



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JULY 19, 2017

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*Filing Date:* November 6, 2014  
*Case No.:* **2013.0975COA**  
*Project Address:* **888 Tennessee Street**  
*Historic Landmark:* Dogpatch Landmark District  
*Zoning:* UMU (Urban Mixed-Use) Zoning District  
45-X Height and Bulk District  
*Block/Lot:* 4060/001 and 004  
*Applicant:* Melinda Sarjapur, Reuben, Junius and Rose, LLP  
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### PROPERTY DESCRIPTION

**888 Tennessee Street** is a two-story, industrial building located across two lots (collectively measuring approximately 39,650 square feet (sq ft)) on the west side of Tennessee Street at the northwest corner of 20<sup>th</sup> Street. The project site has approximately 198.25-ft of frontage along Tennessee Street, 200-ft of frontage along 20<sup>th</sup> Street, and 198.25-ft of frontage along Minnesota Street. Constructed in 1953, the existing building features a flat roof, stucco exterior, and aluminum-sash windows, and currently measures approximately 38,520 square feet in size. The existing building is a non-contributing resource located in the Dogpatch Landmark District.

### PROJECT DESCRIPTION

The proposed project (Project) entails the demolition of the existing two-story industrial building, and the new construction of a four-story-with-basement (45-ft tall) mixed-use building with approximately 111,442 gross square feet (gsf). The project includes 110 dwelling units, which consists of eight three-bedroom units, 39 two-bedroom units, 47 one-bedroom units, and 16 studios. The proposed project also includes 87 off-street parking spaces, 1 car-share parking space, 110 Class 1 bicycle parking spaces, and 34 Class 2 bicycle parking spaces. The Project incorporates approximately 1,985 sq ft of publically-accessible open space along 20<sup>th</sup> Street, a common area on the ground floor measuring approximately 5,567 sq ft, and a series of private decks. In addition, the Project will undertake living alley improvements for the portion of 20<sup>th</sup> Street, adjacent to the overpass, between Tennessee and Minnesota Streets, as part of their streetscape requirements.

## OTHER ACTIONS REQUIRED

The Project requires a Large Project Authorization (LPA) and adoption of Shadow Findings from the Planning Commission, and Building Permits from the Department of Building Inspection (DBI). On June 15, 2017, the Recreation and Parks Commission adopted a motion recommending that the proposed shadow cast by the Project would not be adverse to the use of Espirit Park. The Planning Commission will consider this recommendation at the public hearing on the Shadow Findings, which is currently scheduled for July 27, 2017.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

Under the LPA, the Project is seeking exceptions from the Planning Code requirements for: rear yard (Planning Code Section 134); permitted obstructions (Planning Code Section 136); dwelling unit exposure (Planning Code Section 140); street frontage (Planning Code Section 145.1); off-street freight loading (Planning Code Section 152.1); and measurement of height (Planning Code Section 260). Otherwise, the Project is in compliance with all other provisions of the Planning Code.

## PUBLIC/NEIGHBORHOOD INPUT

As of July 12, 2017, the Department has received a few inquiries regarding the Project; however, none of this correspondence has expressed either support or opposition to the Project.

## ISSUES & CONSIDERATION

- Large Project Authorization: The project requires a Large Project Authorization (LPA) from the Planning Commission, since the project includes construction of more than 25,000 gross square feet within the UMU Zoning District. The LPA is scheduled for review by the Planning Commission on July 19, 2017.
- Non-Contributing Resource: Per Appendix L of Article 10, 888 Tennessee Street is currently listed as a non-contributor to the Dogpatch Landmark District.
- Architectural Review Committee (ARC): The Project was reviewed by the Architectural Review Committee on April 6, 2016. During this hearing, the ARC expressed support for the exterior window frame element and the finish and color of the proposed ceramic tile, since the tile was matte in finish with a rough textured exterior. At this hearing, the ARC requested: elimination of the silver anodized aluminum windows and the use of a dark-color or non-reflective anodized or powder-coated aluminum window throughout the Project; elimination of the painted horizontal siding on the exterior; incorporation of a wider cornice and additional details to better fit within the larger landmark district.

To address the comments from the ARC, the Project Sponsor undertook the following revisions:

- All windows shall be dark anodized aluminum. No silver anodized aluminum shall be used.
- The Project is providing a painted metal panel within the window frames of the lighter-colored brick tile building, as opposed to a wood siding.



- The Project has provided a more definitive cornice on the dark-colored brick tile buildings.

Overall, the Department has determined that the revisions addressed ARC comments.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

Within Article 10 of the San Francisco Planning Code, Appendix L outlines the standards for review for new construction within the Dogpatch Landmark District.

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The Project would provide new residential and commercial use within the Dogpatch Landmark District. The existing building is a non-contributing resource to the surrounding landmark district; therefore, the demolition of the subject building does not impact the integrity of the landmark district. Residential use is commonly found within the surrounding landmark district, while commercial use is found along 22<sup>nd</sup> Street and 3<sup>rd</sup> Street. The massing and scale of the Project is consistent with the larger landmark district, since it is consistent and compatible with the district's industrial properties. Therefore, the Project complies with Rehabilitation Standard 1.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The Project would not remove or alter any features or spaces that characterize the surrounding landmark district. The Project would maintain the historic character of the surrounding landmark district by providing for compatible new construction, which is consistent with the district's character-defining features, including, but not limited to, four-story mass and form,*

*fenestration, and defined cornice, as well as other elements identified in the designating ordinance for the landmark district. The Project successfully harkens and relates to the district's industrial aesthetic, while providing for a contemporary design. Therefore, the Project complies with Rehabilitation Standard 2.*

**Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*The Project does not include the addition of conjectural elements or architectural features from other buildings. The new construction would not create a false sense of historical development and is designed to be contemporary in nature. Therefore, the Project complies with Rehabilitation Standard 3.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The Project does not involve alterations to the surrounding district that have acquired significance in their own right. The existing building has been determined to be a non-contributing element within the Dogpatch Landmark District, and has not gained significance in its own right. Therefore, the Project complies with Rehabilitation Standard 4.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

*The Project does not impact or destroy any distinctive features, finishes or construction techniques that characterize the surrounding district. The subject lot is currently occupied by a non-contributing, two-story industrial building, and does not contain any contributing features or historic materials associated with the surrounding landmark district. Therefore, the Project complies with Rehabilitation Standard 5.*

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The Project does not include the repair or replacement of any historic features, since there are no historic features on the subject lot. Therefore, the Project complies with Rehabilitation Standard 6.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The Project would not destroy or damage any contributing elements to the Dogpatch Landmark District. The Project has been designed to be compatible with the landmark district, including the district's massing, form, scale, materials and features, yet is differentiated by the nature of the project's construction, use and detailing.*

*Overall, the Project draws from the massing, scale and form of nearby contributing industrial properties, and provides an architectural treatment that echoes industrial within the landmark district. The overall form of the Project is organized into two distinct masses, which face onto Minnesota and Tennessee Streets. On each street façade, the mass is broken down into three forms, which feature contrasting materials and varying fenestration patterns. These two masses are divided by a central courtyard accessed from 20<sup>th</sup> Street. From the street, the "industrial" blockier massing evokes the district's industrial properties, such as 800 Tennessee Street, 970 Tennessee Street and 904-922 22nd Street—all of which are larger and blockier in form as compared to adjacent residential buildings.*

*The Project features a material palette primarily consisting of a dark colored brick tile, a light colored brick tile, board textured concrete, white and dark colored cement plaster, which evoke the qualities of district's material palette, as found on the nearby contributing industrial properties. The district's materials include standard brick masonry, reinforced concrete, concrete block and stucco.*

*Along Tennessee Streets, the Project provides four rectilinear masses, which are distinguished from each other by setbacks and contrasting colors and materials. Similarly, along Minnesota Street, the Project provides four rectilinear masses, which are setback five feet from the property line, and which alternate along the street edge. Within each mass on both street facades, the fenestration is organized into a regular pattern. The fenestration varies from mass to mass, and is expressed as either a set of paired double-hung, aluminum-sash windows or as an elongated window set within a projecting window frame complemented with a dark metal panel. The fenestration evokes the traditional double-hung windows found in the residential properties in the landmark district. In addition, the scale of the window frame mirrors the size and proportion of the window blocks found within more traditional industrial properties found within the landmark district. The massing setbacks provide visual relief and a more direct relationship to the nearby district properties further south on Minnesota and Tennessee Streets.*

*Overall, the Project appears to comply with Rehabilitation Standard #9, and offers a contemporary infill project within a designated landmark district that appropriately evokes the material quality of the district's character-defining features and draws from historic references in a contemporary manner. Therefore, the proposed project complies with Rehabilitation Standard #9.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The Project includes new construction, which would not affect the essential form and integrity of the landmark district, since the proposal does not impact any character-defining features of the surrounding district and offers compatible, yet contemporary, infill new construction. The Project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the district would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

### APPENDIX L OF ARTICLE 10

Although identified as a contributing resource in Appendix L of Article 10 of the San Francisco Planning Code, 888 Tennessee Street is a non-contributing resource located within the Dogpatch Landmark District. The Dogpatch Landmark District is significant under events and design/construction as an industrial workers' housing enclave and for the strong collection of industrial and commercial buildings, which are representative of San Francisco's maritime, labor and industrial activities for the period of significance between 1867 and 1945. This district is also significant for the collection of Victorian and Edwardian-era dwellings, many of which were designed by noted San Francisco architect, John Cotter Pelton Jr., constructed between 1870 and 1910.

Per Section 6 of Appendix L, the Dogpatch Landmark District is characterized by the following character-defining features:

1. *Residential - Features of Existing Buildings.*
  1. *Overall Form and Continuity. Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.*
  2. *Scale and Proportion. The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival*

influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake-styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.

3. Fenestration. Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.
  4. Materials. Horizontal rustic wood siding is the traditional cladding material found in the district. However, fish-scale wood shingles and asbestos siding are also found throughout the district.
  5. Design Features. Recessed porches and entry porticos are characteristic design features of the district.
  6. Architectural Detail. Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.
2. *Industrial/Commercial - Features of Existing Buildings.*
1. Overall Form and Continuity. Building height is generally within a four-story range and many of the industrial/commercial structures are one or two stories in height. Typically, these buildings are constructed closer to the property line than the residential structures found in the district.
  2. Scale and Proportion. The buildings are of typical warehouse design, large in bulk, often with large, ground level openings originally designed for rail or vehicular access. Industrial/commercial structures are found throughout the district, often surrounded by residential buildings. While gaps may exist, because of height, bulk and setback, there is regularity to the overall form of industrial/commercial buildings. A small cluster of brick and stucco public buildings (police, fire, and hospital) are easily recognizable from other industrial/commercial structures found in the district. These resources, while offering a different scale and proportion, are compatible with the plain reinforced concrete and brick-faced structures characteristic of 20th century industrial architecture.
  3. Fenestration. For the most part, the district's industrial/commercial buildings lack strong fenestration patterns, which typically are not supportive of a warehouse function. Windows exist near entrances and in some cases, offer small storefronts to display products. Early 20th century warehouse buildings were often constructed with office spaces above warehouse functions. In this case, double-hung, residential-type windows can be found. Larger industrial, metal sash windows are prevalent on commercial buildings built after 1920. Door openings are often massive to facilitate easy access of bulk materials.
  4. Materials. Standard brick masonry is found on the older industrial/commercial buildings in the district; reinforced concrete was introduced as a cladding material following the earthquake

*and fire of 1906. Concrete block and stucco are also found on some 20th century, industrial/commercial buildings.*

5. *Color. Red brick is typical, with some yellow and painted brick. Muted earth tones of red, brown, green, gray, and blue are found on reinforced concrete, concrete block, and stucco-faced buildings.*
6. *Texture. Typical facing materials give both a rough textured or smooth appearance, depending on the cladding material.*
7. *Architectural Detail. Industrial and commercial buildings typically lack ornamentation. Warehouses by their very nature are utilitarian; warehouses constructed towards the end of the Dogpatch Historic District period of significance (1943) have even less ornamentation than older counterparts. Cornices are simple and may be abstract versions of more elaborate cornices found on larger, commercial structures in San Francisco's Financial District. Where detail occurs, it is often found surrounding entryways to industrial/commercial buildings.*

As noted within Section 7 of Appendix L, the Dogpatch Landmark District outlines standards for new construction and alterations within the Dogpatch Landmark District (See Appendix L, Section 7). The standards for review address the character of the historic district, alteration and new construction of residential properties, and alteration and new construction of industrial/commercial properties.

Overall, the proposed project appears to be compatible and in general conformity with the historic character and character-defining features of the Dogpatch Landmark District, as outlined within Appendix L of Article 10 of the San Francisco Planning Code, and as follows:

#### *Overall Form and Continuity*

888 Tennessee Street appears to be consistent and compatible with the overall form and continuity of the Dogpatch Landmark District with its large rectangular bulk and four-story height. The industrial properties in the surrounding district are one-to-four-stories in height, and are constructed at the property line. The Project relates to this overall form, since the Project features a four-story massing that is constructed at the property line along Tennessee Street. Although the Project incorporates a setback of five feet along Minnesota Street, the Project still features a rectilinear massing, which provides for a strong relationship to the adjacent brick building at 701 Minnesota Street.

#### *Scale and Proportion*

888 Tennessee Street appears to be consistent and compatible with the district's scale and proportion, as evidenced by the large bulk and large ground level openings. The industrial properties in the surrounding district feature a typical warehouse design with a large bulk. The Project features a large four-story bulk, which is defined by contrasting colors and materials. The Project incorporates larger ground floor openings for the commercial use, which mirrors the large openings found on the 20<sup>th</sup> century industrial buildings in the district, as is found on 3<sup>rd</sup> Street.

#### *Fenestration*

888 Tennessee Street appears to be generally consistent and compatible with certain aspects of the district's fenestration. The residential properties in the surrounding district are primarily characterized

by a fairly symmetrical and regular pattern of double-hung, wood-sash windows with consistent dimensions. The industrial properties in the surrounding district feature large-scale door openings and larger industrial metal sash windows; though, a typical district fenestration pattern is not apparent among the district's industrial properties. The Project provides a regular pattern of fenestration on the exterior and correlates its fenestration pattern to the double-hung wood-sash windows of the residential properties, as evidenced by the paired double-hung windows of the darker-colored mass, and the scale of the openings on the lighter-colored mass, which relate to the scale of the window openings found on the 20<sup>th</sup> century industrial properties located in the landmark district.

#### *Materials, Color and Texture*

888 Tennessee Street appears to be largely consistent and compatible with aspects of the district's predominant materials, colors and textures. The residential properties in the surrounding district are primarily characterized by painted horizontal rustic wood siding. The industrial properties in the surrounding district are primarily characterized by standard brick masonry (either red brick or yellow brick), reinforced concrete and stucco, which feature a rough textured or smooth appearance in earth tones of red, brown, green, gray and blue. The Project's material palette, consisting of dark colored brick tile, a light colored brick tile, board textured concrete, white and dark colored cement plaster, are consistent with the qualities of the district's characteristics. All of the Project materials are matte in finish. Similarly, the proposed color of the exterior materials, which include white, brown and gray, are consistent with the district's characteristics.

#### *Design Features & Architectural Details*

888 Tennessee Street appears to be consistent and compatible with district's design features and architectural details. The industrial properties in the surrounding district are primarily characterized by their lack of ornamentation, utilitarian nature, and simple cornices. The Project incorporates some of the district's characteristics including the lack of ornamentation and a strong cornice. The scale and width of the proposed cornices align to the width and scale of the traditional brick cornices found on nearby brick masonry buildings. Although a stronger cornice has been provided on the darker colored volumes, the Department finds that the proposed cornices on the lighter colored volumes could be strengthened to reinforce the relationship to the surrounding landmark district. Therefore, the Department has added a condition of approval to redesign and refine this cornice element.

#### *Summary*

Ultimately, the Project appears to respect the general size, shape, scale and historic character of the character-defining features and contributing resources within the Dogpatch Landmark District. The Project provides a contemporary expression that appropriately references important elements and characteristics of the district. Therefore, the Project appears to generally comply with the standards for infill new construction, as outlined in Appendix L of Article 10 of the San Francisco Planning Code.

## ENVIRONMENTAL REVIEW STATUS

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on January 23, 2017, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further

environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

## CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. Materials: Prior to issuance of the Site Permit, the Project Sponsor shall provide material samples to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color and finishes for all exterior materials.
2. Cornice: Prior to issuance of the Site Permit, the Project Sponsor shall redesign the proposed cornice on the lighter colored volumes to strengthen the roofline articulation and provide a more definitive termination, as is characteristic of other properties in the landmark district.

## ATTACHMENTS

Draft COA Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Height Map, Aerial Photos, and Site Photos

Architectural Drawings

Public Correspondence

RS: G:\Documents\Certificate of Appropriateness\2013.0975COA 888 Tennessee St\CoFA Case Report\_888 Tennessee St.doc





# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. XXXX

HEARING DATE: JULY 19, 2017

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOTS 001 AND 004 IN ASSESSOR'S BLOCK 4060, WITHIN THE DOGPATCH LANDMARK DISTRICT, UMU (URBAN MIXED-USE) ZONING DISTRICT AND 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on November 6, 2014, Melinda Sarjapur of Reuben, Junius and Rose, LLP (Project Sponsor), on behalf of 888 Tennessee Partners, LLP (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to demolish the existing two-story industrial building and construct a new mixed-use building with 110 dwelling units located at 888 Tennessee Street on Lots 001 and 004 in Assessor's Block 4060.

WHEREAS, the environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Planning Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"). The Planning Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

WHEREAS, the Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

WHEREAS, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

WHEREAS, on January 23, 2017, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

WHEREAS, on July 19, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0975COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby **APPROVES WITH CONDITIONS** a Certificate of Appropriateness, in conformance with the project information dated November 11, 2016 and labeled Exhibit A on file in the docket for Case No. 2013.0975COA based on the following findings:

## CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. Materials: Prior to issuance of the Site Permit, the Project Sponsor shall provide material samples to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color and finishes for all exterior materials.
2. Cornice: Prior to issuance of the Site Permit, the Project Sponsor shall redesign the proposed cornice on the lighter colored volumes to strengthen the roofline articulation and provide a more definitive termination, as is characteristic of other properties in the landmark district.

## FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code.

- That the proposed project is compatible with the Dogpatch Landmark District, since the new work does not destroy historic materials and provides for new infill construction, which is compatible, yet differentiated.
  - That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, as well as, other elements identified in the designating ordinance for Dogpatch Landmark District.
  - That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
  - That the proposal respects the character-defining features of Dogpatch Landmark District.
  - The proposed project meets the requirements of Article 10.
  - The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Dogpatch Landmark District for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project will not have any effect on any existing neighborhood serving retail uses, since there is no neighborhood-serving retail use located on the project site.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Dogpatch Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The proposed project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed project does not include commercial office development, and will not have any effect on industrial and service sector jobs on the project site.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not affect the access to sunlight or vistas for parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lots 001 and 004 in Assessor's Block 4060 for proposed work in conformance with the project information dated November 11, 2016, labeled Exhibit A on file in the docket for Case No. 2013.0975COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (AND ANY OTHER APPROPRIATE AGENCIES) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on July 19, 2017.

Jonas P. Ionin  
Commission Secretary

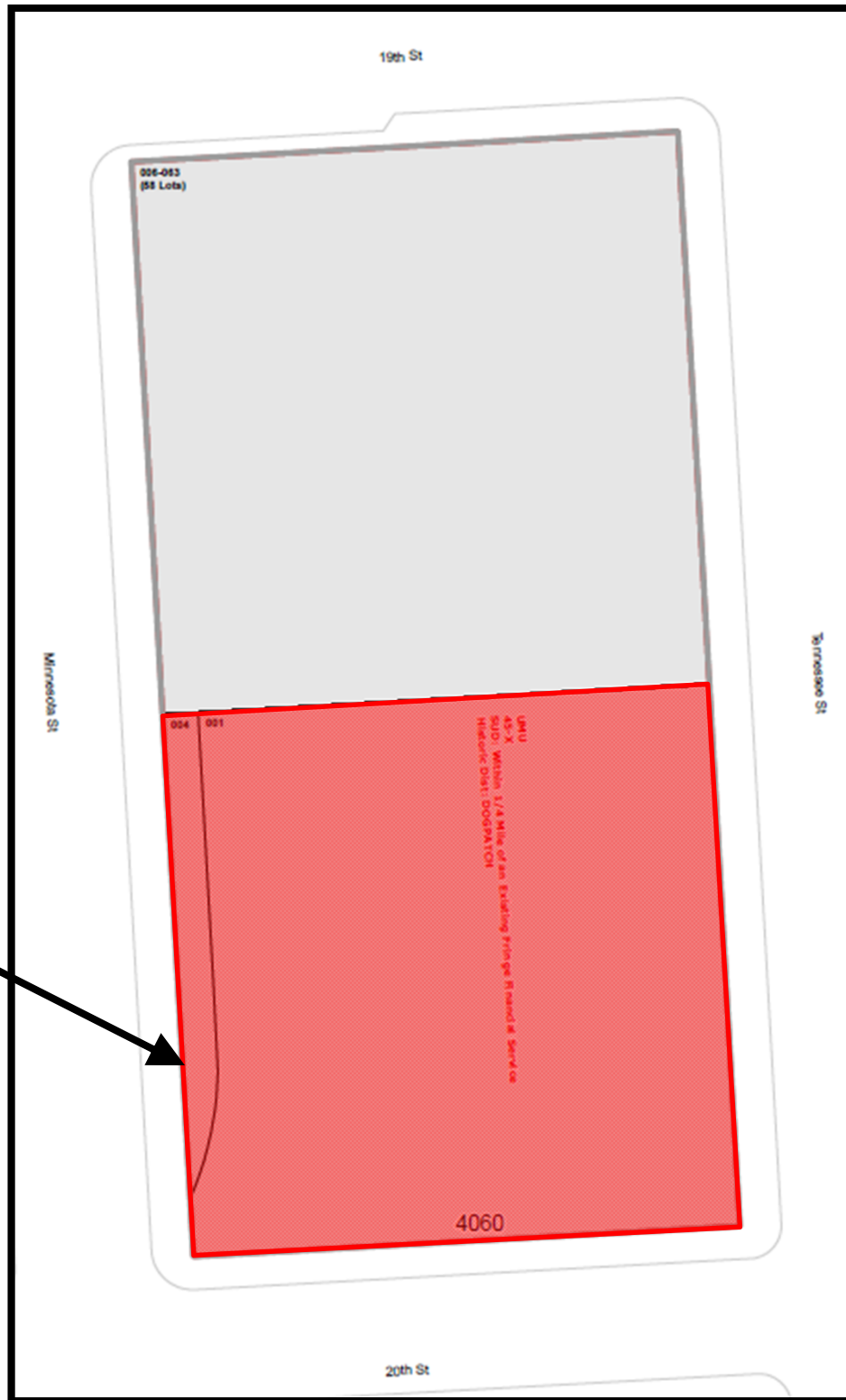
AYES:

NAYS:

ABSENT:

ADOPTED: July 19, 2017

# Parcel Map



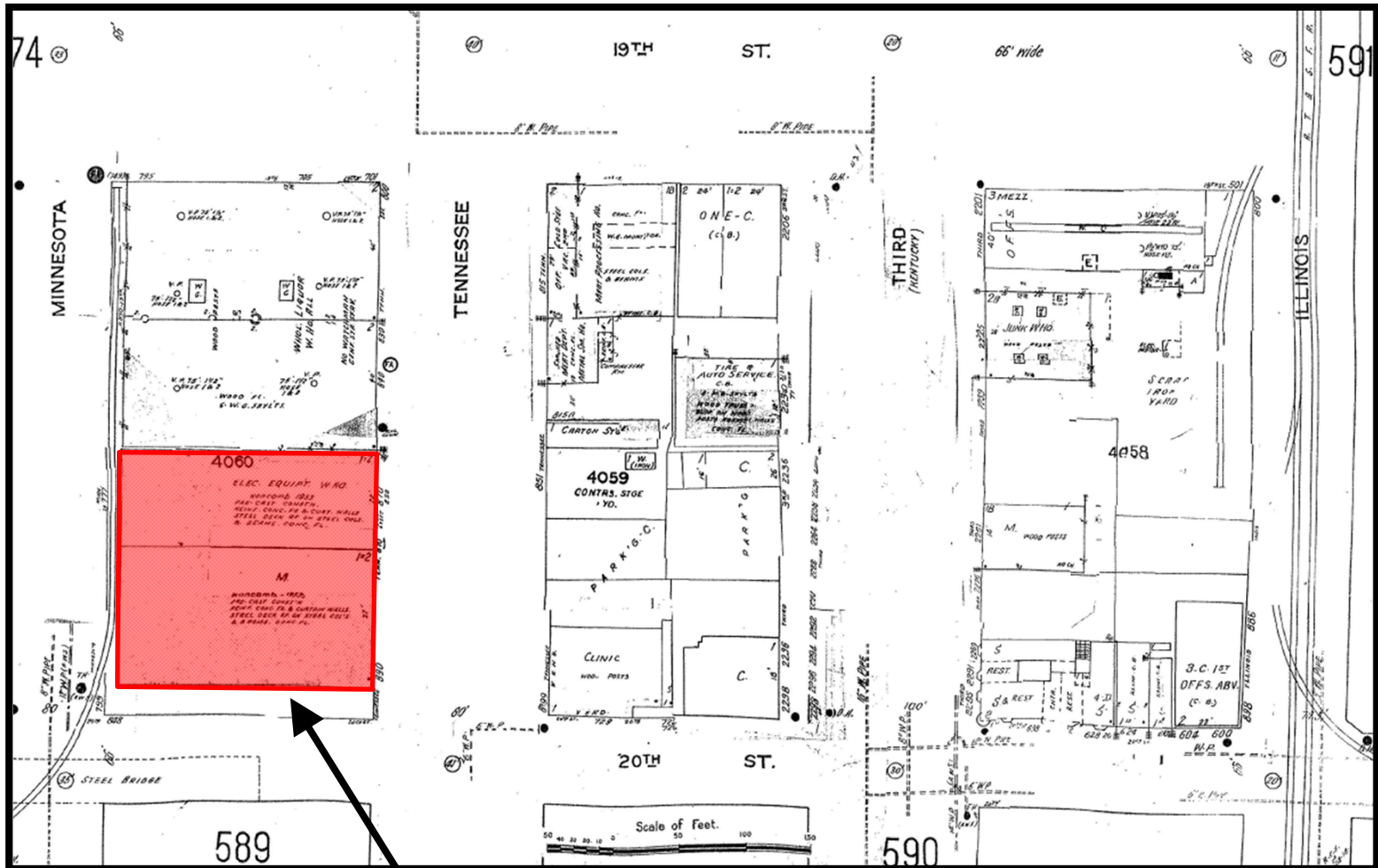
SUBJECT PROPERTY



HPC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street



# Sanborn Map\*



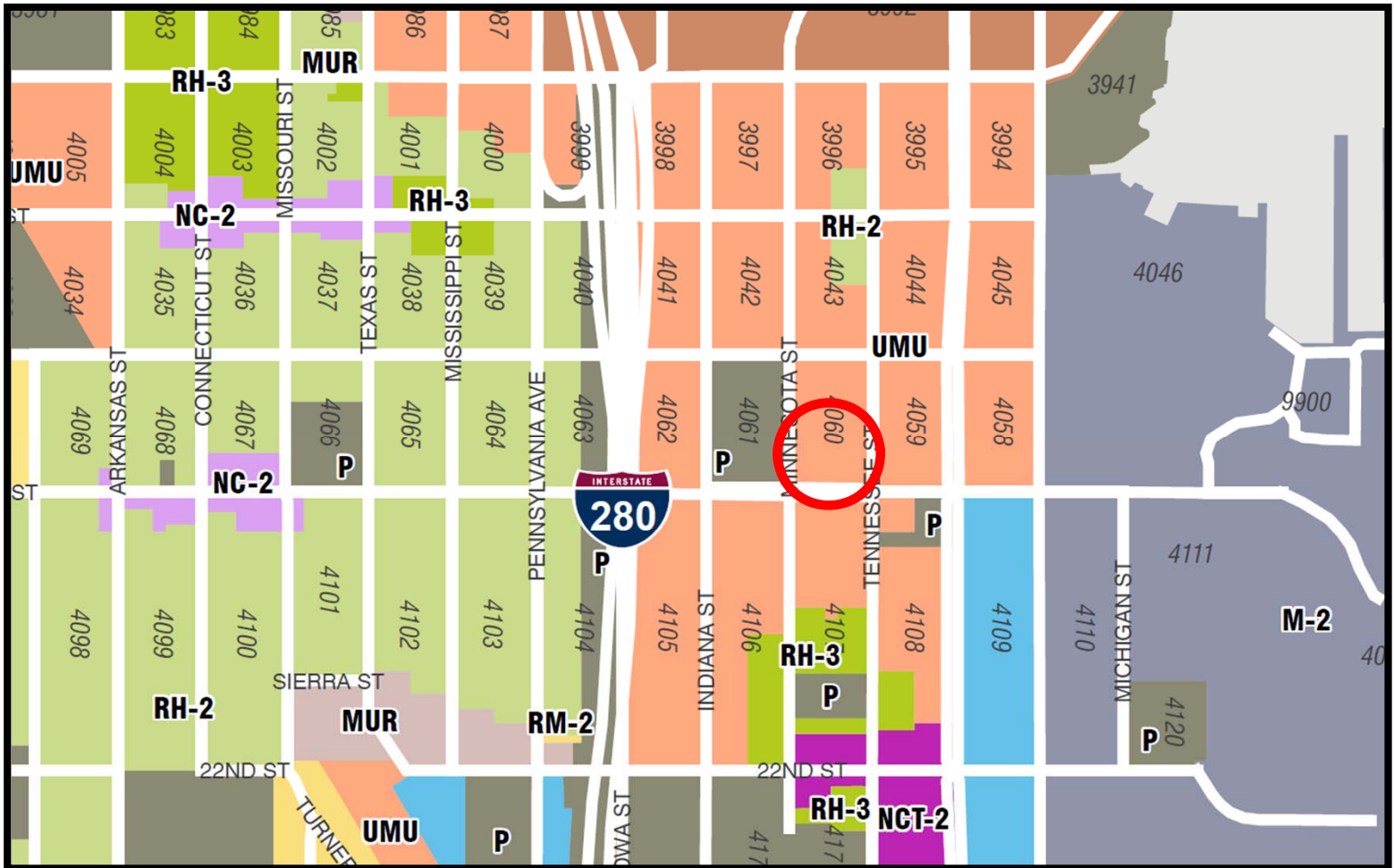
SUBJECT PROPERTY

\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



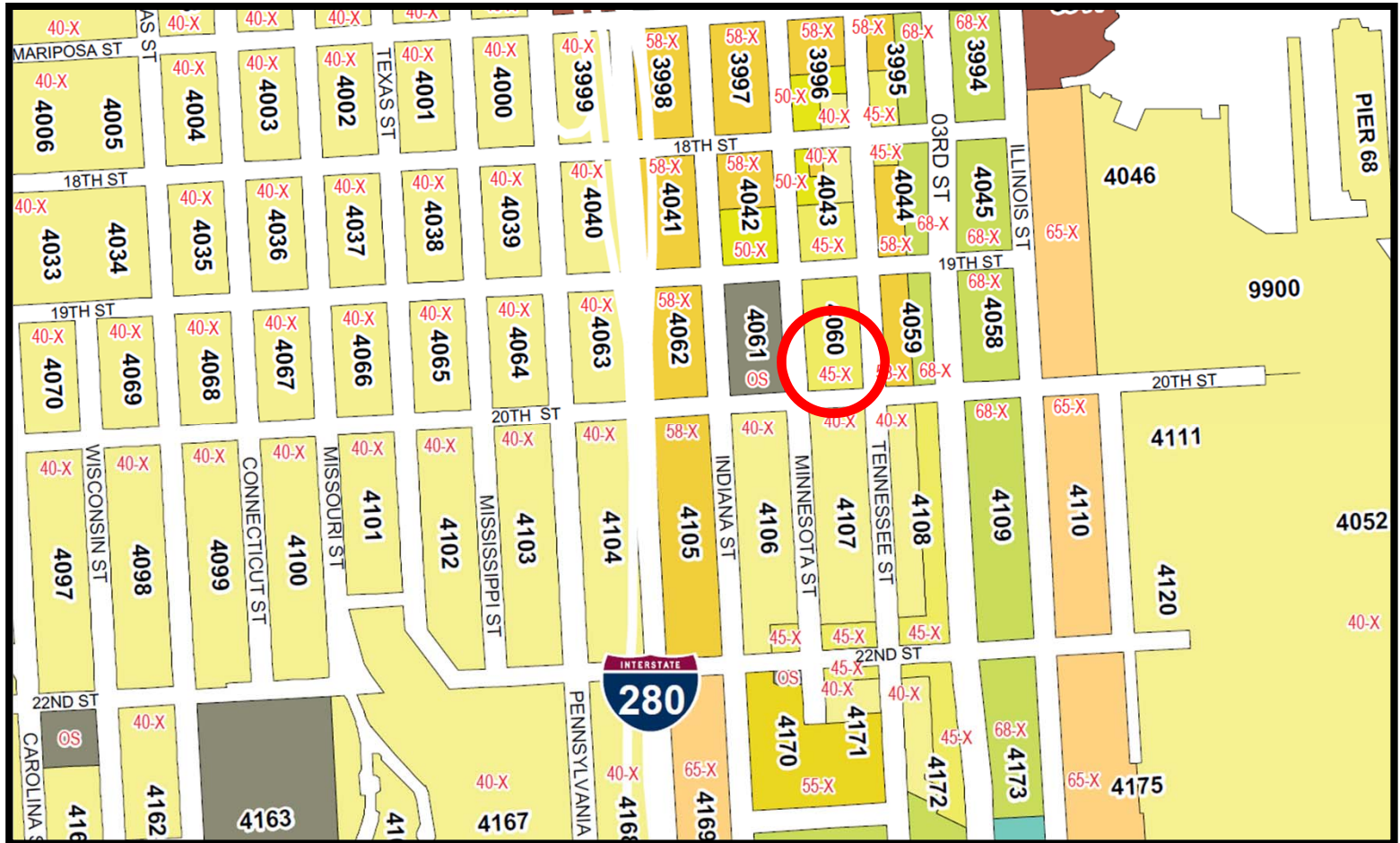
ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street

# Zoning Map



ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street

# Height & Bulk Map



ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street



# Aerial Photo



PROJECT SITE



ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street



# Site Photo

PROJECT SITE



888 Tennessee Street, View of 20<sup>th</sup> and Tennessee Streets

ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street

# Site Photo

PROJECT SITE



888 Tennessee Street, View of 20<sup>th</sup> Street from Tennessee Street

ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street



# Site Photo

PROJECT SITE



888 Tennessee Street, View of 20<sup>th</sup> and Minnesota Streets

ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street

# Site Photo

PROJECT SITE



888 Tennessee Street, View along Minnesota Street

ARC Hearing  
Case Number 2013.0975COA  
888 Tennessee Street



# REUBEN, JUNIUS & ROSE, LLP

July 5, 2017

## Delivered Via Messenger

Andrew Wolfram, Commission President  
Historic Preservation Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 888 Tennessee – Certificate of Appropriateness  
Planning Case No. 2013.0975COA  
Hearing Date: July 19, 2017  
Our File No.: 7107.03**

Dear President Wolfram and Commissioners:

Our office represents the S. Hekemian Group (“**Sponsor**”), the sponsor of project proposing demolition of a non-contributory building and construction of a new mixed-use residential development at 888 Tennessee Street (the “**Project**”). The Project is located in the Dogpatch Historic District, and therefore requires a Certificate of Appropriateness from the Historic Preservation Commission (“**Commission**”).

The Project has been thoughtfully designed to ensure compatibility with the surrounding historic district, has incorporated all previous recommendations of the Commission’s Architectural Review Committee, and will provide numerous public benefits.

We look forward to presenting this project to the Commission on July 19<sup>th</sup>.

## **1. Property Description**

888 Tennessee is a 39,650-square-foot parcel occupying the southern half of the city block bounded by 19<sup>th</sup>, Minnesota, 20<sup>th</sup> and Tennessee Streets in Potrero Hill. It is located within an Urban Mixed Use (“**UMU**”) Zoning District a 45-X Height and Bulk District.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup>  
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight  
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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The site currently contains a two-story industrial building and surface parking lot and loading dock access along Minnesota. The existing building is *not a contributor to the surrounding Dogpatch Historic District* (the “**District**”).

The site is bounded to its north by 701 Minnesota – a three-story, former brick warehouse containing fifty-four dwelling units and four live/work units, which is a contributing resource to the Dogpatch Landmark District. To the east is Tennessee Street, to the south is the 20<sup>th</sup> Street highway overpass, and to its west is Minnesota Street and Espirit Park.

## **2. Project Description**

The Project will demolish an existing two-story non-contributory industrial building and construct a new four-story residential building with ground-floor commercial space. The building will be separated into two “wings,” with an open space courtyard in between and a below-grade garage containing 83 parking spaces. In addition, an approximately 1,985-square-foot, attractively landscaped, publicly-accessible piazza would be provided along 20<sup>th</sup> Street.

The Project will contain 110 dwelling units in a diverse mix of 8 three-bedroom units, 39 two-bedroom units, 47 one-bedroom units, and 16 studio units. Ground-floor commercial spaces (with a combined, total footprint of 5,472 square feet) include a 2,702-square-foot space on the Southwest corner, opening onto Espirit Park as well as a 2,770-square-foot space on the Southeast Corner, fronting Tennessee Street and 20th Street.

The Project will transform the existing streetscape. There are currently no sidewalks adjacent to the site on Minnesota or 20<sup>th</sup>. The Project will construct a new streetscape in these areas, and provide substantial improvements along approximately 575 linear feet of frontage, including landscaping, seating, and sidewalk bulb-outs in front of the proposed commercial frontages. In addition, the Project has proposed construction of a living alley design along 20th Street, improving pedestrian circulation and safety.

Renderings of the Project are provided in the plans, attached as **Exhibit A**.

## **3. Design Compatibility with the Dogpatch Historic District**

The Project architects, David Baker Architects (“**DBA**”), have worked closely with preservation planners and community stakeholders to ensure compatibility of Project design and materials with the surrounding District.

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The Project incorporates the following massing, typology, and material strategies to ensure compatibility with the District:

- **Massing.** The Project massing has been split to appear as 7 building volumes, inspired by contextual scale of industrial development in the surrounding District.
- **Typology.** Exterior building design on distinct building segments is divided among three typologies, directly inspired by concrete frame, brick, and wood frame contributory buildings located at 695 Minnesota, 701 and 888 Minnesota, and 600 Minnesota.
- **Material Strategies.** In selecting a material palette for the project, DBA referenced character-defining features of industrial development in the District. The final palette incorporates dark brick, light brick and v-groove siding. The overall color palette will be of muted tones, consistent with the earthy colors found on numerous contributory buildings in the District.

The Project design has also incorporated all feedback provided by the Commission's Architectural Review Committee ("ARC") on April 16, 2017. At this hearing, the ARC expressed support of the Project's overall form, massing, and building proportion, as well as the proposed vertical-orientation of brick tile at the façade and the color and texture of proposed façade materials.

However, the ARC recommended the following specific changes: (1) providing a stronger roofline termination; (2) using only dark-colored aluminum windows; and (3) using dark material in lieu of horizontal siding at large window bays.

*These recommendations have been addressed in the revised design, as follows:*

- The dark brick building segments originally proposed a 3" deep 3.4" side cornice at the top edge of the building. This has been revised to a 6" deep cornice dropped by approximately 8" from the top of the building, referencing similar dropped or tiered cornice designs on the contributory brick building at 701 Minnesota. This will provide stronger roofline termination, while simultaneously minimizing potential shadow impacts to the adjacent park to the west.
- The project previously provided light anodized window frames. These have been replaced with dark anodized frames.

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- The project previously provided wood siding material within the window bays, which has been replaced with a dark metal panel.

The current Project design incorporates all previous ARC comments, and will result in a structure that is compatible with the adjacent historic district.

#### **4. Project Benefits**

In addition to complementing the surrounding historic district, the Project would provide a range of public benefits to the community, including:

- New Housing. Adding *110 new units to the City's rental housing stock* in diverse a mix of studio, one-bedroom, two-bedroom and three-bedroom units that will provide housing for arrange of family sizes and income levels. The Project would also participate in the City's Inclusionary Housing Program through provision of on-site affordable rental units.
- Public Open Space. Creating approximately *1,985 square feet of attractively landscaped, publicly-accessible open space* in the form of a public piazza and expanded streetscape at the building's 20<sup>th</sup> Street courtyard.
- Neighborhood-Serving Retail. Providing *5,472 square feet of neighborhood-serving ground floor retail*, including a 2,702-square-foot space on the southwest corner of the site, opening onto Espirit Park.
- Substantial Streetscape Improvements. Providing numerous streetscape improvements over 575 linear feet along Minnesota, 20th, and Tennessee Streets (approximately ½ of the total block face), and planting approximately 21 new street trees. Proposed streetscape improvements include: construction of a living alley along 20th Street, *sidewalk installation providing safe passage from Tennessee to Minnesota*, landscaping and greenery, and the installation of sidewalk bulb-outs in front of the Project's commercial frontages. These changes would create a more welcoming and safer environment for Project residents and neighbors.
- Impact Fees and Community Improvements. The Project is anticipated to contribute *more than \$1.8 million in development impact fees* and/or provide in-kind improvements of equivalent value. This would directly benefit the public through financing or developing new infrastructure and capital improvements in the area.

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Historic Preservation Commission  
Attn: President Andrew Wolfram  
July 5, 2017  
Page 5

**5. Conclusion**

The Project has been thoughtfully designed to ensure compatibility with the surrounding historic district, has incorporated all design and material recommendations of the ARC, and will provide numerous public benefits. For these reasons, we ask that the Commission grant a Certificate of Appropriateness for the Project.

Thank you.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Melinda A. Sarjapur

Enclosure:  
Exhibit A – Project Plans

cc: Commissioner Aaron Jon Hyland, Vice President  
Commissioner Karl Hasz  
Commissioner Ellen Johnck  
Commissioner Richard S.E. Johns  
Commissioner Diane Matsuda  
Commissioner Jonathan Pearlman  
Jonas P. Ionin, Commission Secretary  
Rich Sucre, Planning Department  
Peter Hekemian, S. Hekemian Group

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**REUBEN, JUNIUS & ROSE, LLP**



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S

Survey

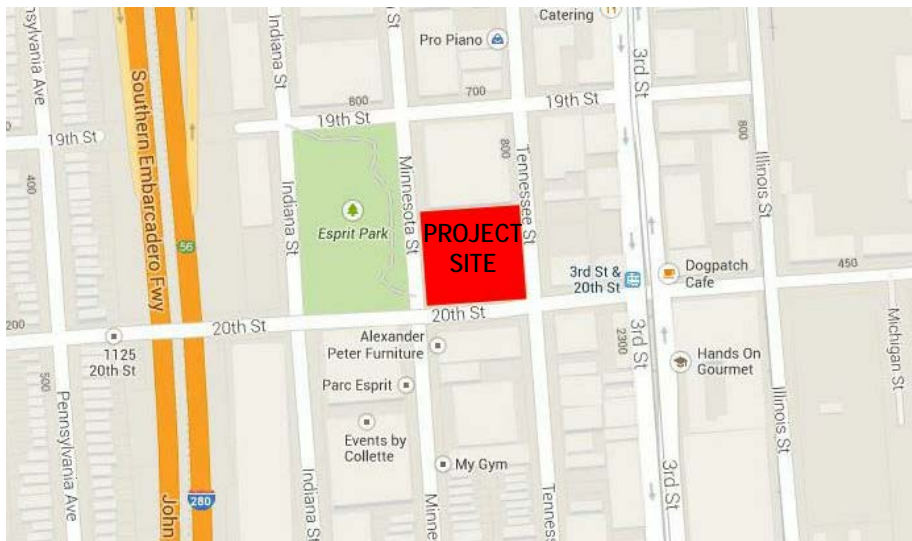


PROJECT TEAM

OWNER	ARCHITECT
The S. Hekemian Group	David Baker Architects
99 East Blithedale Avenue	461 Second Street, Loft C127
Mill Valley, CA 94941	San Francisco, CA 94107
t. 415.888.8662	t. 415-896-6700
ATTN. Peter Hekemian	ATTN. Brad Leibin

LANDSCAPE ARCHITECT  
Fletcher Studio  
2325 3rd Street  
Suite 413  
SF CA 94107  
t. 415 431 7878  
ATTN. David Fletcher

VICINITY MAP



The S.Hekemian  
Group

888 Tennessee Street  
(789 Minnesota Street)

Cover Sheet

LPA DRAWING SET RE-SUBMITTAL

21202  
scale: 1/4" = 1'-0"  
date: 7/9/2017

G.01



GENERAL PROJECT INFO

ZONING DISTRICT	UMU
BLOCK/LOT	4060/001 & 4060/004
TOTAL SITE SQUARE FOOTAGE (COMBINED LOTS)	39,650 sq. ft.
HEIGHT/BULK DISTRICT	45 X
CONSTRUCTION TYPE	Type V-A over Type 1-A
DWELLING UNITS	110 (See Unit Tabulation Below)
PARKING SPACES	83 + 1 Car-share
LOADING SPACES	0 (Exception will be sought)
NUMBER OF BUILDINGS	1
HEIGHT OF BLDGS	West Side 45'-0" and East Side 45'-0"
NUMBER OF STORIES	4

UNIT TABULATION

3BR	8	7%
2BR	39	35%
1BR	47	43%
Studio	16	15%
	110	

PARKING TABULATION

Permitted Off-Street Parking:  
(110) Dwelling Units X .75 cars for each dwelling unit per Sec. 151.1, Table 151.1  
= 83 Parking Spaces (rounded up)

5472 sq. ft. of Commercial / Up to One Parking Space per 1500 sq. ft. per Sec. 151.1, Table 151.1  
= 4 Parking Spaces\*

Car-share Requirement (per Section 166, Table 166).  
= 1 Space

Total Permitted:  
= 87 Parking Spaces  
+ 1 Carshare Space (per Section 166(e), required car-share parking, "shall not be counted against the maximum number of parking spaces allowed by this Code as a principal use, an accessory use, or a conditional use")

Proposed Off-Street Parking:  
79 Standard and Compact Spaces  
4 ADA Spaces (Including 1 Van)  
1 Car-share Space

Total Proposed:  
= 83 Total Parking Spaces\*  
+ 1 Car-share Space

\*The (4) Permitted Commercial Parking Spaces will not be included in the project

PROJECT DESCRIPTION

The Project site is approximately 39,650 square foot, located at 888 Tennessee Street (Combined Assessor’s Block 4060, Lot 001 and Block 4060, Lot 004), and currently occupied by a 38,520 square foot industrial building built in 1953. The site is within the Urban Mixed Use (“UMU”) Zoning District and the Central Waterfront neighborhood of the Eastern Neighborhoods Plan Area. The existing building is a non-contributing resource located within the Article 10 Dogpatch Historic District.

The Project proposes to demolish the existing two-story building and construct one 4-story residential building with ground-floor commercial space. The building would be separated into two “wings,” with an open-space courtyard in between. A below-grade garage of approximately 30,000 square feet would span the length of the development.

Overall project gross square footage totals 143,832 square feet, with 8 three-bedroom units, 39 two-bedroom units, 47 one-bedroom units, and 16 studio units, for a total of 110 units. Ground-floor commercial spaces (with a combined, total footprint of 5,472 square feet) include a 2,702 square foot space on the Southwest corner, opening onto Esprit Park as well as a 2,770 square foot space on the Southeast Corner, fronting Tennessee Street and 20th Street. A private landscaped courtyard, stoops, and balconies contribute approximately 6,350 square feet of common & private useable open space. 1,985 square feet of publicly accessible open space will be provided including a public piazza at the entry to the courtyard. A pedestrian bridge would connect the second, third, and fourth floors of the building across the courtyard. The project would also provide streetscape improvements on Minnesota, Tennessee, and 20th Streets. Proposed streetscape improvements include a living alley on 20th Street as well as sidewalk bulb-outs in front of the commercial frontages at Minnesota Street and Tennessee Street.

Bicycle Parking

	Class I:		Class II:	
	Req'd	Proposed	Req'd	Proposed
Dwelling Units	103 <sup>1</sup>	110 in Garage	6 <sup>3</sup>	34 at Sidewalk/ Streetscape
Retail	0 <sup>2</sup>		2 <sup>4</sup>	

<sup>1</sup> 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100 units

<sup>2</sup> One Class 1 space for every 7,500 square feet of occupied floor area

<sup>3</sup> One Class 2 space per 20 units

<sup>4</sup> Minimum two Class 2 spaces. One for every 2,500 sq. ft. of occupied floor area

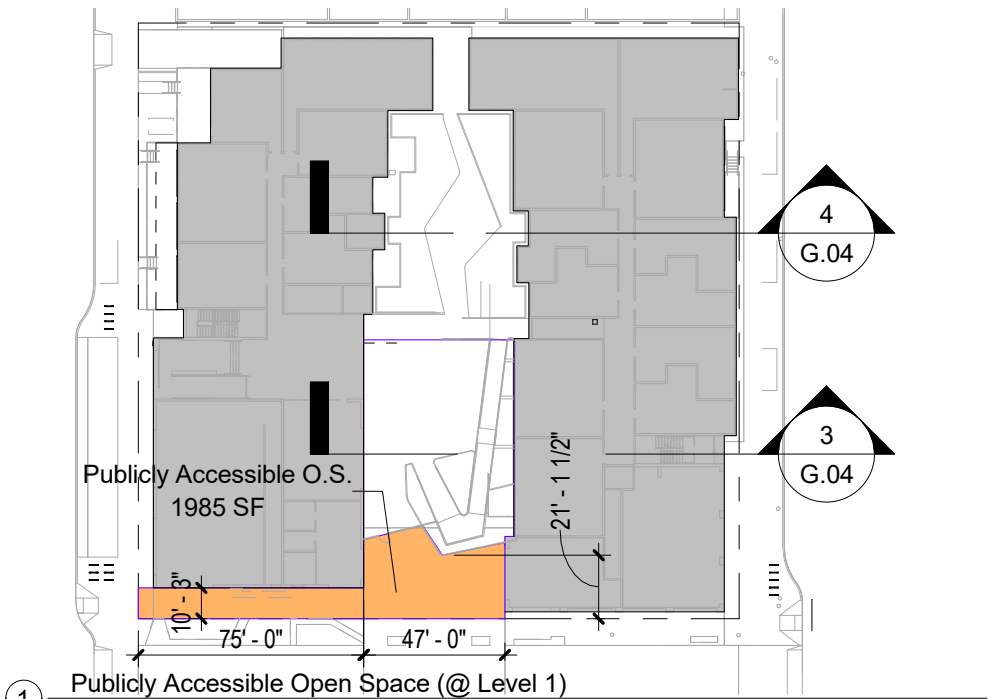
(Bicycle Parking Requirements are per Section 155.2, Table 155.2)

OPEN SPACE REQUIREMENTS:

Total Usable Open Space Required for Dwelling Units  
Per SF Planning Code Sec. 135 Table 135B:  
80 sq. ft. per Dwelling Unit of Open Space of Common or Private Useable Open Space  
or  
54 sq. ft. per Dwelling Unit of Publicly Accessible Open Space

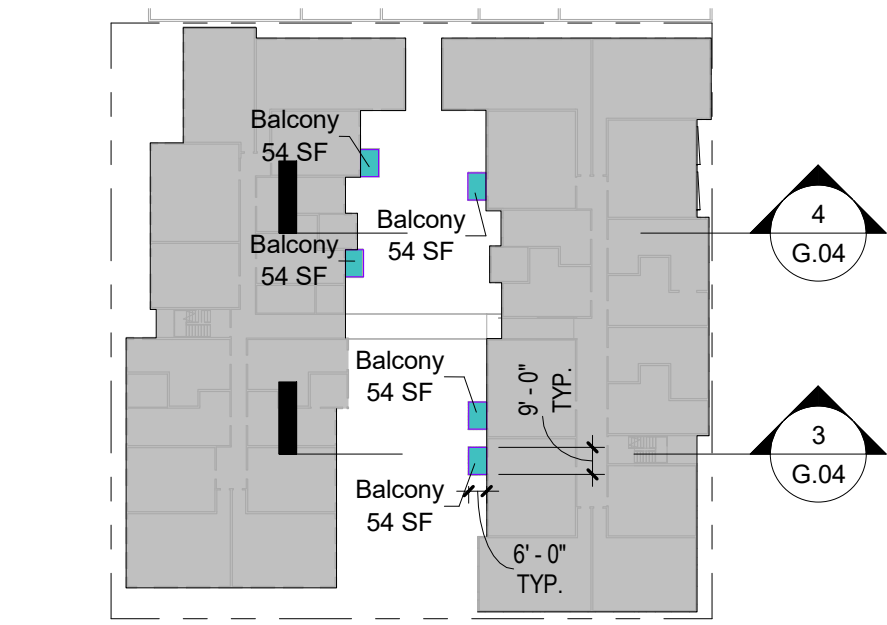
Total Usable Open Space Required for Retail  
Per Sec. 135.3 Table 135.3  
1 sq. ft. of Usable Open Space per 250 sq. ft. of Occupied Retail Floor Area

1 - PUBLICLY ACCESSIBLE O.S.



1,985 Sq. Ft. @ Level 1 / 54 sq. ft. per Dwelling Unit = 36 Dwelling Units Satisfied

2 - UPPER LEVEL PRIVATE USABLE O.S. (BALCONIES):



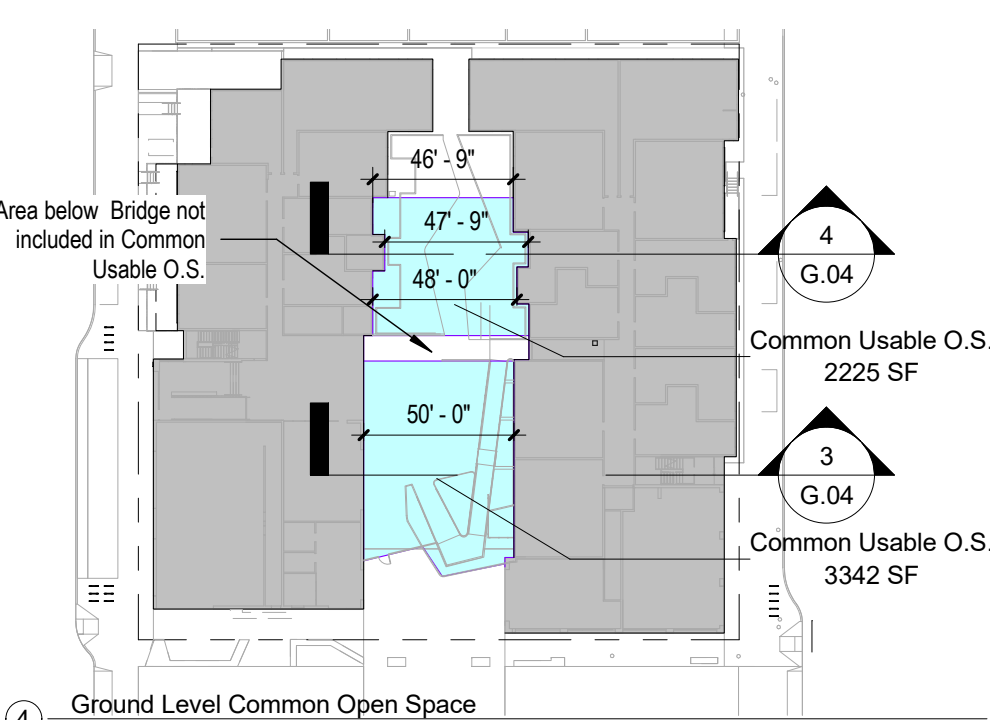
(10) Balconies @ 54 sq. ft. Because the open space requirement is 80 sq. ft. per Dwelling unit, this leaves 26 sq. ft remaining to be satisfied for each of the 10 units with balconies. In other words, 260 sq. ft. total remaining to be satisfied for the 10 units with balconies

3 - GROUND LEVEL PRIVATE USABLE O.S. (STOOPS)



(3) Units with Stoops on the west side of the building are fully satisfied

4 - GROUND LEVEL COMMON USABLE O.S.

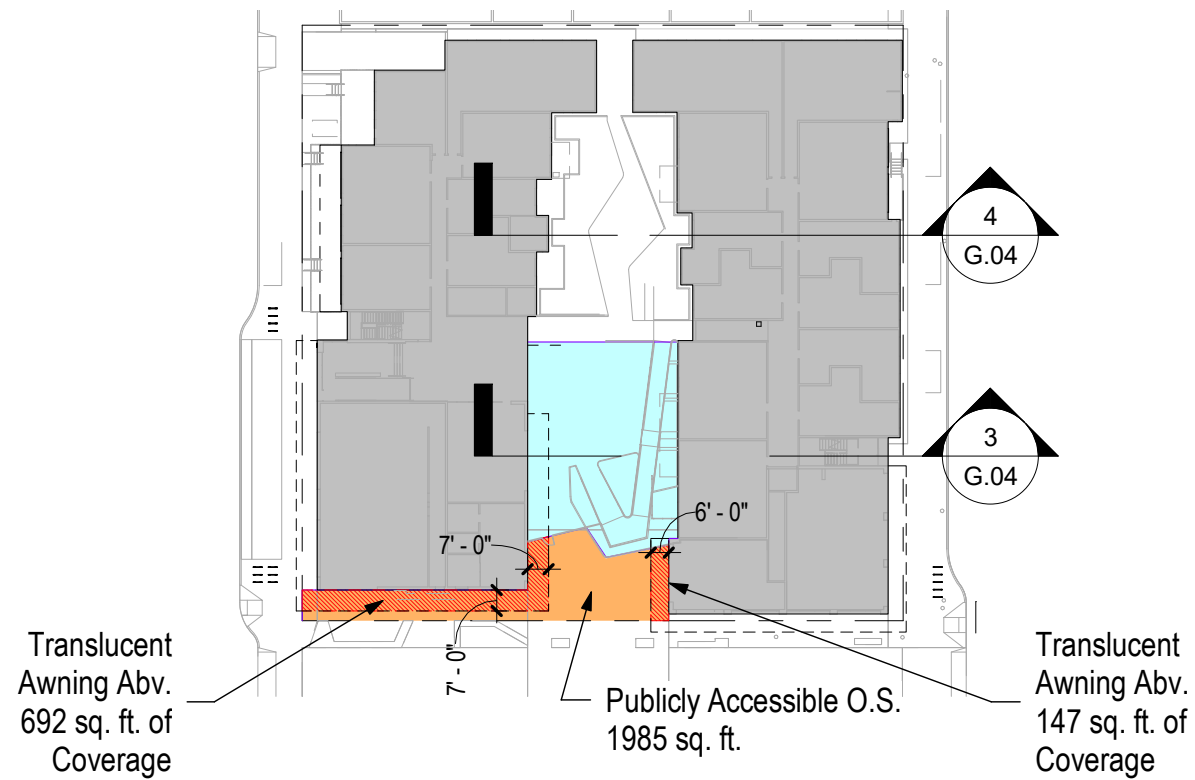


5,567 sq. ft. Common Usable O.S. Provided

5 - BREAKDOWN

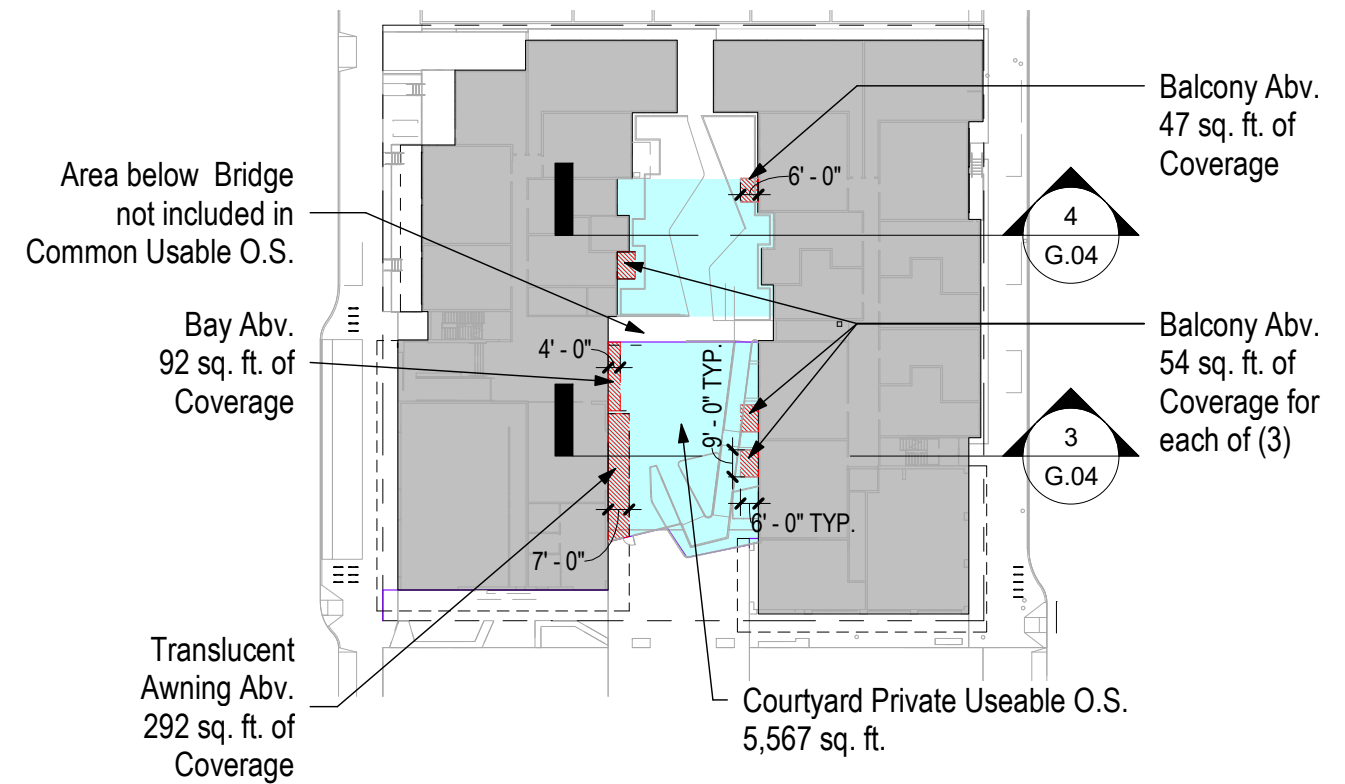
*Dwelling Units*  
110 Total Dwelling Units in the building  
-36 Dwelling Units Fully Satisfied by Publicly Accessible O.S.  
- 3 Dwelling Units Fully Satisfied by Stoops  
71 Dwelling Units Remaining to be Satisfied  
  
Of the 71 Dwelling Units Remaining to be Satisfied, 10 are partially satisfied by balconies.  
These 10 partially satisfied Dwelling Units require 260 sq. ft. total of Common Usable O.S.  
  
This leaves 61 Dwelling Units requiring 80 sq. ft per Unit of Common Usable O.S.  
61 Dwelling Units X 80 sq. ft. = 4,880 sq. feet of Common Usable O.S. required  
  
*Commercial*  
If 1 sq. ft. of usable open space is req'd per 250 sq. ft. occupied commercial floor area, then:  
5,472 sq. ft. of Total Retail / 250 sq. ft. = 22 sq. ft. of Common Usable O.S. Req'd for Retail  
  
*Total*  
260 sq. ft. + 4,880 sq. ft. + 22 sq. ft. = 5,162 sq. ft. Common Usable O.S. Required  
5,162 sq. ft. Required is less than the 5,567 sq. ft. of Common Usable O.S. Provided  
The building is fully satisfied





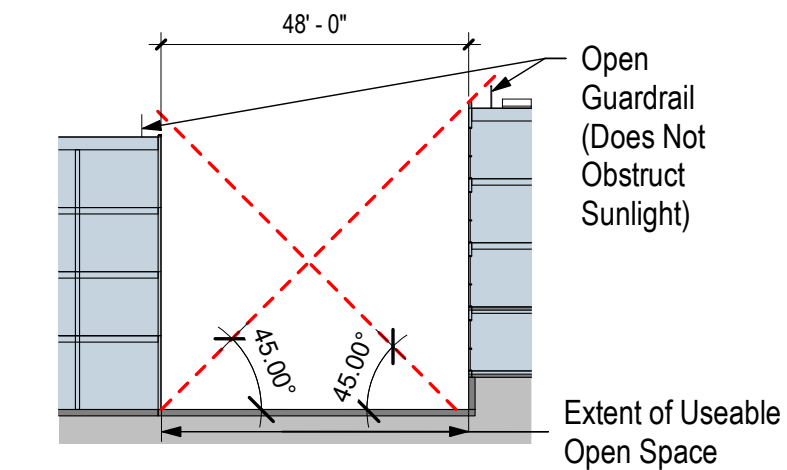
**Proposed:**  
 $692 \text{ sq. ft.} + 147 \text{ sq. ft.} = 839 \text{ sq. ft. of Overhead Projection}$   
 $839 \text{ sq. ft.} / 1,985 \text{ sq. ft.} = 42\% \text{ Coverage by Overhead Projection @ Public Accessible Open Space}$

① Overhead Projections @ Publicly Accessible Open Space (@ Level 1)  
 $1/64" = 1'-0"$

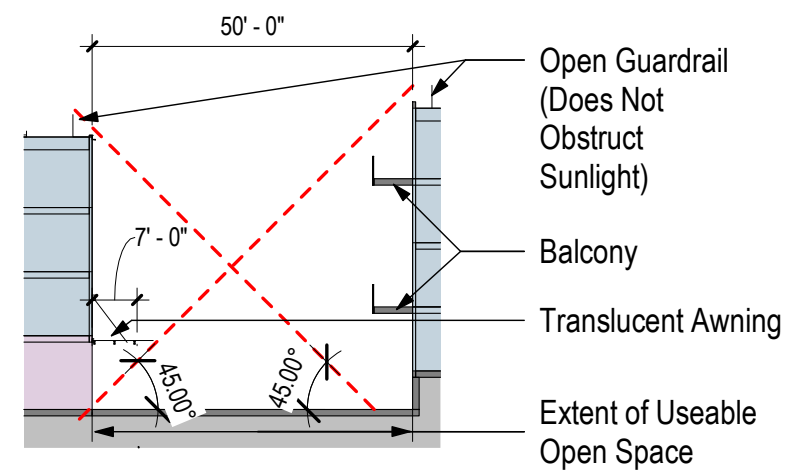


**Proposed:**  
 $292 \text{ sq. ft.} + 92 \text{ sq. ft.} + 54 \text{ sq. ft.} + 54 \text{ sq. ft.} + 54 \text{ sq. ft.} + 47 \text{ sq. ft.} = 593 \text{ sq. ft. of Overhead Projection}$   
 $593 \text{ sq. ft.} / 5,567 \text{ sq. ft.} = 11\% \text{ Coverage by Overhead Projection @ Private Usable Open Space}$

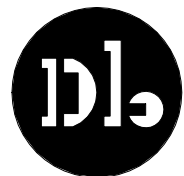
② Overhead Projections @ Courtyard Private Useable Open Space (@ Level 1)  
 $1/64" = 1'-0"$



④ Open Space Section - Ground Level Court North  
 $1" = 30'-0"$



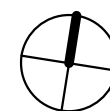
③ Open Space Section - Ground Level Court South  
 $1" = 30'-0"$



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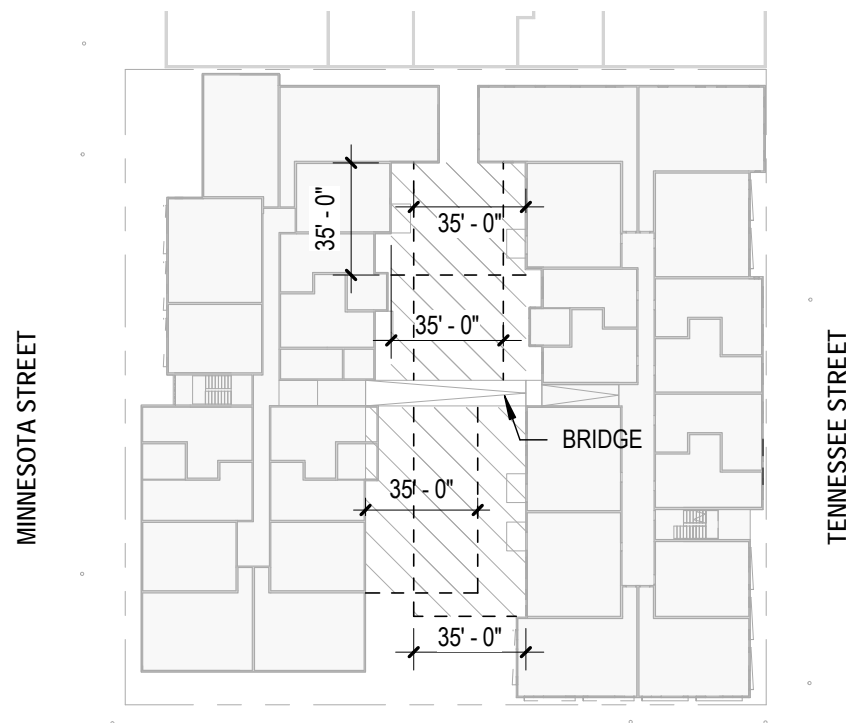
**888 Tennessee Street  
(789 Minnesota Street)**

**Open Space Tabulation (Cont'd)**

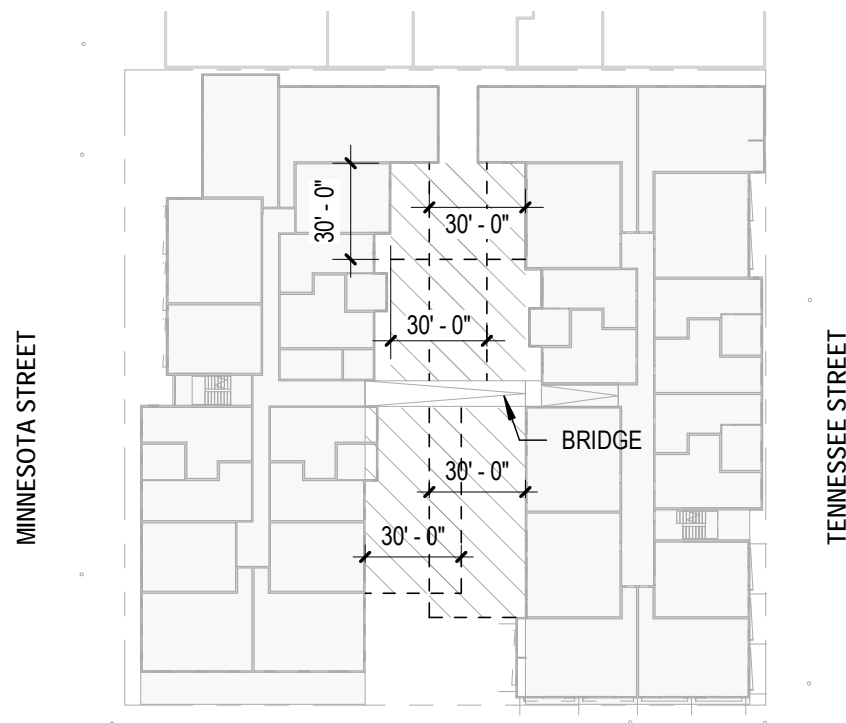


21202  
scale: As indicated  
date: 7/9/2017

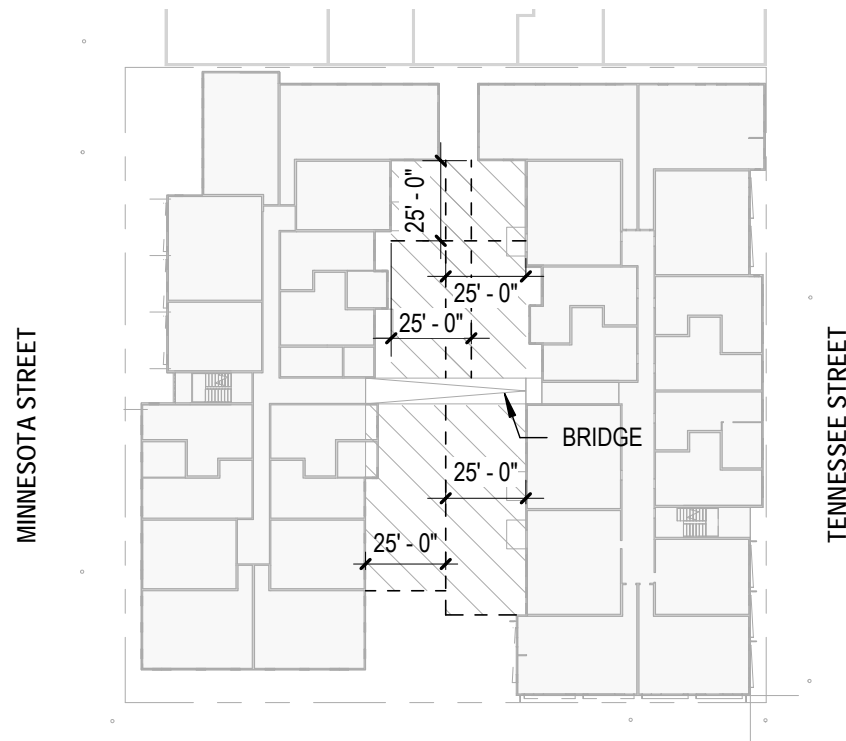
**G.04**



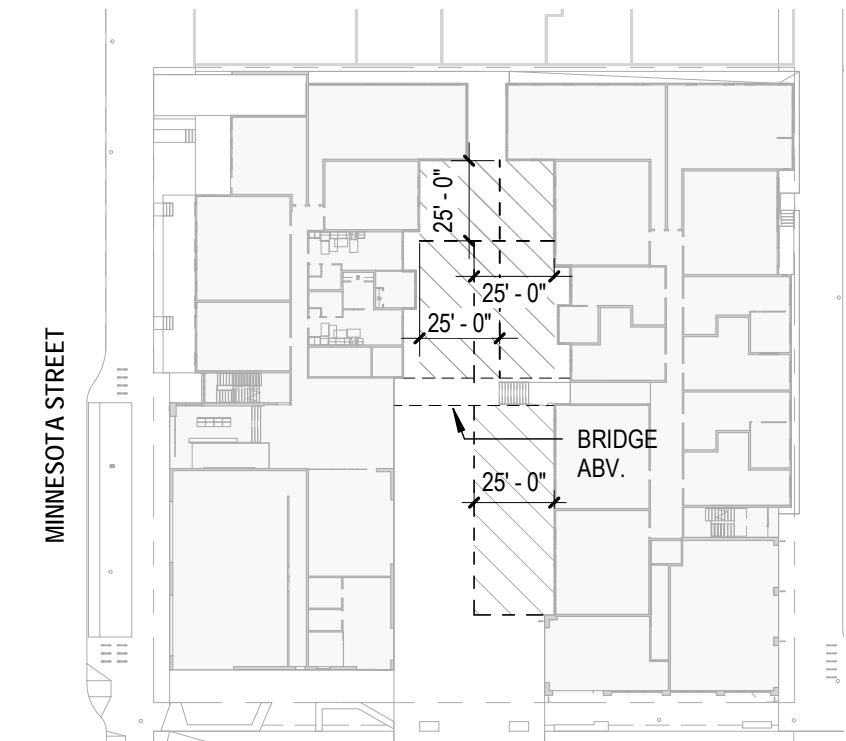
5 LPA Exposure - Level 4 Plan  
1" = 60'-0"



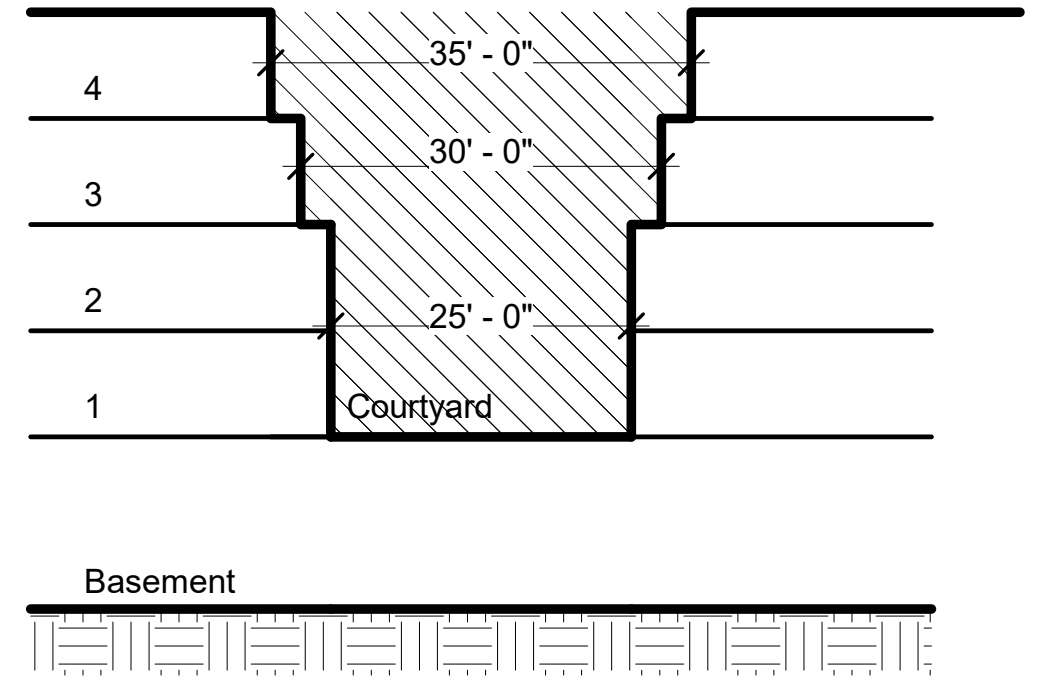
4 LPA Exposure - Level 3 Plan  
1" = 60'-0"



3 LPA Exposure - Level 2 Plan  
1" = 60'-0"



2 LPA Exposure - Level 1 Plan  
1" = 60'-0"



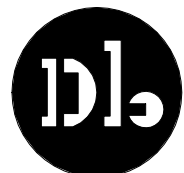
This diagram above shows the inner court dimensions required to at each floor. Because a 35' wide minimum inner court provides necessary exposure for up to 4 floors, and the 888 Tennessee inner court is greater than 35' in all dimensions, the project complies.

If at least one room in a dwelling unit of the 120-square foot minimum superficial floor area requirement of Section 503 of the Housing Code does not meet the requirements of SF Planning Code Section 140 (a) (1) [i.e. face a public street, private alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard] then, at least one room must meet the requirements of SF Planning Code Section 140 (a) (2) [i.e. face an open area - whether an inner court or a space between separate buildings on the same lot - that is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor].

The requirements of SF Planning Code Section 140 (a) (2) are diagrammed in the Section Drawing, above.

**All Dwelling Units comply.**

1 Section - Unit Exposure Requirements  
1/16" = 1'-0"



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**888 Tennessee Street  
(789 Minnesota Street)**

**Unit Exposure Compliance Diagrams**



21202  
scale: As indicated  
date: 7/9/2017

**G.05**

Gross Building Area Tabulation

1290 SF	Bike Parking
10202 SF	Circulation
5472 SF	Commercial
1696 SF	Leasing/Amenity
87124 SF	Residential
400 SF	Service
2881 SF	Storage
3667 SF	Vert. Circulation
112733 SF	

Per Planning Code Section 102 Definition of Gross Floor Area

1) Vehicle parking is not included in gross floor area since it does not exceed the amount principally permitted as accessory and is located underground.

2) Bicycle parking that meets the standards of Sections 155.1 through 155.4 is not included in gross floor area

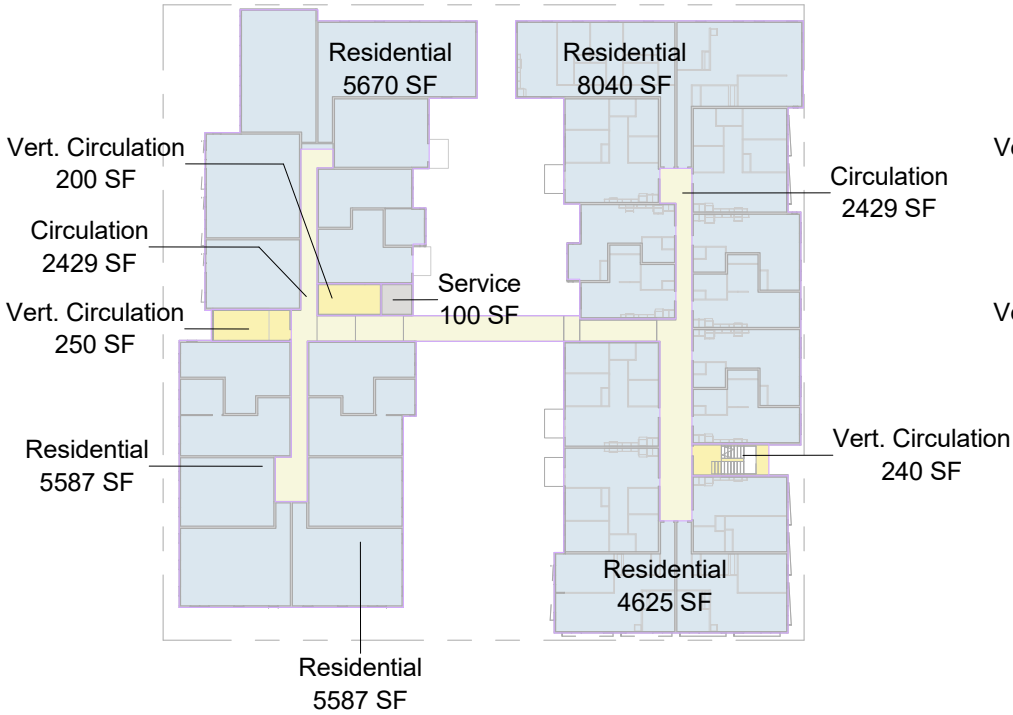
3) Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself is not included in gross floor area

3) Gross Floor Area is measured from the exterior faces of exterior walls and from the centerlines of demising walls.

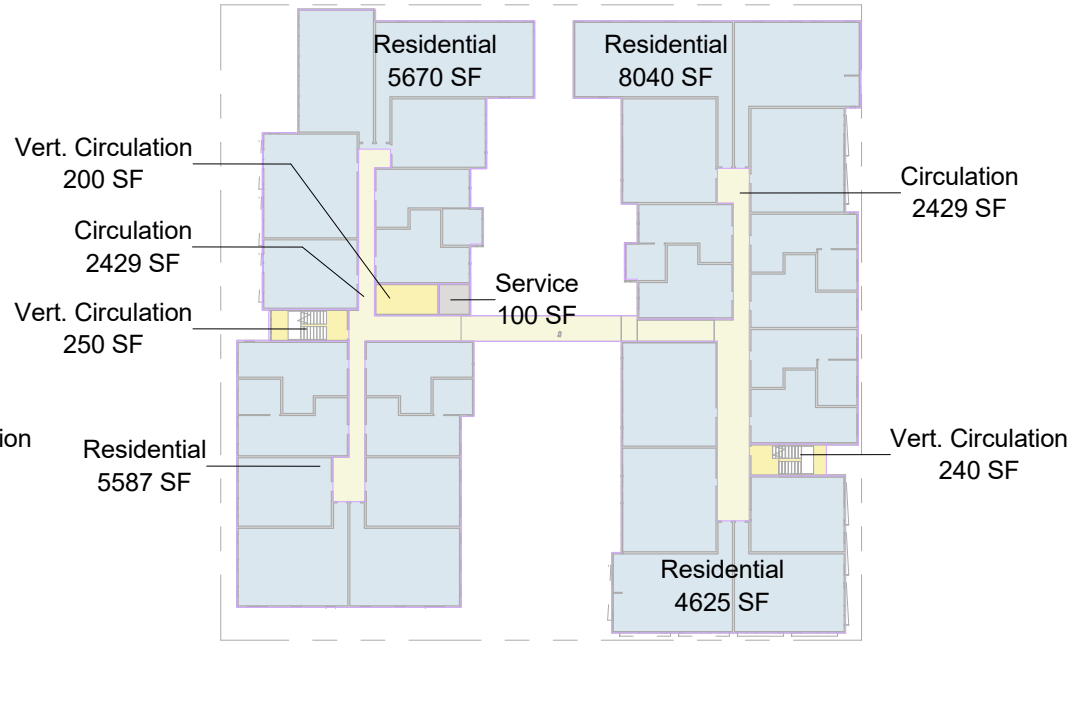
4) Roof is not included as none of the spaces such as rooftop mechanical penthouse, elevator penthouse, or stair penthouse count towards gross floor area.

Basement Area Excluded from Gross Building Area

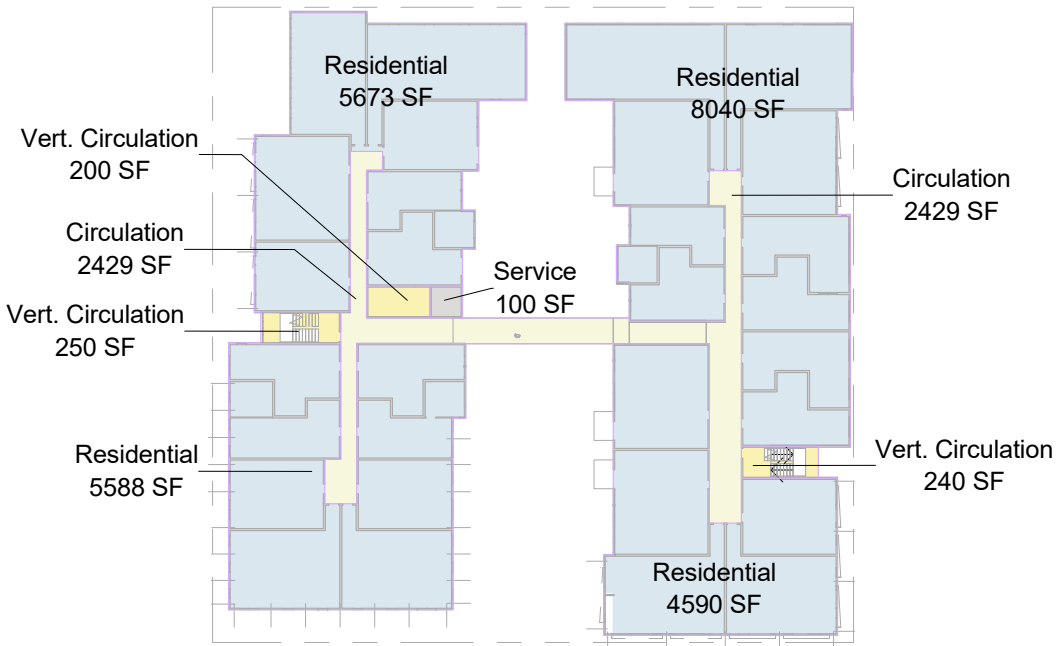
1290 SF	Bike Parking
1573 SF	Service (Basement)
28314 SF	Vehicle Parking
31177 SF	
Overall Building Area (includes Gross Building Area and Basement Area Excluded from Gross Building Area):	
112,655 SF + 31,177 SF = 143,832 SF	



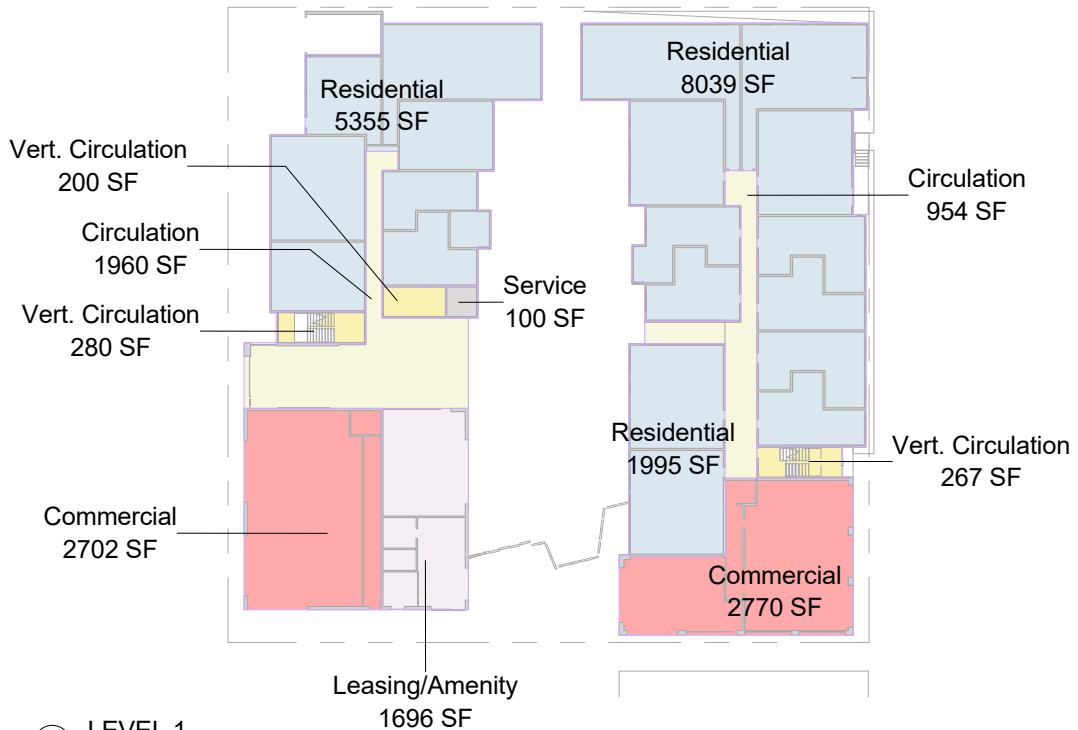
⑤ LEVEL 4  
1" = 60'-0"



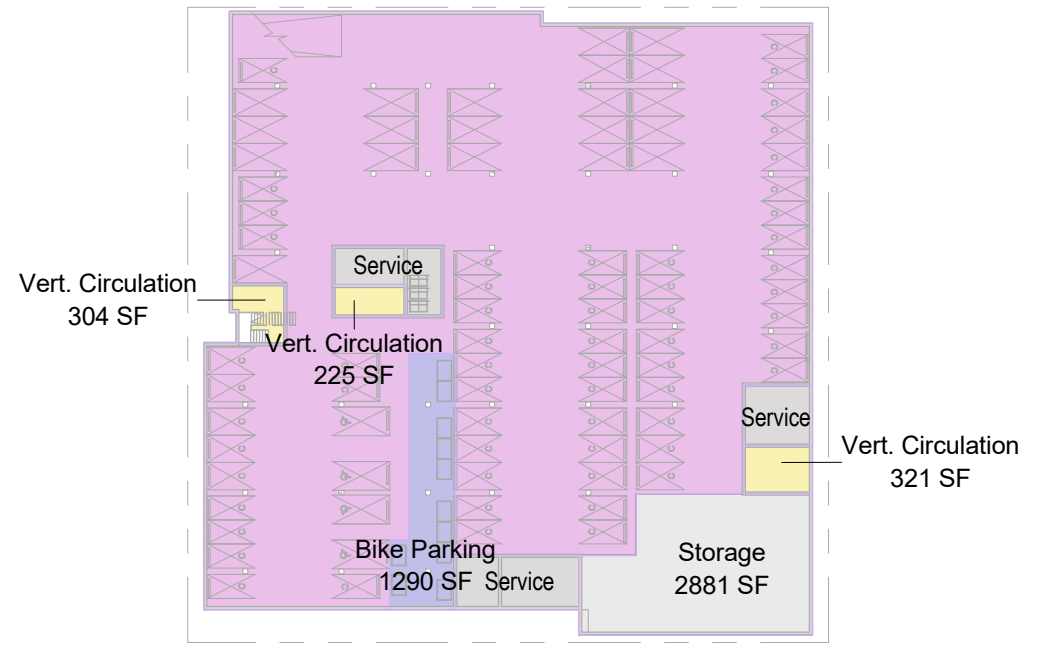
④ LEVEL 3  
1" = 60'-0"



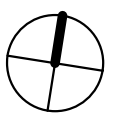
③ LEVEL 2  
1" = 60'-0"

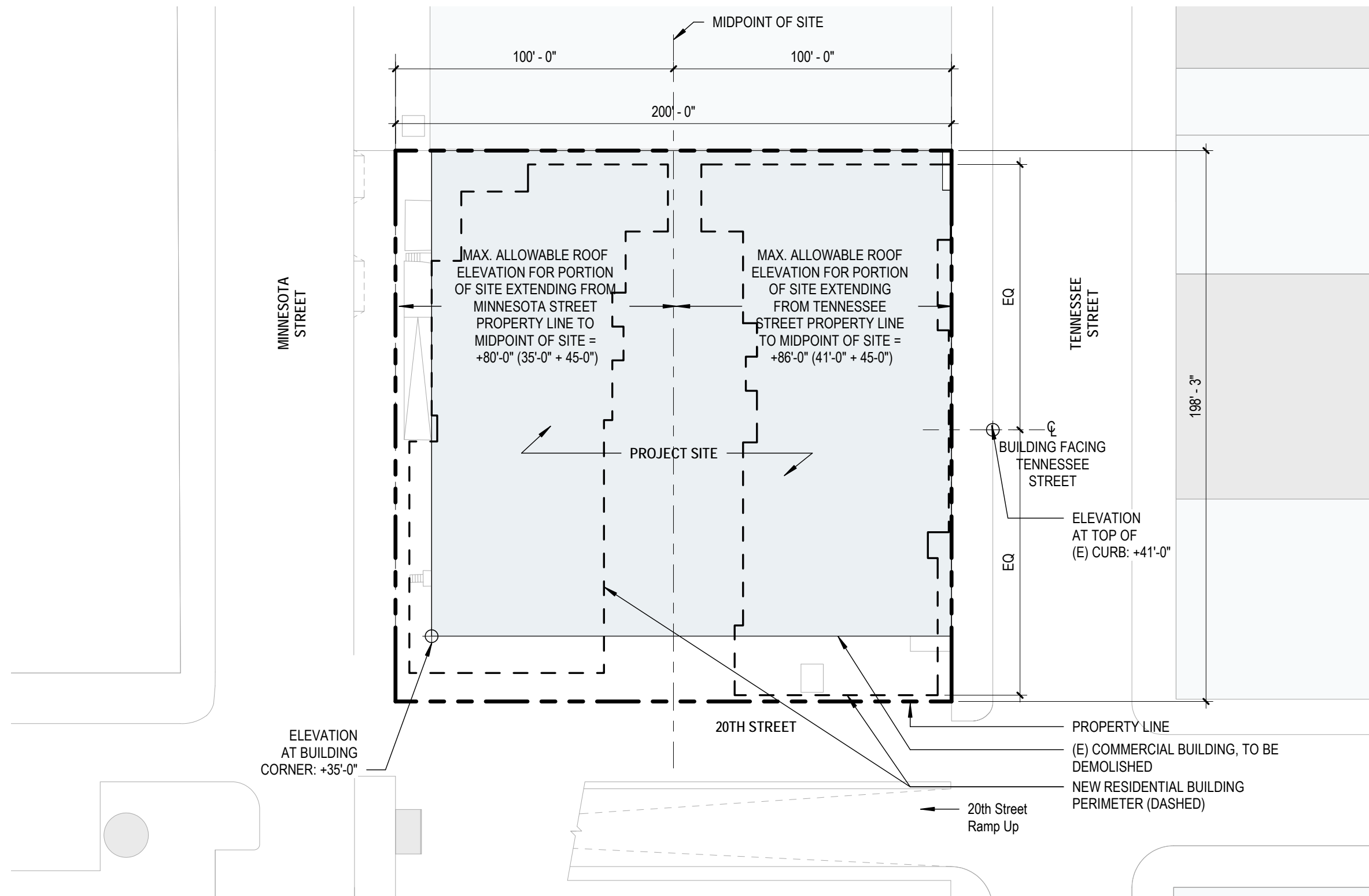


② LEVEL 1  
1" = 60'-0"



① GARAGE  
1" = 60'-0"





#### HEIGHT MEASUREMENT FOR THE BUILDING WING FRONTING ON TENNESSEE STREET:

PER PLANNING CODE SECTION 260 (A) (1) (B), WHEN A LOT SLOPES DOWN FROM THE STREET, AS IT DOES FROM THE EAST, TENNESSEE STREET FRONTAGE, THE POINT AT WHICH BUILDING HEIGHT IS MEASURED SHALL TAKEN AT CURB LEVEL, AT THE CENTERPOINT OF THE BUILDING OR BUILDING STEP. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER.

THEREFORE, THE LOT THE PORTION OF THE LOT EXTENDING 100' WEST OF THE PROPERTY LINE ALONG TENNESSEE STREET SHALL BE ESTABLISHED BY THE TOP OF CURB ELEVATION AT THE CENTERPOINT OF THE BUILDING FRONTAGE ALONG TENNESSEE STREET.

#### HEIGHT MEASUREMENT FOR THE BUILDING WING FRONTING ON MINNESOTA STREET:

PER PLANNING CODE SECTION 260 (A) (1) (C), WHEN A LOT SLOPES UPWARD FROM THE STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, AS IT DOES FROM THE WEST, MINNESOTA STREET FRONTAGE, THE POINT AT WHICH BUILDING HEIGHT IS MEASURED SHALL TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE OF SUCH STREET; AT EVERY OTHER CROSS-SECTION OF THE BUILDING, AT RIGHT ANGLES TO THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION.

HOWEVER SINCE THERE IS NOT CURRENTLY A SIDEWALK ALONG MINNESOTA STREET AND THE EXISTING CURB IS LIKELY REQUIRE REWORKING, THE POINT AT WHICH THE BUILDING HEIGHT WILL BE MEASURED SHALL BE THE EXISTING GRADE ELEVATION AT THE SOUTHEAST BUILDING CORNER. THE ELEVATION AT THIS LOCATION IS AT +35'-0". IF THE THE POINT OF MEASUREMENT FOR THE WESTERN PORTION OF THE BUILDING IS LOWER THAN THIS POINT, IT WILL RESULT IN A REDUCTION IN THE HEIGHT OF COMMERCIAL SPACES ON MINNESOTA AND TENNESSEE TO BELOW THE DESIRED HEIGHT SHOWN IN THE DRAWINGS. IT WILL ALSO REDUCE THE HEIGHT OF FIRST FLOOR/STOOPS RELATIVE TO THE SIDEWALK ELEVATION.

① Plan - Diagram of Height Limit Measurement  
1" = 40'-0"



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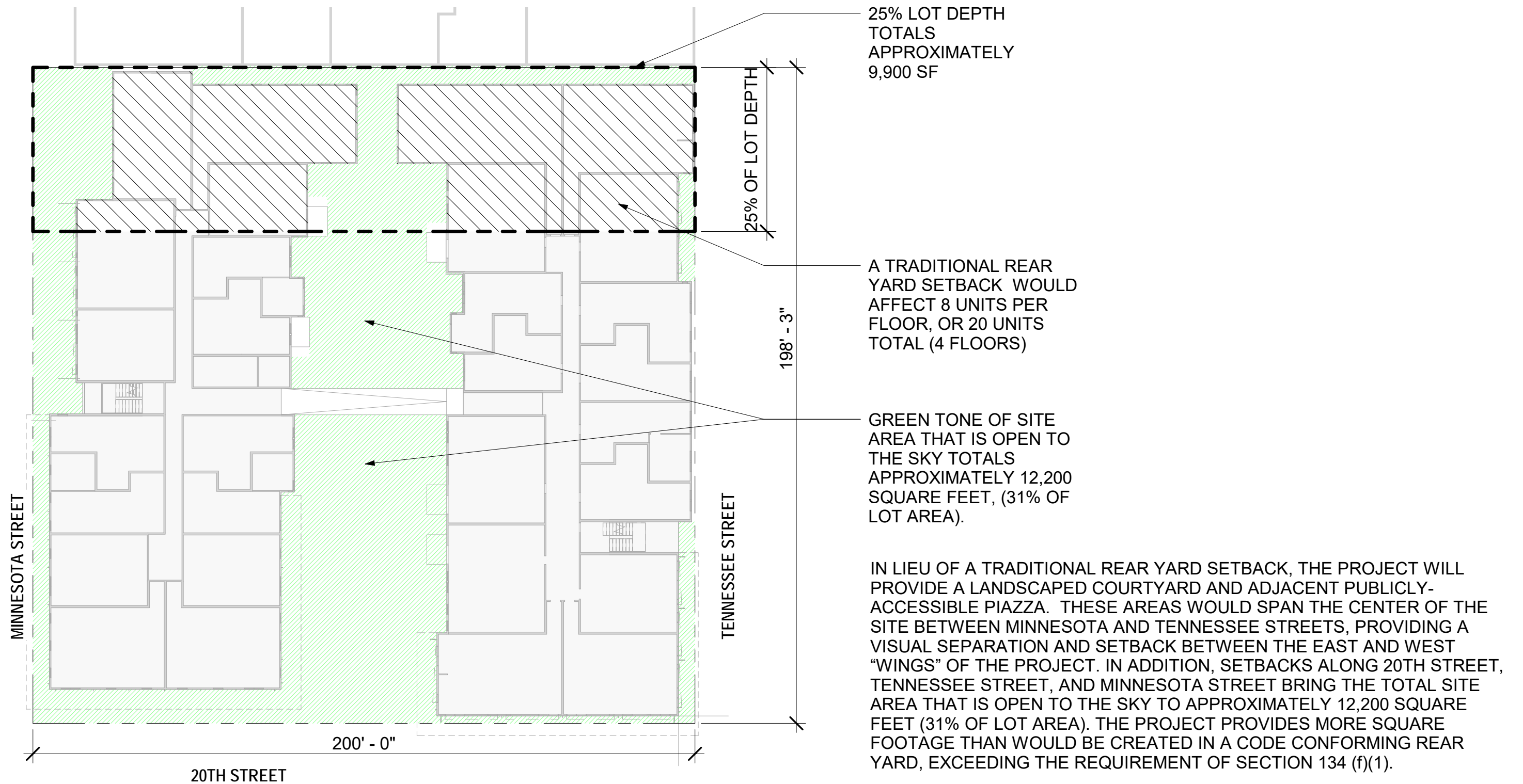
**888 Tennessee Street  
(789 Minnesota Street)**

**Height Limit Modification**

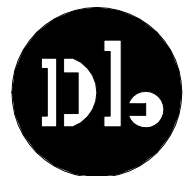


21202  
scale: 1" = 40'-0"  
date: 7/9/2017

**G.07**



1 Rear Yard Modification Diagram  
1" = 30'-0"



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**888 Tennessee Street  
(789 Minnesota Street)**

Rear Yard Modification

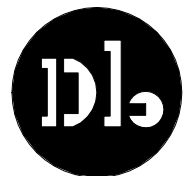
21202  
scale: 1" = 30'-0"  
date: 7/9/2017

**G.08**





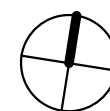
① Plot Plan - Existing Conditions  
1" = 40'-0"



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**888 Tennessee Street  
(789 Minnesota Street)**

**Plot Plan - Existing Conditions**



21202  
scale: 1" = 40'-0"  
date: 7/9/2017

**G.10**





1 - VIEW NORTH ON TENNESSEE ST. NEAR CORNER OF 20TH ST.



2 - VIEW OF RAMP AT 20TH AND TENNESSEE STREETS

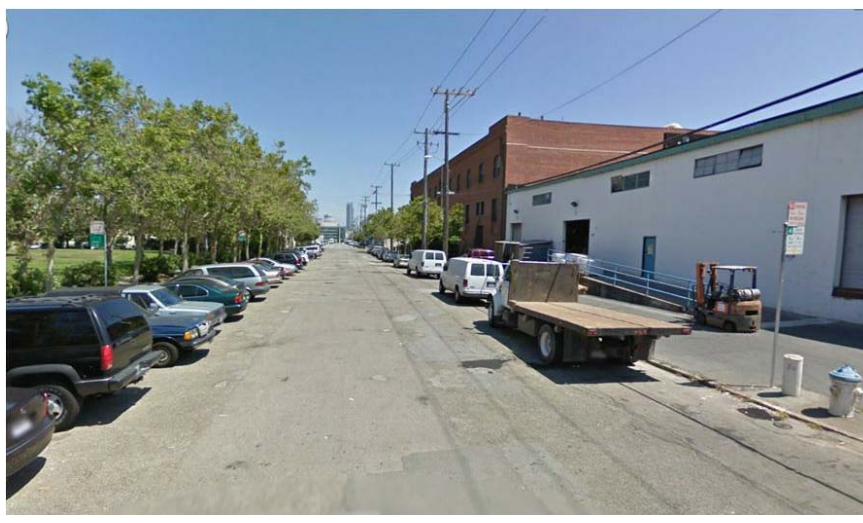


3 - VIEW SOUTH ON TENNESSEE ST. NEAR CORNER OF 19TH ST.

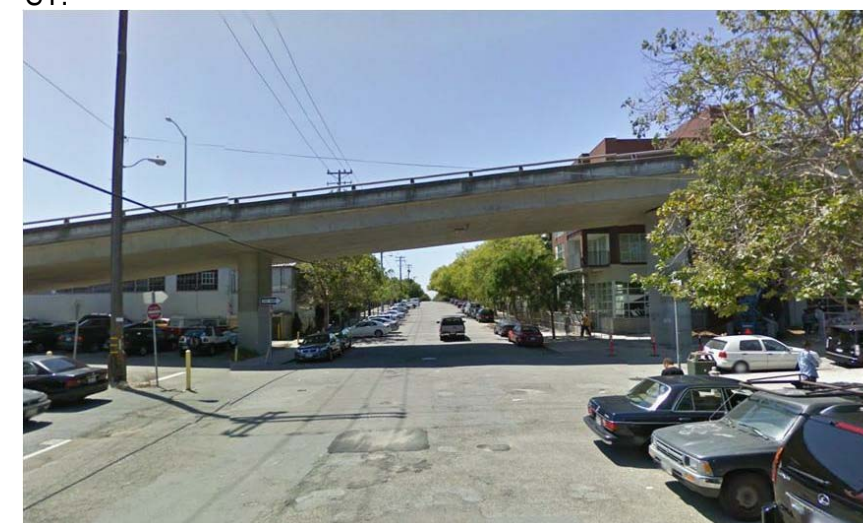


4 - VIEW OF ESPRIT PARK LOOKING WEST ACROSS MINNESOTA ST.

#### KEY MAP



5 - VIEW NORTH ON MINNESOTA ST. NEAR CORNER OF 20TH ST.



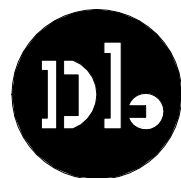
6 - VIEW SOUTH ON MINNESOTA ST. NEAR CORNER OF 20TH ST.



7 - VIEW EAST ON 20TH ST. FROM CORNER OF MINNESOTA ST.



8 - VIEW EAST ON 20TH ST. FROM CORNER OF TENNESSEE ST.



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Group

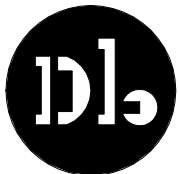
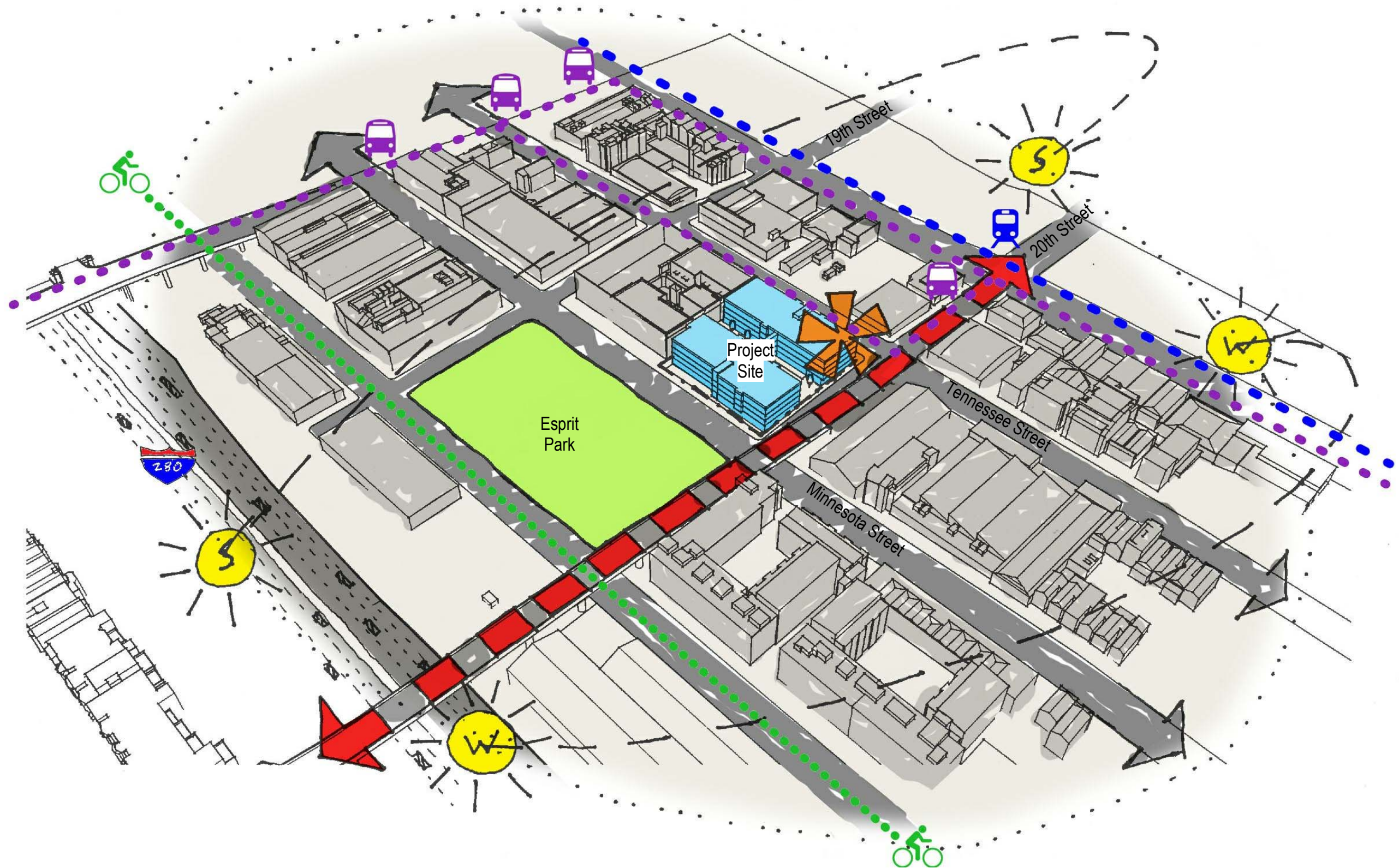
**888 Tennessee Street  
(789 Minnesota Street)**

Site Photos

scale: 21202  
date: 7/9/2017

**G.11**





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Group

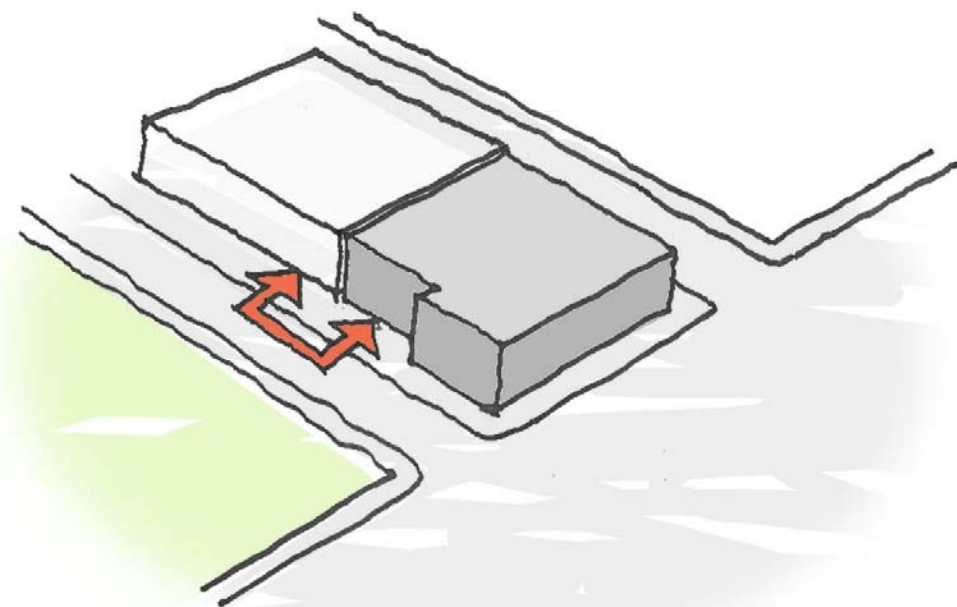
**888 Tennessee Street  
(789 Minnesota Street)**

Site Analysis

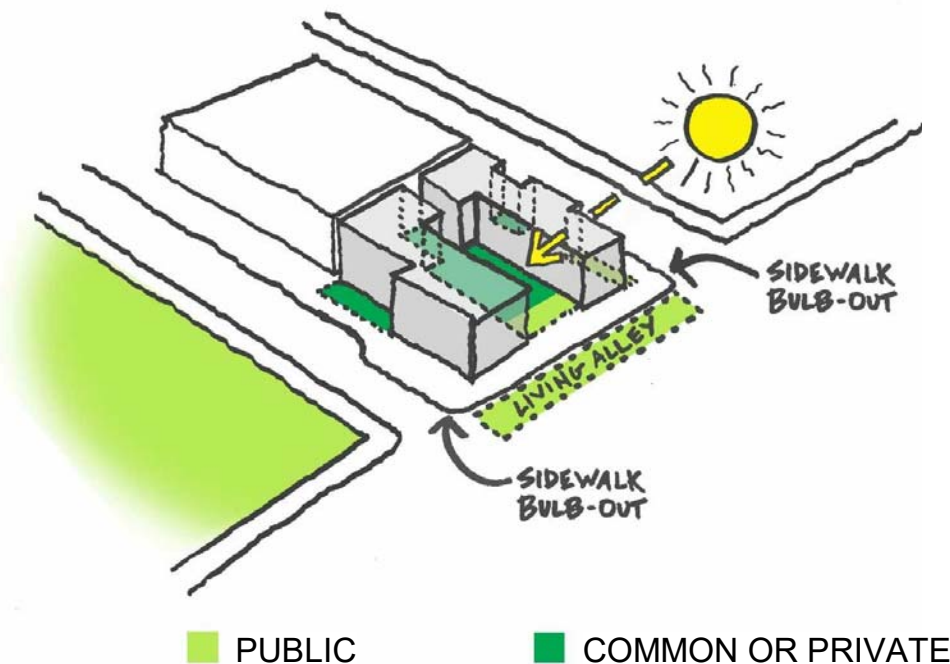
21202  
scale:  
date: 7/9/2017

**G.12**

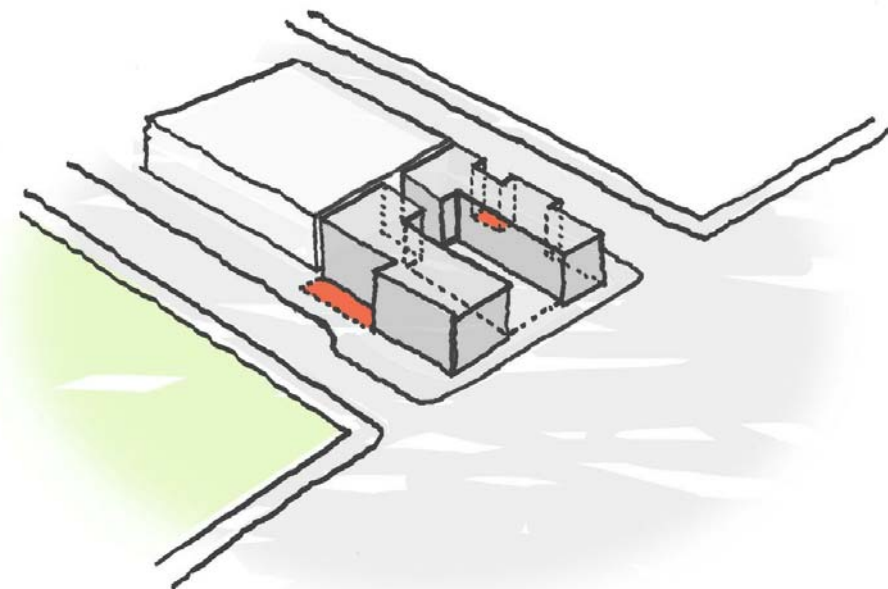




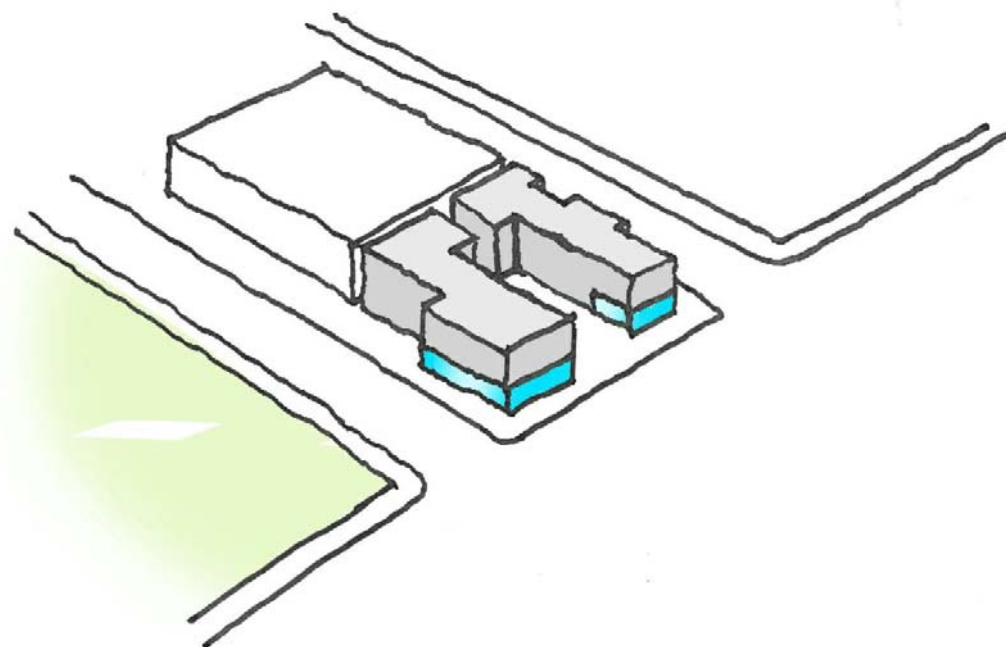
1 - SETBACK AT HISTORIC NEIGHBOR



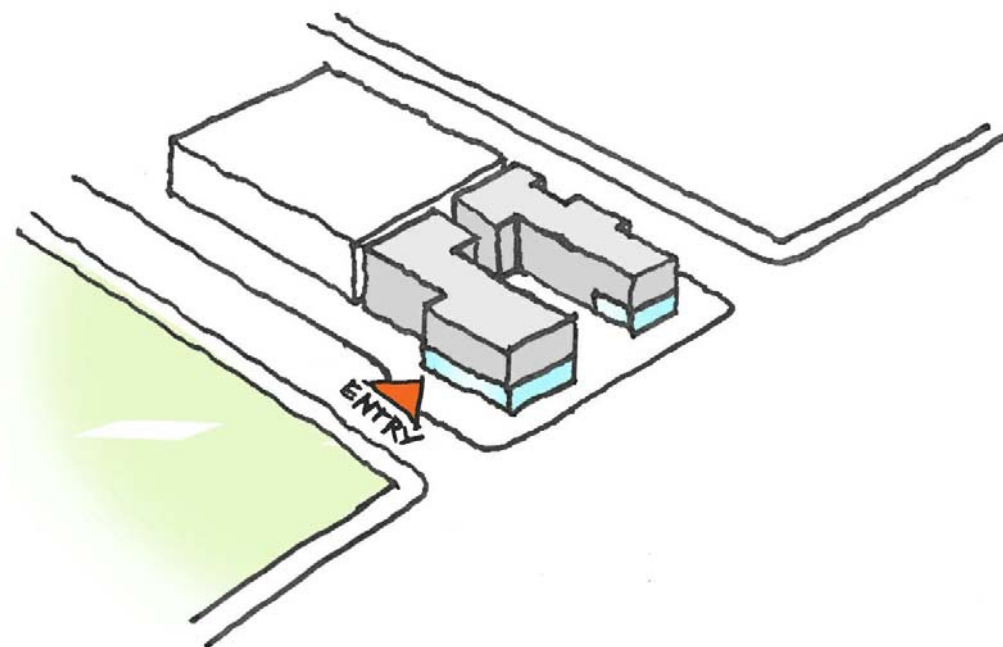
2 - GROUND LEVEL OPEN SPACE



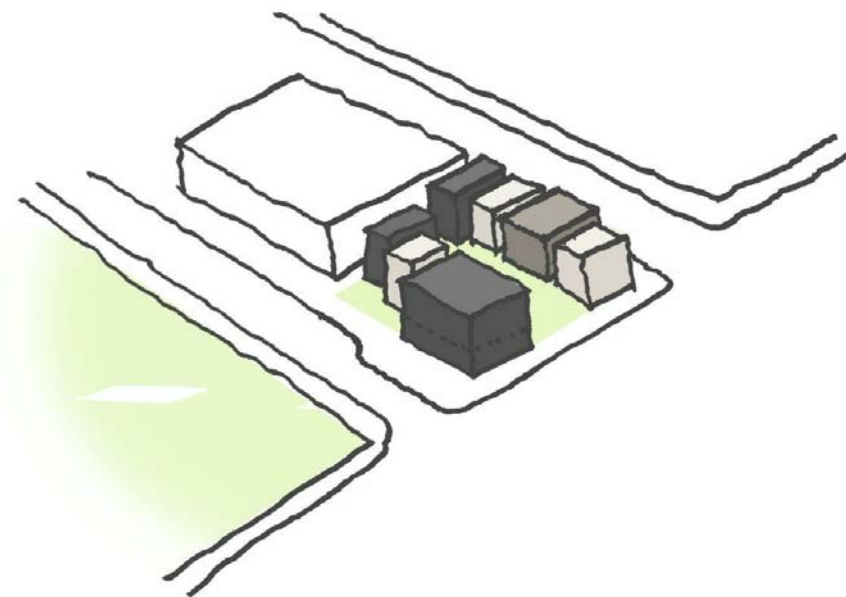
3 - STOOPS



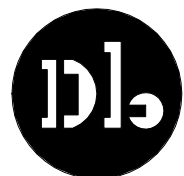
4 - COMMERCIAL CORNERS



5 - BUILDING ENTRY @ ESPRIT PARK



6 - BREAK UP THE MASS: 7 VOLUMES  
INSPIRED BY CONTEXTUAL SCALE



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**888 Tennessee Street  
(789 Minnesota Street)**

Design Narrative

21202  
scale:  
date: 7/9/2017

**G.13**



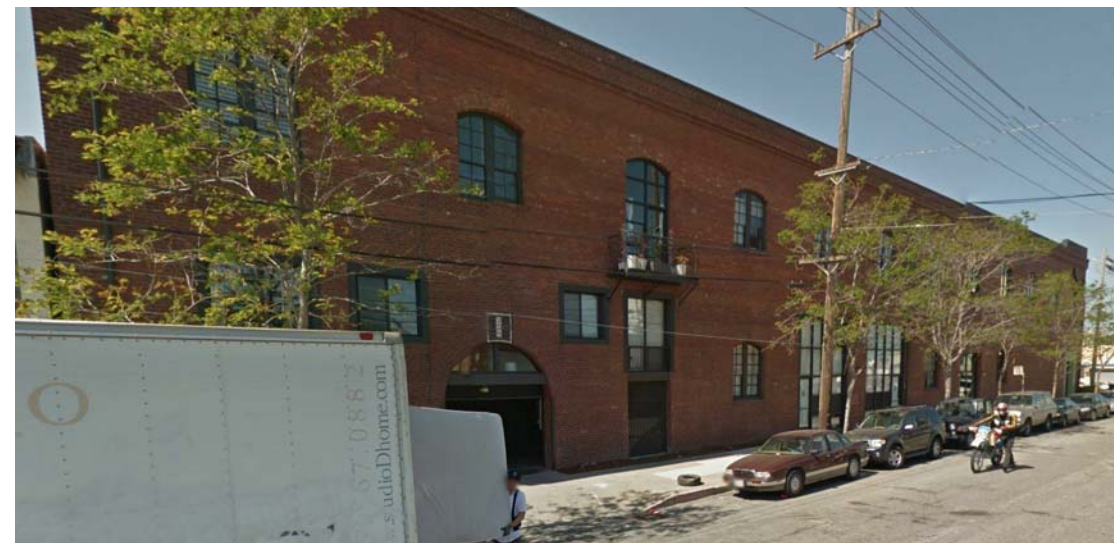
*Located within the Dogpatch Historic District, the design of 888 Tennessee draws on the many wonderful characteristics of the historic architecture that surrounds it, with a modern interpretation that is appropriate for the construction methods and context of a 21st century residential development.*

**1) Overall Form**

At approximately 45 feet tall, 888 Tennessee will relate to the scale of the surrounding Industrial/Commercial historic buildings in the District, including its northern neighbor at 701 Minnesota Street. On the western, Minnesota Street side, the building steps back along the northern edge to align with and respect its adjacent historic neighbor.

**2) Scale and Proportion**

The building is broken into seven volumes that relate to the scale of the surrounding industrial fabric. These volumes are articulated with four earth tones. The building also includes recessed balconies to add shadow line and wood siding to create added richness.



701 Minnesota Street, an historic former industrial building located immediately to the north of the project site.

**4) Architectural Detail**

The project draws on its context in the design of many important and prominent architectural details, including the following:

- 1) *Cornice* – The project will incorporate simple, minimal cornice to create a shadow line at the top of the exterior façade.
- 2) *Awning* – A grand metal awning will wrap the building’s southwest corner where the retail spaces and building entry are located. Such awnings have precedent in industrial buildings.
- 3) *Ground Floor Roll-up Doors* – The west, Minnesota Street façade of the ground floor retail space will feature large, glazed, roll-up doors.



904 22nd Street with metal cornice detail and large roll-up ground floor entries



2620 3rd Street also with metal cornice detail and large ground floor entries

**Material & Color**

The material palette for exterior walls is primarily brick tile reminiscent of the historic brick industrial buildings 701 Minnesota Street, 900 Minnesota Street and throughout the neighborhood. There is also one volume along Tennessee Street that will be clad in V-Groove Siding, which is found throughout the Dogpatch as well as San Francisco on the historic Victorian buildings. The color palette will be of muted tones, consistent with the earthy colors found on the historic fabric of the District.



Victorians on Tennessee Street, clad in V-groove siding



The S.Hekemian  
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**888 Tennessee Street  
(789 Minnesota Street)**

Response to Neighborhood & Historic Context

21202  
scale:  
date: 7/9/2017



4) Fenestration Pattern

There will be two fenestration patterns at 888 Tennessee Street:

Type "A" :

The lighter colored volumes take cue from concrete industrial buildings like 695 Minnesota Street, with large wide grouped window openings.



695 Minnesota Street, at 19th

Type "B":

The darker volumes of the building will relate to the historic brick construction of buildings like 900 Minnesota Street with its repetitive, narrow window type. The windows on these darker volumes will have the appearance and proportions of historic double-hung windows commonly found in the District.

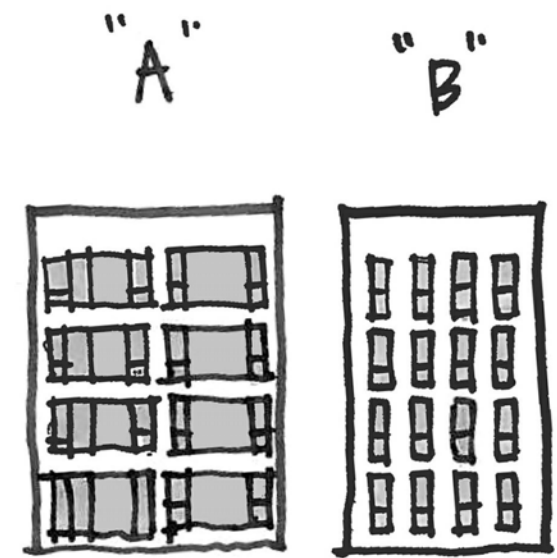


900 Minnesota Street

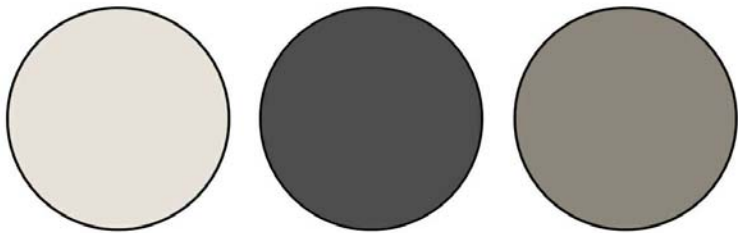


909 Tennessee Street is another beautiful example of the repetitive, narrow openings found in historic brick construction

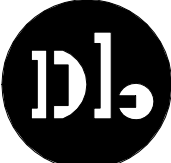
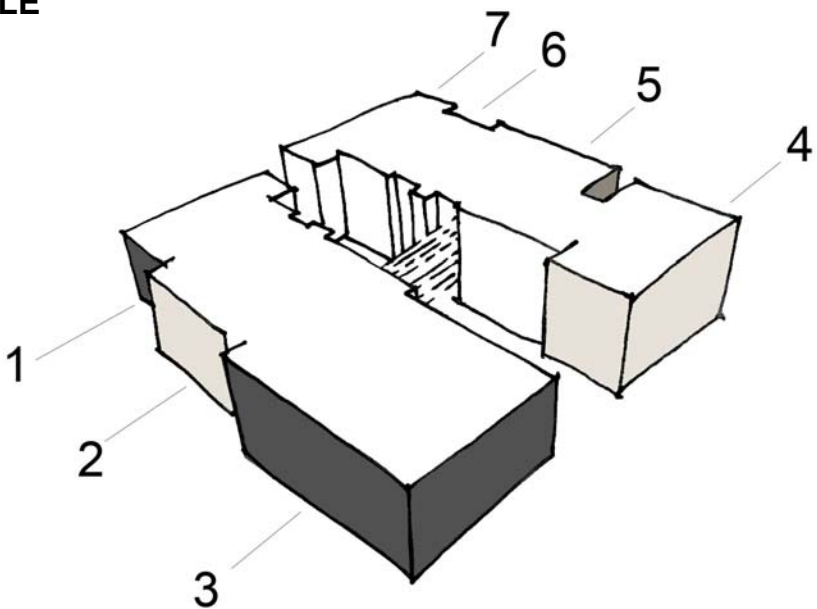
TWO FENESTRATION PATTERNS  
INSPIRED BY HISTORIC CONTEXT



THREE EARTH TONES



SEVEN BUILDING VOLUMES INSPIRED BY CONTEXTUAL  
SCALE



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888 Tennessee Street  
(789 Minnesota Street)

Response to Neighborhood & Historic Context (Cont'd)

21202  
scale:  
date: 7/9/2017





Dark Brick Tile



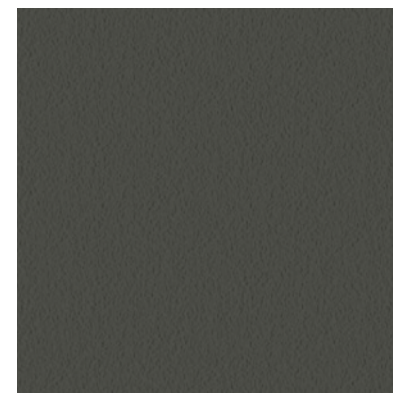
Light Brick Tile



Painted Horizontal Siding  
(Fiber Cement Artisan  
V-Groove)



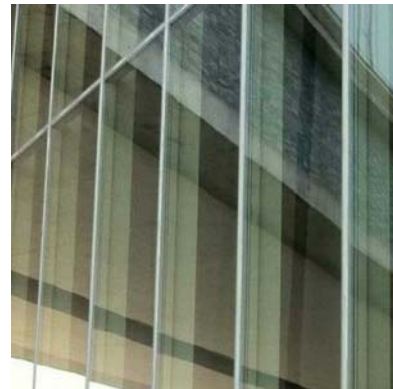
White Cement Plaster  
(in Courtyard)



Dark Cement Plaster  
(in Courtyard)



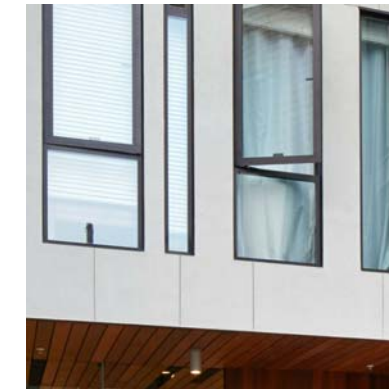
Board-Textured Concrete



Storefront Glazing



Corten screen with custom  
cut-out pattern at West Stair.  
Cut-out Pattern TBD.



Dark Anodized Window



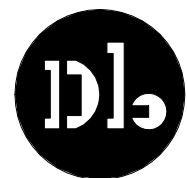
Glazed Roll-Up Door at Retail



Metal Guardrail at Stoops  
& Balconies



Corten Steel Entry Gate  
and Fence



The S.Hekemian  
Group

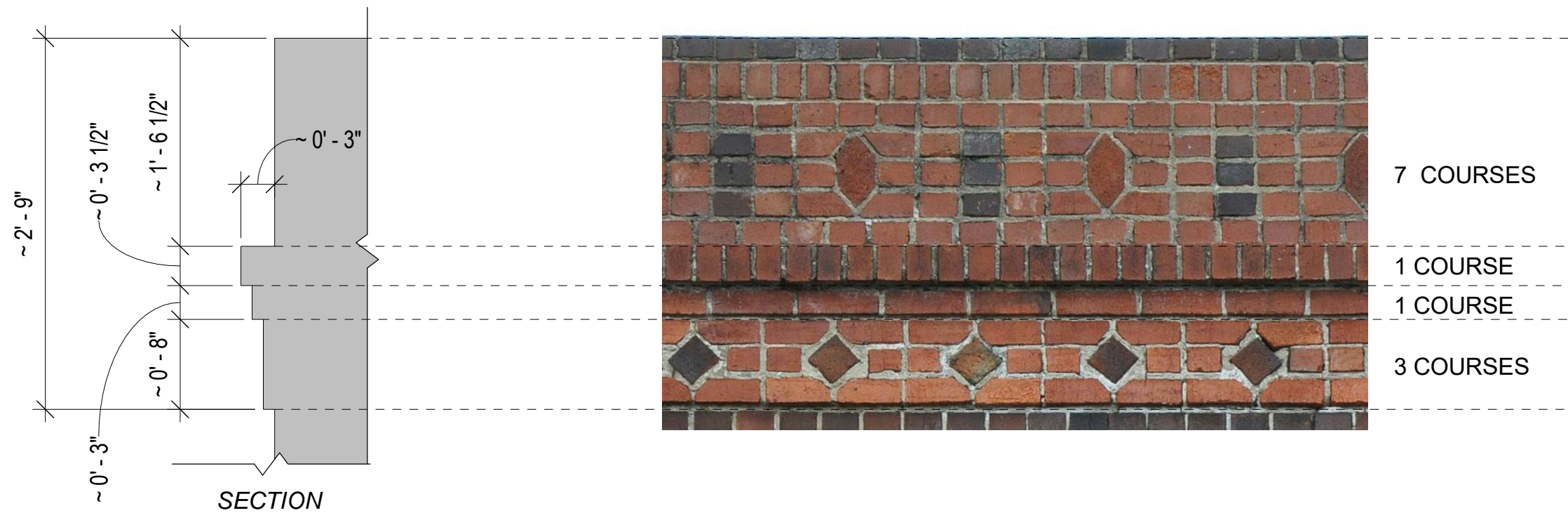
**888 Tennessee Street  
(789 Minnesota Street)**

**Materials**

21202  
scale:  
date: 7/9/2017

**G.16**

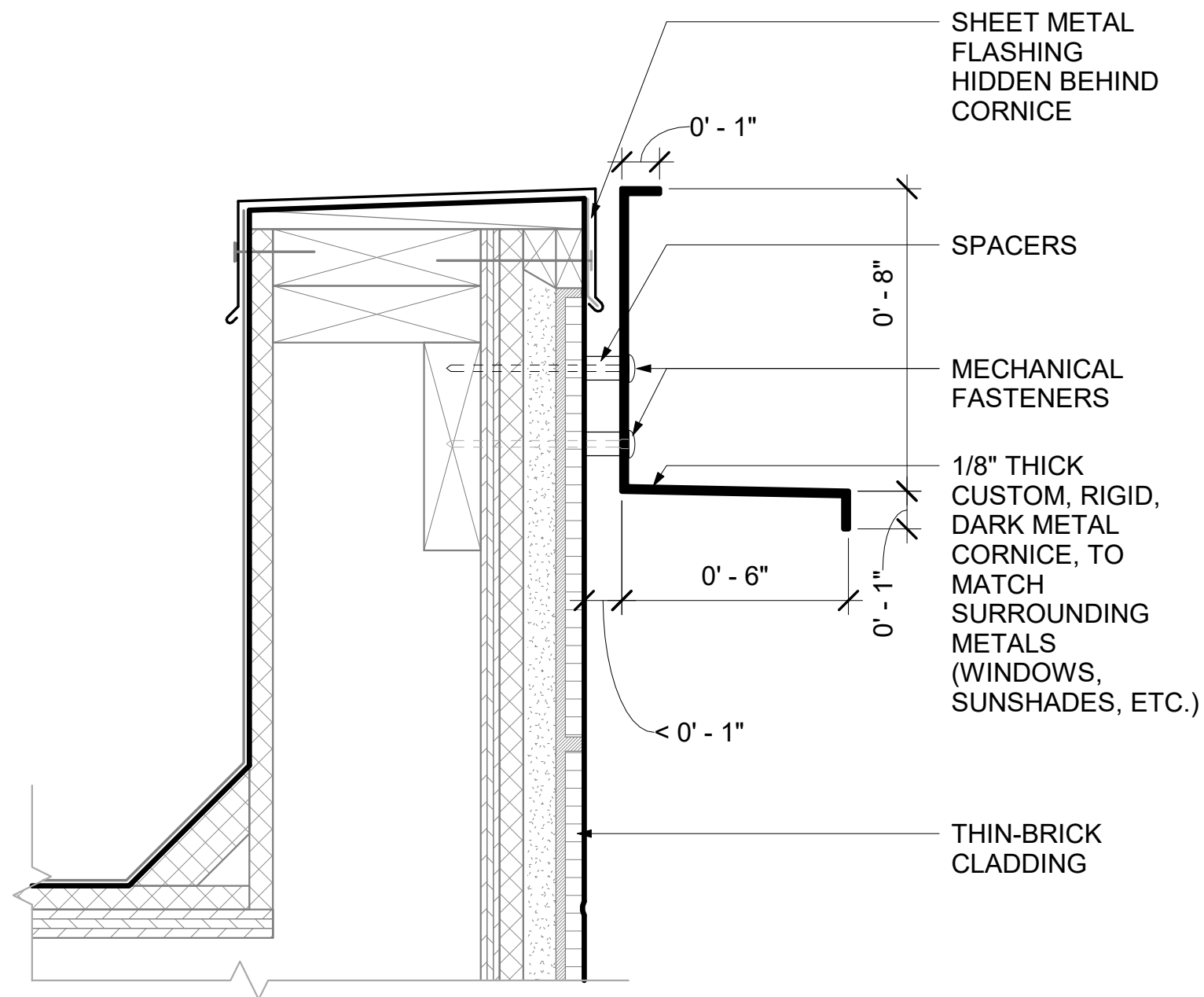




② Historic Cornice at 909 Tennessee Street  
1" = 1'-0"



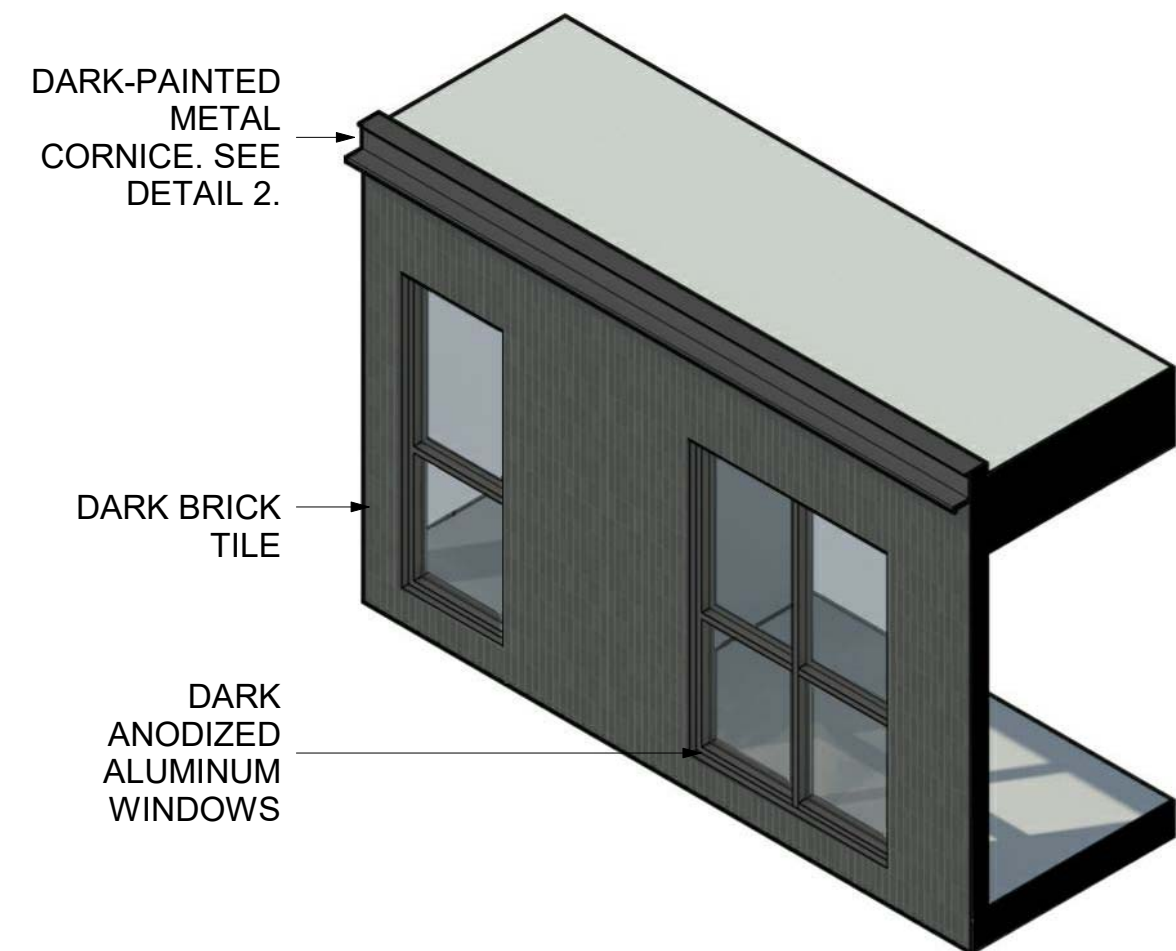
① Historic Cornice at 701 Minnesota Street  
1" = 1'-0"



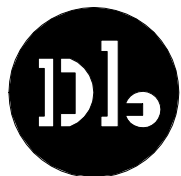
② Cornice Detail at Dark Brick Wall  
3" = 1'-0"



THE DARK BRICK VOLUMES TAKE CUE FROM HISTORIC BRICK BUILDINGS LIKE 909 TENNESSEE STREET (ABOVE), WITH NARROW WINDOW OPENINGS WONDERFUL CORNICE DETAILING (SEE G.17).



① Axo - Dark Brick Volumes Detailing  
1/4" = 1'-0"



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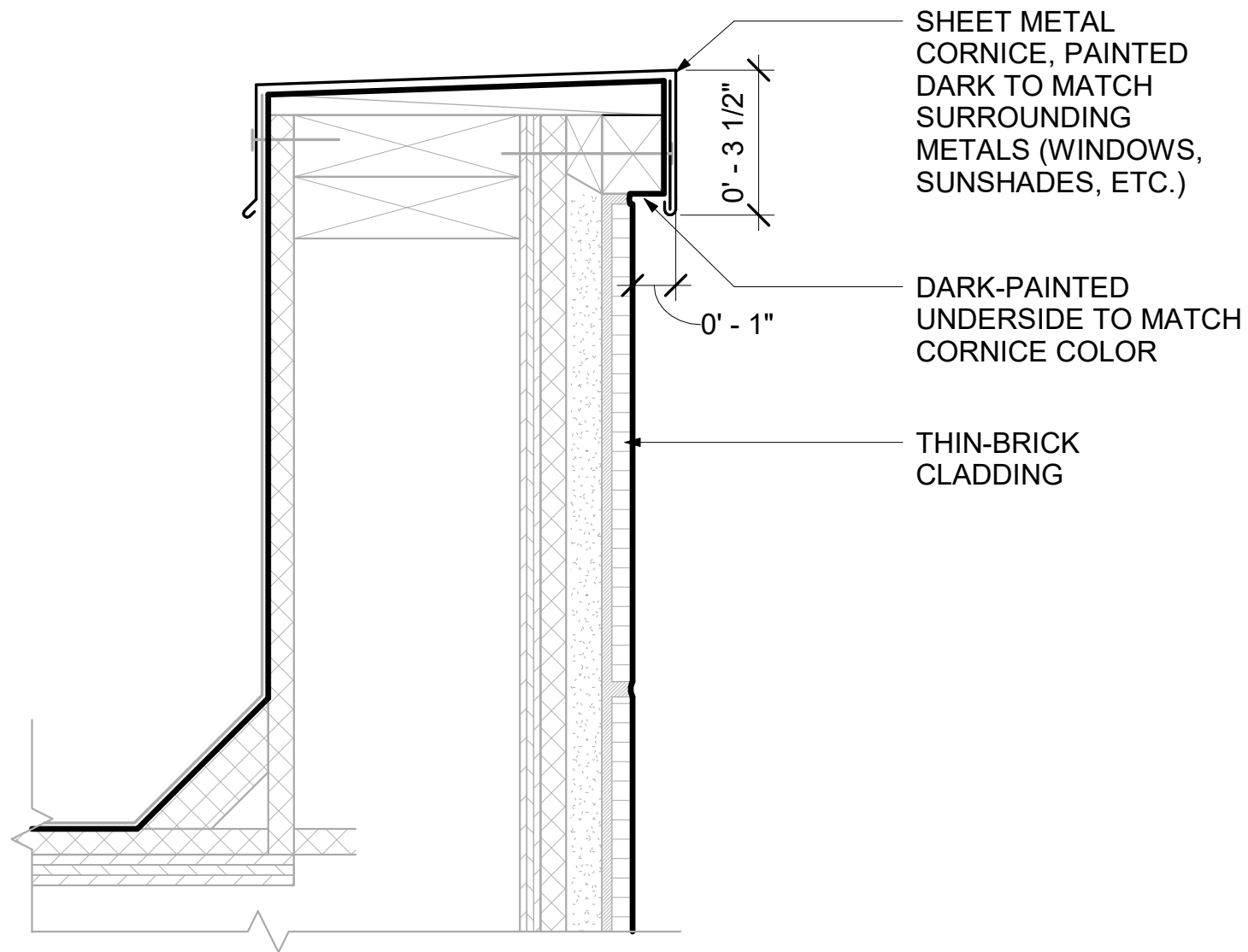
**888 Tennessee Street  
(789 Minnesota Street)**

Enlarged Details at Dark Brick Volumes

21202  
scale: As indicated  
date: 7/9/2017

**G.18**

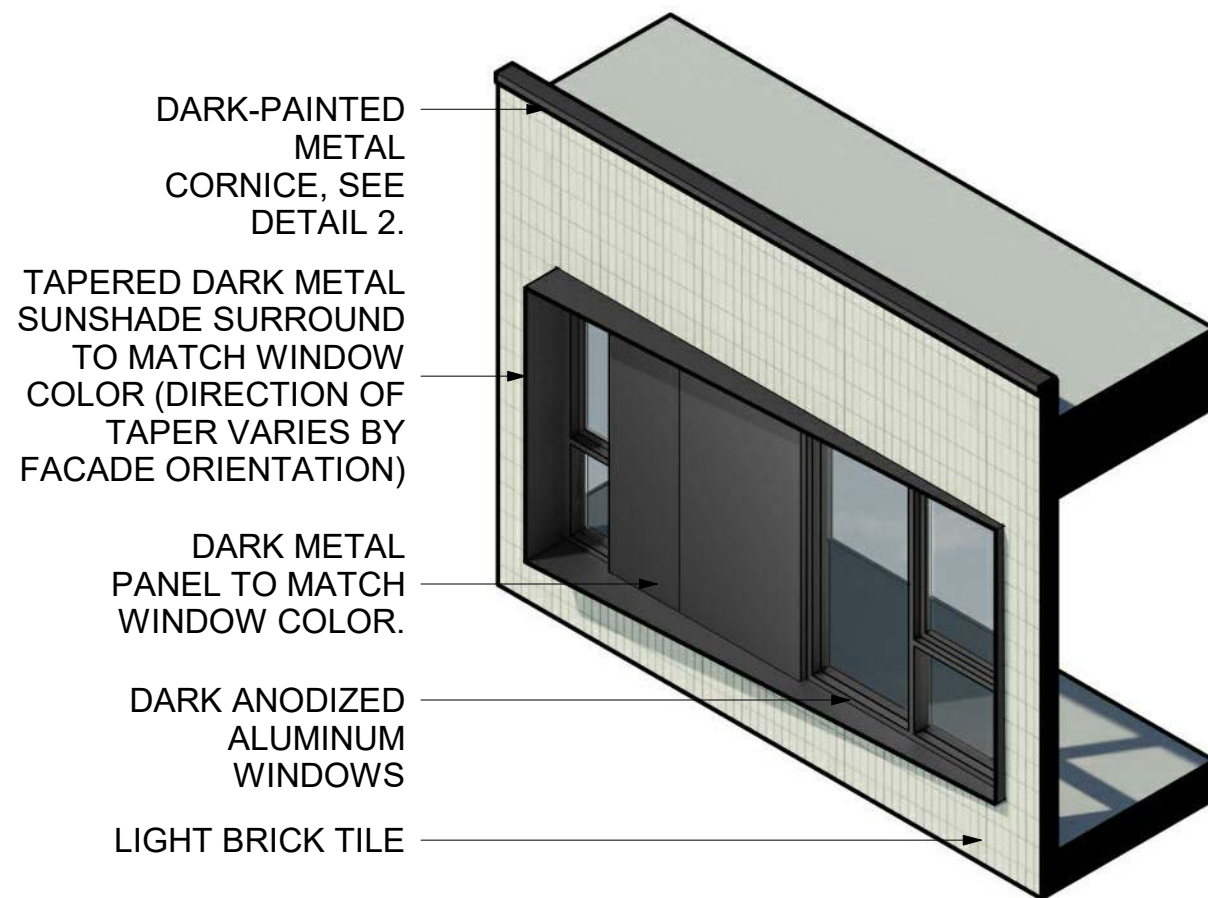




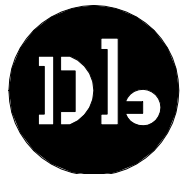
② Cornice Detail at Light Brick Wall  
3" = 1'-0"



THE LIGHT BRICK VOLUMES TAKE CUE FROM CONCRETE INDUSTRIAL BUILDINGS LIKE 695 MINNESOTA STREET (AT 19TH), WITH LARGE WIDE GROUPED WINDOW OPENINGS AND MINIMAL CORNICE DETAILING.



① Axo- Light Brick Volumes Detailing  
1/4" = 1'-0"



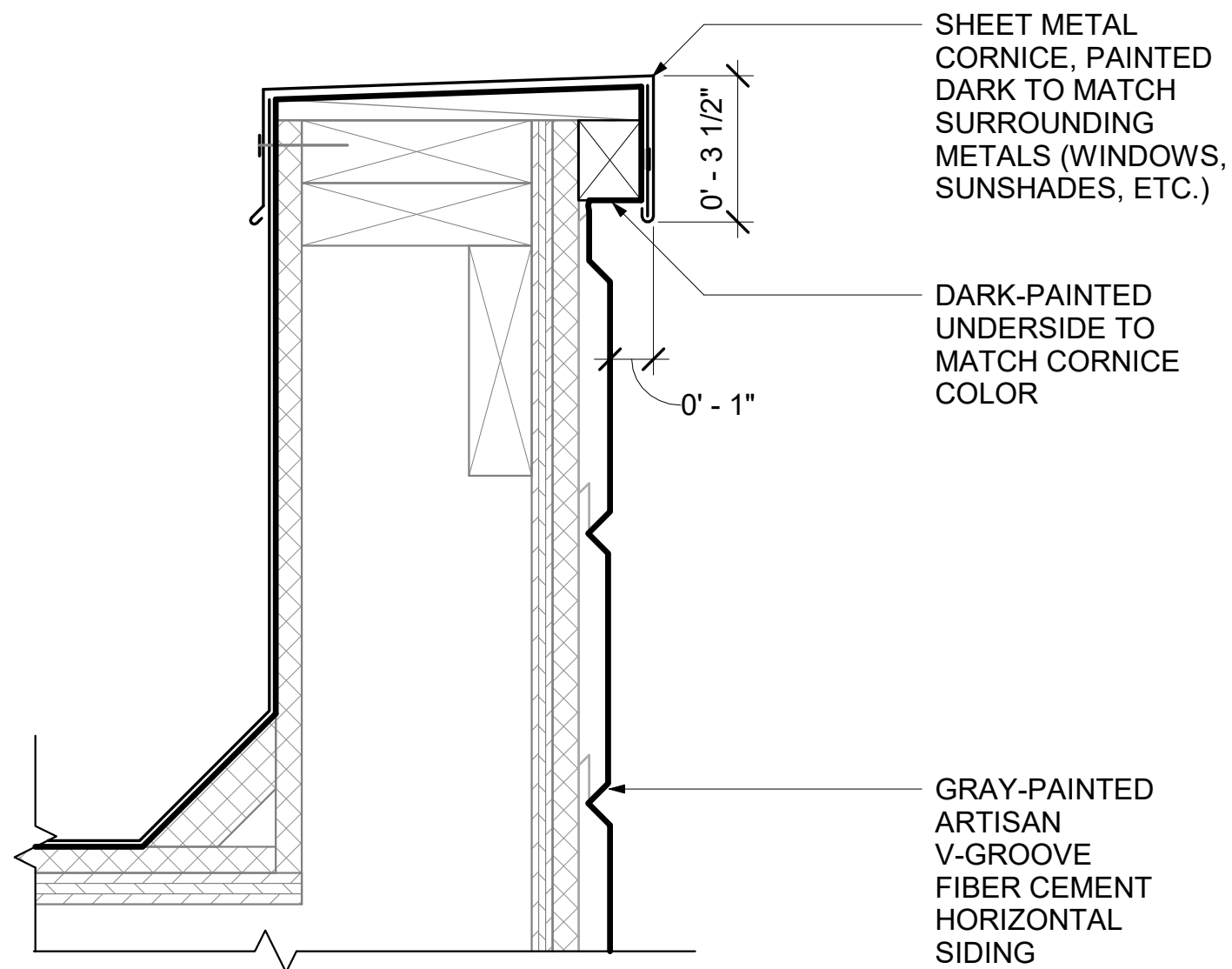
The S.Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

Enlarged Details at Light Brick Volumes

21202  
scale: As indicated  
date: 7/9/2017

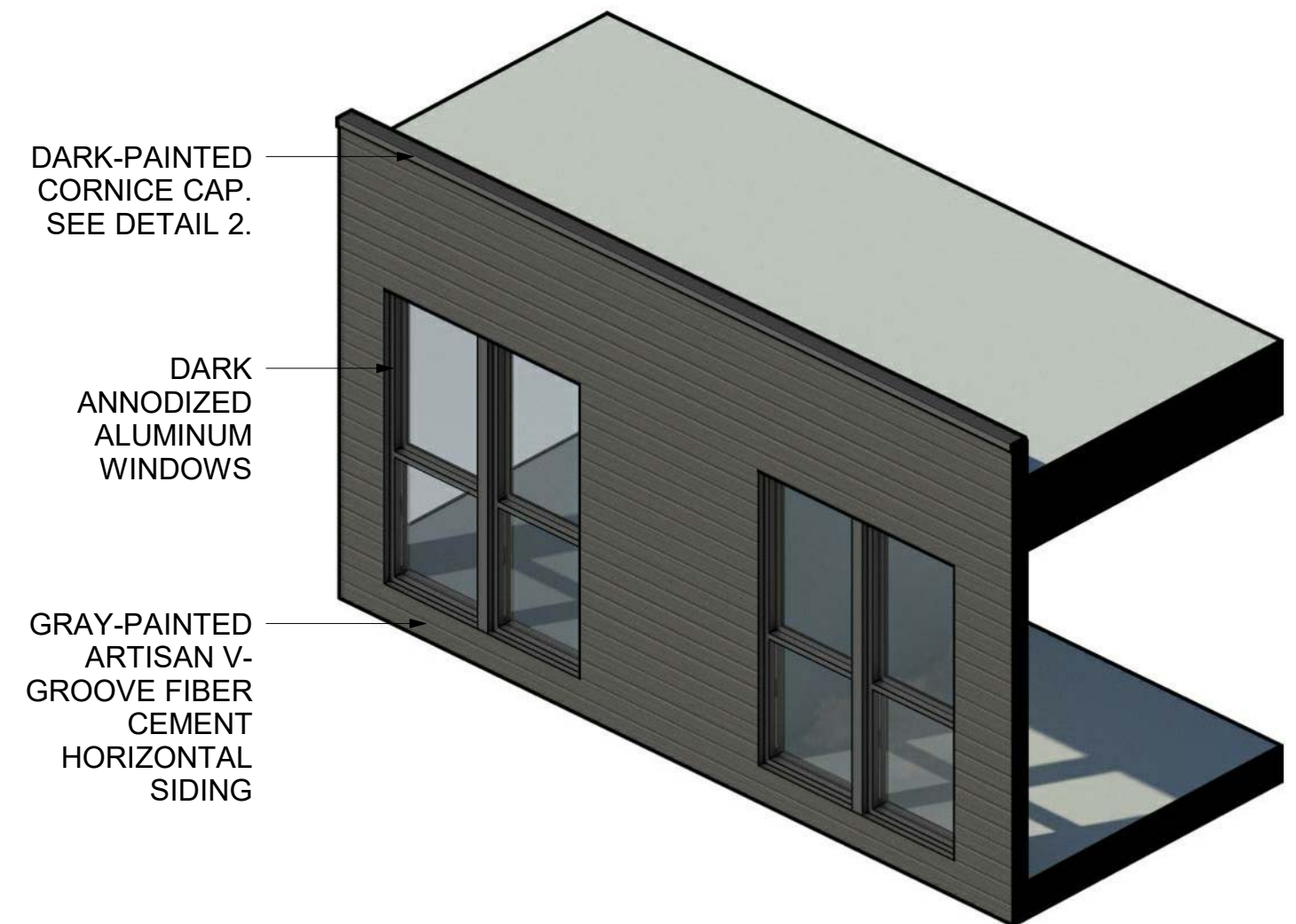
**G.19**



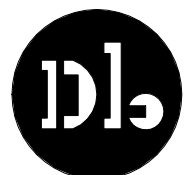
② Cornice Detail at Artisan V-Groove Siding Wall  
3" = 1'-0"



THE DARK BRICK VOLUMES TAKE CUE FROM HISTORIC WOOD INDUSTRIAL BUILDINGS LIKE 600 MINNESOTA STREET (ABOVE), WITH GROUPED WINDOWS AND MINIMAL CORNICE DETAILING.



① Axo - V-Groove Siding Volume Detailing  
3/16" = 1'-0"



The S. Hekemian  
Group

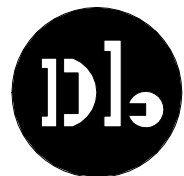
**888 Tennessee Street  
(789 Minnesota Street)**

Enlarged Details at Artisan V-Groove Siding Volumes

21202  
scale: As indicated  
date: 7/9/2017

**G.20**





The S.Hekemian  
Group

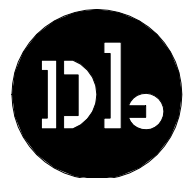
**888 Tennessee Street  
(789 Minnesota Street)**

View - Minnesota Street Southwest Retail Corner

21202  
scale:  
date: 7/9/2017

**G.30**





The S.Hekemian  
Group

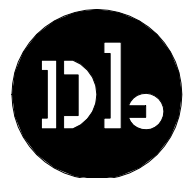
**888 Tennessee Street  
(789 Minnesota Street)**

View - Minnesota Street from Northwest

scale: 21202  
date: 7/9/2017

**G.31**





The S.Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

View - Tennessee Street from Southeast

scale: 21202  
date: 7/9/2017

**G.32**





The S. Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

View - Tennessee Street from Northeast

21202  
scale:  
date: 7/9/2017

**G.33**





The S.Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

View - Stoops @ Minnesota Street

21202  
scale:  
date: 7/9/2017

**G.34**





The S.Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

View - Stoop @ Tennessee Street

21202  
scale:  
date: 7/9/2017

**G.35**





The S. Hekemian  
Group

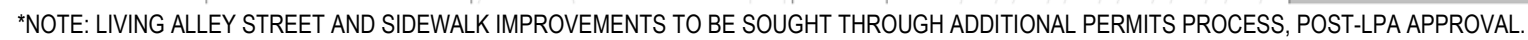
**888 Tennessee Street  
(789 Minnesota Street)**

View - Minnesota Street Building Entry

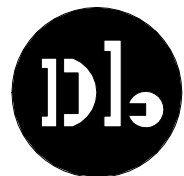
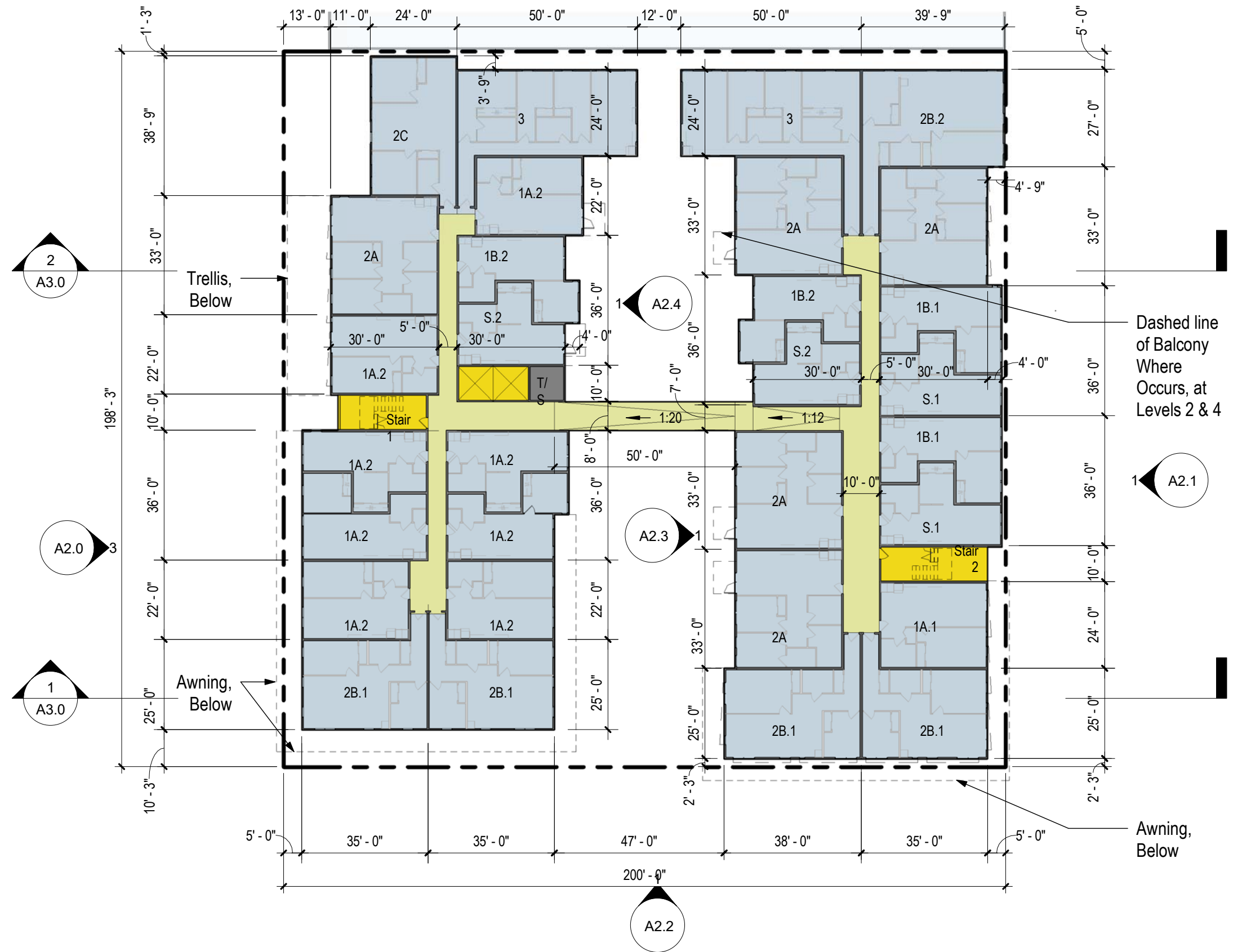
21202  
scale:  
date: 7/9/2017

**G.36**





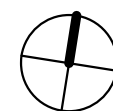




The S.Hekemian  
Group

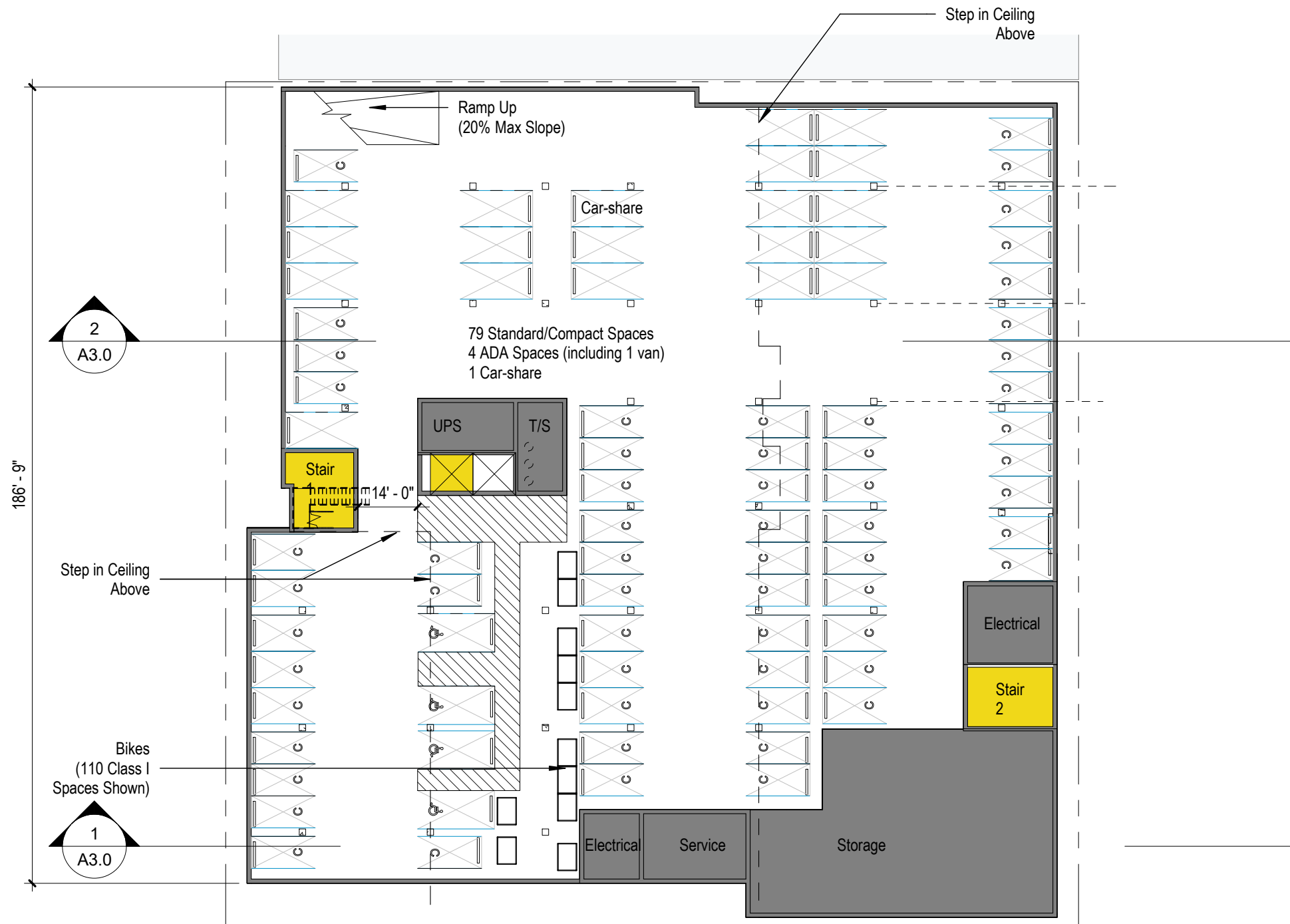
**888 Tennessee Street  
(789 Minnesota Street)**

**Level 2-4 Plan**

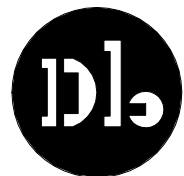


21202  
scale: 1" = 30'-0"  
date: 7/9/2017

**A1.1**



① LPA Garage Plan  
1" = 30'-0"



The S.Hekemian  
Group

**888 Tennessee Street  
(789 Minnesota Street)**

**Garage Plan**



21202  
scale: 1" = 30'-0"  
date: 7/9/2017

**A1.3**

LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Dark Metal Panel
- 9 Stoop
- 10 Stair 2
- 11 Gray-Painted V-Groove Horizontal Siding
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail



The S. Hekemian  
Group

888 Tennessee Street  
(789 Minnesota Street)

West Elevation at Minnesota Street

21202  
scale: 1" = 20'-0"  
date: 7/9/2017

A2.0



LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Dark Metal Panel
- 9 Stoop
- 10 Stair 2
- 11 Gray-Painted V-Groove Horizontal Siding
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail



The S.Hekemian Group

888 Tennessee Street  
(789 Minnesota Street)

East Elevation at Tennessee Street

21202  
scale: 1" = 20'-0"  
date: 7/9/2017

A2.1

LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Dark Metal Panel
- 9 Stoop
- 10 Stair 2
- 11 Gray-Painted V-Groove Horizontal Siding
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail



The S. Hekemian Group

888 Tennessee Street  
(789 Minnesota Street)

South Elevation at 20th Street

21202  
scale: 1/16" = 1'-0"  
date: 7/9/2017

A2.2



LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Dark Metal Panel
- 9 Stoop
- 10 Stair 2
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail
- 18 White Cement Plaster (in Courtyard)
- 19 Dark Cement Plaster (in Courtyard)



The S.Hekemian Group

888 Tennessee Street  
(789 Minnesota Street)

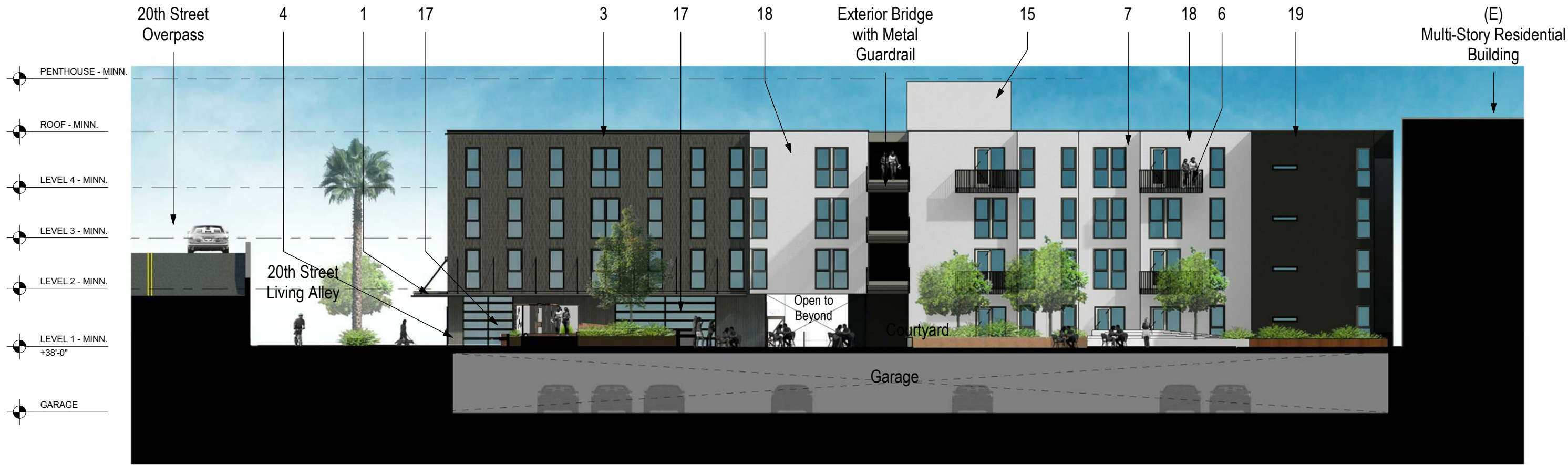
West-Facing Elevation at Courtyard

21202  
scale: 1" = 20'-0"  
date: 7/9/2017

A2.3

LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Dark Metal Panel
- 9 Stoop
- 10 Stair 2
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail
- 18 White Cement Plaster (in Courtyard)
- 19 Dark Cement Plaster (in Courtyard)



The S.Hekemian Group

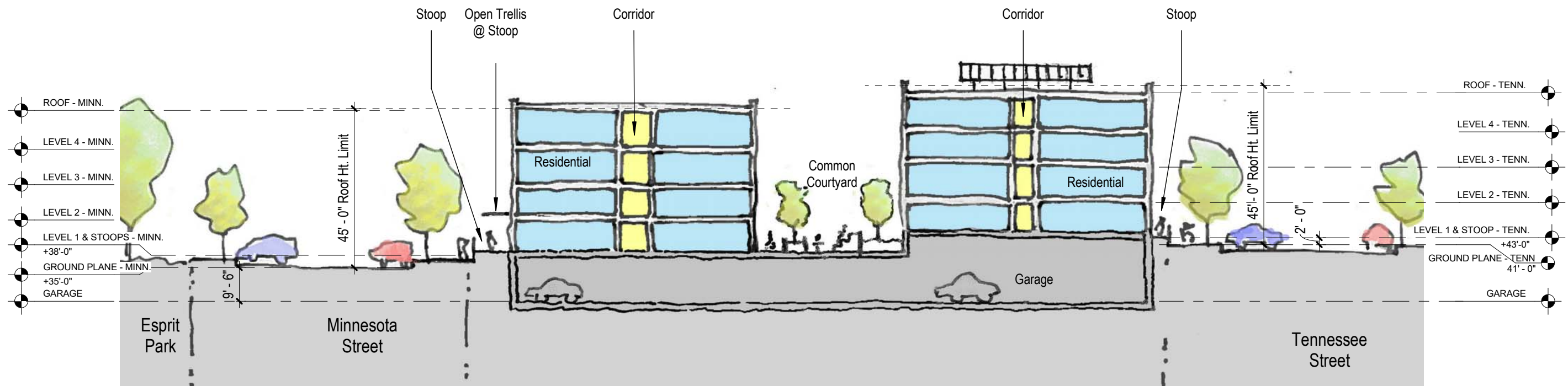
888 Tennessee Street  
(789 Minnesota Street)

East-Facing Elevation at Courtyard

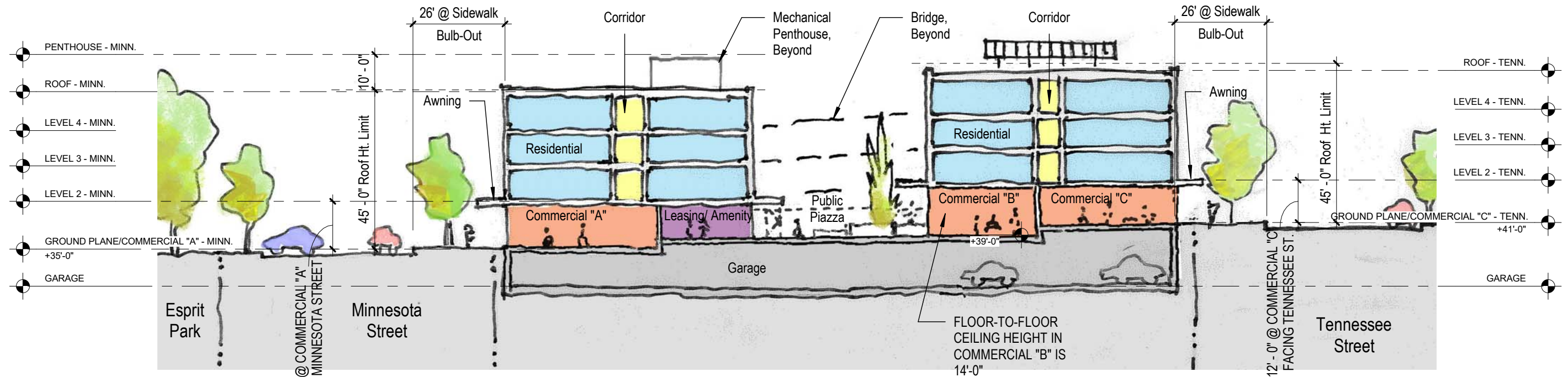
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date: 7/9/2017

A2.4

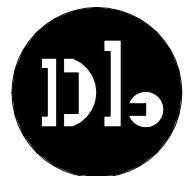




② E/W Section 2 @ Stoops  
1" = 30'-0"



① E/W Section 1 @ Public Piazza  
1" = 30'-0"



The S. Hekemian  
Group

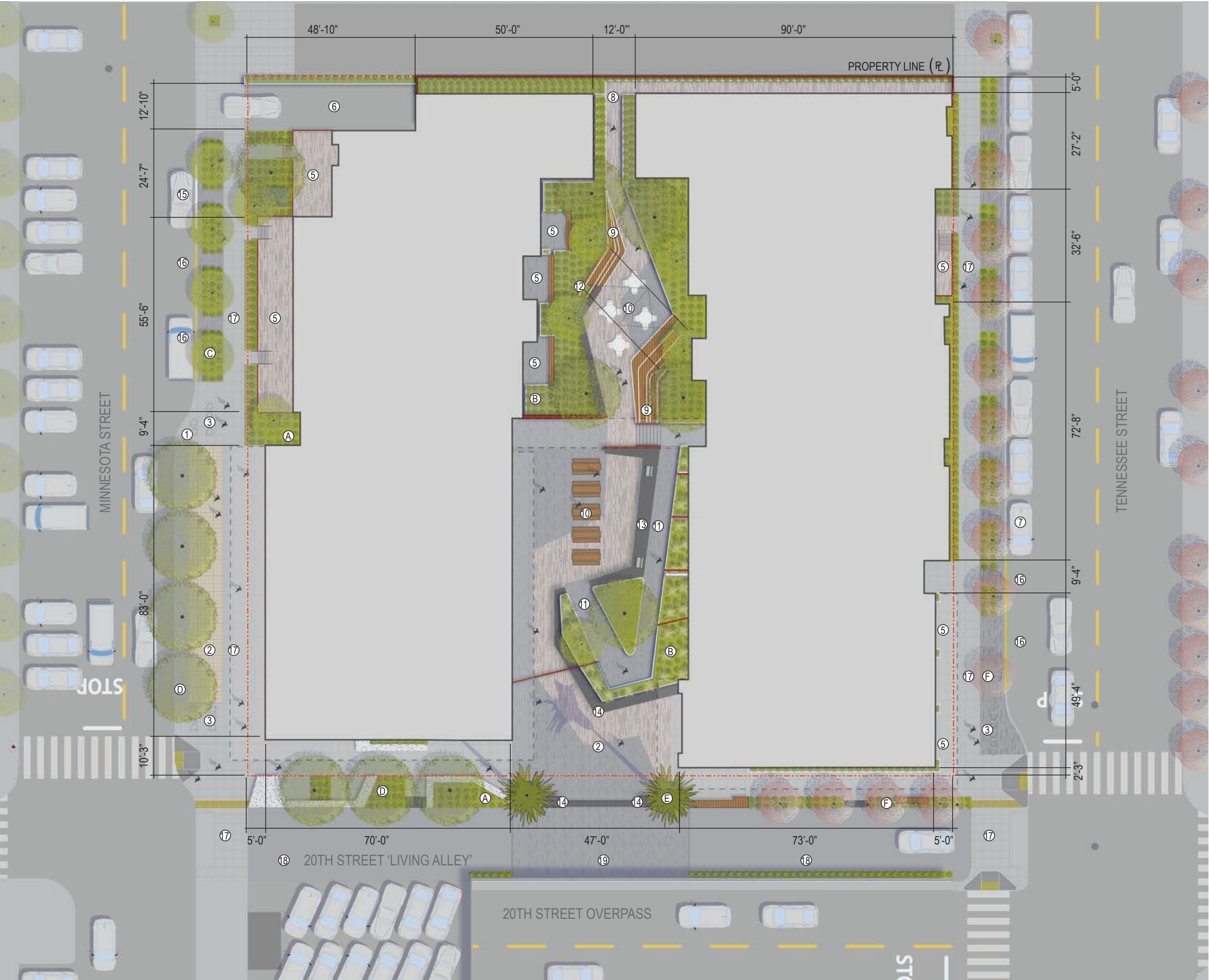
**888 Tennessee Street  
(789 Minnesota Street)**

**Building Sections**

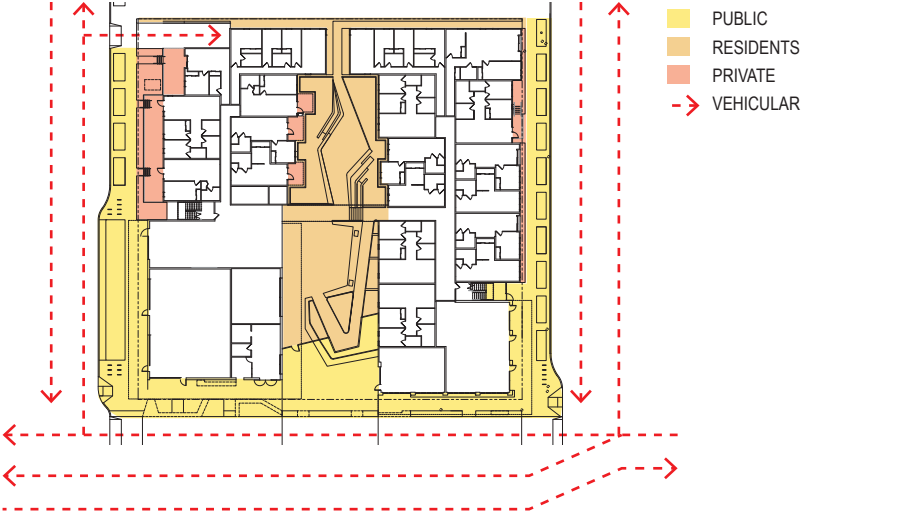
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date: 7/9/2017

**A3.0**

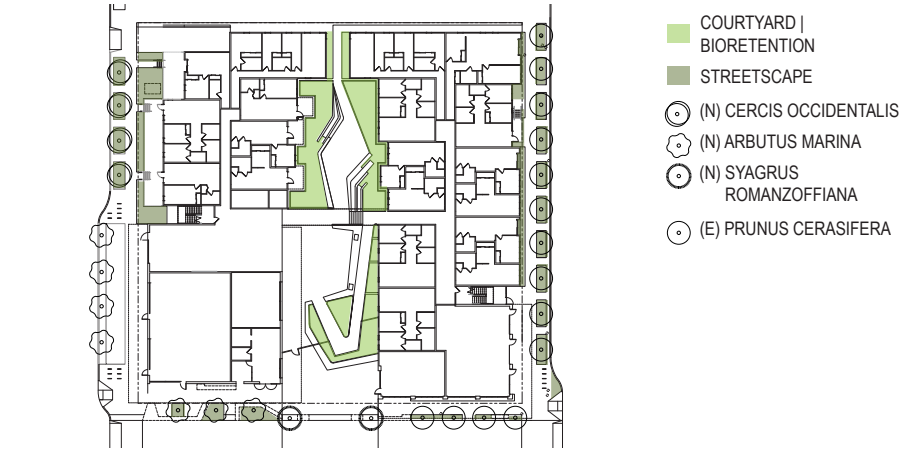




LANDSCAPE SITE PLAN NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA PPROVAL



CIRCULATION DIAGRAM 100 SCALE



LANDSCAPE DIAGRAM 100 SCALE

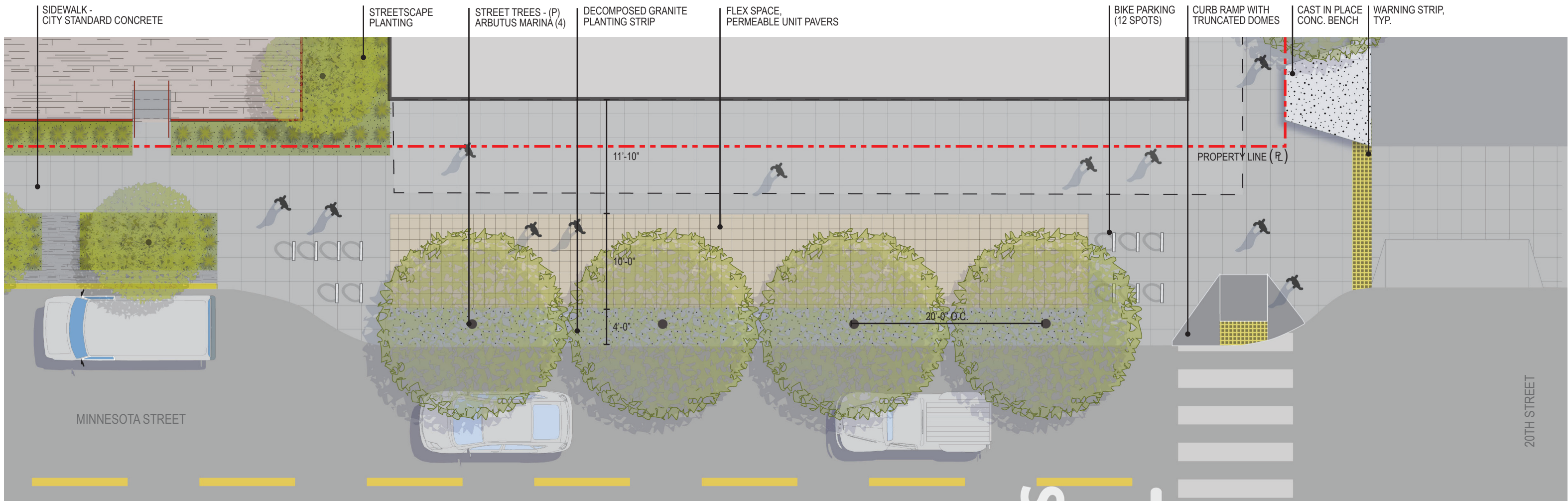
KEY NOTES

- ① CURB EXTENSION
- ② PUBLIC 'FLEX SPACE'
- ③ BIKE PARKING (17 BIKE RACKS)
- ④ PERMEABLE UNIT PAVERS
- ⑤ PRIVATE STOOP/PATIO
- ⑥ PARKING GARAGE ENTRY
- ⑦ STREET PARKING (9 STALLS)
- ⑧ EMERGENCY EXIT
- ⑨ AMPHITHEATER SEATING
- ⑩ PRIVATE 'FLEX SPACE'
- ⑪ SLOPED PATH
- ⑫ OVERHEAD LIGHTING
- ⑬ OUTDOOR KITCHEN
- ⑭ BASALT SEATWALL
- ⑮ WHITE ZONE PARKING (1 STALL)
- ⑯ YELLOW ZONE PARKING (4 STALLS)
- ⑰ CITY STANDARD SIDEWALK
- ⑱ STAMPED ASPHALT ROADWAY PAVING
- ⑲ CONCRETE ROADWAY PAVING

PLANTING NOTES

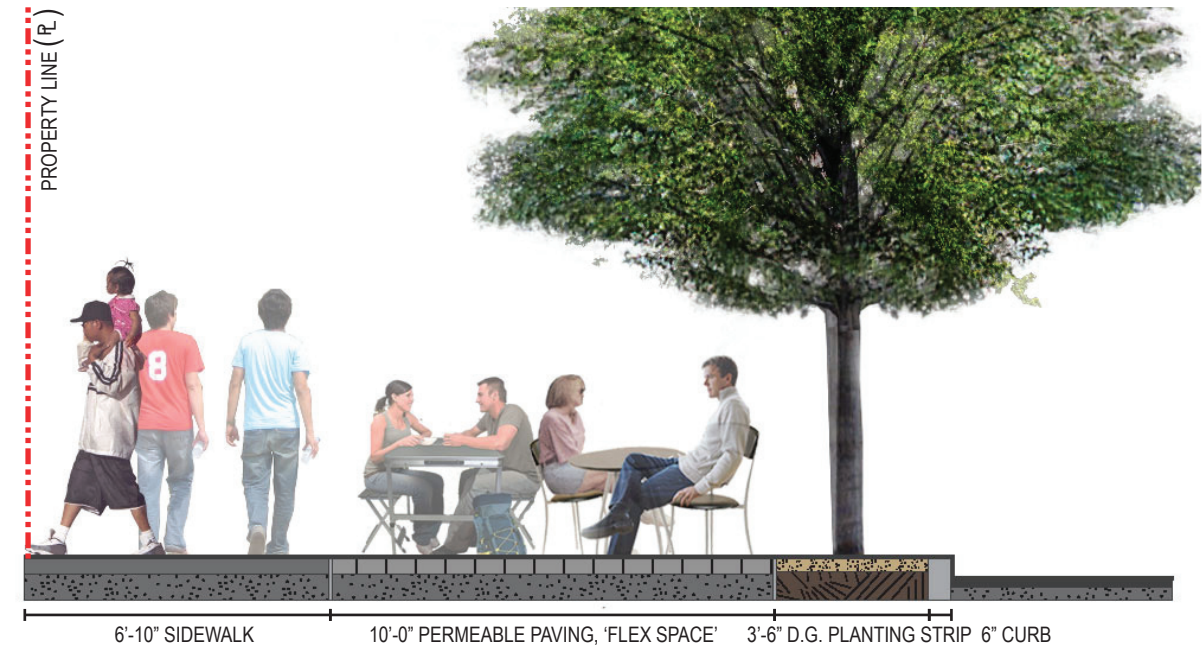
- Ⓐ STREETScape PLANTING
  - MIX OF HARDY, DROUGHT-TOLERANT GRASSES AND FLOWERS: CALLISTEMON 'BETTER JOHN', LOMANDRA 'BREEZE', ANIGOZANTHOS SPP., DIANELLA 'BLAZE'
- Ⓑ COURTYARD | BIORETENTION PLANTING
  - MIX OF HARDY, DROUGHT-TOLERANT GRASSES AND FLOWERS: POLYSTICHUM SPP., DIANELLA 'CASSA BLUE', LOMANDRA SPP., DIETES GRANDIFLORA, CEANOTHUS GLORIOUSUS
- Ⓒ (N) CERCIS OCCIDENTALIS (4 TREES)
- Ⓓ (N) ARBUTUS MARINA (7 TREES)
- Ⓔ (N) SYAGRUS ROMANZOFFIANA (2 TREES)
- Ⓕ (E) PRUNUS CERASIFERA (9 TREES)
- Ⓖ (N) PRUNUS CERASIFERA (4 TREES)





MINNESOTA STREET ENLARGEMENT PLAN NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA PPROVAL

10 SCALE



MINNESOTA BULB-OUT STREETScape SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

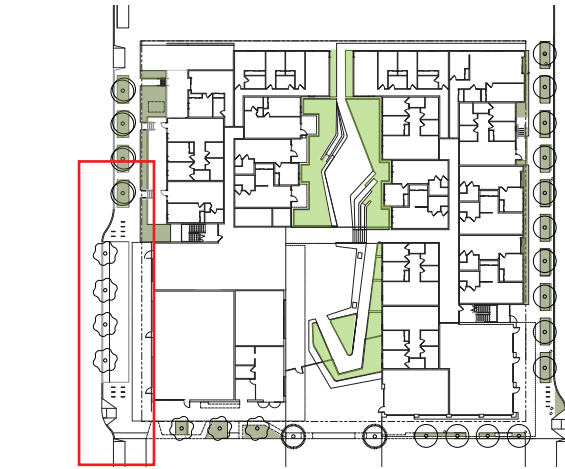


TREES

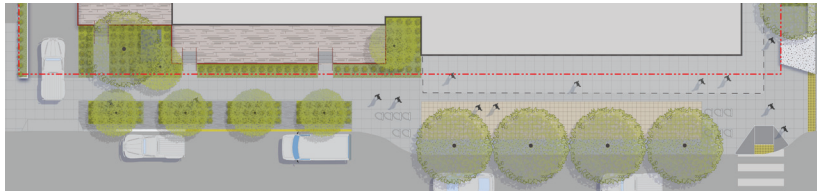
ARBUTUS MARINA



PLANTING PALETTE



100 SCALE



50 SCALE



The S.Hekemian Group

888 Tennessee Street



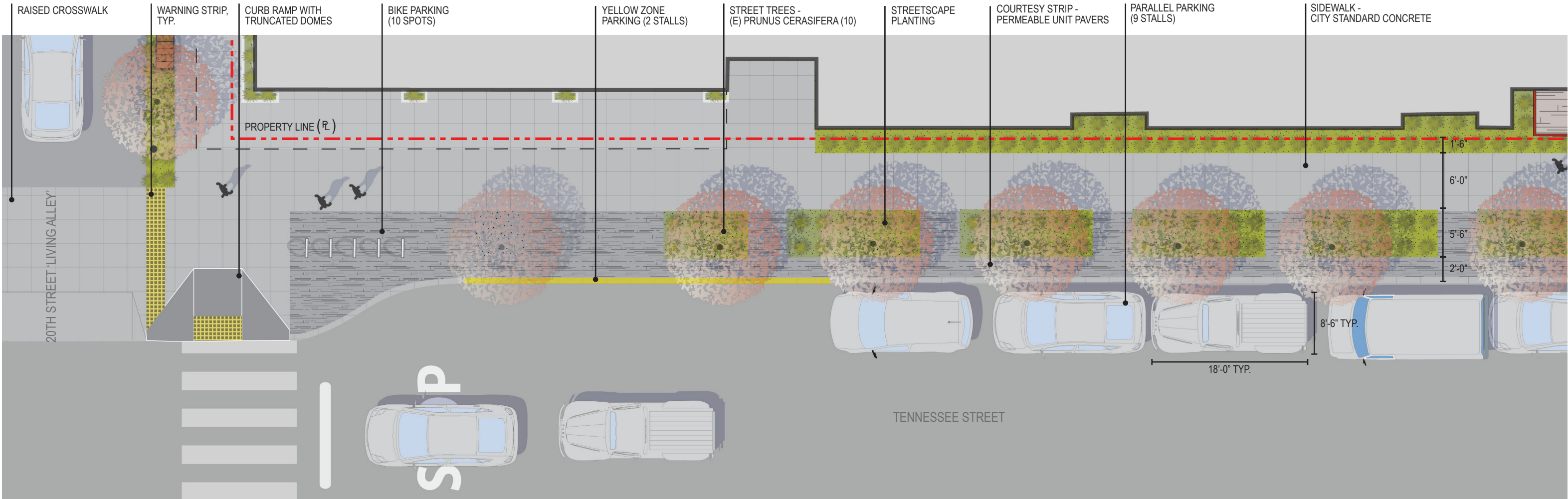
Minnesota Street Enlargement Plan



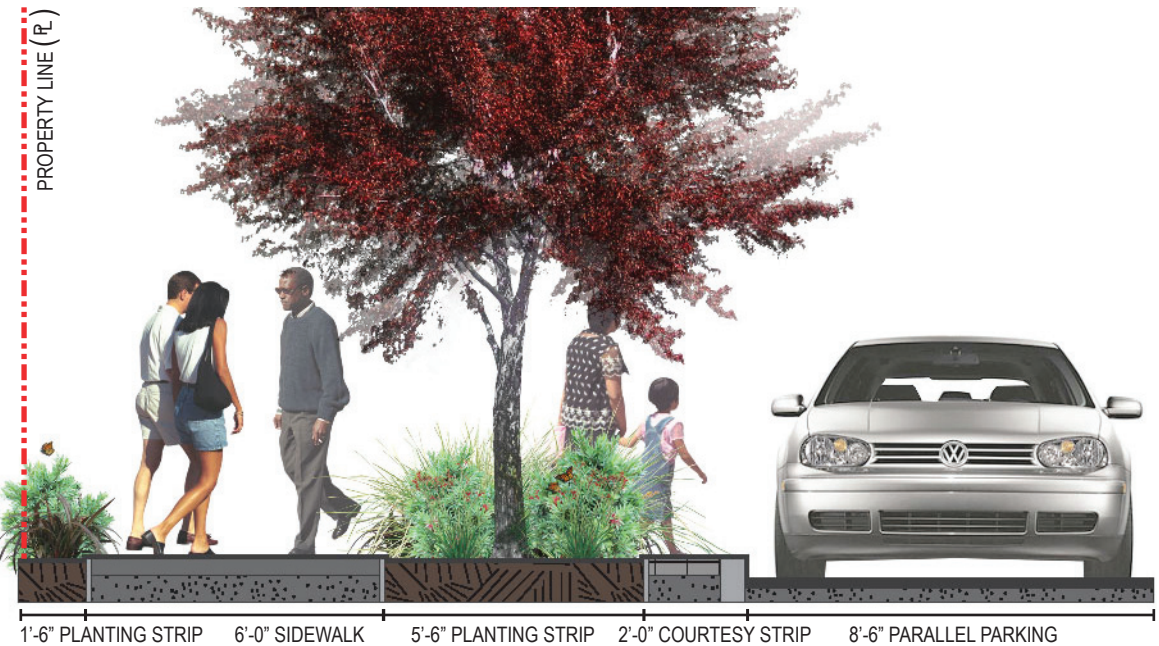
21202  
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 date: 7/9/2017

L1.2

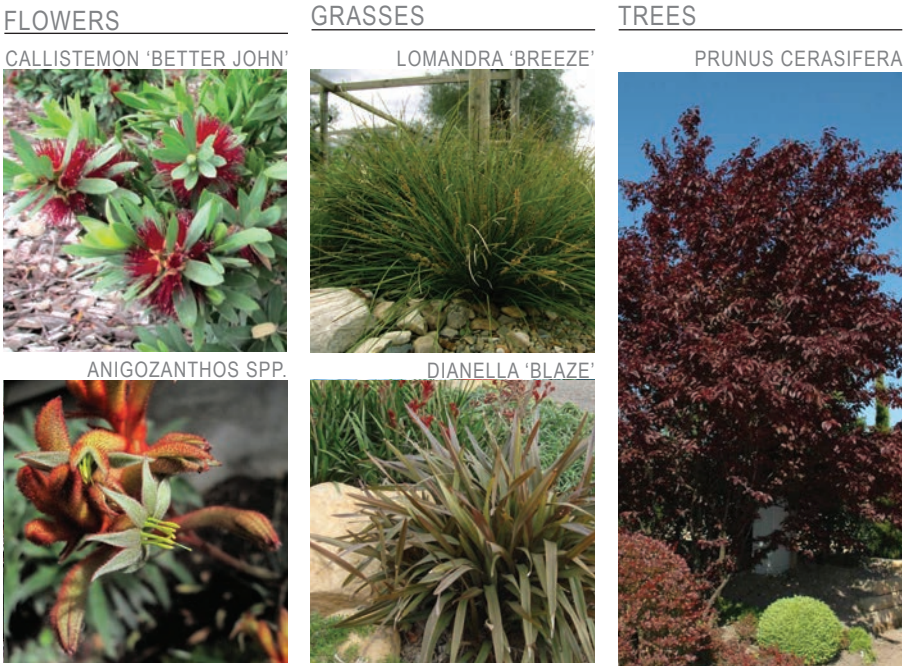




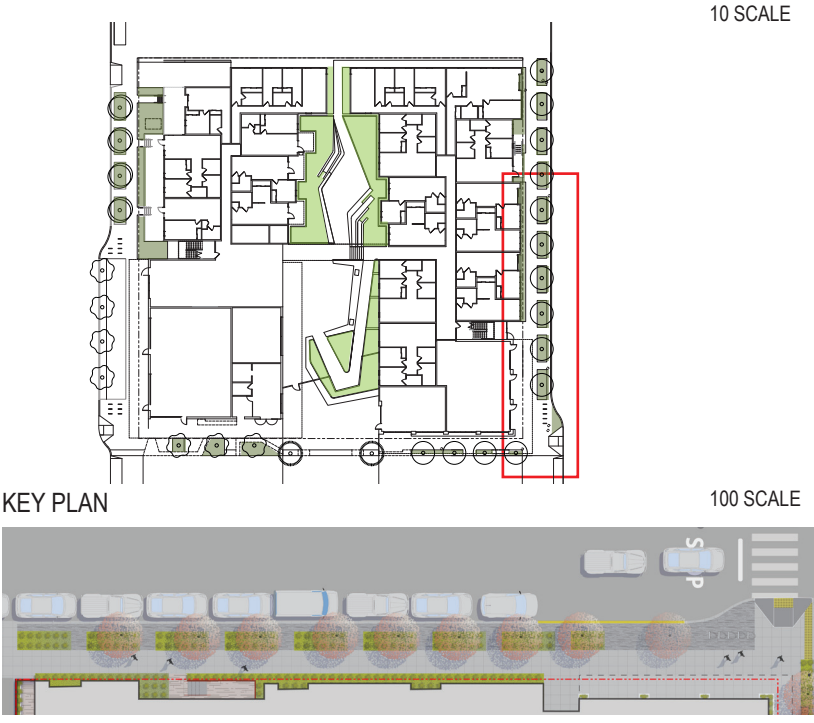
TENNESSEE STREET ENLARGEMENT PLAN NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA PPROVAL



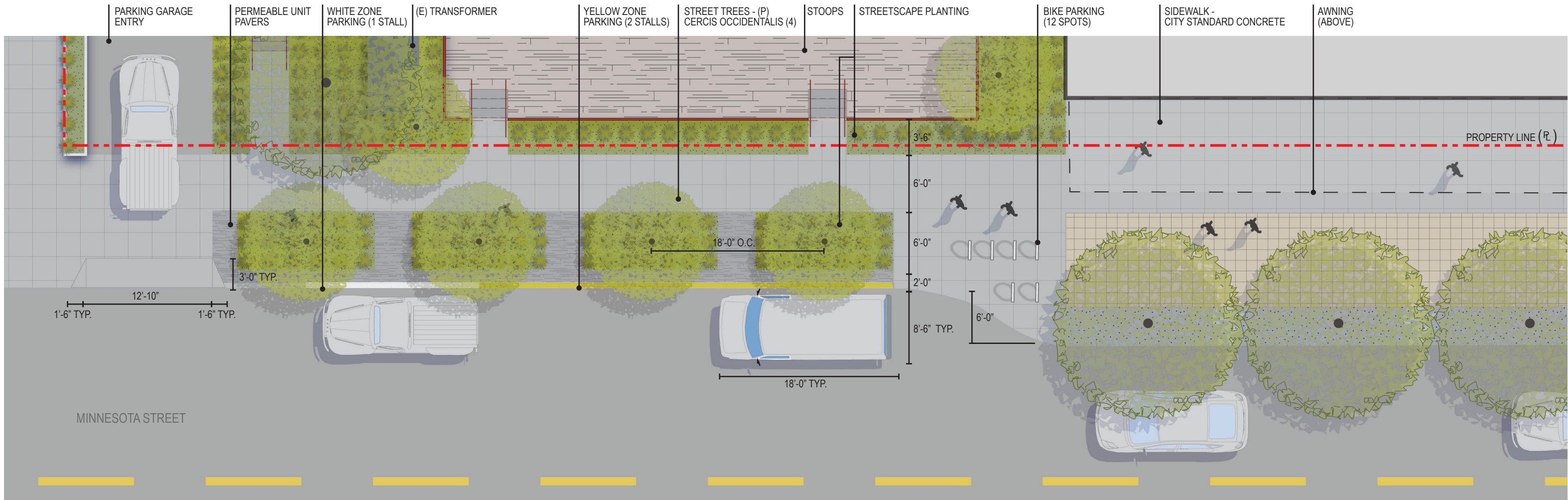
TENNESSEE STREETScape SECTION



PLANTING PALETTE







MINNESOTA STREET ENLARGEMENT PLAN

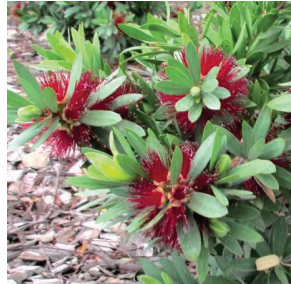


MINNESOTA STREETSCAPE SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

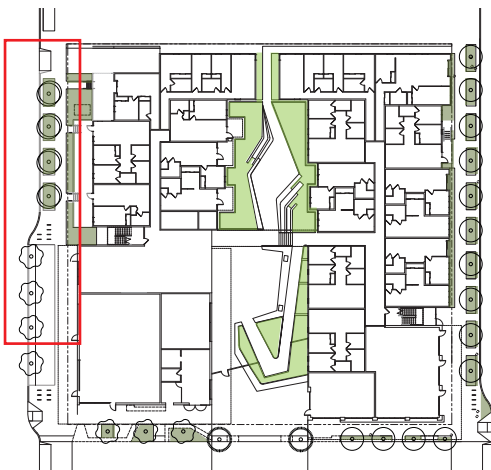


TREES

CERCIS OCCIDENTALIS

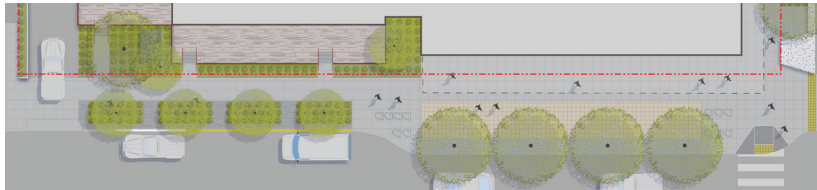


PLANTING PALETTE



KEY PLAN

10 SCALE



STREET PLAN

100 SCALE

50 SCALE



The S.Hekemian Group

888 Tennessee Street



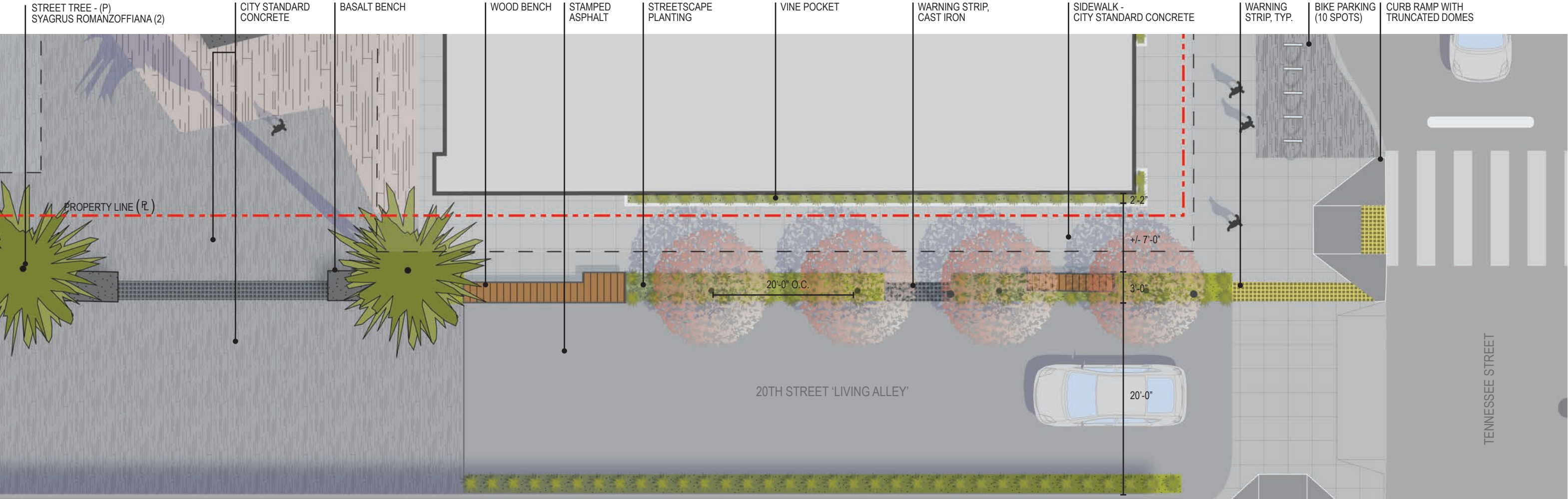
Minnesota Street Enlargement Plan



21202  
scale: AS SHOWN  
date: 7/9/20176

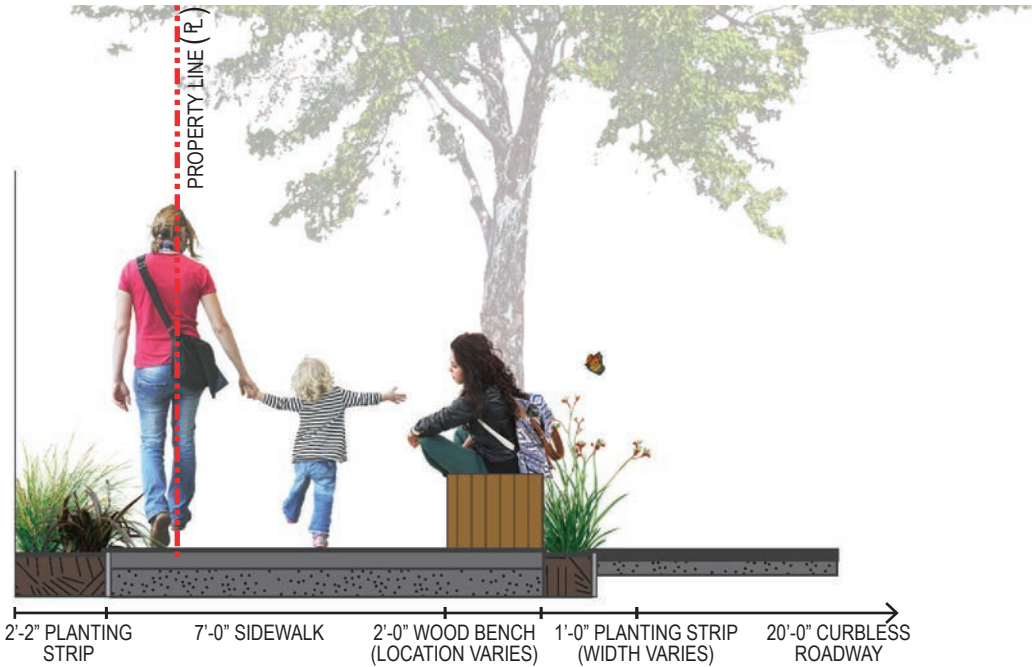
L1.3





20TH STREET ENLARGEMENT PLAN NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA PPROVAL

10 SCALE



20TH STREETScape SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

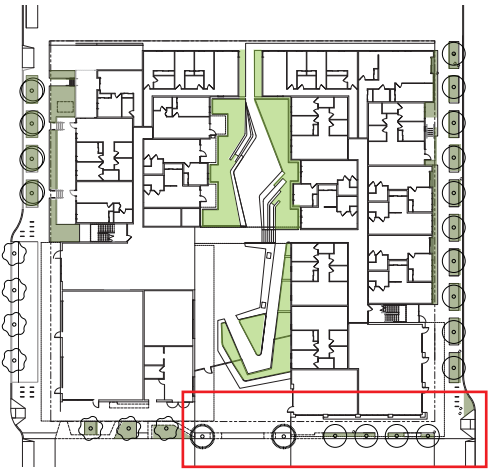


TREES

SYAGRUS ROMANZOFFIANA

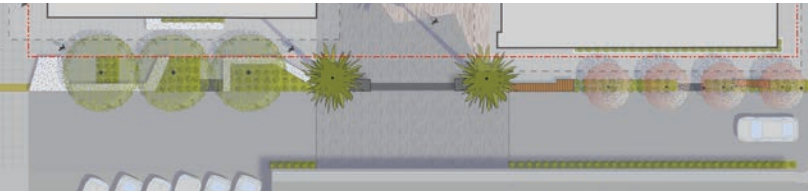


PLANTING PALETTE



KEY PLAN

100 SCALE



STREET PLAN

50 SCALE



The S.Hekemian Group

888 Tennessee Street



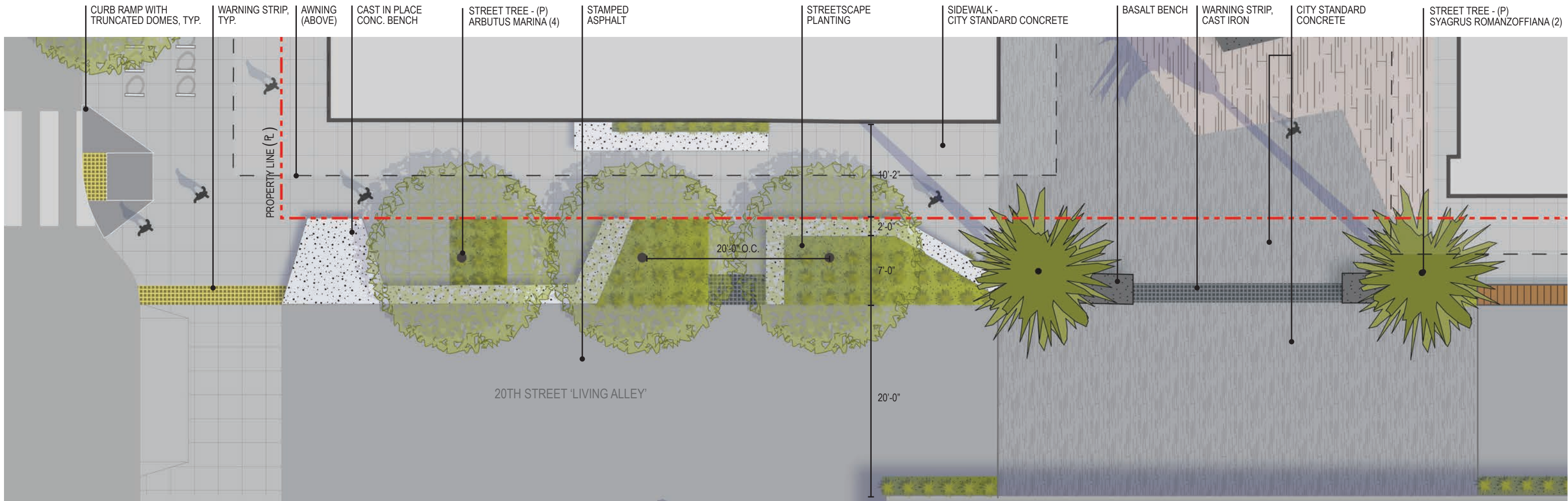
20th Street Enlargement Plan



21202  
scale: AS SHOWN  
date: 7/9/2017

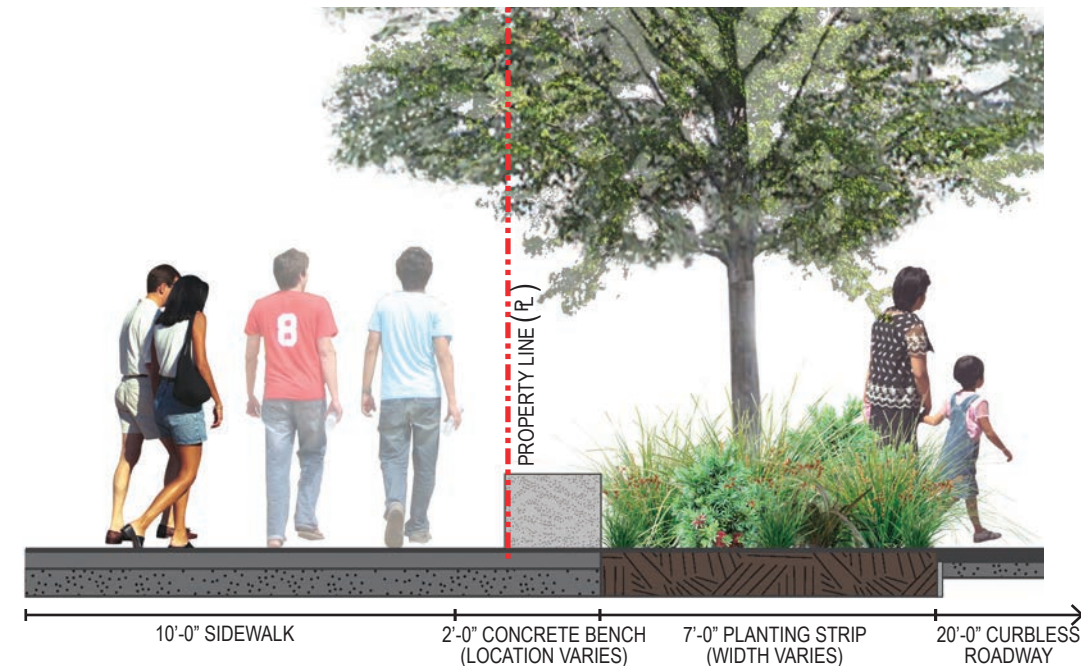
L1.5





20TH STREET ENLARGEMENT PLAN

NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA APPROVAL



20TH STREETSCAPE SECTION

SCALE: 1"=4'

#### FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



#### GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

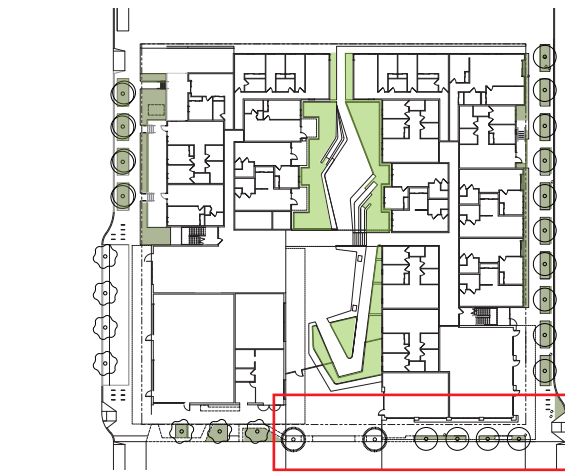


#### TREES

SYAGRUS ROMANZOFFIANA

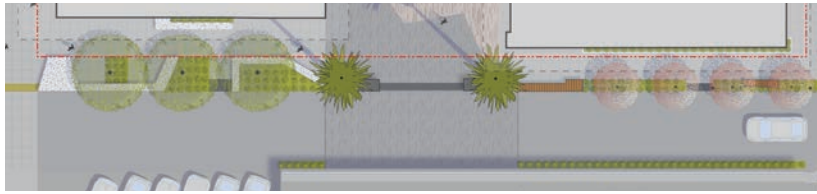


PLANTING PALETTE



KEY PLAN

10 SCALE



STREET PLAN

100 SCALE

50 SCALE



The S.Hekemian Group

888 Tennessee Street



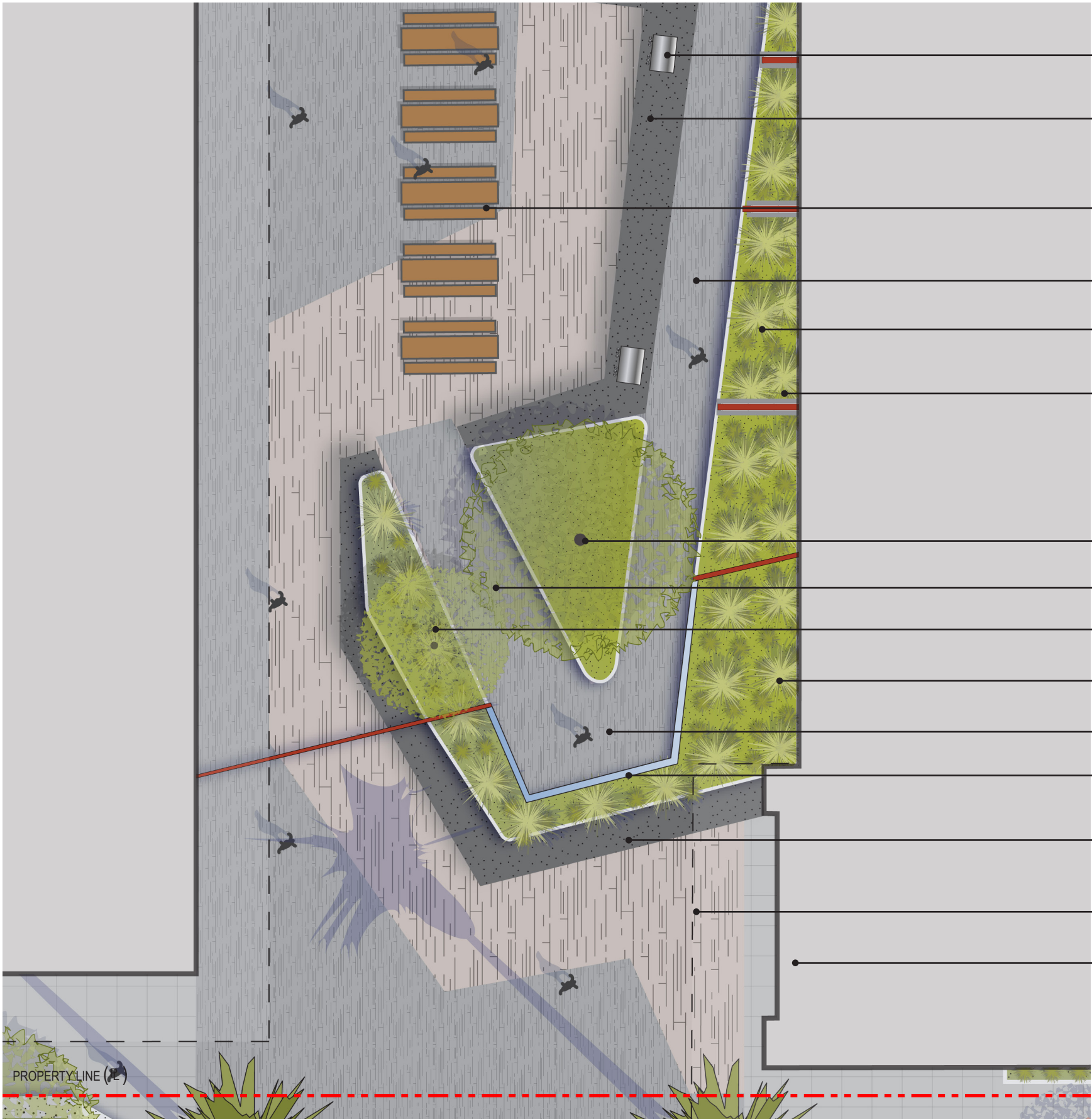
20th Street Enlargement Plan



21202  
scale: AS SHOWN  
date: 7/9/2017

L1.6





COMMUNITY GRILL

BASALT BAR AND  
KITCHEN PREP SPACE

BEER GARDEN TABLE

SLOPED WALK  
AT 4.5% GRADE

BIORETENTION  
PLANTING

WATER RETENTION WALL,  
CORTEN STEEL

SHADE TREE -  
MAGNOLIA GRANDIFLORA

SLOPED WALK  
AT 4.5% GRADE

SHADE TREE -  
CERCIS OCCIDENTALIS

BIORETENTION  
PLANTER

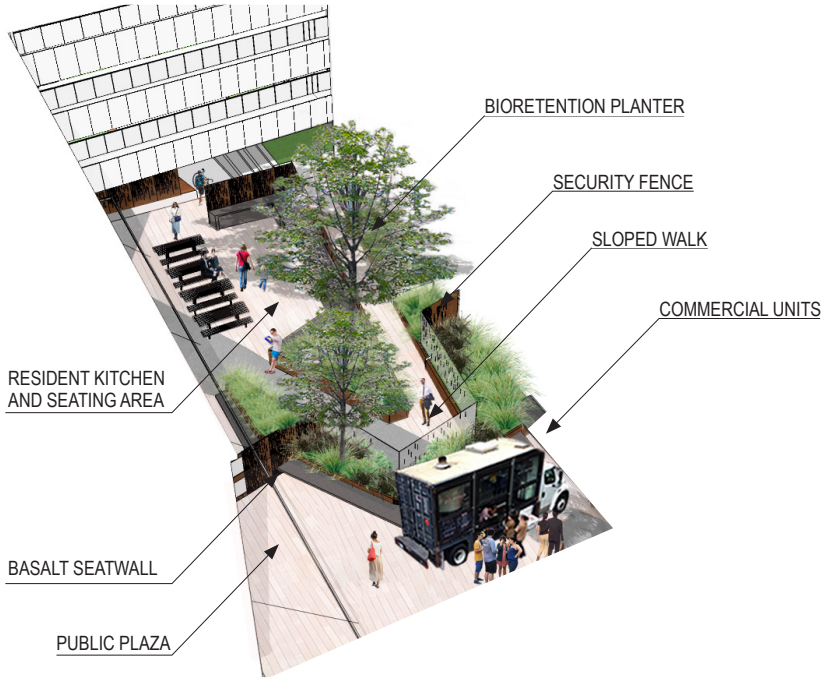
OVERLOOK

CORTEN STEEL AND  
GLASS SECURITY FENCE

CONTINUOUS BENCH  
SEATING - BASALT

PUBLIC PLAZA &  
'FLEX SPACE'

COMMERCIAL UNIT



BIORETENTION PLANTER

SECURITY FENCE

SLOPED WALK

COMMERCIAL UNITS

RESIDENT KITCHEN  
AND SEATING AREA

BASALT SEATWALL

PUBLIC PLAZA

FERNS + FLOWERS

POLYSTICHUM SPP.



DIETES GRANDIFLORA



CEANOTHUS GLORIOUSUS



GRASSES

DIANELLA 'CASSA BLUE'



LOMANDRA NYALLA



LOMANDRA LONGIFOLIA



TREES

MAGNOLIA GRANDIFLORA



CERCIS OCCIDENTALIS



LANDSCAPE SITE PLAN



The S.Hekemian Group

888 Tennessee Street



# Southern Courtyard Enlargement Plan



21202  
scale: 10 SCALE  
date: 7/9/2017

L1.7





EMERGENCY EXIT

BIORETENTION  
PLANTER

SHADE TREES -  
MAGNOLIA  
GRANDIFLORA

PRIVATE PATIO

LIGHTING POSTS  
WITH LED  
STRING LIGHTS

PERMEABLE  
UNIT PAVERS

MOVABLE  
FURNITURE,  
RESIDENT 'FLEX  
SPACE'

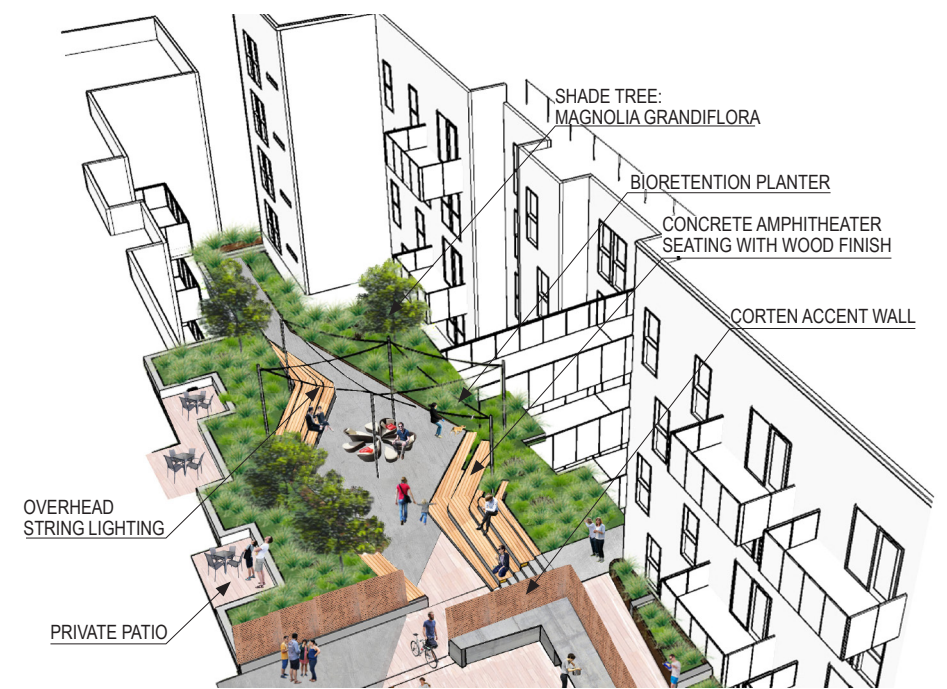
CONCRETE  
AMPHITHEATER SEATING  
WITH WOOD FINISH

PERMEABLE  
UNIT PAVERS

CORTEN STEEL  
ACCENT WALL

STAIRS

CORTEN STEEL  
ACCENT WALL



SHADE TREE:  
MAGNOLIA GRANDIFLORA

BIORETENTION PLANTER

CONCRETE AMPHITHEATER  
SEATING WITH WOOD FINISH

CORTEN ACCENT WALL

OVERHEAD  
STRING LIGHTING

PRIVATE PATIO

#### FERNS + FLOWERS

POLYSTICHUM SPP.



DIETES GRANDIFLORA



CEANOTHUS GLORIOSUS



#### GRASSES

DIANELLA 'CASSA BLUE'



LOMANDRA NYALLA



LOMANDRA LONGIFOLIA



#### TREES

MAGNOLIA GRANDIFLORA



CERCIS OCCIDENTALIS



LANDSCAPE SITE PLAN



The S.Hekemian Group

**888 Tennessee Street**



**Northern Courtyard Enlargement Plan**

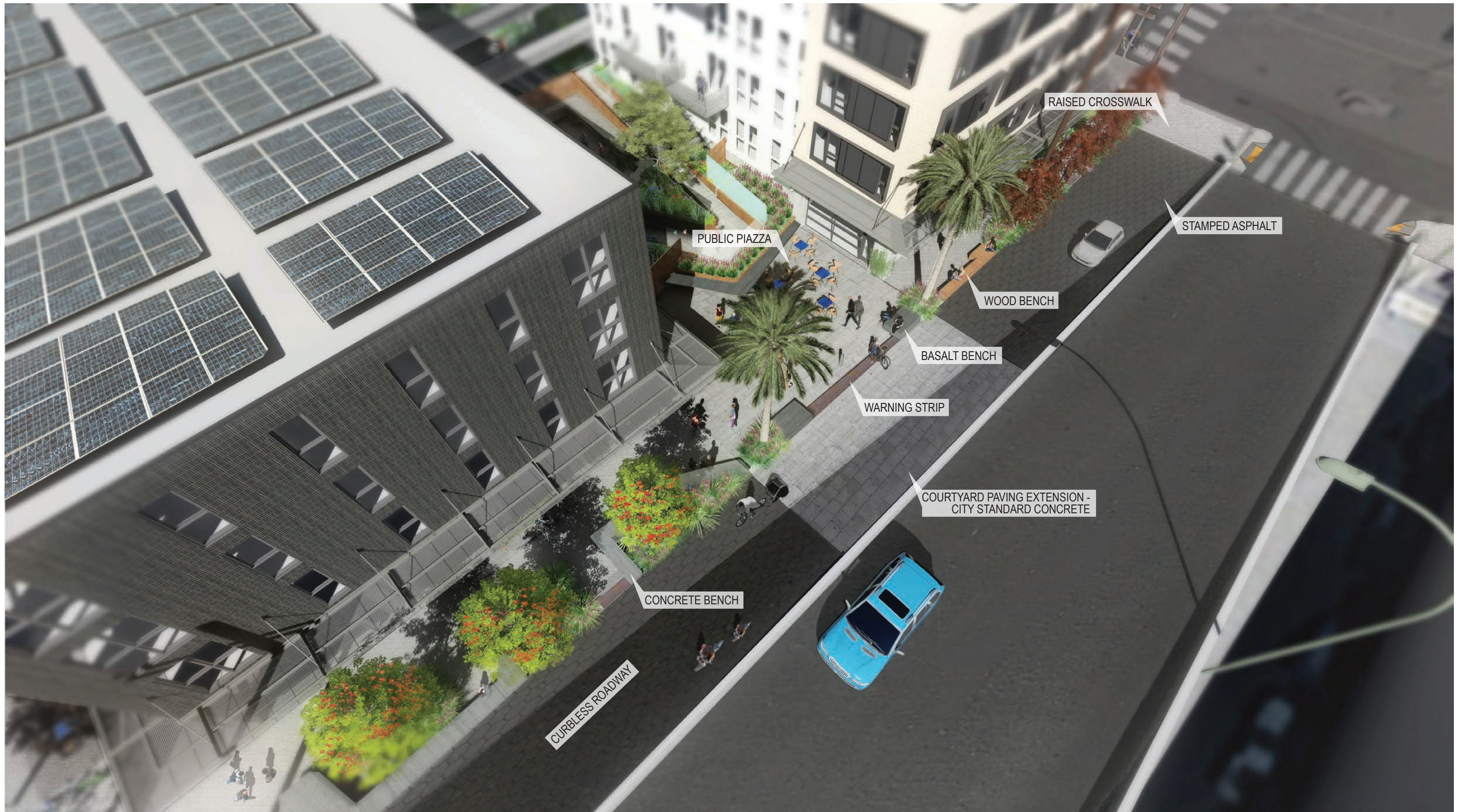


scale:  
date:

21202  
10 SCALE  
7/9/2017

**L1.8**





NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA APPROVAL



The S.Hekemian Group

**888 Tennessee Street**



**20th Street Living Alley Aerial Perspective**

scale: 21202  
NTS  
date: 7/9/2017

**L1.9**





NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA APPROVAL



The S.Hekemian Group

**888 Tennessee Street**



**20th Street Living Alley View From Minnesota**

scale:  
date:

21202  
NTS  
7/9/2017

**L1.10**





NOTE: LIVING ALLEY STREET AND SIDEWALK IMPROVEMENTS TO BE SOUGHT THROUGH AN ADDITIONAL PERMITS PROCESS, POST-LPA PPROVAL



The S.Hekemian Group

**888 Tennessee Street**



**20th Street Living Alley Piazza View**

scale: 21202  
date: NTS  
77/9/201

**L1.12**



