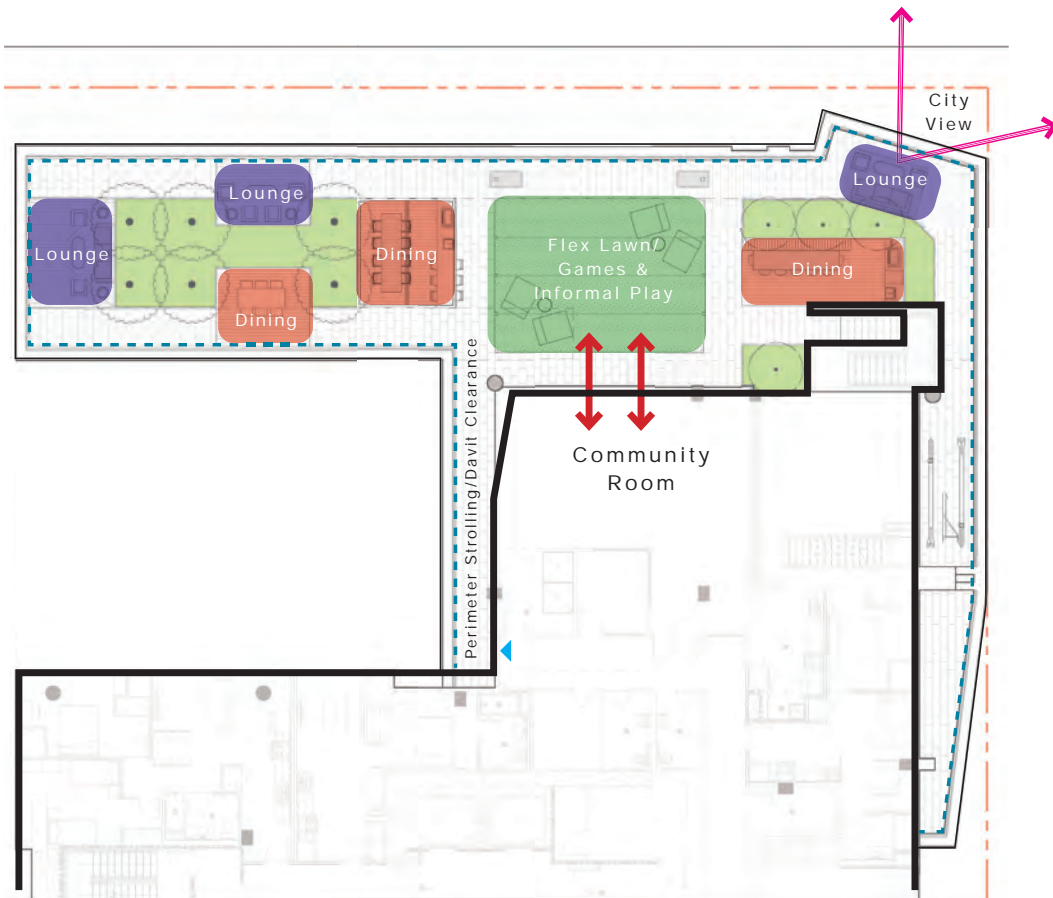
## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 49

# Level 6 Roof Terrace - Family



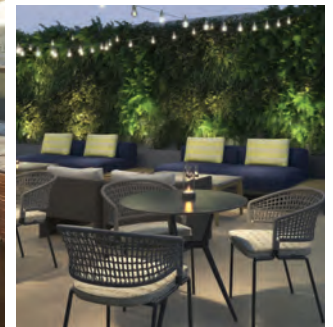
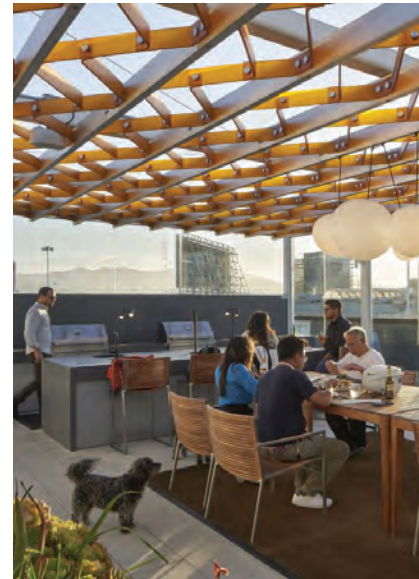
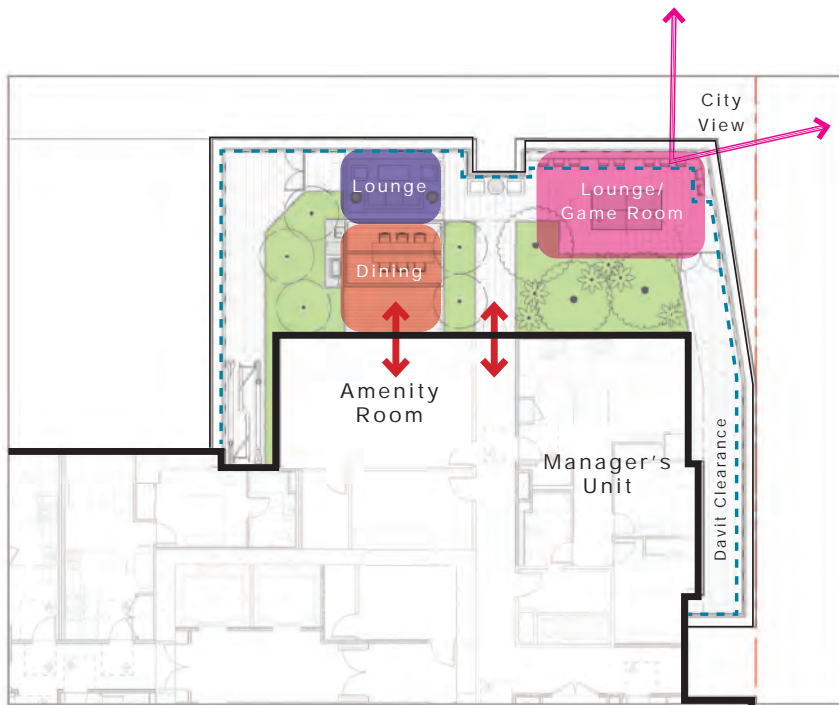
## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 50

KENNERLY ARCHITECTURE & PLANNING



# Level 16 Roof Terrace - Family



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 51

KENNERLY ARCHITECTURE & PLANNING



## Roof Plan - Family



### Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 52

KENNERLY ARCHITECTURE & PLANNING



plural

mercyHOUSING

# 04 - FLOOR PLANS - TB2 EAST



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 53

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 01

**E E**

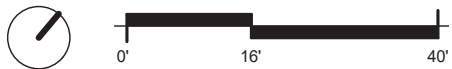
- 1 BR
- 2 BR
- 3 BR
- BACK OF HOUSE
- CIRCULATION
- COMMON LAUNDRY
- OFFICE
- S O O S O
- S O O S O
- RETAIL CHILDCARE
- STUDIO
- TOWNHOUSE

LINE  
T E LINE  
A C

▶ MAIN BUILDING ENTRY

**Retail Notes:**

- Louvers will be integrated into the retail and childcare space exterior facades with no projection into open spaces or right-of-way.
- Retail storefront is fenestrated for greater than 60% of the storefront area. At least 75% of the window and door surfaces is transparent.
- All entrances area at grade.
- See "Enlarged Storefront Elevation - Retail" for additional information.
- Venting / Exhaust Standard: Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcels to be integrated into the building. No ducts or exhaust pipes will encroach in areas designated for open space.
- At retail and childcare the louvers at exterior facade allow flexibility for conditioning the space and integration of type 2 exhaust for retail venting.
- At retail, electrical and network wiring is roughed-in to central location for tenant flexibility.
- At retail, restroom will be provided and plumbing will be roughed-in to central location for tenant flexibility.
- There will be no gas provided for the project
- The final landscape design at the childcare courtyard will be designed and reviewed during Design Development.

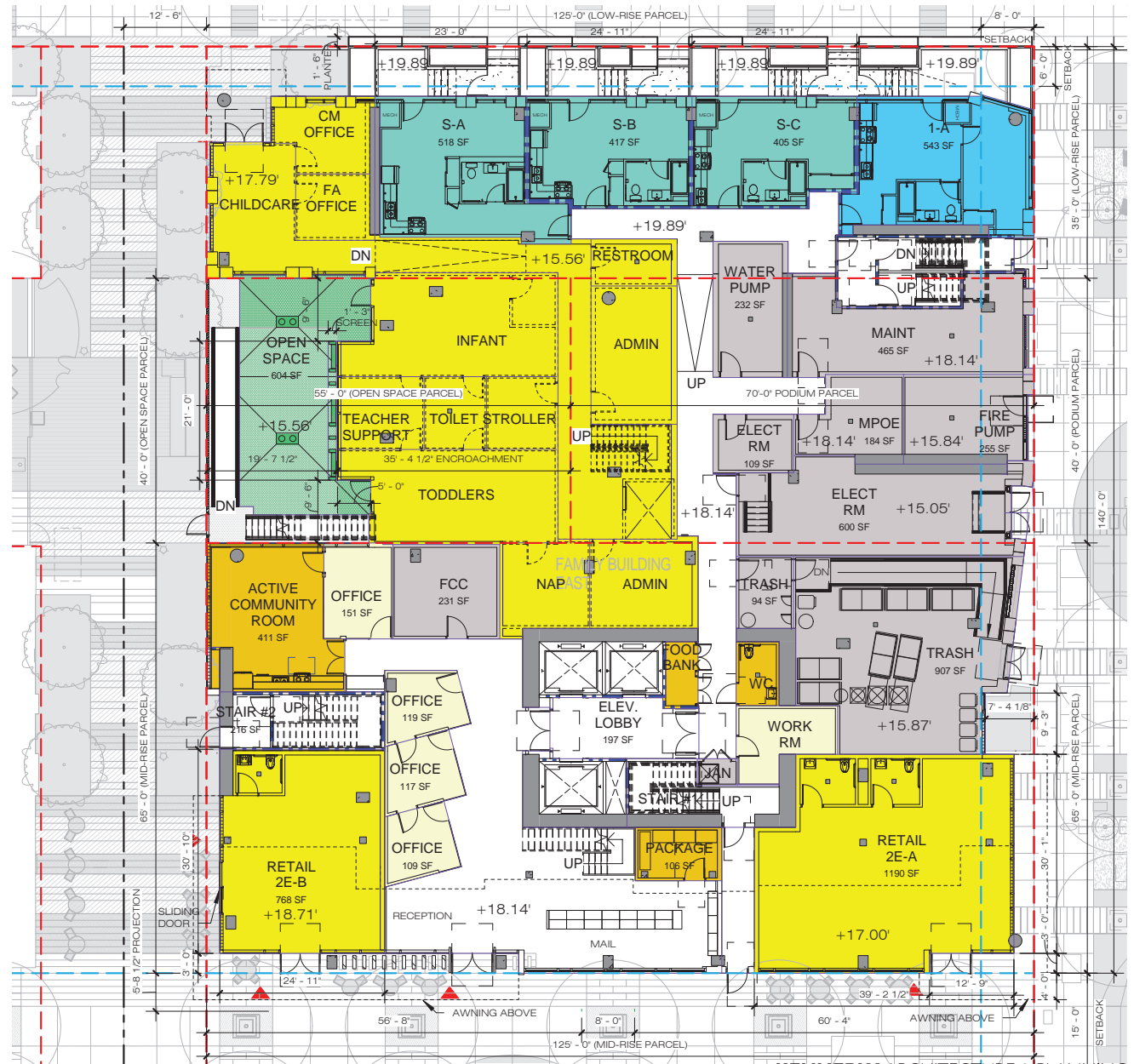


## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 54



KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 02

**E E**

- 1 BR
- 2 BR
- 3 BR
- BACK OF HOUSE
- CIRCULATION
- COMMON LAUNDRY
- OFFICE
- S
- S
- RETAIL CHILD CARE
- STUDIO
- TOWNHOUSE

LINE  
 T E LINE  
 A C  
▶ MAIN BUILDING ENTRY

**Retail Notes:**

- Louvers will be integrated into the retail and childcare space exterior facades with no projection into open spaces or right-of-way.
- Retail storefront is fenestrated for greater than 60% of the storefront area. At least 75% of the window and door surfaces is transparent.
- All entrances area at grade.
- See "Enlarged Storefront Elevation - Retail" for additional information.
- Venting / Exhaust Standard: Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcels to be integrated into the building. No ducts or exhaust pipes will encroach in areas designated for open space.
- At retail and childcare the louvers at exterior facade allow flexibility for conditioning the space and integration of type 2 exhaust for retail venting.
- At retail, electrical and network wiring is roughed-in to central location for tenant flexibility.
- At retail, restroom will be provided and plumbing will be roughed-in to central location for tenant flexibility.
- There will be no gas provided for the project
- The final landscape design at the childcare courtyard will be designed and reviewed during Design Development.

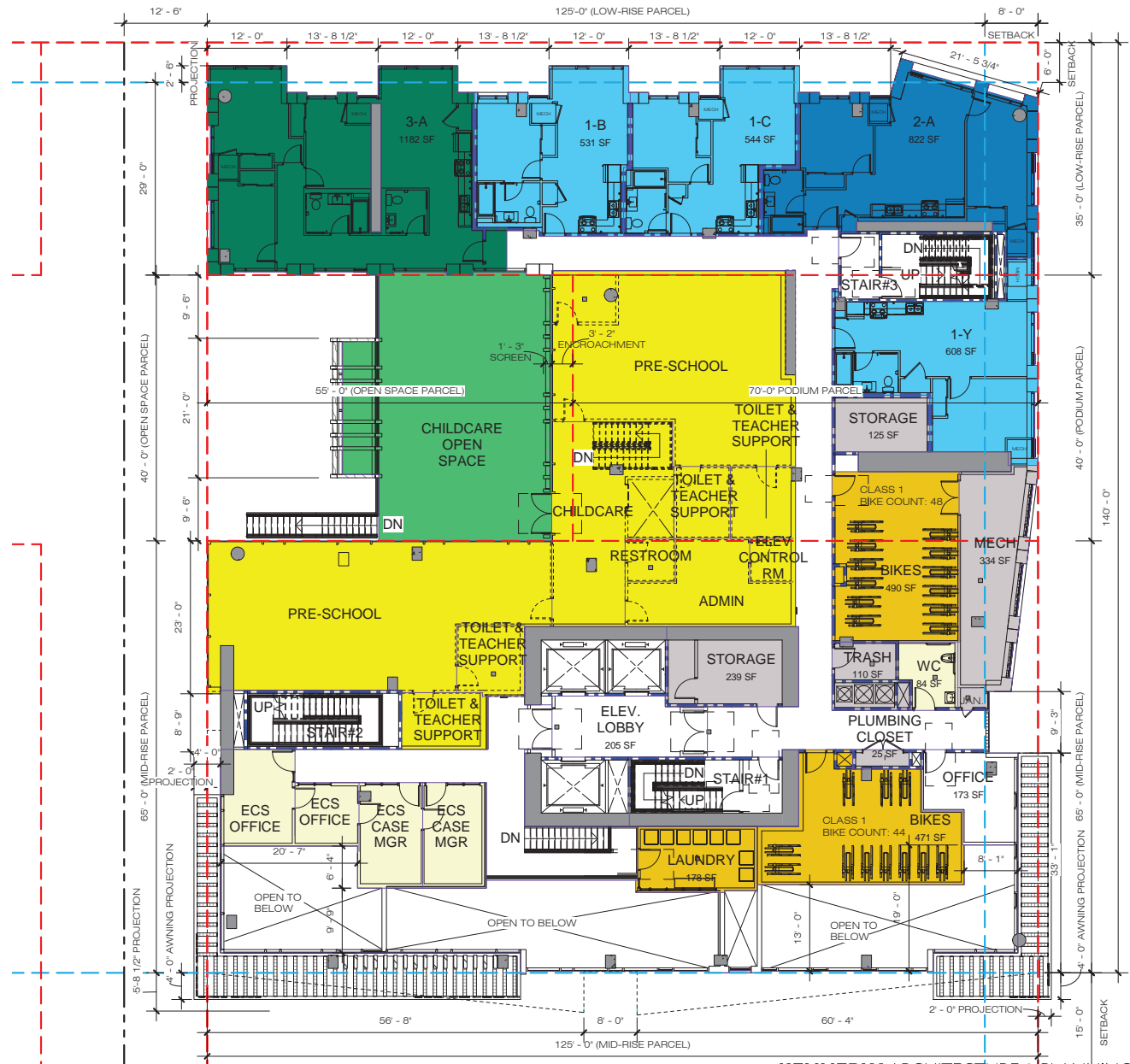


## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 55



KENNERLY ARCHITECTURE & PLANNING

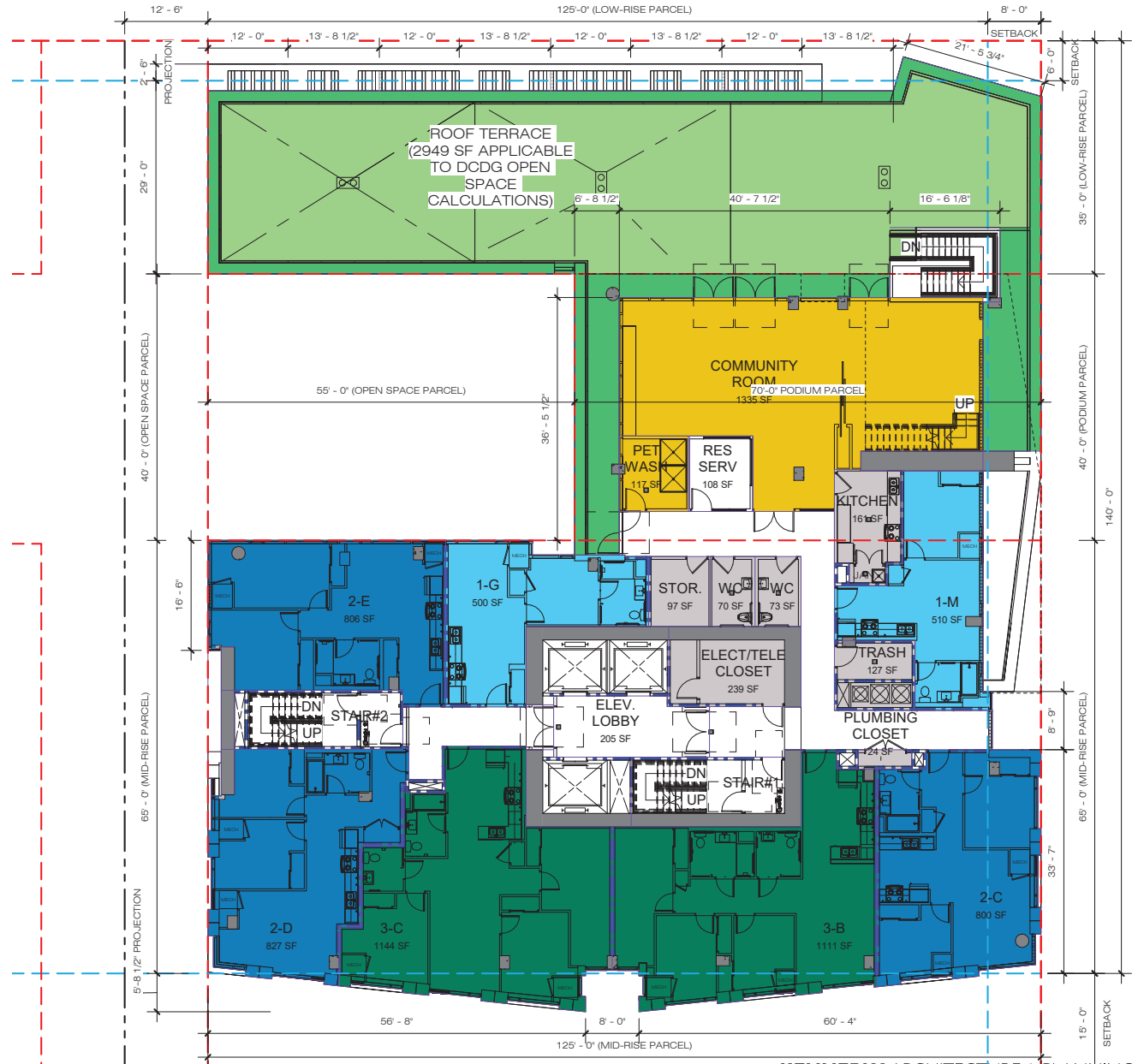






# Floor Plan - Level 06

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - O
  - S
  - RETAIL CHILD CARE
  - STUDIO
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
▶ MAIN BUILDING ENTRY



## Transbay Block 2 East

Schematic Design Document

21 October 2022

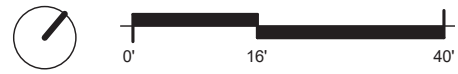
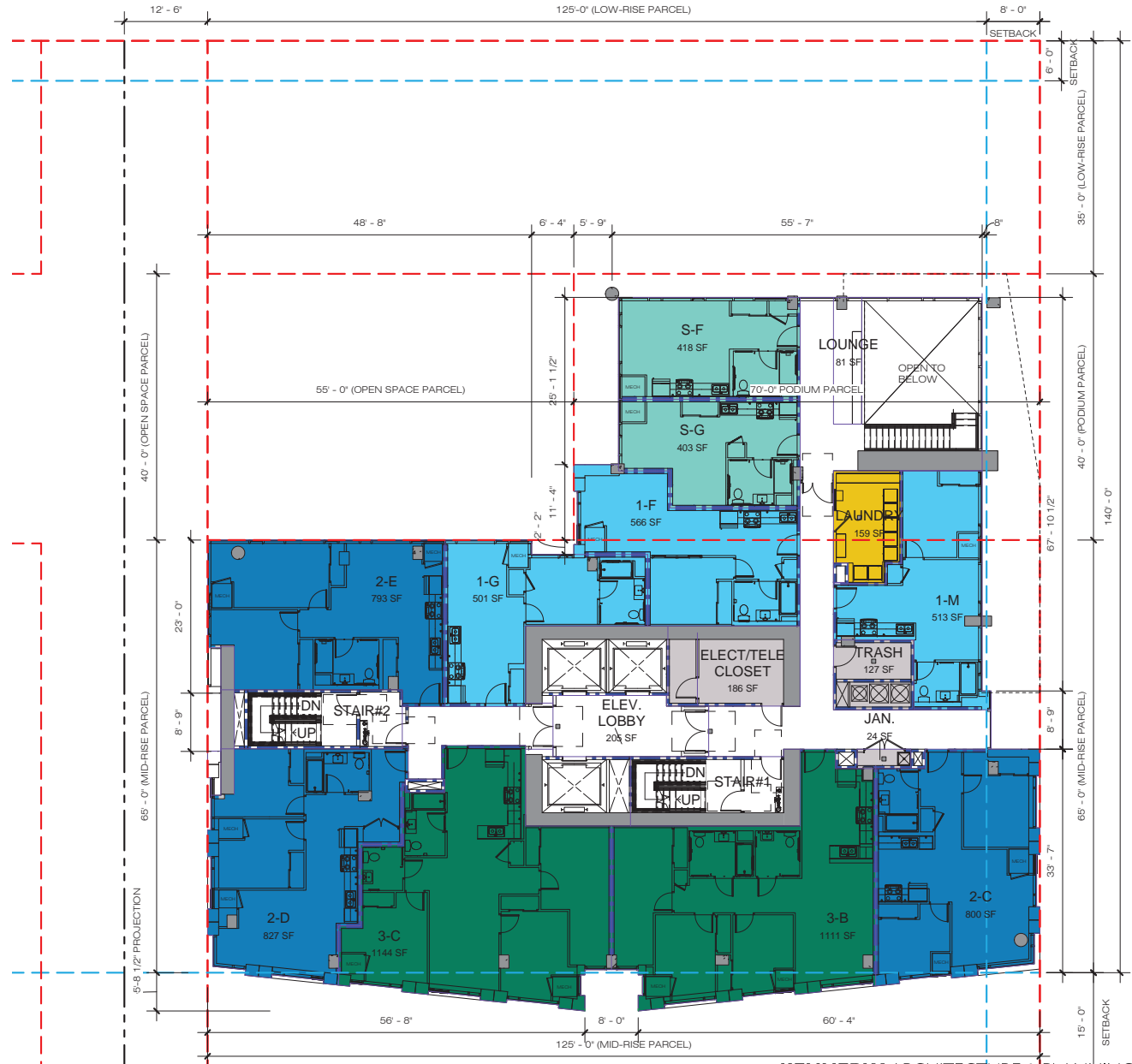
Page 57

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 07

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - S O O S
  - S O D O S
  - RETAIL CHILDCARE
  - STUDIO
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
▶ MAIN BUILDIN ENTRY



## Transbay Block 2 East

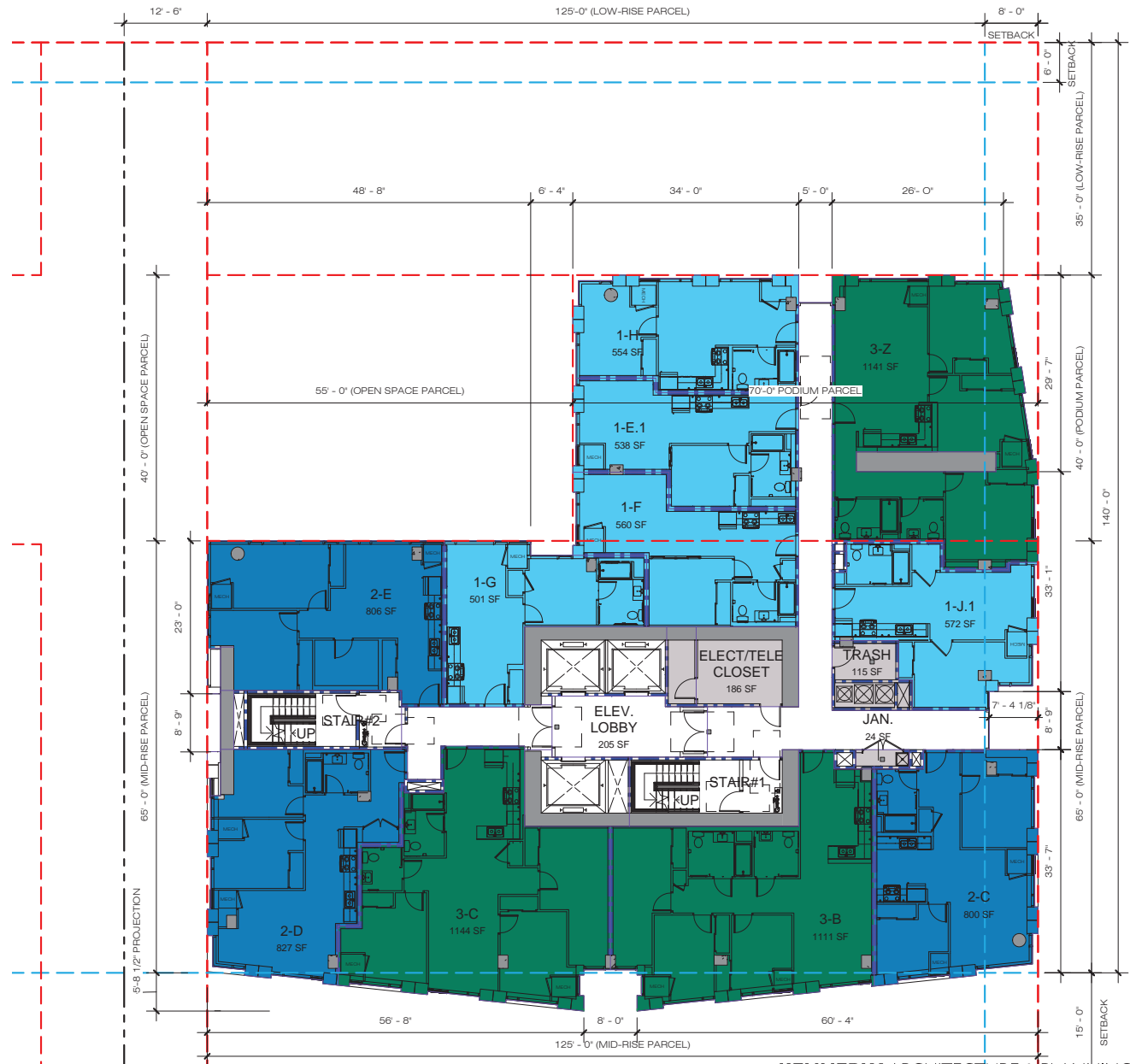
Schematic Design Document  
 21 October 2022  
 Page 58

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 08-10

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - STUDIO
  - RETAIL CHILD CARE
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
 MAIN BUILDING ENTRY



## Transbay Block 2 East

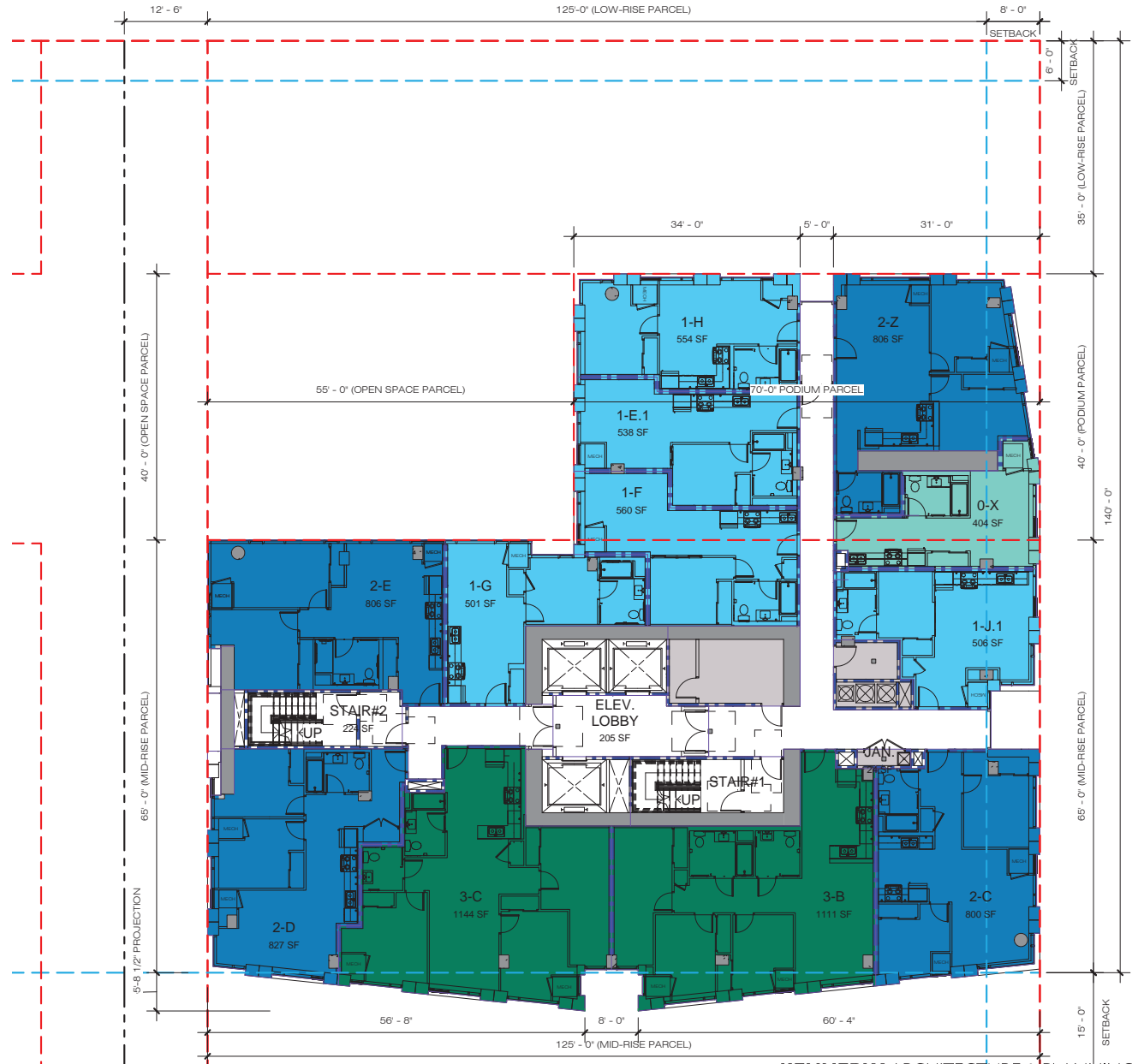
Schematic Design Document  
 21 October 2022  
 Page 59

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 11-15

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - STUDIO
  - RETAIL CHILD CARE
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
 MAIN BUILDING ENTRY



## Transbay Block 2 East

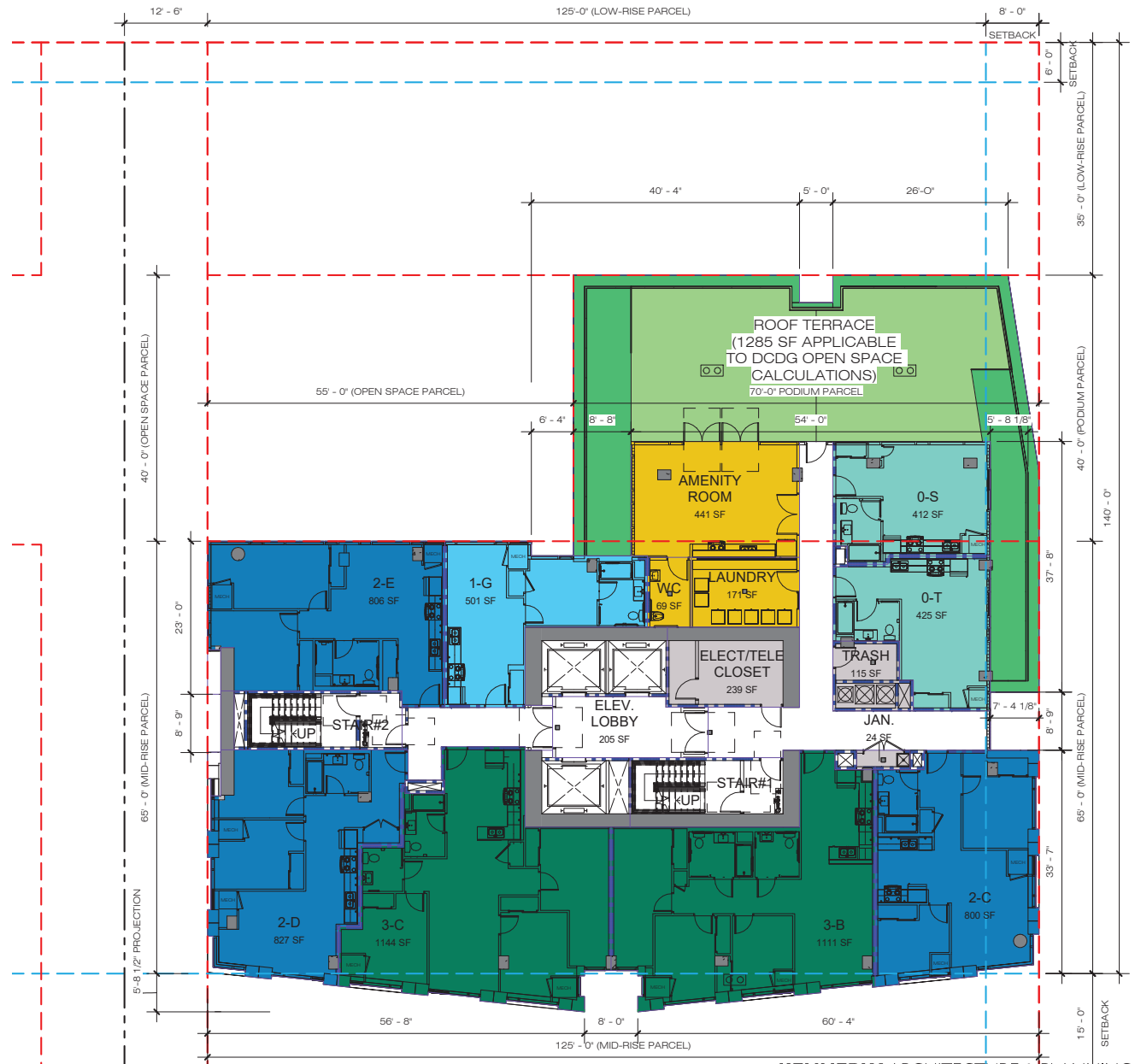
Schematic Design Document  
 21 October 2022  
 Page 60

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 16

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - STUDIO
  - RETAIL CHILD CARE
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
 MAIN BUILDING ENTRY



## Transbay Block 2 East

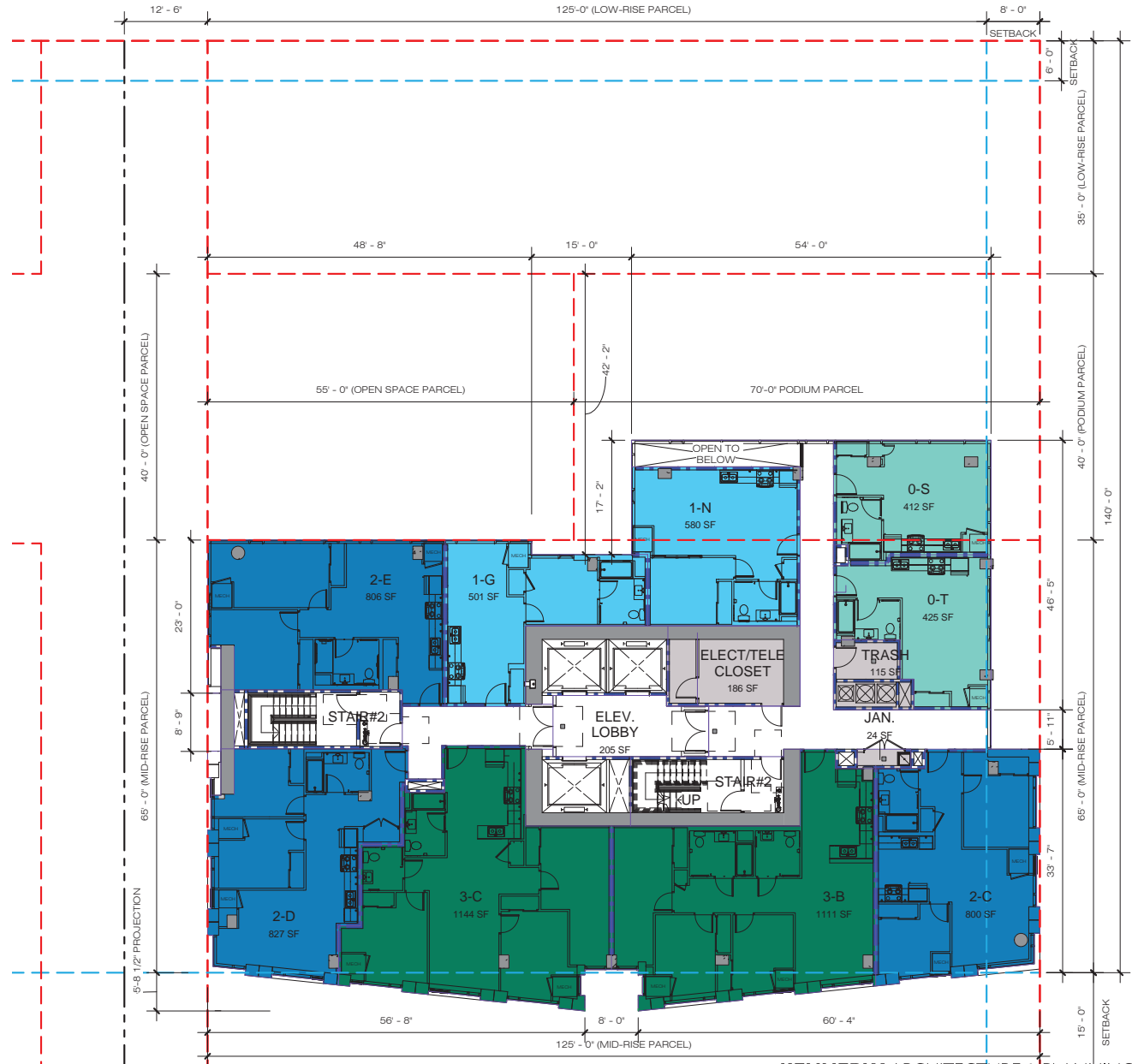
Schematic Design Document  
 21 October 2022  
 Page 61

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Level 17

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - STUDIO
  - RETAIL CHILD CARE
  - TOWNHOUSE
- LINE  
 - - - T E LINE  
 - - - A C  
 ▶ MAIN BUILDING ENTRY



## Transbay Block 2 East

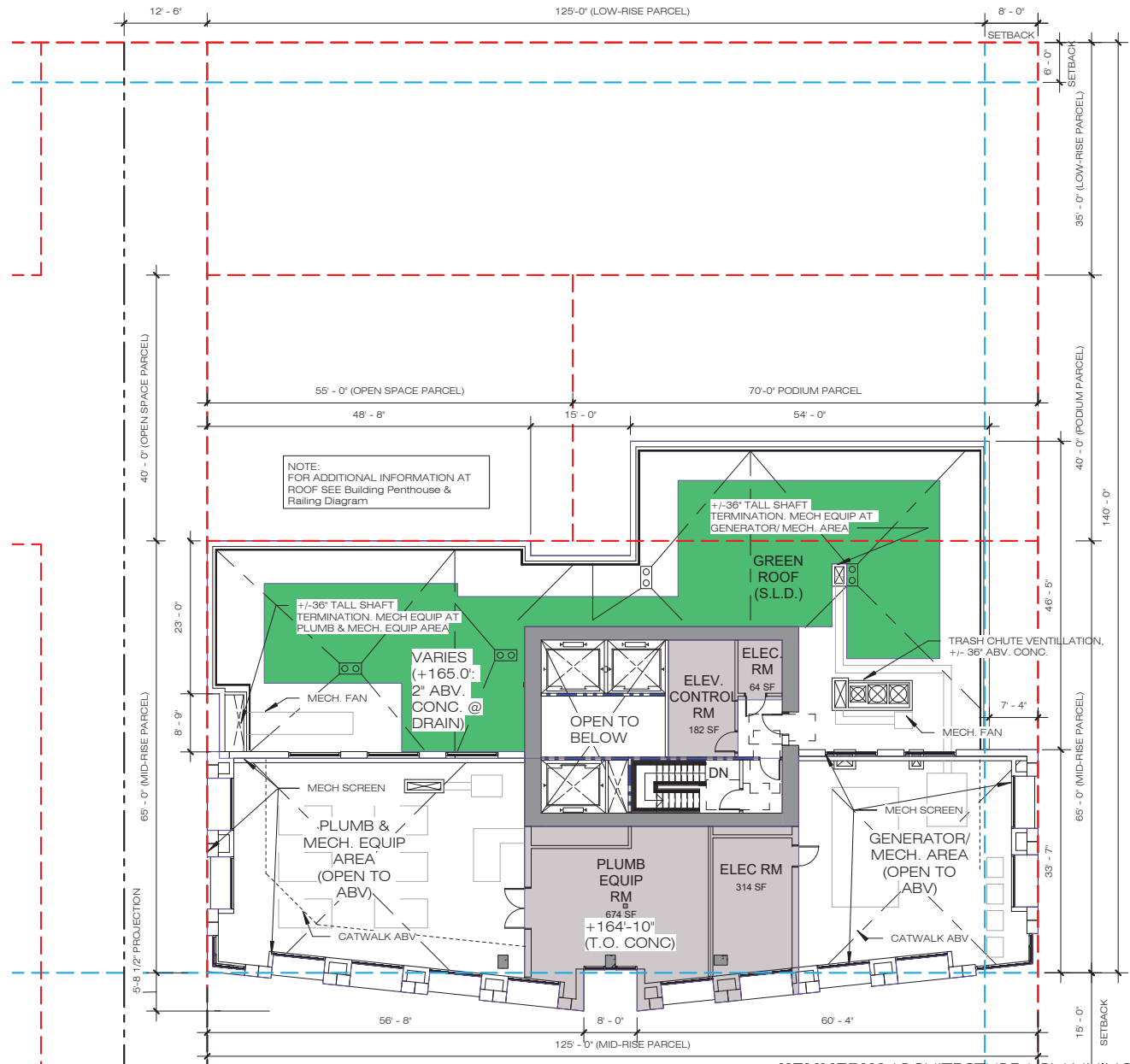
Schematic Design Document  
 21 October 2022  
 Page 62

KENNERLY ARCHITECTURE & PLANNING



# Floor Plan - Low Roof

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - S O D O
  - S O D O
  - RETAIL CHILDCARE
  - STUDIO
  - TOWNHOUSE
- LINE  
 T E LINE  
 A C  
▶ MAIN BUILDIN ENTRY



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 63

KENNERLY ARCHITECTURE & PLANNING

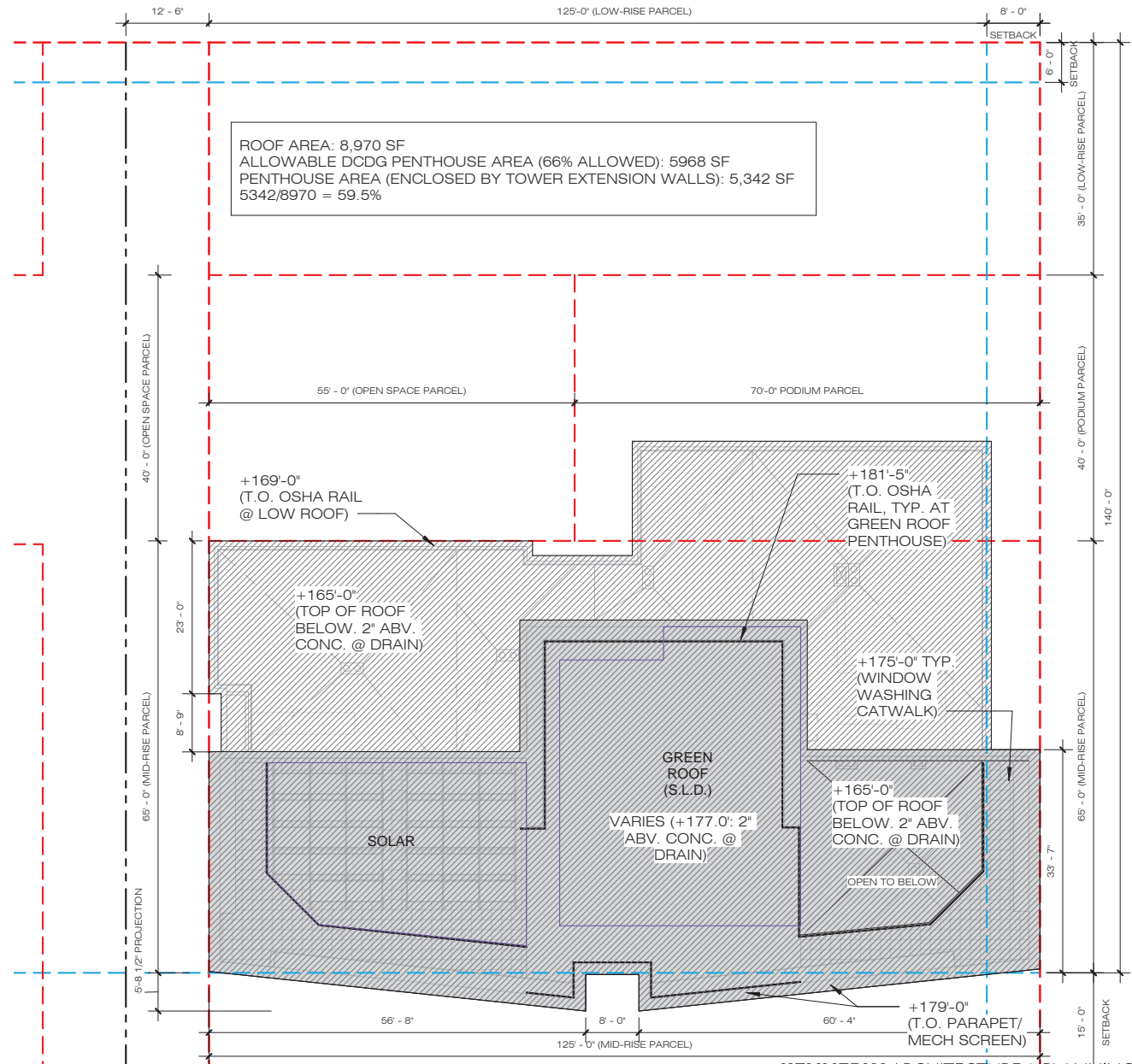


# Floor Plan - High Roof

**E E**

- 1 BR
- 2 BR
- 3 BR
- BACK OF HOUSE
- CIRCULATION
- COMMON LAUNDRY
- OFFICE
- S O D O S
- S O D O S
- RETAIL CHILDCARE
- STUDIO
- TOWNHOUSE

LINE  
 T E LINE  
 A C  
▶ MAIN BUILDIN ENTRY



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 64

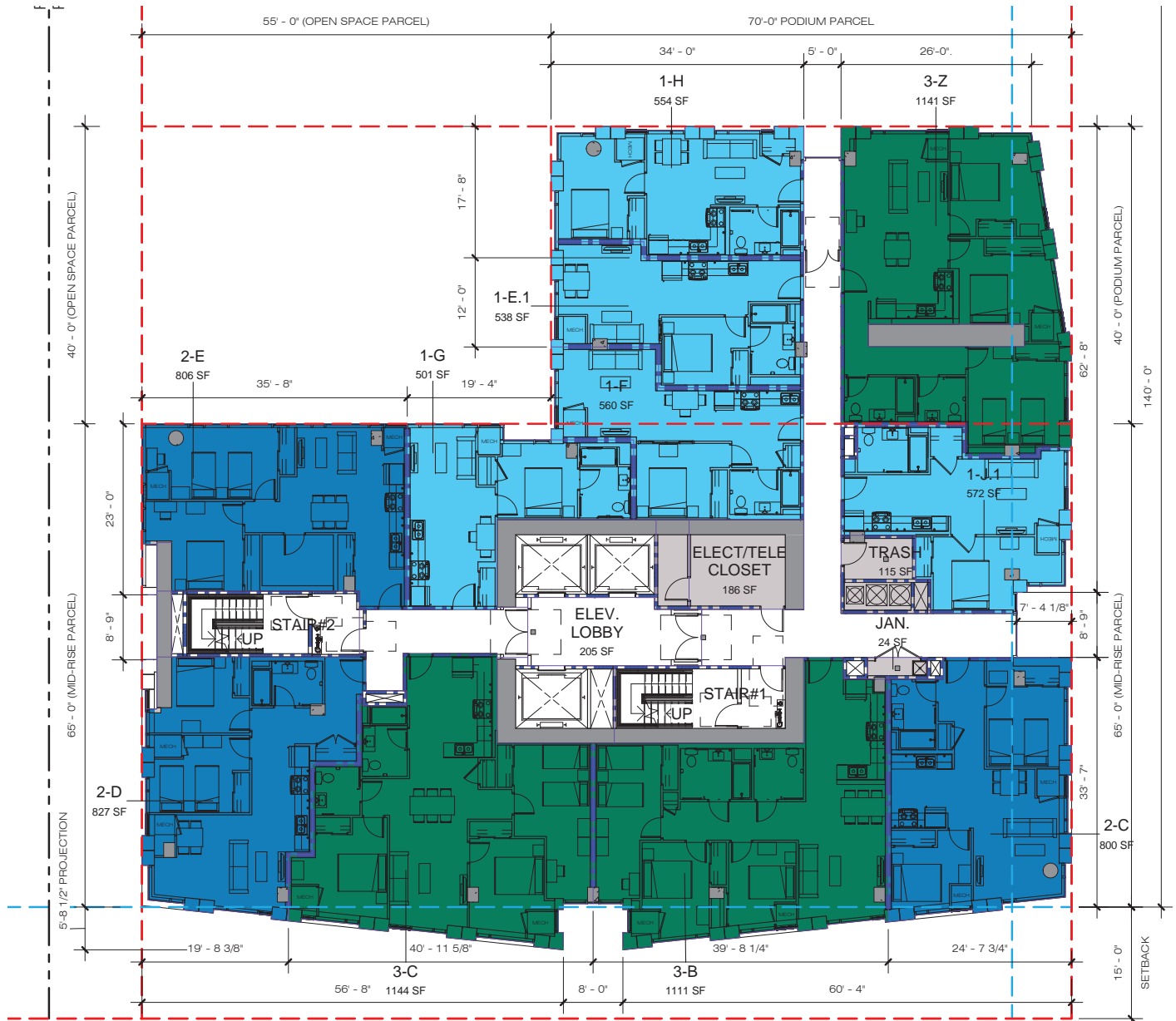
KENNERLY ARCHITECTURE & PLANNING





# Enlarged Plans - Units

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - S O O S
  - S O O S
  - RETAIL CHILD CARE
  - STUDIO
  - TOWNHOUSE
- LINE  
 - - - T E LINE  
 - - - A C
- ▶ MAIN BUILDIN ENTRY



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 65

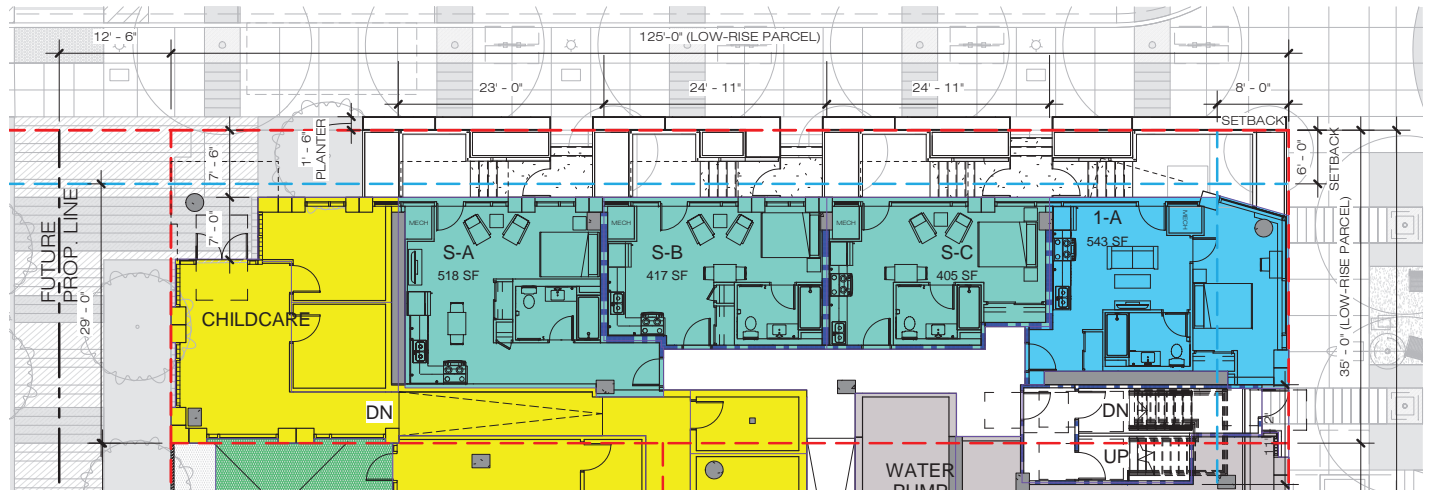
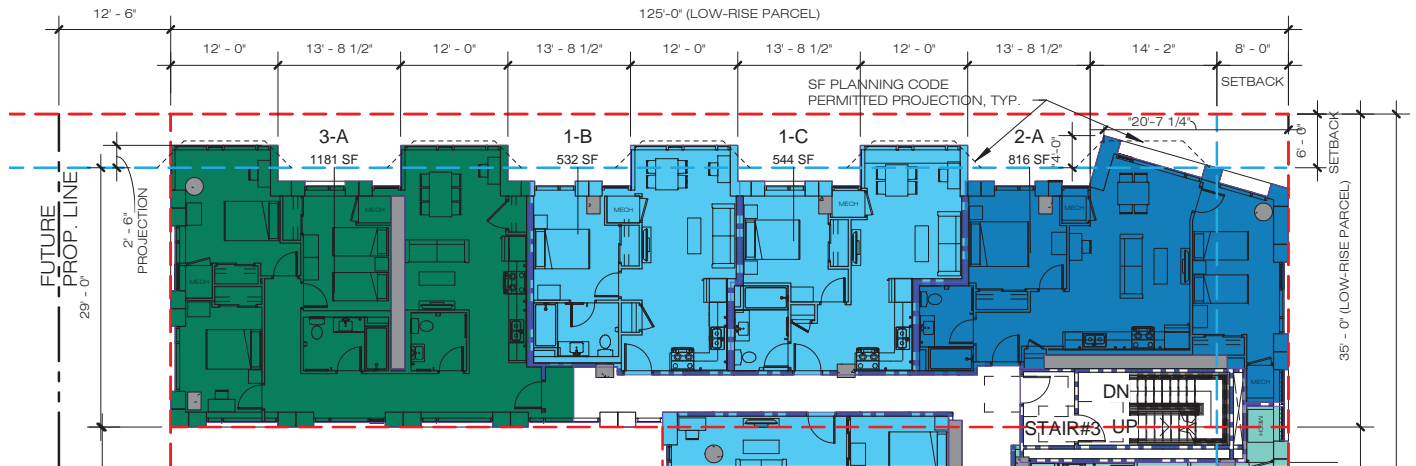
KENNERLY ARCHITECTURE & PLANNING





# Enlarged Plans - Townhouse Units

- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - O O O S
  - S O D O S
  - RETAIL CHILDCARE
  - STUDIO
  - TOWNHOUSE
  - LINE
  - T E LINE
  - A C
  - ▶ MAIN BUILDIN ENTRY



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 67

KENNERLY ARCHITECTURE & PLANNING



# 05 - ENCLOSURE DESIGN - TB2 EAST



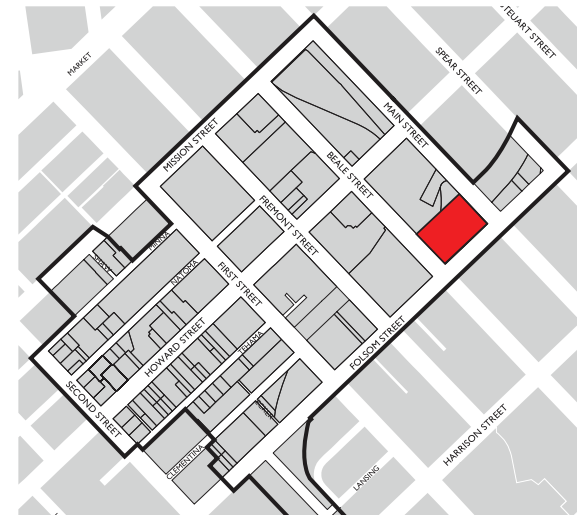
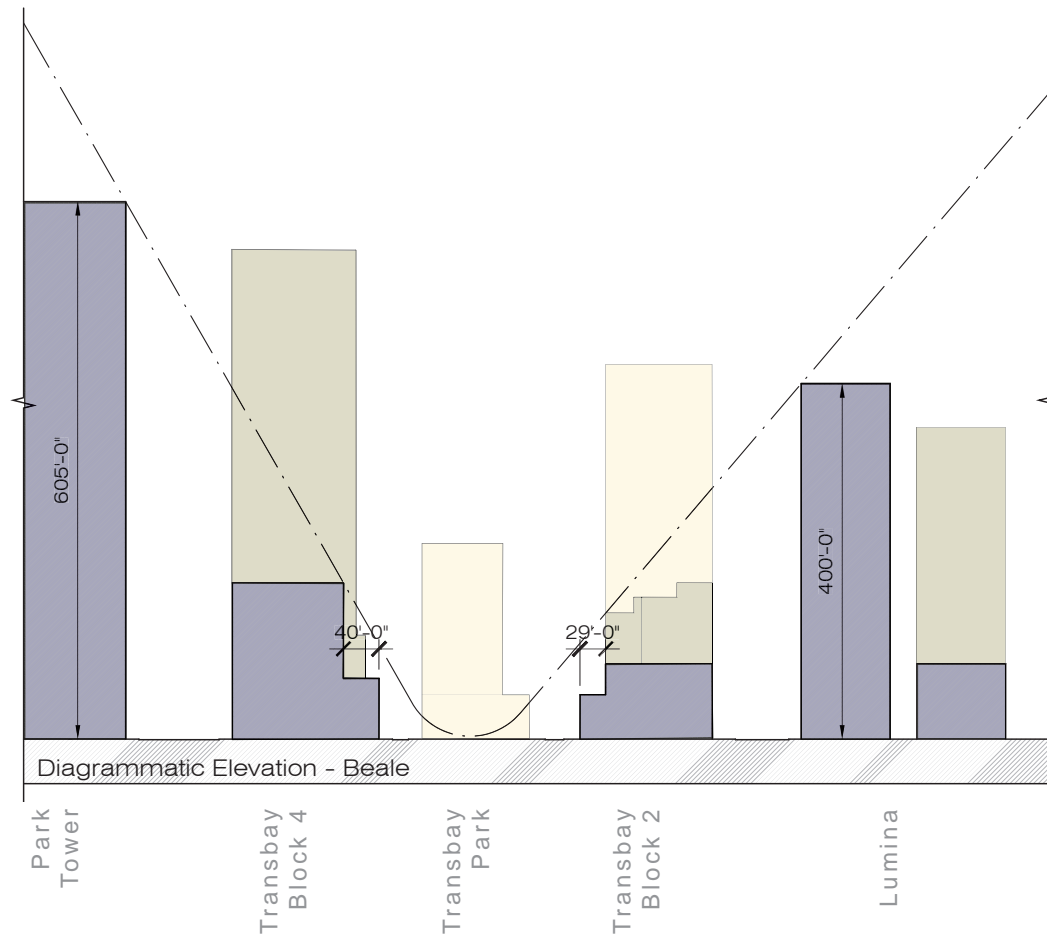
## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 68

KENNERLY ARCHITECTURE & PLANNING



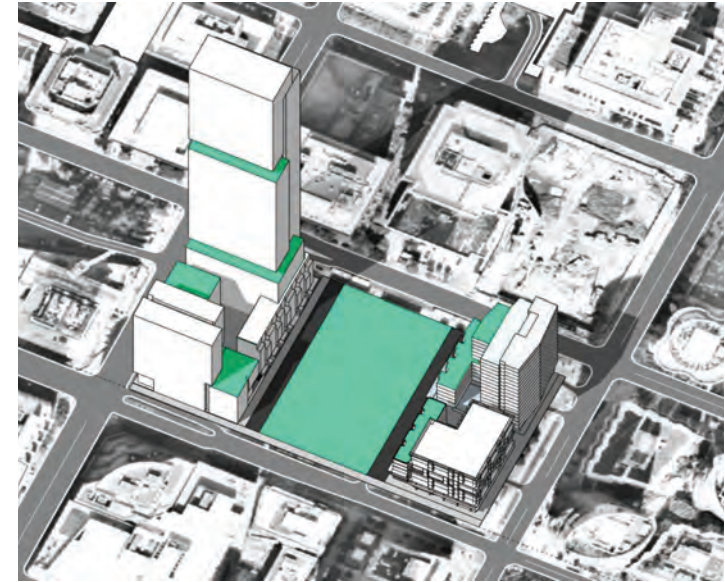
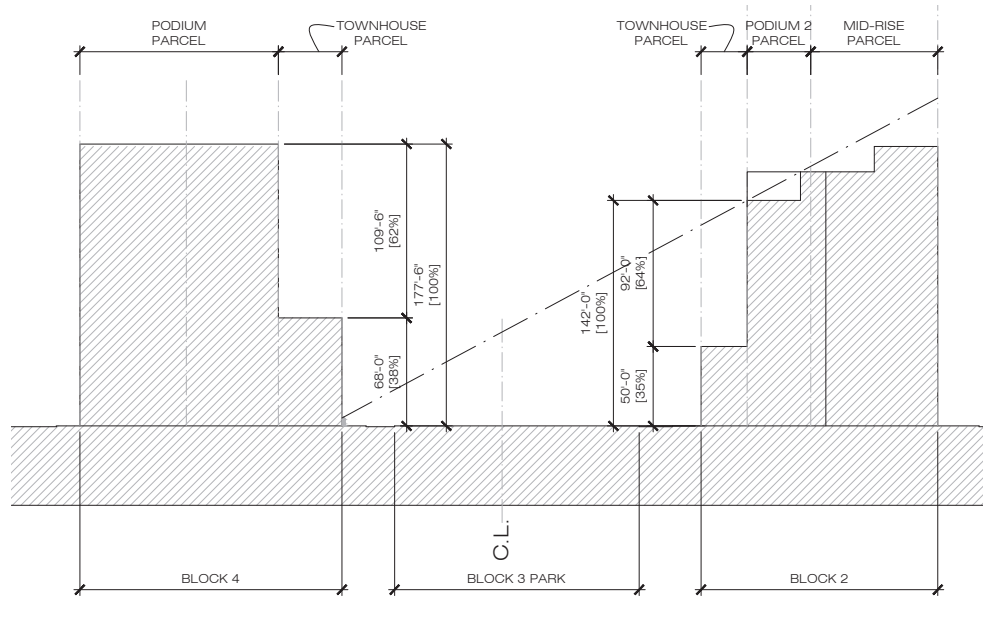
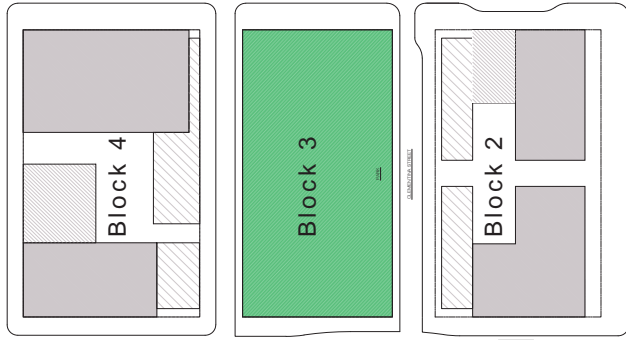
# Site Context Section Diagram



- The Transbay Block 2 East Building should be a transition between the taller buildings south of Folsom Street and the Transbay Block 3 Park.

## Transbay Block 2 East

## Building Proportion Section Diagram



- Park is defined by townhouse parcel
- Elegantly scaled buildings beyond the townhouse parcel`
- The proposed perceived proportions of Transbay Block 2 East should closely match Transbay Block 4 Building B creating a unified park experience.

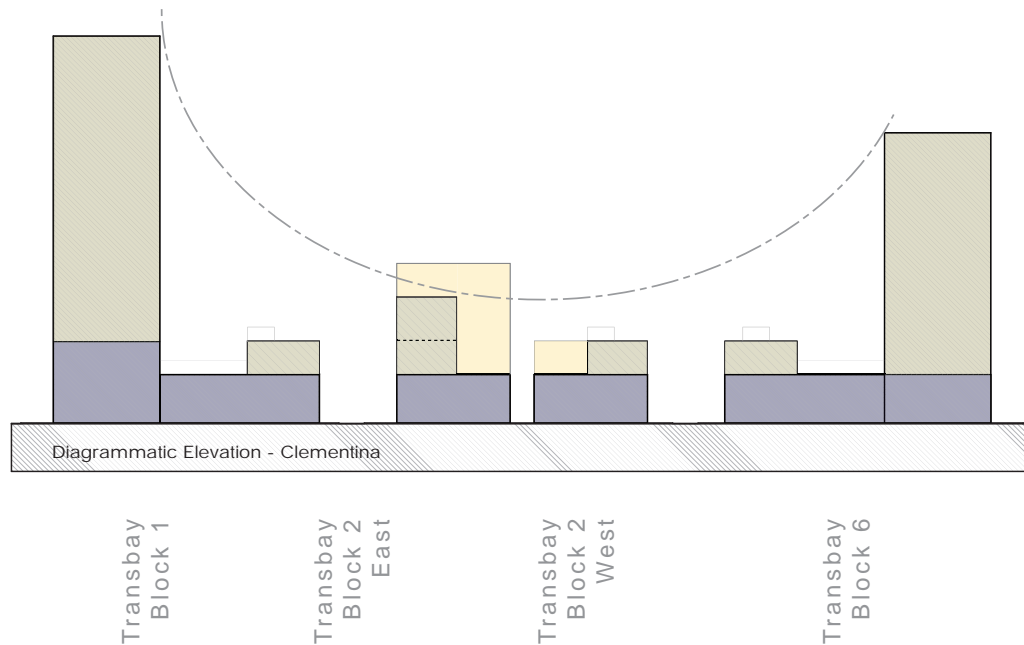
## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 70

KENNERLY ARCHITECTURE & PLANNING



# Clementina Rhythm Diagram



- Continue the Townhouse parcel height along Clementina per the DCDG.
- All parcels South of the Townhouse extend to the top or above the Folsom Street parcels.
- Continue the rhythm of the adjacent blocks by raising the Podium 2 parcel at TB2 East.
- Raising the Podium 2 parcel breaks up the broad park facing facade.

## Transbay Block 2 East

## Neighborhood Context



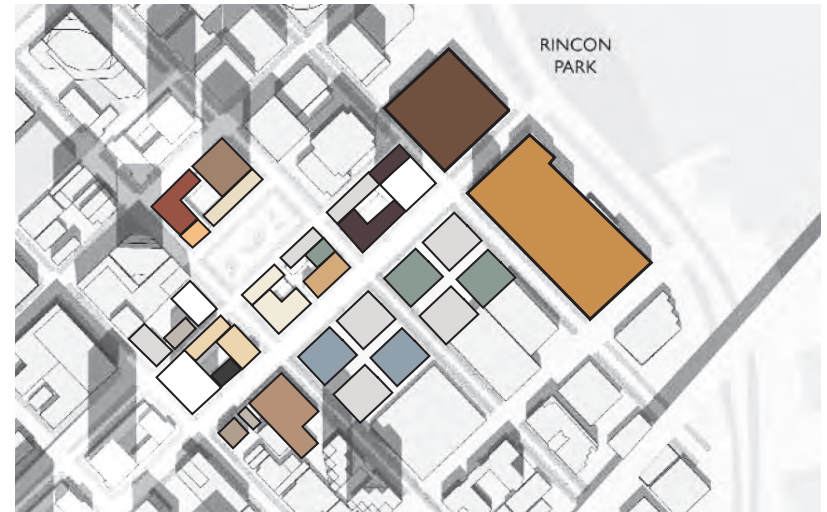
Neighborhood context

### Transbay Block 2 East

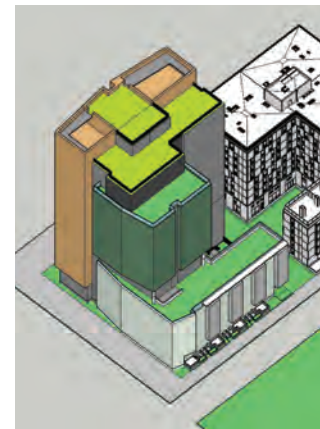
Schematic Design Document

21 October 2022

Page 72



Neighborhood building color mapping



Proposed building color map

KENNERLY ARCHITECTURE & PLANNING





## Material Palette

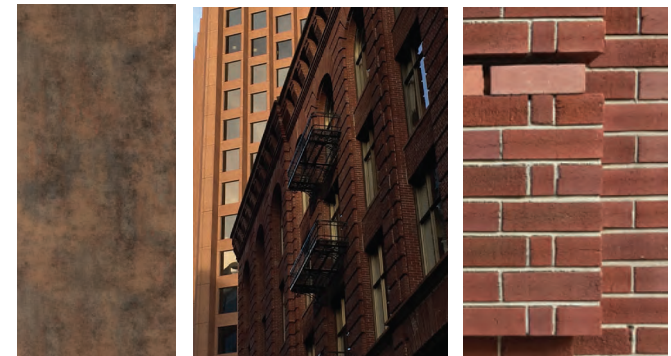
Transbay Block 2:  
East | Family



Transbay Block 2:  
West | Senior



Transbay Block 4:  
Building B



## Transbay Block 2 East

Schematic Design Document

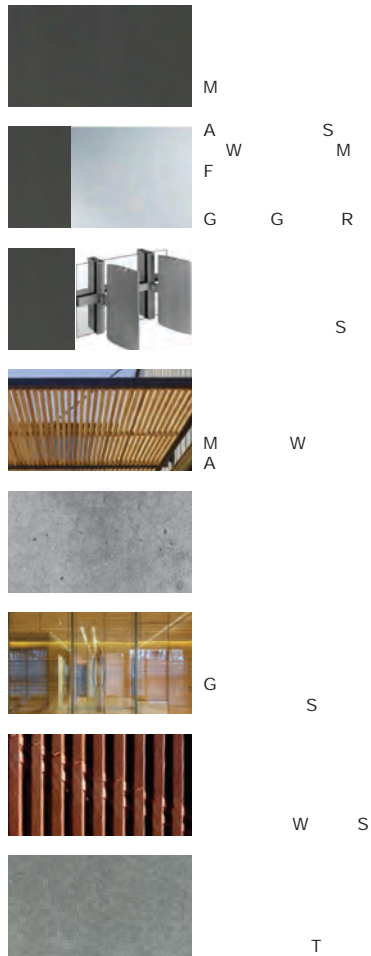
21 October 2022

Page 73

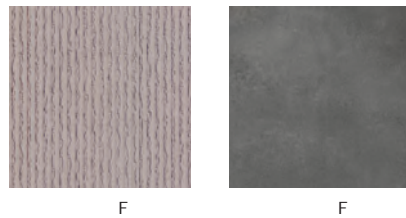
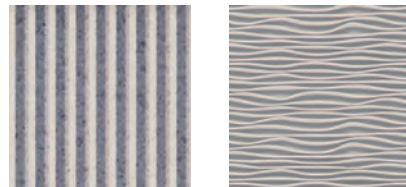
KENNERLY ARCHITECTURE & PLANNING



# Material Palette



## TB2 West - Senior Building



## TB2 East - Family Building



Window Mullion, Louver, and Spandrel



Wood Accents



Curtain / Window Wall/ Glass Rail



Concrete Accents



Unitized Wall Panel: Texture Variation



Unitized Wall Panel | Pre-Cast Concrete



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 74

## Material Inspiration



**Transbay Block 2 East**

Schematic Design Document

21 October 2022

Page 75



**KENNERLY** ARCHITECTURE & PLANNING



plural



mercyHOUSING

## Material Palette



### Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 76

KENNERLY ARCHITECTURE & PLANNING

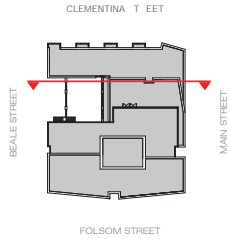


plural

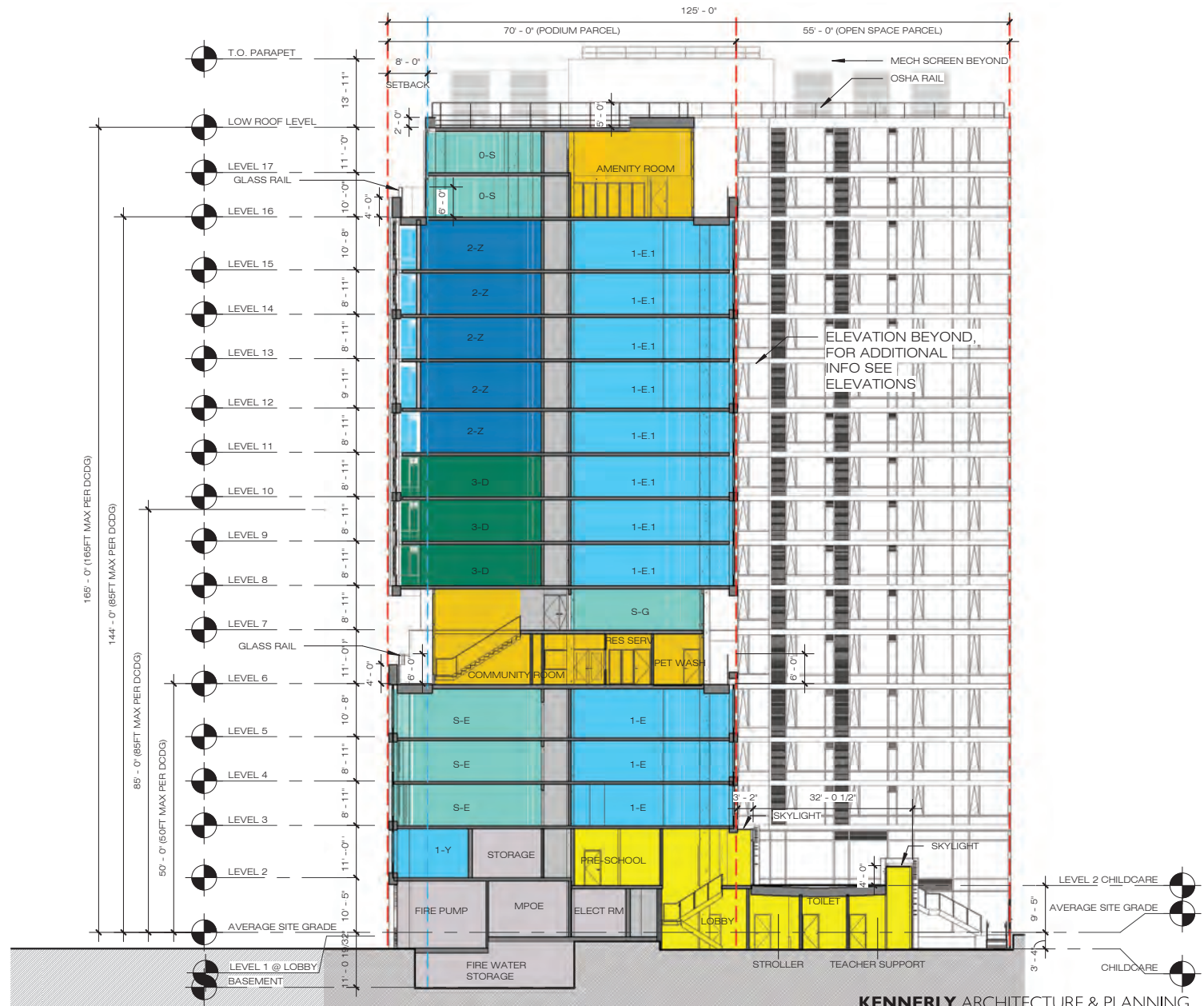
mercyHOUSING



# Building Section EAST - WEST



- E E**
- 1 BR
  - 2 BR
  - 3 BR
  - BACK OF HOUSE
  - CIRCULATION
  - COMMON LAUNDRY
  - OFFICE
  - S O O D O S
  - S O O D O S
  - RETAIL CHILDCARE
  - STUDIO
  - TOWNHOUSE
- LINE  
--- T E LINE  
--- A C  
▶ MAIN BUILDIN ENTRY



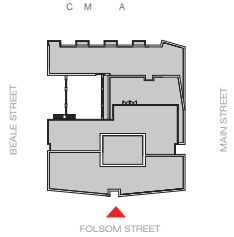
## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 78

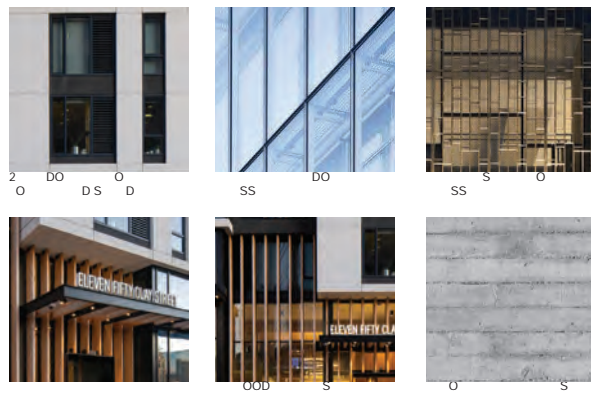
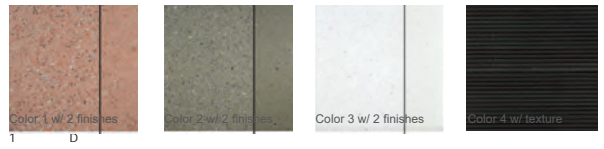
KENNERLY ARCHITECTURE & PLANNING



# Building Elevation - South (Folsom Street)

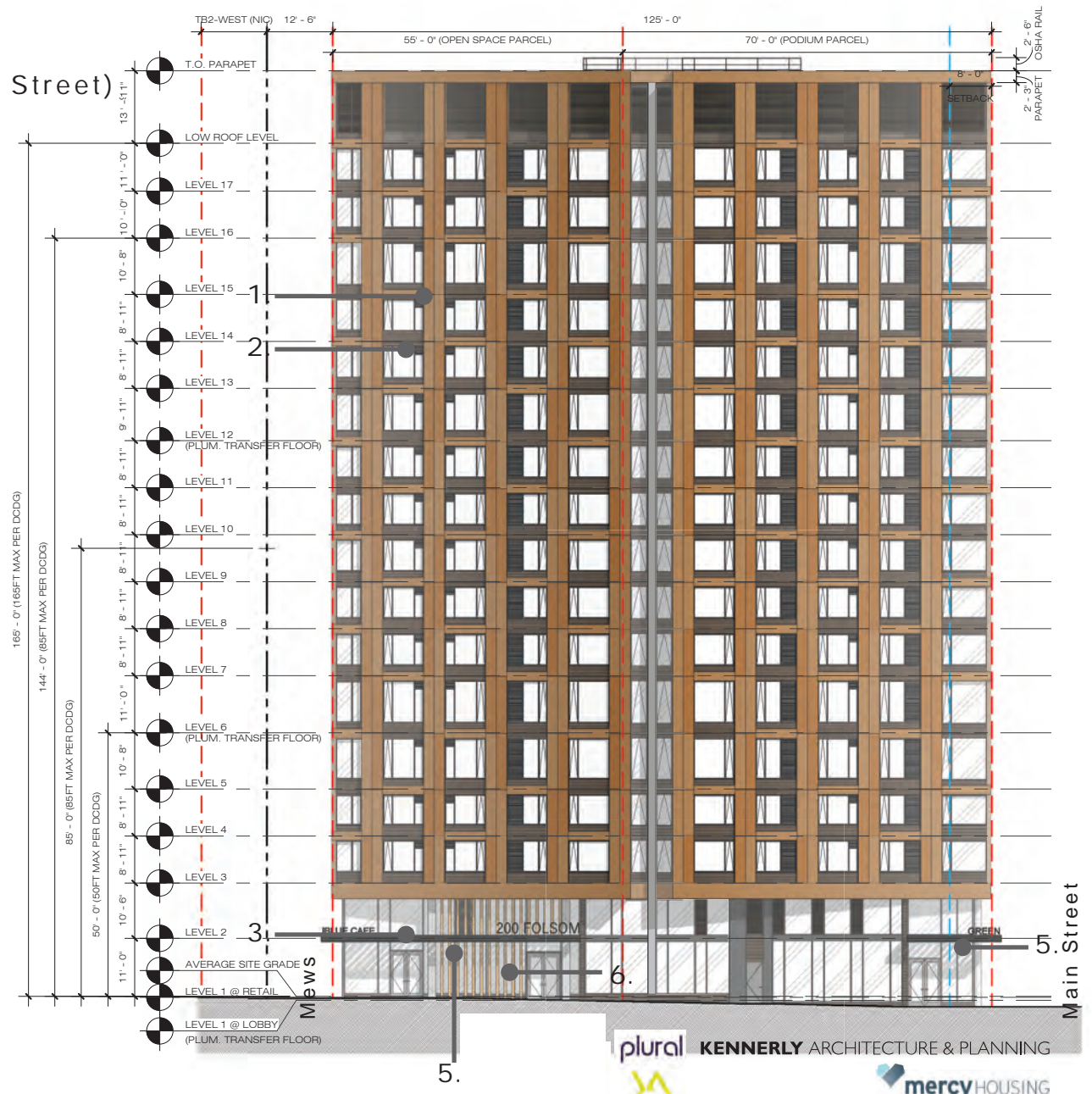


Legend	Description
	Orange in o
	ou er
	Color 1 w/ 2 finishes
	Color 2 w/ 2 finishes
	Color 3 w/ 2 finishes
	Color 4 w/ texture

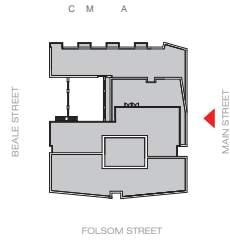


- 1. retail establishments and residential units in o o erabe in o s to a o or natura entation o in oor areas
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

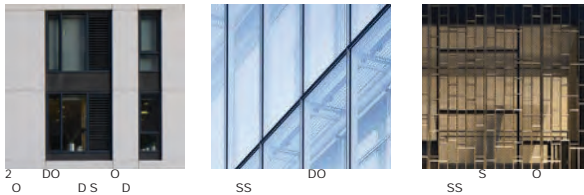
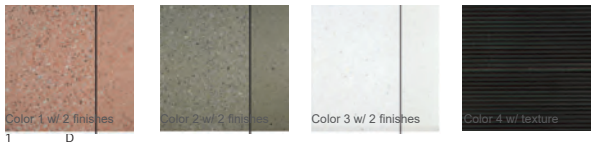
T B 2 E



# Building Elevation - East (Main Street)



Legend	Material/Finish
	Orange in o
	Dark brown
	Color 1 w/ 2 finishes
	Color 2 w/ 2 finishes
	Color 3 w/ 2 finishes
	Color 4 w/ texture



1. retail establishments and residential units in o o er a b e i n o s t o a o r n a t u r a e n t i a t i o n o r i n o o r a r e a s
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

Schematic Design Document

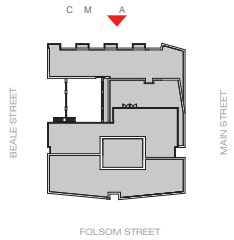
21 September 2022

Page 80

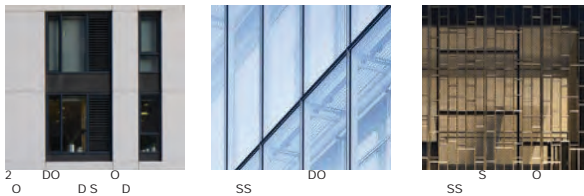
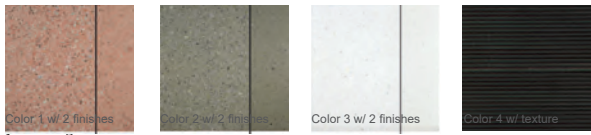




# Building Elevation - North (Clementina)



Legend
Window
Door
Color 1 w/ 2 finishes
Color 2 w/ 2 finishes
Color 3 w/ 2 finishes
Color 4 w/ texture



- 1. retail establishments and residential units in unincorporated areas or natural areas in our areas
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

Schematic Design Document

21 September 2022

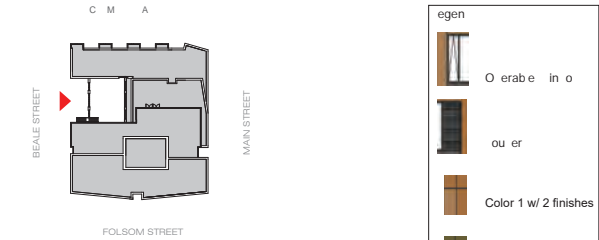
Page 81



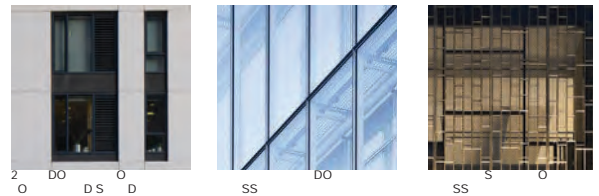
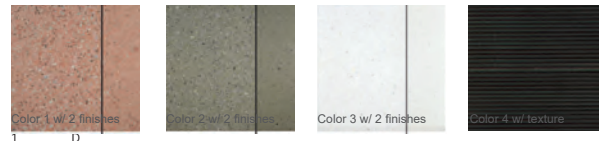
plural KENNERLY ARCHITECTURE & PLANNING

mercy HOUSING

# Building Elevation - West (Mews)

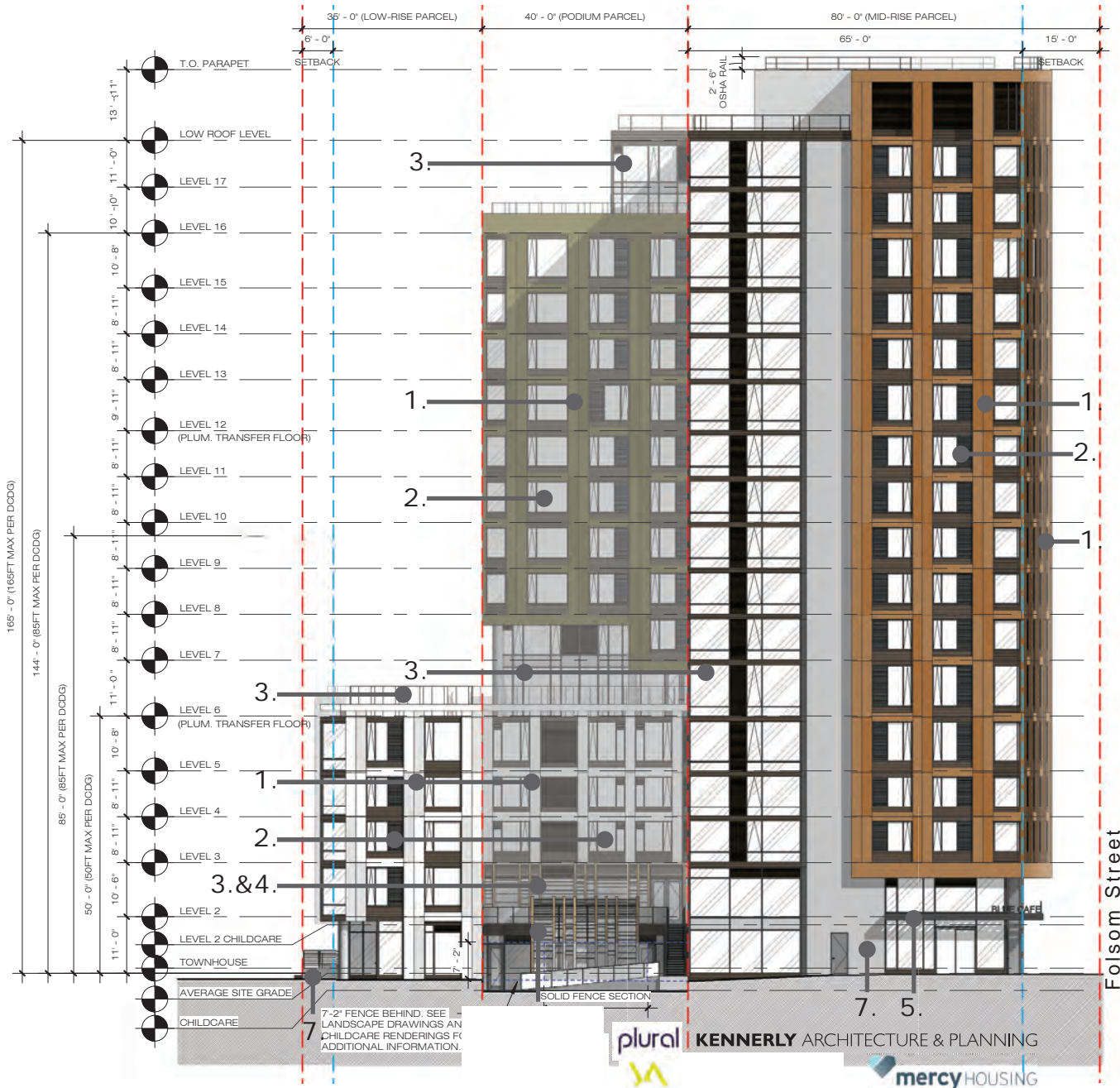


Material	Color / Finish
Window	Color 1 w/ 2 finishes
Door	Color 2 w/ 2 finishes
Panel	Color 3 w/ 2 finishes
Panel	Color 4 w/ texture



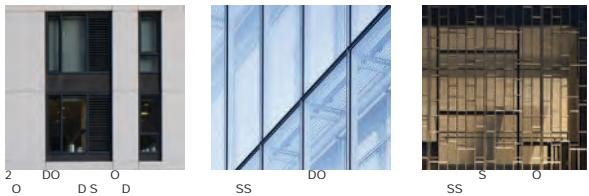
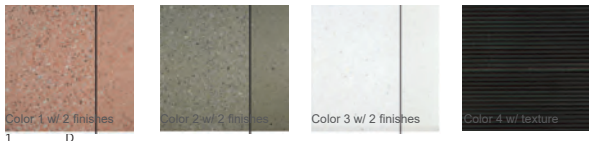
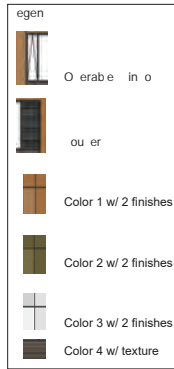
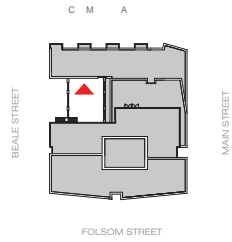
- 1. retail establishments and residential units in accordance with local code or natural ventilation in our areas
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E



plural | KENNERLY ARCHITECTURE & PLANNING  
mercyHOUSING

# Building Elevation - Courtyard North



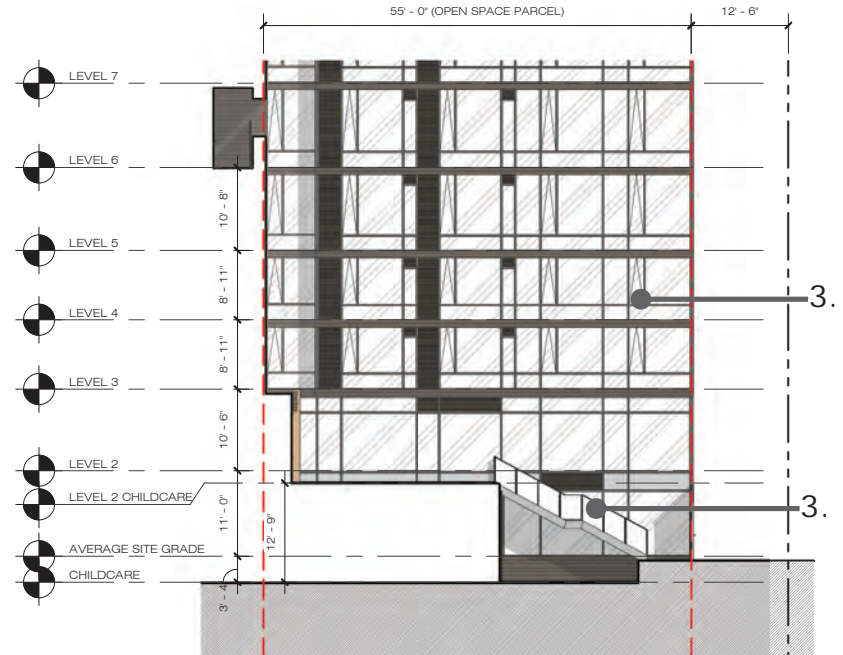
1. retail establishments and residential units include operable windows to allow for natural ventilation in our areas
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

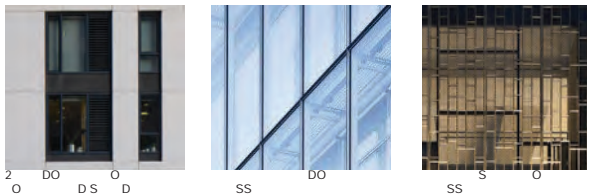
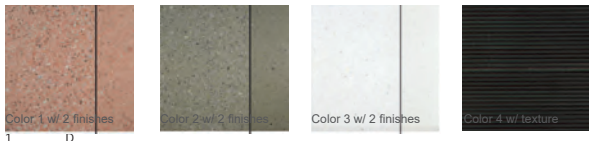
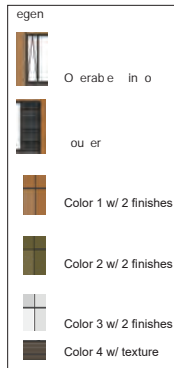
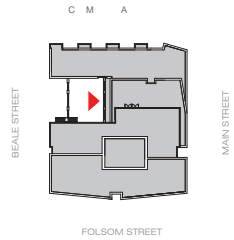
Schematic Design Document

21 September 2022

Page 83



# Building Elevation - Courtyard West



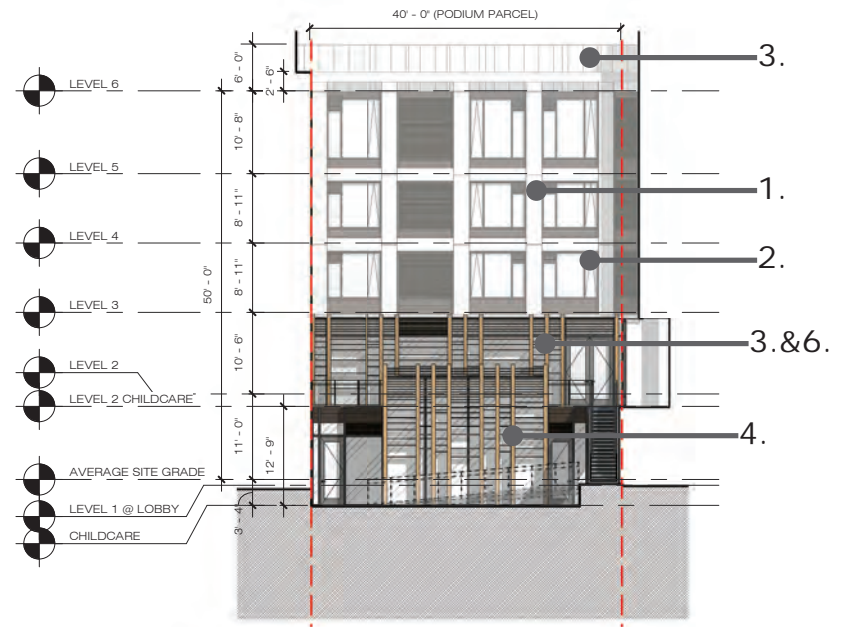
- 1. retail establishments and residential units include operable in o s to a o or natural ventilation o in o o r areas
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

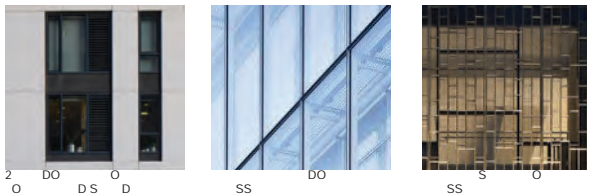
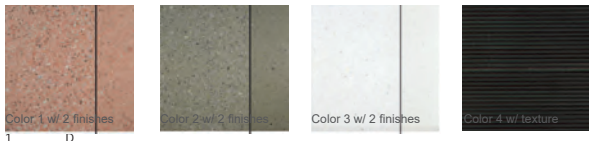
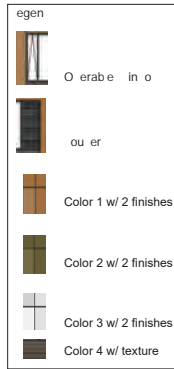
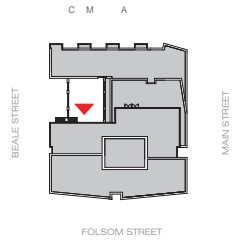
Schematic Design Document

21 September 2022

Page 84



# Building Elevation - Courtyard South



1. retail establishments and residential units include operable windows to allow for natural ventilation in our areas
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

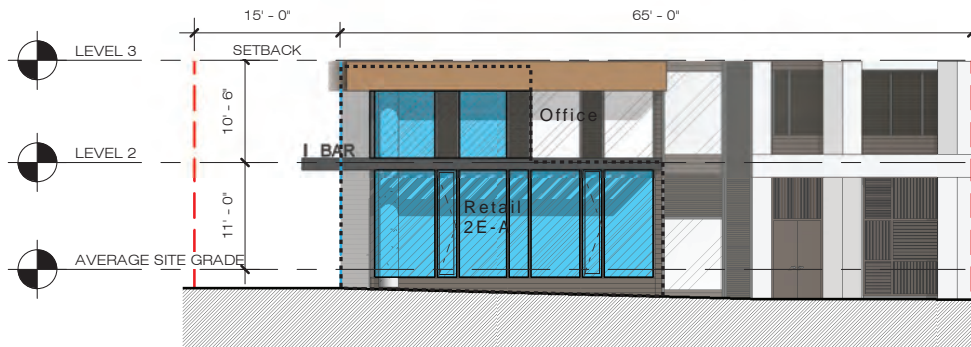
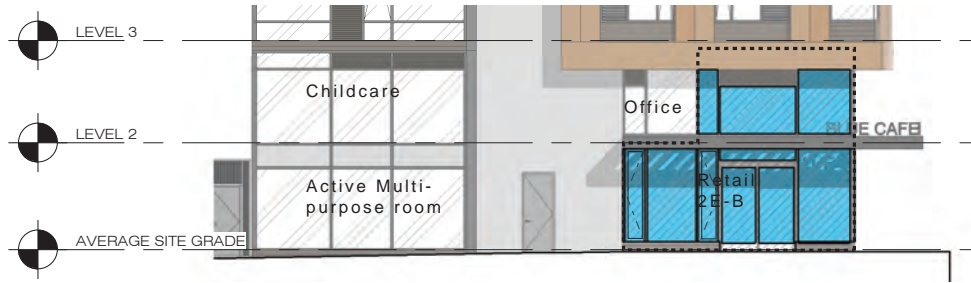
Schematic Design Document

21 September 2022

Page 85



## Enlarged Storefront Elevation - Retail



### Retail 2E-A

Facade Area: 1502 SF  
 Fenestration Area: 1151 SF (76.6%) Complies  
 Transparent Area: 947 SF (82.2%) Complies





### Retail 2E-B

Facade Area: 950 SF  
 Fenestration Area: 771 SF (81.1%) Complies  
 Transparent Area: 622 SF (80%) Complies

\* DCDG Ground-Floor Commercial Design Control #4:  
 - Retail Fenestration: All retail storefront portions of buildings must be fenestrated for at least 60% of the storefront area.  
 - At least 75% of the window and door surfaces must be transparent.

Facade Area: Exterior wall area at retail  
 Fenestration Area: Exterior window system area including louvers. (Fenestration area/ facade area)  
 Transparent Area: Glass area in fenestration. (Transparent area/Fenestration area)

#### Legend

-  Facade Area
-  Fenestration Area
-  Transparent Area
-  Fenestration Area (not part of retail)

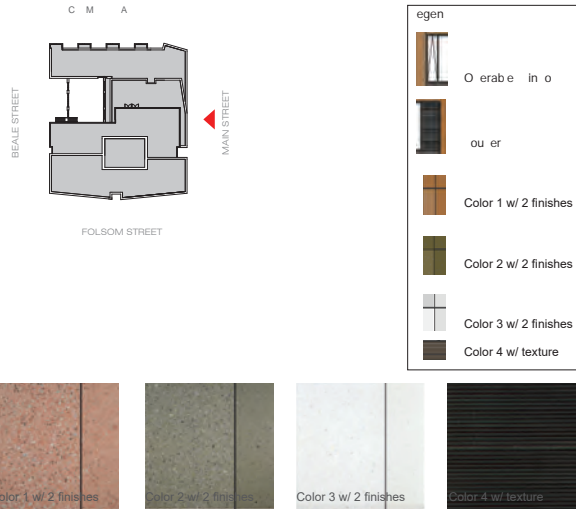
## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 86

KENNERLY ARCHITECTURE & PLANNING



# Enlarged Main Street Elevation



1. retail establishments and residential units in obscured in color or natural ventilation in door areas
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.



T B 2 E

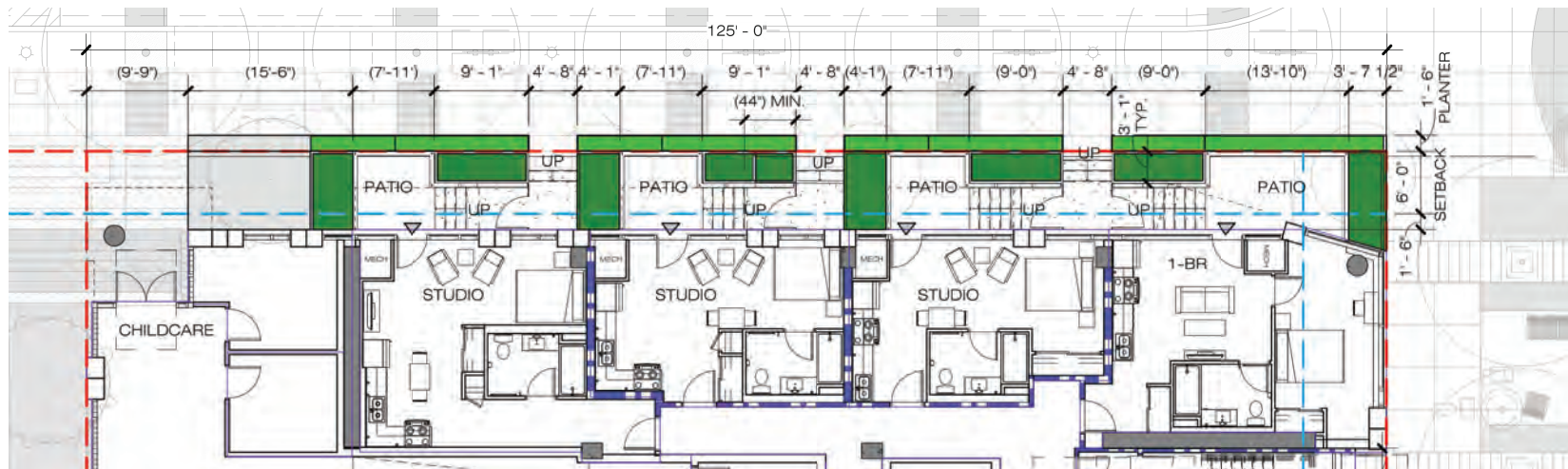
Schematic Design Document

21 September 2022

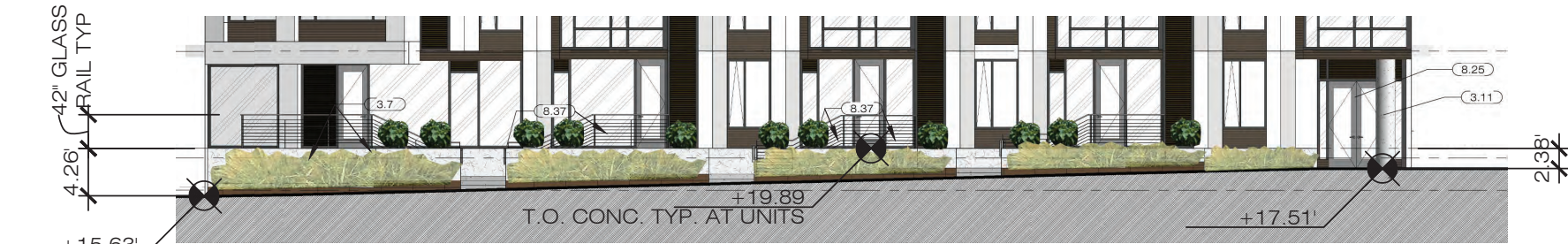
Page 87

# Enlarged Elevation - Clementina

CLEMENTINA REQUIRED SETBACK OPEN SPACE	750 SF (125' X 6')
CLEMENTINA SETBACK SOFTSCAPE	295 SF (39.3%)



1ST FLOOR PLAN



PARTIAL CLEMENTINA ELEVATION

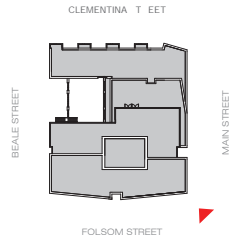
**LEGEND**

- 3.7: CONCRETE PLANTER
- 3.11: CONCRETE COLUMN
- 8.25: GLASS ENTRY DOOR
- 8.37: STEEL GUARDRAIL

## Transbay Block 2 East



## Building Rendering at Folsom



### Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 89

KENNERLY ARCHITECTURE & PLANNING

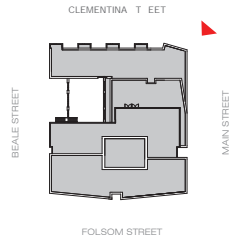


plural



mercyHOUSING

## Building Rendering at Main



### Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 90

KENNERLY ARCHITECTURE & PLANNING

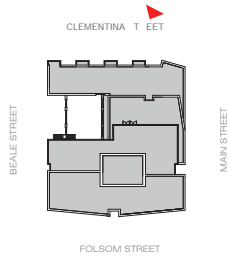


plural



mercyHOUSING

# Building Rendering from Park



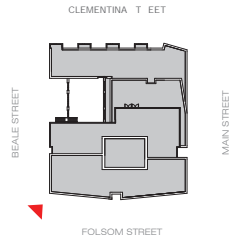
## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 91

KENNERLY ARCHITECTURE & PLANNING



## Building Rendering at Retail and Lobby



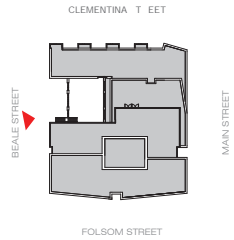
### Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 92

KENNERLY ARCHITECTURE & PLANNING



## Building Rendering at Childcare



**Note:**  
Landscaping shown at the childcare courtyards is illustrative. The final landscape design will be designed and reviewed during Design Development.



### Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 93

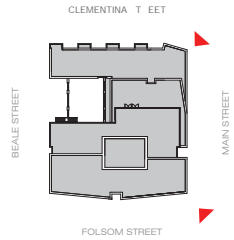
**KENNERLY** ARCHITECTURE & PLANNING



plural



# Building Rendering Bird-Eye



VIEW FROM SOUTHEAST

VIEW FROM NORTHEAST

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 94

KENNERLY ARCHITECTURE & PLANNING



plural

mercyHOUSING

# 06 - APPENDIX



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 95

KENNERLY ARCHITECTURE & PLANNING

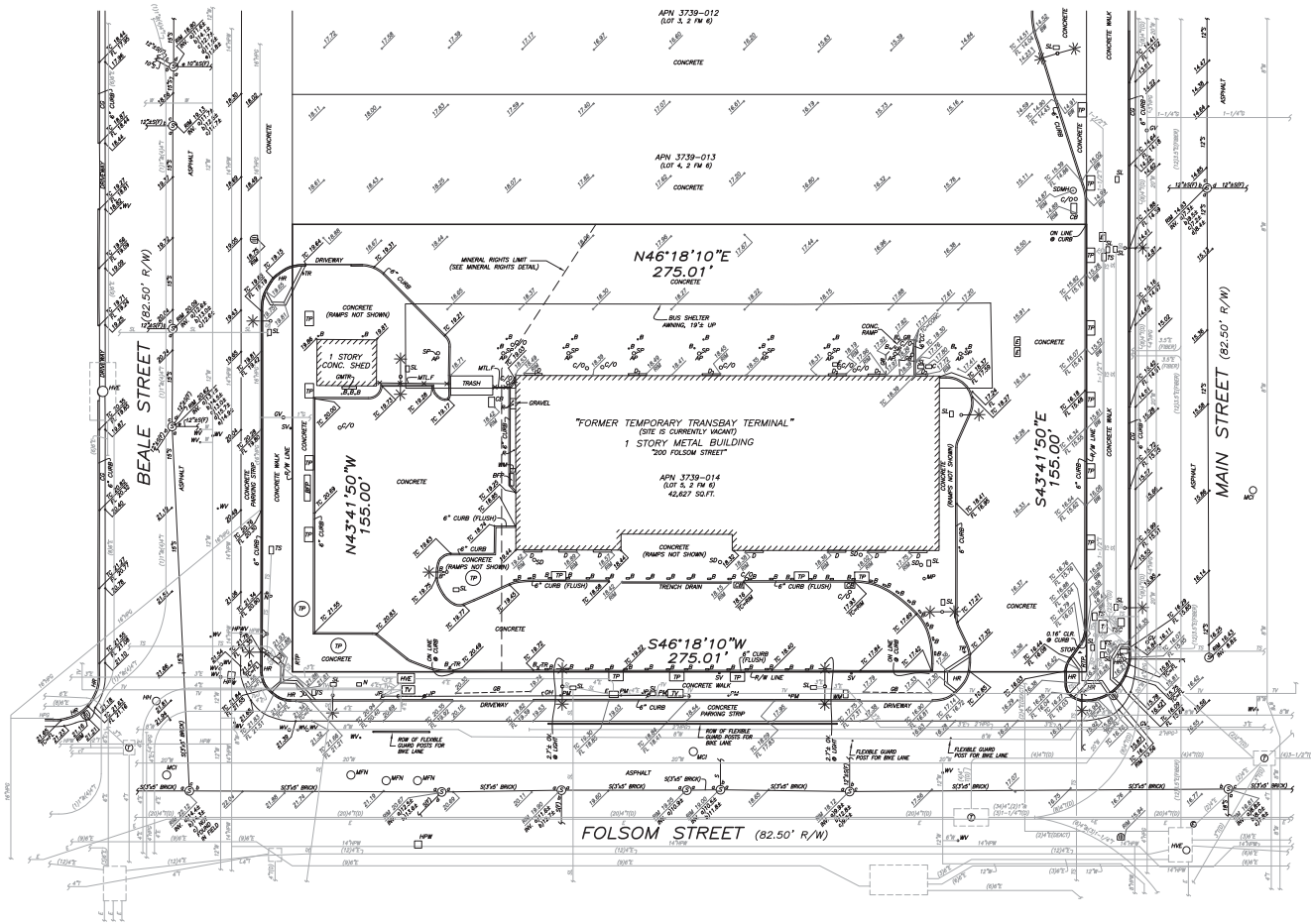


plural



mercyHOUSING

# TB2 East & West Survey



NORTH

LEGEND			
△	CLEAR OF THE PROPERTY LINE	⊗	DOWN
○	OVER THE PROPERTY LINE	⊕	CATCH BASIN
APN	ASSESSOR'S PARCEL NUMBER	⊖	CATCH BASIN
R/W	RIGHT OF WAY	⊗	SEWER CLEANOUT
CONC	CONCRETE	⊕	SEWER MANHOLE
CONC	CONCRETE CURB	⊖	STORM DRAIN COVER
CONC	CONCRETE CUTTER	⊗	STORM DRAIN MANHOLE
HW	HANDS OF MAN	⊕	SEWER VENT
FL	FLOW LINE	⊖	WAS VALVE
BP	BACK OF BUILDING	⊗	WATER VALVE
HW	HEAD	⊕	WATER METER
OP	OPEN	⊖	HIGH PRESSURE WATER VALVE
CONC	CONCRETE	⊕	HIGH PRESSURE WATER MANHOLE
ASPH	ASPHALT	⊖	HIGH PRESSURE FIRE HYDRANT
DR	DRIVEWAY	⊗	BACK FLOW PREVENTER
PL	PLANTED AREA	⊕	BACK FLOW PREVENTER
DR	DRIVEWAY	⊖	UTILITY PIPE RISER
PL	PLANTED AREA	⊗	SPRINKLER PIPE RISER
DR	DRIVEWAY	⊕	METAL POLE
PL	PLANTED AREA	⊖	NO PARKING SIGN
DR	DRIVEWAY	⊗	TRAFFIC SIGN
PL	PLANTED AREA	⊕	STOP SIGN
DR	DRIVEWAY	⊖	PARKING METER
PL	PLANTED AREA	⊗	TRASH ENCLOSURE
DR	DRIVEWAY	⊕	RIGHT TO PEEL PLAQUE
PL	PLANTED AREA	⊖	TRIP PIT 6\"/>

**LEGAL DESCRIPTION (PER TITLE REPORT)**  
 LOT 5, AS SHOWN ON THAT FINAL TRANSFER MAP 10327, FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, AT PAGES 6 THROUGH 8, IN THE CITY AND COUNTY OF SAN FRANCISCO OFFICIAL RECORDS.

**ASSESSOR'S LOT 014, BLOCK 3739 NORTH**  
 LOT 008, BLOCK 3739 (PARTIALLY/LO2)  
 LOT 004, BLOCK 3739

EXCEPTING FROM THE PORTION THEREOF NOT A PART OF SAID PARCEL 2, THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL OILS OF EVERY KIND AND CONVEYING NEW PROPERTY TO EXIST OR HEREAFTER DISCOVERED UPON OR UNDERLYING SAID PROPERTY OR THAT MAY BE PRODUCED THEREFROM INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM GAS, MINERAL GAS, AND OTHER HYDROCARBONS SUBSTANCES AND PRODUCTS DERIVED THEREFROM TOGETHER WITH THE RIGHT OF MINING AND EXCESS RIGHTS THE SURFACE AS IS NECESSARY OR DESIRABLE IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BOREHOLE SURFACE OR TRANSFER OF WELLS, SHIFTS AND WITHOUT THE RIGHT TO DRILL, DIL, OR WARE THROUGH THE SURFACE OF SAID PROPERTY IN THE EXERCISE OF SAID RIGHTS AND WITHOUT THE RIGHT TO DISTURB THE SURFACE OF SAID LAND OR OTHERWISE DEVELOP THE SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY MINERAL STRUCTURES THAT MAY BE CONSTRUCTED ON SAID PROPERTY, AS EXCEPTED FROM SAID PROPERTY BY DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, TO STATE OF CALIFORNIA, DATED APRIL 26, 1865, RECORDED APRIL 10, 1962 (8822 ON 127).

**SURVEY REFERENCE**  
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0227026342-MN DATED AUGUST 20, 2021, AMENDED REPORTS  
 THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORTS:  
 10. & 11. THAT CERTAIN DOCUMENTS RECORDED APRIL 10, 1966 IN BOOK 6822, PAGE 127, OFFICIAL RECORDS.  
 12. THAT CERTAIN DOCUMENTS RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-122496L, OFFICIAL RECORDS, TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-122496L, OFFICIAL RECORDS, STATEMENT OF BONDY CHAN LIMITATIONS IN THE TRANSBAY REDEVELOPMENT PROJECT AREA RECORDED DECEMBER 21, 2007, DOCUMENT NO. 2007-122496L, OFFICIAL RECORDS, TRANSBAY REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN FOR TRANSBAY REDEVELOPMENT PROJECT AREA RECORDED JUNE 21, 2014, DOCUMENT NO. 2014-178446L, OFFICIAL RECORDS, AND REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA RECORDED JUNE 21, 2014, DOCUMENT NO. 2014-178446L, OFFICIAL RECORDS.  
 13. SUTOLAM DEED RECORDED JANUARY 12, 2021, DOCUMENT NO. 2021010460L, OFFICIAL RECORDS.  
 14. & 17. DECLARATION OF SITE RESTRICTIONS TRANSBAY BLOCK 2 RECORDED JANUARY 12, 2021, DOCUMENT NO. 2021040461, OFFICIAL RECORDS.  
 15. DECLARATION OF SITE RESTRICTIONS FOR THE REDEVELOPMENT OF PORTS OF TERMINATION (TRANSBAY BLOCK 2) RECORDED JANUARY 13, 2021, DOCUMENT NO. 2021050056, OFFICIAL RECORDS.  
 16. REDEVELOPMENT OF PORTS OF TERMINATION OUTLAIN DEED TRANSBAY BLOCK 2 RECORDED JANUARY 13, 2021, DOCUMENT NO. 2021050056, OFFICIAL RECORDS.

**BASIS OF SURVEY**  
 1. RECORD OF SURVEY NO. 6488 FILED MAY 31, 2012 IN BOOK 66 OF SURVEY MAPS, PAGES 19-27.  
 2. FINAL TRANSFER MAP 10327 FILED JULY 1, 2021 IN BOOK 2 OF FINAL MAPS, PAGES 6-8.

**BASIS OF BEARINGS**  
 THE CITY MOVEMENT LINE ON MAIN STREET IS TAKEN TO BE S44°41'50\"/>

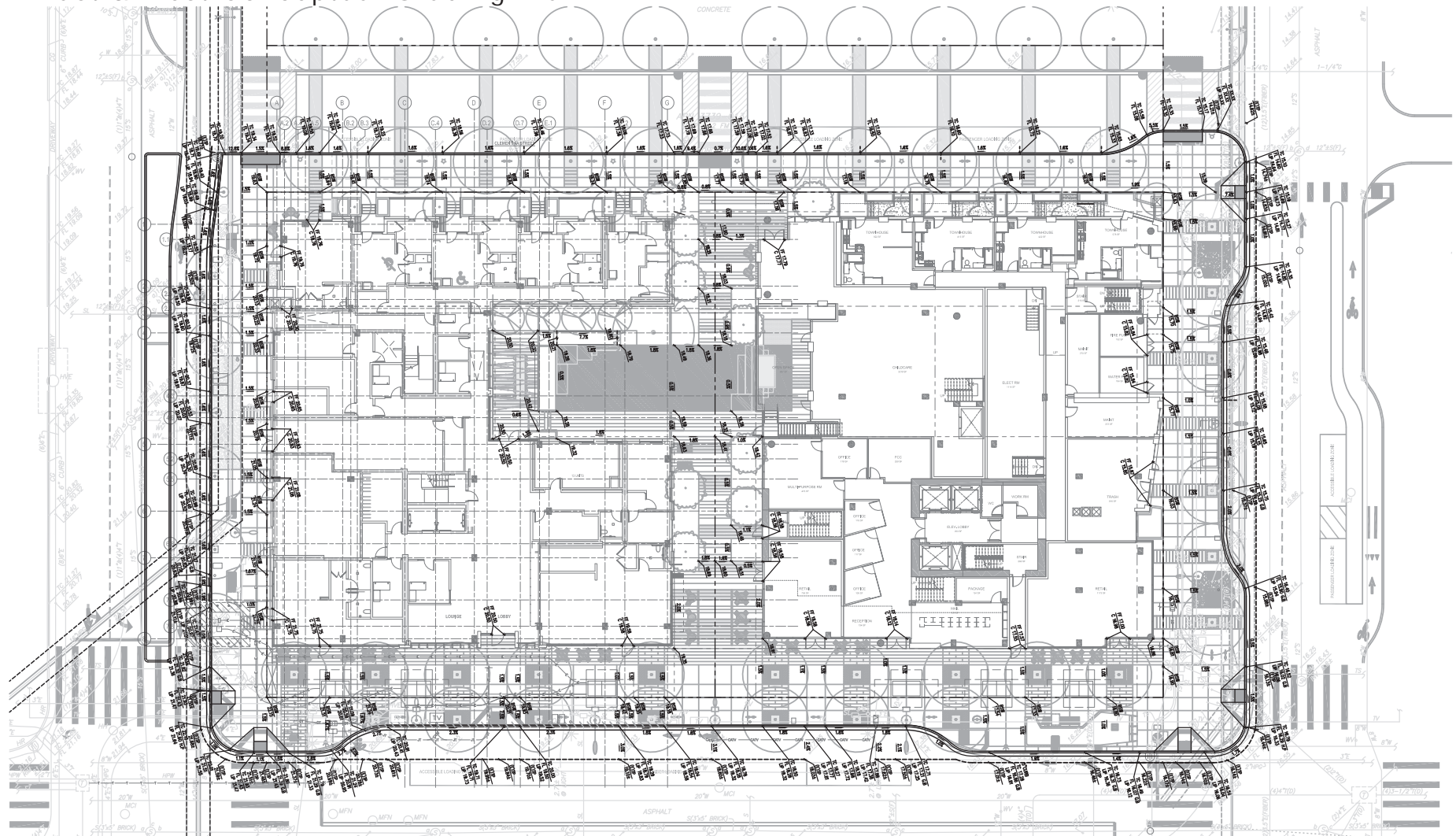
## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 96





# TB2 East & West Conceptual Grading Plan



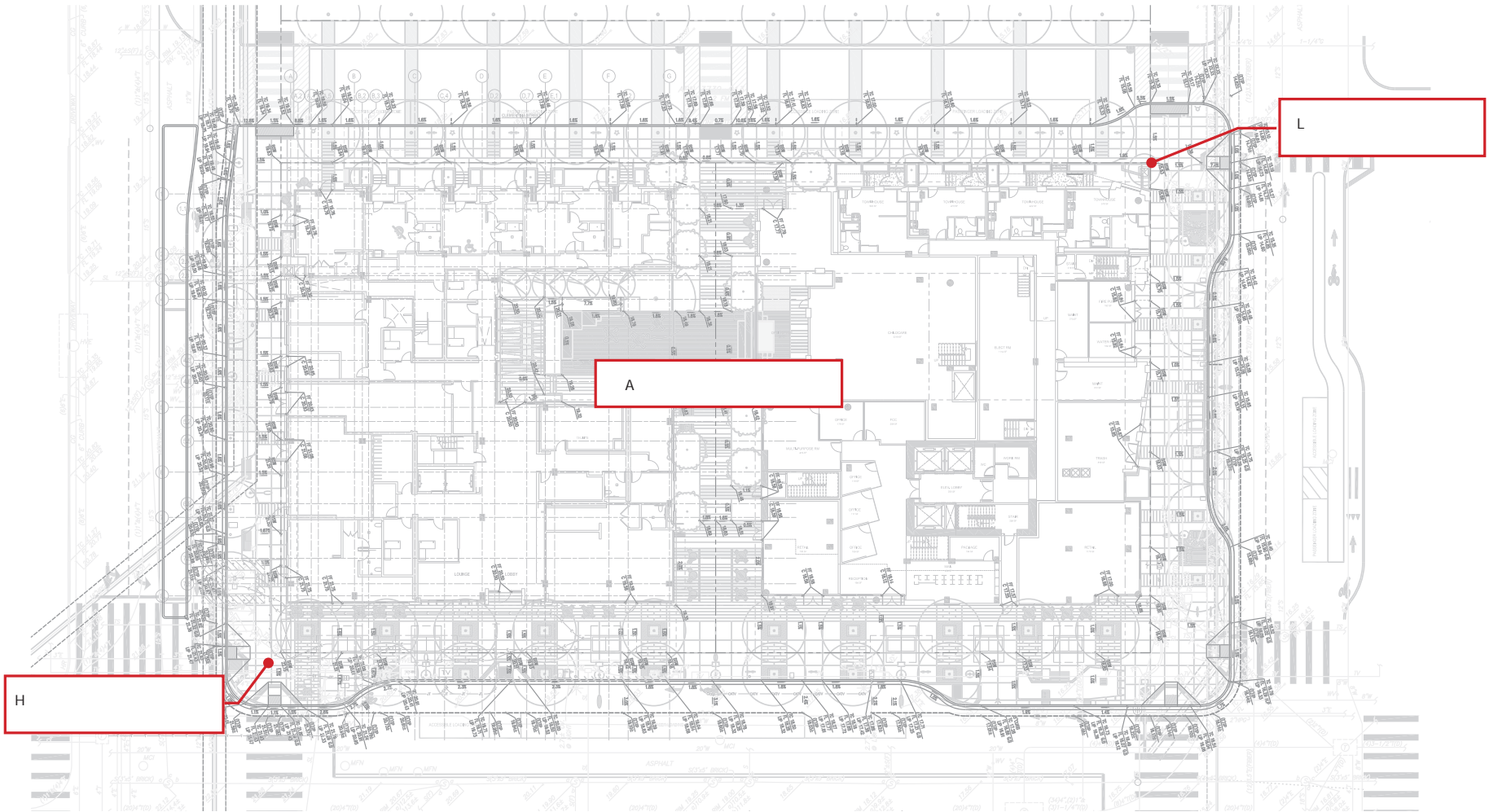
## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 97

# TB2 East & West Average Grade Diagram



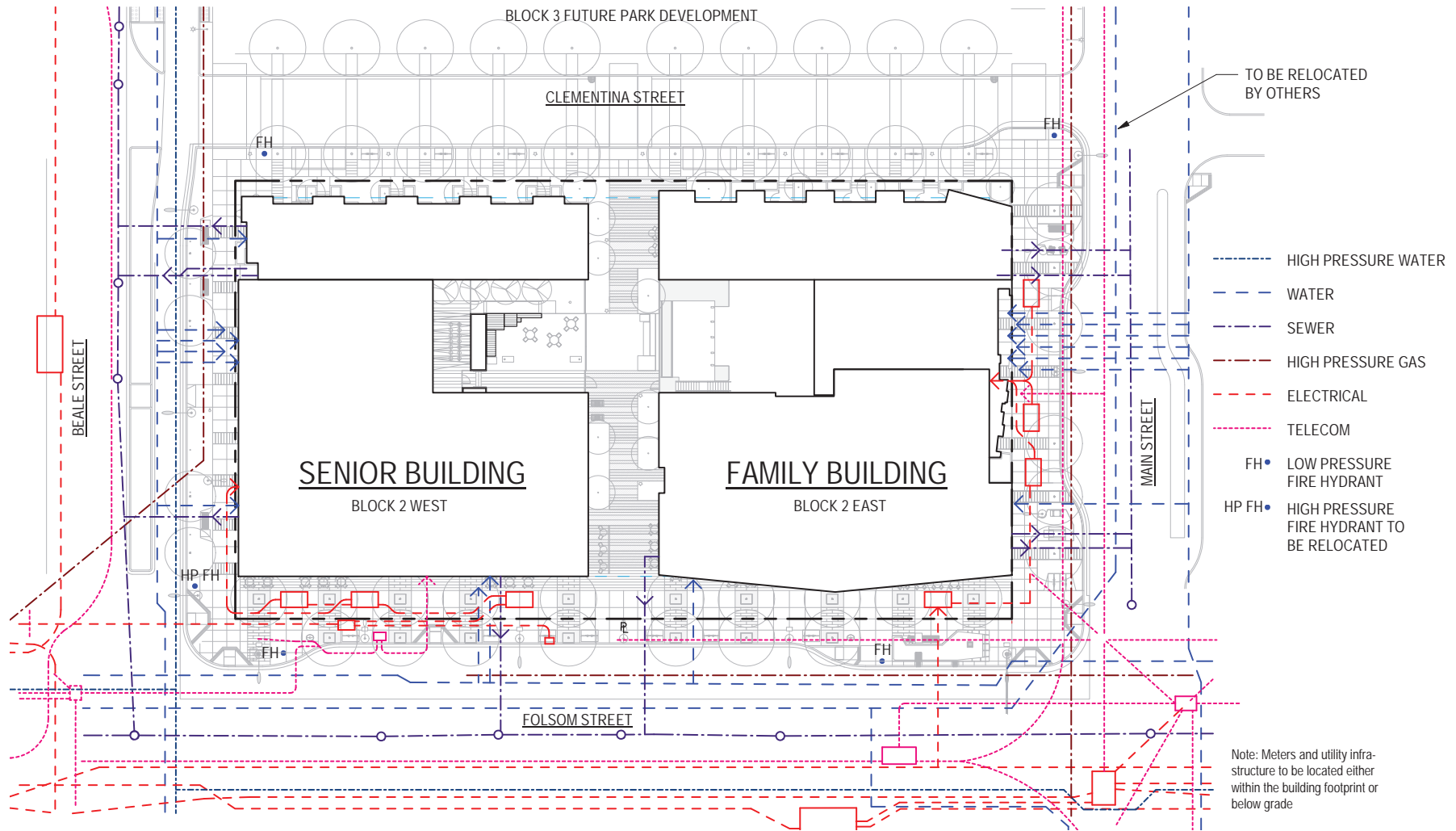
## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 98

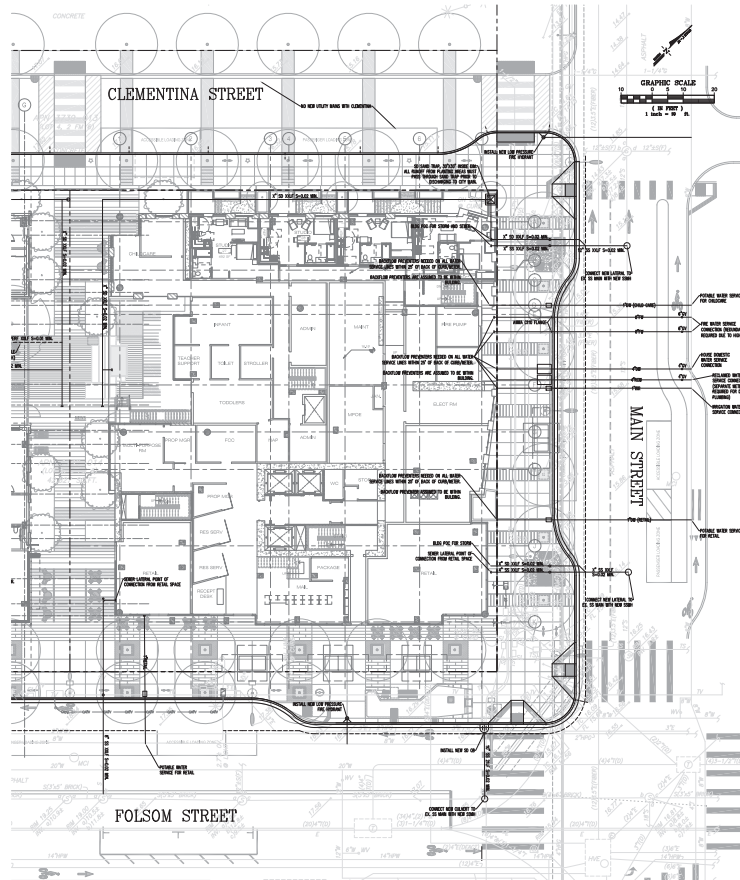
# TB2 East & West Conceptual Utility Plan



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 99

# TB2 East Wet Utility Plan



**KENNERLY**  
ARCHITECTURE & PLANNING  
375 California Street, Suite 400  
San Francisco, CA 94111  
415.265.2890

**YA** YA.studio

**TRANSBAY BLOCK 2 EAST**  
PAVED USE APPLICABLE FOR BIDDING PROJECT

200 FOLSOM STREET, SAN FRANCISCO, CA  
BLOCK 2739 | LOT 014

**Ink and Associates**  
Civil Engineering  
1201 California Street  
San Francisco, CA 94109  
Phone: 415.774.0888  
Fax: 415.774.0888

DATE: 10/21/2022  
SCALE: AS SHOWN  
PROJECT: TRANSBAY BLOCK 2 EAST  
SHEET: C-5.1

**C-5.1**

## Transbay Block 2 East

Schematic Design Document

21 October 2022

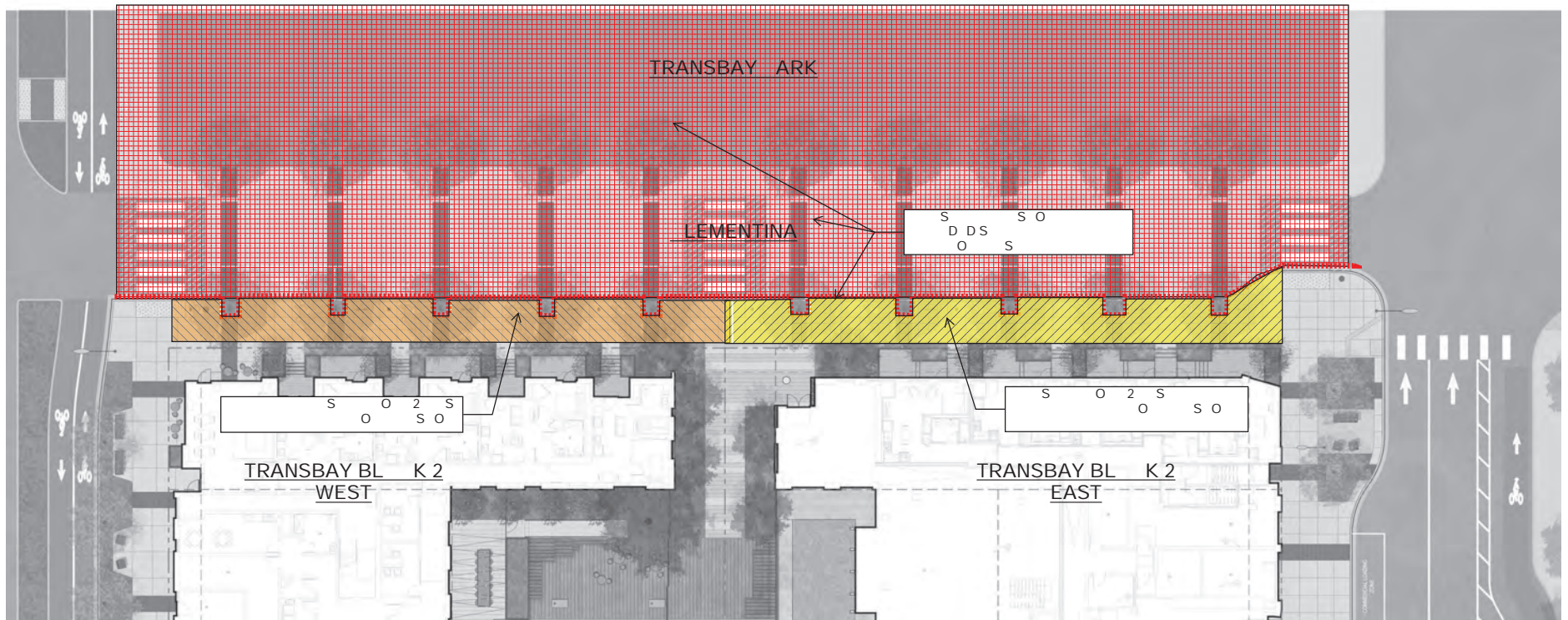
Page 100

**KENNERLY** ARCHITECTURE & PLANNING





# Clementina Improvement Diagram



## Transbay Block 2 East

Schematic Design Document  
21 October 2022  
Page 102

# Commercial Adjacent to TB3 Park Diagram



## Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 103

# Green Point Rated Checklist

NEW GREEN RATING SYSTEM VERSION 2		MULTIFAMILY		Planning Scoresheet				
<p>The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings.</p> <p>The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (5), Resources (6), and Water (6), and meet the prerequisites depending on State. For California: CALGreen Mandatory, EQS 2, HE, LUS 1, LA, 01, 01, Outside California: ICC 700 Mandatory Measures, ES 2, HE 1, JS 1, 01, 01.</p> <p>The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v2.2. For more information please visit <a href="http://www.builditgreen.org/greenelement">www.builditgreen.org/greenelement</a></p> <p><b>Build It Green is not a code enforcement agency.</b></p> <p>A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.</p> <p>New Home Multifamily Version 6.2</p>		Points Targeted: 118.0	Certification Level Targeted: Gold	Compliance Pathway Targeted: Option 2: All Electric Compliance	T24 Compliance Targeted: 6.0 %			
<p>Points Earned: 2</p> <p>Possible Points: 118.0</p> <p>Community: 2, Energy: 25, IAQ/Health: 5, Resources: 6, Water: 6, 0.0</p>		<p>Notes</p>						
TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Earned	Community	Energy	IAQ/Health	Resources	Water	Notes
<p><b>A. SITE</b></p> <p><b>A1. Construction Footprint</b></p> <p><b>A2. Job Site Construction Waste Diversion</b></p> <p><b>A3. Recycled Content Base Material</b></p> <p><b>A4. Heat Island Effect Reduction (Non-Roof)</b></p> <p><b>A5. Construction Environmental Quality Management Plan including Push-Out</b></p> <p><b>A6. Stormwater Control: Prescriptive Path</b></p> <p><b>A7. Stormwater Control: Performance Path</b></p>		4	1	1	1	1	1	
<p><b>B. FOUNDATION</b></p> <p><b>B1. Fly Ash and/or Slag in Concrete</b></p> <p><b>B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)</b></p> <p><b>B3. Foundation Drainage System</b></p> <p><b>B4. Moisture Controlled Crawlspace</b></p> <p><b>B5. Structural Pest Controls</b></p> <p><b>B6. 1 Termite Shields and Separated Exterior Wood-to-Concrete Connections</b></p> <p><b>B7. Plant Trunks, Bases, or Stems at Least 30 inches from the Foundation</b></p>		1	0	2	2	1	1	
<p><b>C. LANDSCAPE</b></p> <p><b>C0.01. Enter the landscape area percentage. Points capped at 3 for less than 15%.</b></p> <p><b>C1. Plants Grouped by Water Needs (Hydrozoning)</b></p> <p><b>C2. Three Inches of Mulch in Planting Beds</b></p> <p><b>C3. Resource Efficient Landscapes</b></p> <p><b>C4. Minimal Turf in Landscape</b></p> <p><b>C5. Trees to Moderate Building Temperature</b></p> <p><b>C6. High-Efficiency Irrigation System</b></p> <p><b>C7. One Inch of Compost in the Top Six to Twelve Inches of Soil</b></p> <p><b>C8. Rainwater Harvesting System</b></p> <p><b>C9. Recycled Wastewater Irrigation System</b></p> <p><b>C10. Submeter or Dedicated Meter for Landscape Irrigation</b></p> <p><b>C11. Landscape Water Budget</b></p> <p><b>C12. Environmentally Preferable Materials for Site</b></p> <p><b>C13. Reduced Light Pollution</b></p> <p><b>C14. Large Stature Trees</b></p> <p><b>C15. Third Party Landscape Program Certification</b></p> <p><b>C16. Maintenance Contract with Certified Professional</b></p>		1	1	1	1	1	1	

Draft GreenPoint Rated New Home Multi Family Version 6.0

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Earned	Community	Energy	IAQ/Health	Resources	Water	Notes
<p><b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b></p> <p><b>D1. Optimal Value Engineering</b></p> <p><b>D2. Construction Material Efficiencies</b></p> <p><b>D3. Engineered Lumber</b></p> <p><b>D4. Insulated Headers</b></p> <p><b>D5. FSC-Certified Wood</b></p> <p><b>D6. Solid Wall Systems</b></p> <p><b>D7. Energy Heals on Roof Trusses</b></p> <p><b>D8. Overhangs and Outlets</b></p> <p><b>D9. Reduced Pollution Entering the Home from the Garage</b></p> <p><b>D10. Structural Pest and Rot Controls</b></p> <p><b>D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)</b></p>		2	2	1	1	1	1	

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 104

KENNERLY ARCHITECTURE & PLANNING





# Green Point Rated Checklist

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
<b>E. EXTERIOR</b>							
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
<b>E5. Durable Roofing Materials</b>							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
N/A	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof			2	2		
<b>F. INSULATION</b>							
<b>F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content</b>							
TBD	F1.1 Walls and Floors					0.5	
TBD	F1.2 Ceilings					0.5	
<b>F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions</b>							
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
<b>F3. Insulation That Does Not Contain Fire Retardants</b>							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
<b>G. PLUMBING</b>							
<b>G1. Efficient Distribution of Domestic Hot Water</b>							
TBD	G1.1 Insulated Hot Water Pipes			1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
<b>G2. Install Water-Efficient Fixtures</b>							
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets ≤ 1.0 gpm	1				1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1				1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
TBD	G6. Submeter Water for Tenants					2	
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>							
<b>H1. Sealed Combustion Units</b>							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
<b>H3. Effective Ductwork</b>							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
<b>H4. ENERGY STAR® Bathroom Fans</b>							
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVJ Standards	1			1		
<b>H5. Advanced Practices for Cooling</b>							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
<b>H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality</b>							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
<b>H7. Effective Range Design and Installation</b>							
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1		
TBD	H9. Advanced Refrigerants				1		
<b>I. RENEWABLE ENERGY</b>							
0.0%	I.1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
<b>I.2. Net Zero Energy Home</b>							

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
<b>J. BUILDING PERFORMANCE AND TESTING</b>							
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
TBD	J4. All Electric or Combustion Appliance Safety Testing				1		
<b>J5. Building Energy Performance</b>							
Option 2: All Electric Compliance							
J5.1 Home Outperforms Title 24		37.0009		25+			
J5.2 Non-Residential Spaces Outperform Title 24		0.0		15			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
No	J8. ENERGY STAR® for Homes	0		1			
No	J9. EPA Indoor airPlus Certification				2		
TBD	J10. Blower Door Testing				3		
TBD	J11. Compartmentalization of Units			1	1		
<b>K. FINISHES</b>							
<b>K1. Entryways Designed to Reduce Tracked-in Contaminants</b>							
No	K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1		1			
<b>K2. Low-VOC Interior Wall and Ceiling Paints</b>							
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2		2			
Yes	K3. Low-VOC Caulks and Adhesives	1		1			
<b>K4. Environmentally Preferable Materials for Interior Finish</b>							
TBD	K4.1 Cabinets				2		
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving				2		
TBD	K4.4 Doors				2		
TBD	K4.5 Countertops				1		
<b>K5. Formaldehyde Emissions in Interior Finish Exceed CARB</b>							
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
Yes	K8. Comprehensive Inclusion of Low Emitting Finishes	1			1		
TBD	K9. Durable Cabinets				2		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				1		

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 105

KENNERLY ARCHITECTURE & PLANNING



# Green Point Rated Checklist

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
<b>L. FLOORING</b>							
≥75%	L1. Environmentally Preferable Flooring	3				3	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential	3			3		
Yes	L3. Durable Flooring	1				1	No carpet in homes
TBD	L4. Thermal Mass Flooring		1				Exposed concrete, tile or stone
<b>M. APPLIANCES AND LIGHTING</b>							
TBD	M1. ENERGY STAR® Dishwasher						1
TBD	M2. Efficient Clothes Washing and Drying						2
TBD	M2.1. CEE-Rated Clothes Washer			1			
TBD	M2.2. ENERGY STAR® Dryer			1			
No	M2.3. Solar Dryer/ Laundry Lines	0		0.5			
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2			
<b>M4. Permanent Centers for Waste Reduction Strategies</b>							
TBD	M4.1. Bulk-In Recycling Center					1	
TBD	M4.2. Bulk-In Composting Center					1	
<b>M5. Lighting Efficiency</b>							
Yes	M5.1. High-Efficiency Lighting	2		2			
TBD	M5.2. Lighting System Designed toIESNA Footcandle Standards or Designed by Lighting Consultant			2			
No	M6. Electric Vehicle Charging Stations and Infrastructure	0		2			
Yes	M7. Central Laundry	1					1
TBD	M8. Gearless Elevator			1			
<b>N. COMMUNITY</b>							
<b>N1. Smart Development</b>							
Yes	N1.1. 9th Site	2	1			1	
TBD	N1.2. Designated Brownfield Site		1			1	
>35	N1.3. Conserve Resources by Increasing Density	4		2		2	
Yes	N1.4. Cluster Homes for Land Preservation	2	1			1	TBD W has private open space
1130	N1.5. Home Size Efficiency	7				10	
3	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
<b>N2. Housing/Development Located Near Transit</b>							
No	N2.1. Within 1 Mile of a Major Transit Stop	0	1				
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2				
<b>N3. Pedestrian and Bicycle Access</b>							
10	N3.1. Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
10	Enter the number of Tier 1 services						
10	Enter the number of Tier 2 services						
Yes	N3.2. Connection to Pedestrian Pathways	1	1				
No	N3.3. Traffic Calming Strategies	0	2				
TBD	N3.4. Sidewalks Buffered from Roadways and 5-8 Feet Wide			1			
Yes	N3.5. Bicycle Storage for Residents	1	1				Covered bike storage for at least 15% of residents
TBD	N3.6. Bicycle Storage for Non-Residents		1				
TBD	N3.7. Reduced Parking Capacity		2				
<b>N4. Outdoor Gathering Places</b>							
Yes	N4.1. Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
Yes	N4.2. Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1				
<b>N5. Social Interaction</b>							
No	N5.1. Residential Entries with Views to Calens	0	1				
No	N5.2. Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3. Porches Oriented to Street and Public Space	0	1				
<b>N6. Passive Solar Design</b>							
TBD	N6.1. Heating Load			2			
TBD	N6.2. Cooling Load			2			
<b>N7. Adaptable Building</b>							
TBD	N7.1. Universal Design Principles in Units		1		1		
TBD	N7.2. Full-Function Independent Rental Unit		1				
<b>N8. Resiliency</b>							
TBD	N8.1. Climate Impact Assessment		1		1	1	
TBD	N8.2. Strategies to Address Assessment Findings		1		1	1	
<b>N9. Social Equity</b>							

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
Yes	N10.3. At Least 20% of Units at 120% AMI or Less are For Sale	1	1					
<b>N11. Mixed-Use Developments</b>								
TBD	N11.1. Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N11.2. At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N11.3. Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
<b>O. OTHER</b>								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
TBD	O3. Orientation and Training to Occupants--Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
<b>O5. Home System Monitors</b>								
TBD	O5.1. Home Energy Monitoring Systems			1				
TBD	O5.2. Home Water System Monitors						1	
<b>O6. Green Building Education</b>								
TBD	O6.1. Marketing Green Building		2					
TBD	O6.2. Green Building Signage			0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1					
TBD	O11. Smokefree Housing				2		Does Mercy allow smoking?	
TBD	O12. Integrated Pest Management Plan				1			
<b>P. DESIGN CONSIDERATIONS</b>								
<b>P1. Acoustics: Noise and Vibration Control</b>								
	Enter the number of Tier 1 practices		1		1			
	Enter the number of Tier 2 practices							
<b>P2. Mixed-Use Design Strategies</b>								
TBD	P2.1. Tenant Improvement Requirements for Built-Out				1		1	
TBD	P2.2. Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3. Separate Mechanical and Plumbing Systems				1			
<b>P3. Commissioning</b>								
TBD	P3.1. Design Phase			1	1			
Yes	P3.2. Construction Phase	3		2	1			
Yes	P3.3. Post-Construction Phase	3		2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
<b>INNOVATIONS</b>								
TBD	Enter Innovation 1 description here. Enter up to four points at right.							
TBD	Enter Innovation 2 description here. Enter up to four points at right.							
TBD	Enter Innovation 3 description here. Enter up to four points at right.							
TBD	Enter Innovation 4 description here. Enter up to four points at right.							
<b>Summary</b>								
Total Available Points in Specific Categories			405	47	136	73	91	95
Minimum Points Required in Specific Categories			50	2	25	8	6	8
Total Points Completed			116.0	14.0	49.0	20.0	21.0	9.0

## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 106

KENNERLY ARCHITECTURE & PLANNING



## TB2-East Loading Diagram

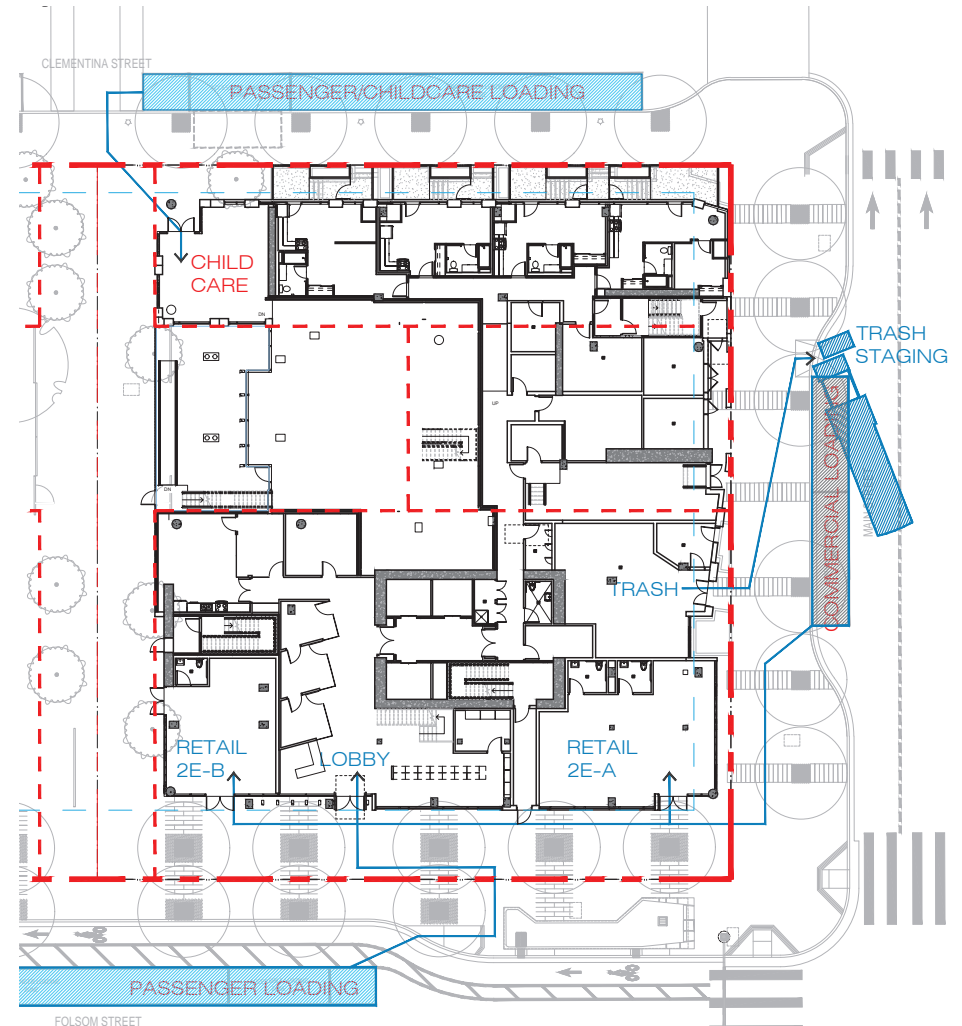
**Trash:** Mercy Management will move compacted trash containers to dedicated spaces on Main Street 2-3x per week for night trash service. Compacted trash will require fewer trash pick-ups, smaller staging area/ additional activation, and fewer maintenance worker hours to manage trash.

**Residential Loading - Typical:** The projects exceeds 100,000 square feet of residential area and does not provide off-street loading. There is sufficient on-street loading to satisfy the demand of the development. Based on passenger loading rates provided in the TIA Guidelines, the proposed project would generate demand for only 0.5 commercial loading spaces in the midday peak hour of commercial loading. In addition, the proposed project would generate demand for two passenger loading spaces during any one minute during the peak 15 minutes of the average peak period. With approximately 16 passenger and commercial loading spaces on Folsom, Main, and Clementina Street, the loading demand for the block will be more than met by the on-street loading spaces.

Also, Mercy Housing does not anticipate there being an issue with moving residents in and out of the building without a loading dock. Mercy owns and operates other large properties that do not have loading docks or parking and loading is not a major issue. This is because there are not significant or frequent loading needs beyond the initial building opening and lease-up period. There will be move-ins and move-outs on occasion, but in general we find out residents to be very stable once they move in, and end up living there for many years. Also, there is on-street loading on three sides of the property to provide loading opportunities for residents and building. Lastly, including a loading dock would add a curb cut thus affecting the streetscape plan and add a non-active ground floor use.

**Residential Loading - Lease up:** For the first few months of the building opening it will be busy with residents moving in. However, due to our staff availability and elevator access, we stagger the move-in's so there are only one or two per day so as to not overwhelm the building. Having the street loading space on three sides of Block 2 will be a big benefit when move in's and move outs do occur, and is more loading space than we typically have at other properties.

**Childcare:** It is anticipated that child care loading will occur along Clementina due to the proximity to the child care entrance. There is passenger loading located along Clementina but with the TB2-East Family population and population on families in the Transbay district, the child care could easily be accessed via the bike or walking.



## Transbay Block 2 East

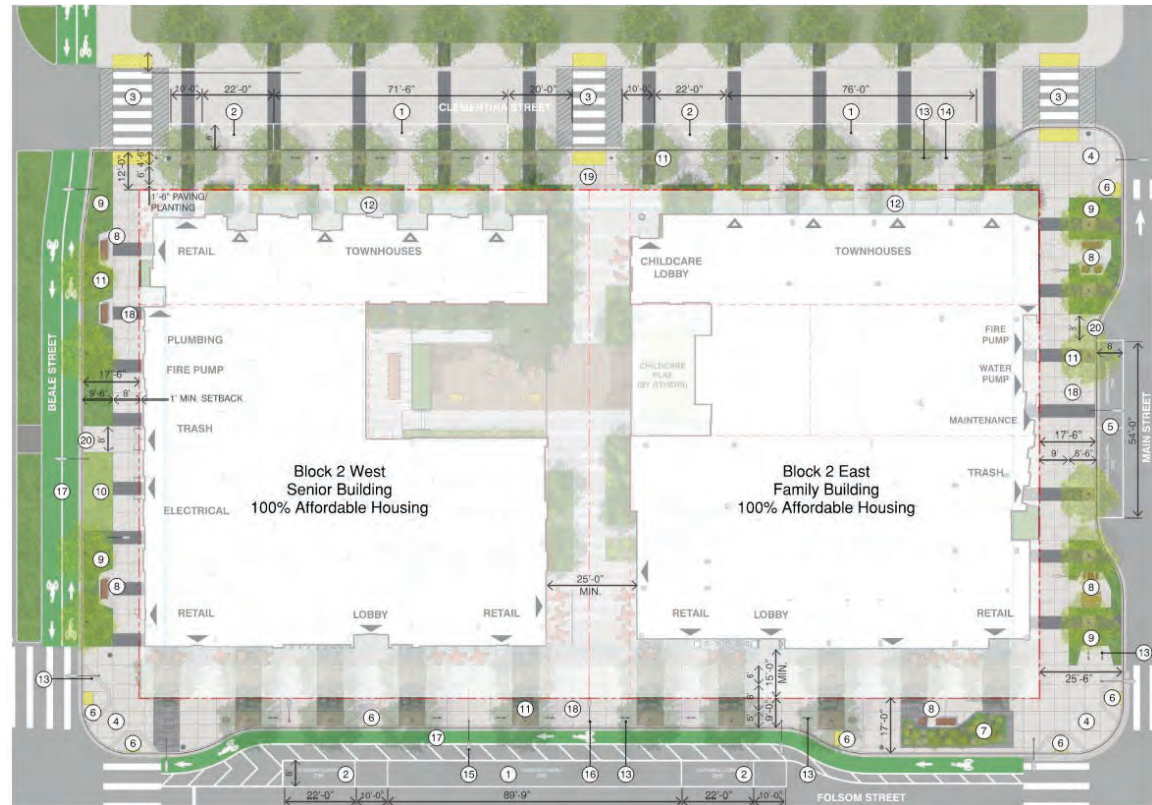
Schematic Design Document  
21 October 2022  
Page 107

KENNERLY ARCHITECTURE & PLANNING



## Block 2 Project Loading Scenario

- The developments will not have any off-street loading.
- The on-street loading spaces are acceptable to meet the demands of the buildings and no off-street loading is needed.
- Commercial and passenger loading is not shown as divided into individual stalls as requested by SFMTA.
- Quantity of loading provided was reviewed by SFMTA:
  - Clementina: 71'-6" and 76' passenger loading and two accessible loading stalls.
  - Beale Street: no loading
  - Folsom Street: 89'-9" passenger loading and two accessible stalls.
  - Main Street: 54' commercial loading.
- All loading is to be 24 hours / 7 days.
- Commercial loading is to be "Six Wheel" type.
- Operationally longer-term loading than "short term loading" can be approved via the SFMTA Temporary Signage Group. Move in / move out requiring street loading space will need to submit a request for temporary signage with the SFMTA Temporary Signage Group which will be granted given the site configuration.



### Transbay Block 2 East

Schematic Design Document  
 21 October 2022  
 Page 108



## Transbay Block 2 East

Schematic Design Document

21 October 2022

Page 109

**KENNERLY** ARCHITECTURE & PLANNING



plural



mercyHOUSING