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MEMO

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DATE:	March 15, 2017
TO:	**Architectural Review Committee (ARC) of the Historic Preservation Commission**
FROM:	Marcelle Boudreaux, Preservation Planner, (415) 575-9140
REVIEWED BY:	Tim Frye, Historic Preservation Officer, (415) 575-6822
RE:	Review and Comment for 88 Broadway/ 735 Davis Case No. 2016-007850COA

The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal for new construction within the Northeast Waterfront Landmark District (Article 10).

BACKGROUND

The proposal includes two parcels which encompass a substantial portion of Block 140, on a regular block defined by Broadway, Vallejo, Davis and Front Streets within the NE Waterfront Landmark District. The 88 Broadway site (Lot 007) is approximately 37,182 square feet and would be developed for Family Affordable Housing. The 735 Davis site (Lot 008) is approximately 10,805 square feet and would be developed for Senior Affordable Housing. Both parcels are currently used for surface parking, and under the jurisdiction of the SF Port (88 Broadway) and SF Public Works (735 Davis).

The two properties are both located within the NE Waterfront Landmark District, the C-2 (Community Business) Zoning District, and the 65-X Height and Bulk District. This proposal for new construction occupies a majority of one city block, within an historic district which occupies roughly nine city blocks and three partial city blocks.

PROJECT DESCRIPTION

The proposed project involves demolition of surface parking lots and construction of two new buildings (Family Housing with 130 dwelling units and Senior Housing with 54 dwelling units), each to be comprised of commercial and child care uses, open space, and some ground-floor residential units on the ground floor, and residential uses on floors 2-6. Each building reaches a maximum height of approximately 65 feet, however, variations in height between four and six stories at the streetwall are introduced to break up the massing on Front Street and to introduce a stepping down as the project site increases proximity to the Embarcadero. Bicycle parking is proposed at the ground floor, however, no off-street automobile parking is proposed.

The project includes visible frontages directly from Broadway, Davis, Front and Vallejo Streets and into the site from the open midblock passage and these public rights-of-way. The buildings will occupy a majority of the project site, with exception for two intersecting mid-block passages. The north/south passage (between Broadway and Vallejo Streets) will generally be open from ground to sky, and the east/west passage (between Front and Davis Streets) will pass under both buildings with entries incorporated as features in both the Family and Senior buildings.

The Family Housing Building (88 Broadway site) will develop the entire Front Street elevation of the block. On the other two frontages (Vallejo and Broadway Streets), the Family Housing Building will complete the block, shared with existing portions of the corner buildings of 753-755 Davis Street and 50-60 Broadway. The Senior Building (735 Davis site), is flanked by elevations of two corner buildings – 753-755 Davis Street and 50-60 Broadway – and will face the proposed Teatro Zinzanni development which has frontages on Davis, Broadway and Embarcadero Streets.

Note: The Teatro Zinzanni project is located within the Northeast Waterfront Landmark District and was reviewed by the Architectural Review Committee on September 21, 2016. As appropriate, Staff has incorporated feedback from that review, as noted in Staff's meeting notes[1]. (Please see reference to Site Plan on Sheet A1.5).

OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for review and comment prior to review by the HPC of a request for a Certificate of Appropriateness for new construction within the NE Waterfront Landmark District, pursuant to Article 10 of the Planning Code. The project requires review by the Waterfront Design Advisory Committee of the Port Commission and by the Port Commission. The project sponsor is requesting Conditional Use Authorization for a Planned Unit Development, for development sites larger than half an acre, to include exceptions for rear yard, dwelling unit exposure, and possibly other Code Sections.

The Department seeks the advice of the ARC regarding compatibility of the proposed design with the NE Waterfront Landmark District as well as its compatibility with the *Secretary of the Interior's Standards for Rehabilitation* (Secretary's Standards).

New construction within an historic district is evaluated for its compatibility with that District.

[1] Meeting Notes from Department Staff, Review and Comment of the Architectural Review Committee for Teatro Zinzanni on September 21, 2016 (Memo dated November 15, 2016). For review at Planning Department as part of Case No. 2015-016326COA.

ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environmental review. On February 8, 2017, the Planning Department Environmental Planning Division publicly noticed a "*Notification of Project Receiving Environmental Review*" for the Project.

SECTION 1006.6[2]

The project, as proposed, qualifies for use of Section 1006.6(h) at the discretion of the Historic Preservation Commission. Specifically pursuant to Section 1006.6(h), a sponsor can request an exemption to be granted from the HPC from requirements of Section 1006.6 for affordable residential projects within historic districts, meeting certain requirements. The project cannot be a demolition under Article 10, and further:

> *(2) The applicant and the Department are required to demonstrate that the project utilizes materials, construction techniques, and regulations, such as the California Historic Building Code, to best achieve the goal of protecting the integrity of the district; and*
> *(3) The applicant has demonstrated that the project has considered all local, state, and federal rehabilitation incentives and taken advantage of those incentives as part of the project, when possible and practical; and*
> *(4) The HPC has confirmed that all requirements listed herein have been met, and has determined, pursuant to Section 1006.4 of this Code, that issuance of a Certificate of Appropriateness that fully or partially waives the requirements of Section 1006.6 will not be detrimental to the integrity of the district and furthers the City's housing goals.*

As proposed, the Project has not demonstrated conformance with the full intent of this goal as outlined in Section 1006.6(h) to protect the integrity of the District, as outlined in Section 1006.6(h)(2).[3] The character of the District is outlined in Sections 6 and 7 of Appendix D of Article 10 and discussed in more detail in this Memo. Staff requests the ARC provide input on the Department's recommendations to assist the sponsor in meeting the full intent of this Code provision.

In addition, pursuant to Section 1006.6(h)(3), the sponsor has not demonstrated to the Department that the project has considered all local, state and federal rehabilitation incentives and potentially taken advantage of those incentives if possible and/or practical. And lastly, the Sponsor has not demonstrated or made findings under Section 1006.6(h)(4). Staff has instructed the Project sponsor to provide written confirmation on the aspects of the project seeking review under this Code Section before the HPC.

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[2] Requirements of Section 1006.6 attached as an Attachment to this Memo

[3] The National Park Service outlines seven aspects of integrity: Location; Design; Setting; Materials; Workmanship; Feeling; and Association. Integrity is the ability of a property (or an historic district) to convey its significance. New construction within an historic district is evaluated for its compatibility and for any impact to that District.

APPENDIX D OF ARTICLE 10

The Northeast Waterfront Landmark District is locally designated in Article 10 of the San Francisco Planning Code (Appendix D). Contributing buildings within the boundaries of the roughly 9-block district are significant for their architecture, serving as outstanding examples of 19th-century maritime warehouses and early 20th-century industrial buildings from the district's identified period of significance: 1850s – 1940s.

The Designating Ordinance for the Northeast Waterfront Landmark District, states intentions for new construction within the District in *Section 1. Findings and Purposes*: "to maintain the scale and basic character of the Northeast Waterfront Landmark District, through:

> *(b) Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards;*
>
> *(c) Encouragement of the development of vacant and incompatibly developed properties in accordance with the character of the area."*

Character-Defining Features of the District:

General:

- 19th century brick structures, of large bulk with minimal fenestration
- early 20th-century (post-1906) reinforced concrete structures, of plain design or with scaled-down Beaux Arts forms
- consistency of scale and proportion, materials, color and texture
- 4-6 story building height (stepping down towards the water); taller buildings are extant

Scale and Proportion:

- large in bulk
- regularity of form
- large ground floor openings, historically designed for easy vehicular access

Fenestration:

- deeply recessed, with strong shadow lines
- early structures: few windows; varied sizes (horizontally by floor); rhythmically spaced
- 1920s and later: industrial sashes; massive door openings for transferring goods

Materials/Color/Texture:

- brick (red is typical; 1 unpainted blonde brick building)
- reinforced concrete and stucco
- painted brick and concrete in muted earth tones
- rough-textured

STAFF ANALYSIS AND RECOMMENDATIONS

The Department seeks the advice of the ARC regarding the compatibility of the new construction with the surrounding landmark district as defined by Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code.

Secretary of the Interior's Standards for Rehabilitation & Appendix D of Article 10

Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent preservation entitlements (Certificate of Appropriateness), including full analysis of the sponsor's district analysis. In addition, Department staff will undertake additional analysis of the proposed project per the standards outlined in Appendix D of Article 10, specifically to assess the project's conformance to the guidelines for new construction and compatibility within the surrounding landmark district.

Overall Form & Continuity, Scale & Proportion

Site plan on Sheet A1.5
Floor plans on Sheets A2.0 – A2.6
Elevations/Section on Sheets A3.3 – A3.6

88 Broadway (Family Housing site). The Front Street elevation is articulated as five buildings, identified with a combination of two building types and organized by varying the roof heights, materiality and ground floor functions/design. The brick-like building exteriors are proposed as a four- and a five-story façade at the street, with a red-color Cembrit cement panel organization, distinct fenestration pattern, and composition of the ground floor. In contrast, the frame-and-infill building exteriors are six-stories with parapet, Cembrit and Minaret cement panel organization, fenestration pattern and ground floor organization.

735 Davis (Senior Housing site). The Davis Street elevation consists of one building, primarily clad in the red-color Cembrit cement panel, with the similar distinct fenestration pattern, and organization of the ground floor to house lobby and commercial use, as the brick-like component of the Family Housing building. The portion of the upper level setback is clad primarily in grey cementitious panel with accents of metal panels.

The visible facades of the interior elevations propose a composition generally in keeping with the character of the District. The Department and the sponsor will work towards providing more details of these visible elevations to ensure consistency of fenestration patterns.

Façade Line Continuity

The mass of the buildings generally extends to the property line. Setbacks away from the streetwall exist at the upper levels at the brick-like buildings. At the Front Street elevation, this substantial setback of the

upper level(s) is approximately 30 feet and would be minimally perceptible from the pedestrian's perspective. (For renderings, see Sheets A1.2 and A1.3). At the Senior Housing (735 Davis) site, the overall setback of the upper two levels is approximately 15 feet from the main building. The street frontage of the Senior Housing building on Davis is approximately 76 feet, and the width of this vertical projection above the main building mass is approximately 30 feet 8 inches. Thus, although the setback upper levels would be visible, this mass does not overwhelm the primary brick-like building and its height and setback allow for a vertical upper mass that is minimally visible. (For renderings, see Sheets A1.1 and A1.4).

At the Vallejo and Broadway Street elevations of the frame and infill buildings, a highly visible portion of the sixth floor is removed at the streetwall. An entire module of the frame and infill building is carved out (approximately 10 feet 9 inches) to create a visible notch at each building's intersection with the north-south midblock crossing which is open from ground to sky. This notch creates a non-habitable green roof atop this segment of the fifth floor. (For reference, see Sheets A.13 – A.14). Setbacks at the streetwall are inconsistent with the character of the District. The early twentieth century industrial buildings read as a visually consistent mass at the streetwall, and the notch is visually disruptive to the character of the District.

> **Recommendation 1:** In collaboration with the project team and community input, explore the option of the frame and infill building without the notch at the sixth floor of the Vallejo and Broadway Street elevations, as shown on Sheets A.13, or explore some variation to achieve conformance with the character of the District.

Fenestration

Fenestration in the District is varied in size, but rather consistent in rhythm per building. The older brick buildings generally exhibit minimal glazing that is deeply recessed, and generally vertically-oriented; this pattern is contrasted with the larger industrial sash windows introduced in later warehouse buildings (1920s onward). Where the pattern varies per building, this pattern is evident in a regular form on the building façade. The variation is expressed in a horizontally regular pattern by floor, in that the window pattern may be similar on most floors yet exhibit a unique pattern on the ground floor or on the top floor.

The proposed window system specified throughout is an aluminum-frame window sash and aluminum frame. At the primary elevations of the brick and frame and infill buildings, the vertically-oriented window is defined by an operable sash and flanked vertically by smaller fixed sash panels. In some arrangements, the opening accommodates one window system and in some the opening accommodates a ganged pair of window systems. Overall, the use of a three-sash aluminum window system makes reference to the industrial sash system. The ARC reviewed the Teatro Zinzanni project, and the Committee found that "overall the use of a metal window system referencing the industrial sash of historic warehouses in the district was viewed as a compatible approach in the new construction

proposal. Emphasis was placed on compatibility of the fenestration versus exact replication". Staff has incorporated this feedback into the review of 88 Broadway/735 Davis project.

Brick Building (88 Broadway & 735 Davis). The fenestration pattern proposed at the brick building is generally consistent with the character of the District, in that minimal glazing is proposed, fenestration is vertically-oriented, and it is deeply recessed. The glazing is recessed approximately 1-1/4 inch from the aluminum frame, and the entire system is recessed 5 inches from the face of the Cembrit panel/ rainscreen system. (For reference, please see Details on Sheets A8.1, A8.2, A8.3, A8.6). The rhythm is defined by two exterior vertical columns of consistent fenestration, with the horizontal rows infilled by two alternating variations (A-B pattern) of narrow, vertically-oriented fenestration.

Frame and Infill Building (88 Broadway). The proposed fenestration pattern of the frame and infill building, specifically the solid to void ratio, is not in keeping with the character of the District. Pursuant to Section 7 of Appendix D of Article 10, *"In areas characterized by newer buildings in concrete or stucco with industrial-style fenestration, new construction should reflect those design elements."* (For reference, please see details on Sheets A8.1, A8.4, A8.5).

Two approaches should be studied for incorporation into the frame and infill fenestration pattern. First, the orientation could be revised to horizontal and the glazing increased to be more consistent with the later buildings within the period of significance. Or, second, maintain the existing orientation, the glazing could be increased from one panel to two, within the three panel system created for the project. As noted elsewhere in this Memo, the fenestration extant in the District's contributors exhibit a studied rhythm. Both options may bring the project into greater conformance.

Additionally, revised fenestration could work to further distinguish the brick building from the frame and infill building.

Recommendation 2: Study a modified fenestration pattern for the frame and infill building elevations on Front, Broadway and Vallejo Streets. At minimum, Staff recommends two approaches for ARC direction to sponsor for study and possible incorporation into the frame and infill fenestration pattern, within technical confines for building performance. One option is to shift the orientation to horizontal and increase consistency of glazing. Another option is to maintain the existing orientation while increasing the glazing from one panel to two, within the three panel system created for the project.

Materials, Color and Texture
Materials Board on Sheet A8.0

In the District, brick, reinforced concrete, or stucco are identified as character-defining features. The application of one material per building is consistent with the District. The predominate feature of materials should be of a rough-grained texture. Texture within the district is created visually through mottled coloration or variation in coursing. Texture is also created in plane through projecting trim molds at rough openings and structural bays, quoining, horizontal belt courses and outward-stepped cornices.

The ARC reviewed the Teatro Zinzanni project and the Committee members "appreciated the introduction of texture through recesses in the brick coursing and suggested this could be increased in the use of this technique or select introduction of contrasting material in the façade detailing". Staff has utilized this feedback in analysis of the brick and frame-and-infill building details for the 88 Broadway/ 735 Davis project.

Cementitious siding, with a smooth finish, which clads the entirety of these buildings is incompatible with the District. Contemporary interpretations of historic materials interspersed with the traditional materials could be found compatible with the District. The Department and the sponsor have worked to achieve a more compatible expression of the cementitious siding, as expressed in the submittal, which includes materials color, joint spacing, panel attachment mechanism, fenestration pattern, details and recesses, and continued reinforcement in distinguishing the two building types. An attachment to this Memo is on the topic of Panelized systems, and includes both local and general examples of joint spacing, methods of attachment. The Department will continue to work with the sponsor on details of the proposed panel system, including, but not limited to panel connections to like material and panel connections to different material, attachment details, and window recess details.

> Brick Building (88 Broadway and 735 Davis). The brick building is clad in red-colored, horizontally-coursed Cembrit cement panel siding, set in 8-inch thick frame (proposed to be clad in a like-colored frame) with deeply recessed, vertically-oriented windows. The Cembrit panels are proposed with 3/8-inch joints, with back-fixed attachments to a grey-colored rainscreen backing. The joint spacing should allow for a shadow line that creates texture. (For reference, please see Details in Sheets A8.0, A8.3, A8.6, A8.11, and elevations in Sheets A3.3, A3.4). At the connection between the brick frame and the frame and infill buildings, a recessed sidelight links the two while allowing the perceived structure of the "brick masonry" to be revealed. (For reference, please see Details on Sheets A8.6 and A8.7).
>
> As proposed, the choice of a single red color for west- and east-facing elevations of the brick-like building may not maintain the long-term integrity of the Article 10 landmark district as its richness may fade, unevenly, over time.

Recommendation 3: To ensure the long-term integrity of the District, Department staff recommends selecting another contemporary masonry material or selecting several brick tone colors that can be varied randomly for the brick building Cembrit panel rainscreens. Alternately, ensuring that the manufacturer provides a lifetime guarantee against fading, and replacement, would assist in ensuring that the single-color materials selection would assist in maintaining the long-term integrity of the District.

Frame and Infill Building (88 Broadway). The frame and infill building is clad in two primary panel systems – the grey Minaret "frame" cement panels and the light-colored Cembrit "infill" cement panels. The module system, joints from the horizontal and vertical panel design, and face-fixed attachments add some shadow lines and texture. (For reference, please see Details on Sheets A8.0, A8.1, A8.4, and elevations on Sheets A3.3, A3.4).

Metal panels are proposed as accent materials at the upper levels of the Senior Housing. This minimally visible façade will incorporate an industrial-style element that references historic metal elements in the warehouse district, provided details adhere to characteristics of District as well.

Details

Details in the District are minimal. Simple cornices that emphasize the horizontal building mass are a consistent feature. The project is encouraged to incorporate minimal cornice details that effectively cap the building. Other District details include simple pilasters, beltcourses, defined sills, and other simple architectural features. A common feature of contributing buildings within the district is the incorporation of ornament and texture around primary entrances. Historically, the view of roofs has been characterized by regularly-spaced industrial skylights, and new construction should incorporate these features.

Details (Architectural Features)

The Juliet balcony features proposed on the Senior Housing brick building (735 Davis site) are proposed as nominal exterior features on the Davis Street elevation; approximately seven of the three dozen windows include the Juliet balcony feature. The balcony incorporates an open railing which references the exterior transparent feature, such as the fire escape feature, as located in the District. (For reference, please see Detail on Sheet A8.8).

The brick building (88 Broadway and 735 Davis) façade exhibits minimal detail. Window recess, cornice detail and Cembrit cement panel coursing are discussed in detail in this Memo. The base of the brick façade is defined by an 8 inch beltcourse to create definition between the ground level and upper levels. (For reference, please see Sheet A8.6).

Details (Projections)

At the frame and infill building (88 Broadway), window recess, cornice detail and Cembrit cement panel detailing are discussed in detail in this Memo. Additional detail is proposed at this building. The proposed bay window-like, metal-clad architectural features introduce projecting elements on the frame and infill buildings that are incompatible with the character of the District. (For reference, please see Sheet A8.9). The sponsor's analysis of projections as provided in the submittal does not accurately analyze the character of the District. Construction of early-twentieth century industrial buildings exhibit layers of vertical and horizontal elements at the main shaft of the building façade, such as beltcourses, sills, pilasters, and large areas of recessed window glazing intended to express structure or hierarchy of façade design. Pursuant to Section 7 of Appendix D of Article 10, *"In areas characterized by newer buildings in concrete or stucco with industrial-style fenestration, new construction should reflect those design elements."*

> **Recommendation 4:** Explore an alternative design to the projecting bay window-like architectural feature and incorporate this into the frame and infill building, with the goal of maintaining the integrity of the District. The alternative design should strengthen the definition of the floors and piers, taking note of horizontal and vertical planes (pilasters, beltcourses, sills, etc) characteristic of the District's "newer buildings" pursuant to Section 7 of Appendix D, Article 10, those elements relationship to one another, and to the expression of the construction method. There are numerous examples provided by Sponsor in the submittal, as well as Staff's attachment to this Memo titled "Representative examples of contributors to the NE Waterfront Landmark District".

Details (Cornices)

The brick building terminates in a simple cap articulated by a 1-inch steelplate with 1-inch reveal off the frame. This small offset would create a minimally perceptible shadow line to further emphasize the horizontality of this façade. As designed, the termination of the brick building is devoid of references to the characteristic cornice details, and reads as an insubstantial termination. The final effect could be successfully expressed in a two-dimensional method, and further serve to differentiate the two building types. (For reference, please see Details on Sheet A8.6).

At the parapet of the frame and infill building, in line with the module systems created at the façade, a 4-inch recessed frame and coping cap provide an articulated cornice. (For reference, please see Details on Sheet A8.11).

> **Recommendation 5:** Strengthen the articulation at the parapet of the brick building to reference the built-up brick corbelling characteristic in the District.

Details (Rooftop)

The ARC reviewed the Teatro Zinzanni project and commented that "the design appeared to do a good job at minimizing the rooftop appurtenances. The need to mimic industrial rooftop forms, such as sawtooth skylights, was not stressed as being necessary for compatibility. Green roof surfaces were highly encouraged." Staff has incorporated this feedback into review of the 88 Broadway/735 Davis project.

Both buildings are capped by several activities. Two groupings of photovoltaic panels – one is a stanchion-mounted contiguous north-south array atop the Family Building (88 Broadway) and the other is an array mounted generally below the parapet at the Senior Building (735 Davis). The stanchion-mounted PV array will be partially visible from the street, especially beyond the shorter brick-like buildings. The stanchion-mounted PV panels, as a contemporary interpretation of skylights providing energy/light into the space, are a regularly organized rooftop feature. Other activities include mechanical equipment and usable space such as community garden and play/ recreational areas. (For reference, please see Roof Plan Sheet A2.6, SE Aerial View Sheet A8.0, and West (Front Street) elevation Sheet A3.3).

Details (Storefront, Canopies, Ground Floor Residential Units)

The ARC reviewed the Teatro Zinzanni project on September 14, 2016, and the Committee "agreed with the department's recommendation that any proposed exterior cover provided at the hotel and theater entrances shall be restrained in size and shall meet the design standards for new awnings in historic districts." Staff has incorporated this feedback into review of the 88 Broadway/735 Davis project.

The Project exhibits a balance between the historic nature of the District's street level in which commercial and residential spaces were not prominent or features of the industrial buildings, and the contemporary needs for active uses which equates to storefront transparency at the proposed commercial storefront spaces, and ground-floor residential units. Design considerations to create solidity at the base include a substantial concrete bulkhead, concrete columns, exterior profiles for ground floor mullions and transom windows, and industrial-style projecting canopies. (For reference, please see Details on Sheet A8.7).

The ground floor residential units read as large openings for service vehicles, consistent with the character of the District, with further definition for residential units by simple modules expressed in industrial materials; layout of the ground floor residential units entry sequence is still under review. In general, the base of the building reads as an integrated component with the upper levels. (For reference, please see Details on Sheet A8.12).

Details (Entrances)

The project includes: entrances to residential lobbies for centralized access to upper level units and ground floor access to individual units; entry points to commercial spaces such as retail, and child care; and public access to the mid-block passages. Entries to lobbies, commercial spaces, and child care are typologically similar in that these entry systems are set within the ground floor modules, which are roughly defined by concrete columns. Specifically, these entries are proposed as double-leaf doors within aluminum-frame storefront systems. (For reference, please see elevations on Sheets A3.3, A3.4).

The public access to the mid block passages are distinct entry features in the project. At the 735 Davis site, a two-story opening orients the public to this singular entry point; at the opposite end of the east-west passage, the access is incorporated into the Front Street lobby. (For Senior Building, Davis Street public access, please see Sheet A8.2; for Front Street elevation, see Sheet A3.3). The north-south passage (between Broadway and Vallejo Streets) is open from ground to sky, with access points potentially to be regulated through a gate feature. (For reference, see bird's eye on Sheet A8.0, rendering on Sheet A8.15, and elevations Sheets A3.3, A3.4). The north-south passage creates a pedestrian link across the block and creates a visual separation of mass from the new buildings and the existing two-story buildings on the block. The utility of this passage provides light and air to units facing the rear of both the Family Housing Building and Senior Housing.

A hierarchy has been established between the public access points for the mid block passages versus the commercial and residential entries. Further enhancement could be incorporated to distinguish the residential lobby entry from the commercial entry. The ground floor residential units are discussed in detail in this Memo.

REQUESTED ACTION

Specifically, the Department seeks comments on:

- Recommendations as outlined for protecting the integrity of the District;
- The compatibility of the New Construction with Article 10, Appendix D – NE Waterfront Landmark District.

ATTACHMENTS

-Section 1006.6 of the Planning Code
-Examples of Panelized systems – generally and local SF examples
-Representative examples of contributors to the NE Waterfront Landmark District
-Comment letter from Telegraph Hill Dwellers on "Notification of Project Receiving Environmental Review", dated February 22, 2017
-Project sponsor plans, elevations, renderings and photographs

Print

San Francisco Planning Code

SEC. 1006.6. STANDARDS FOR REVIEW OF APPLICATIONS.

The HPC, the Department, and, in the case of multiple approvals under Section 1006.1(f), the Planning Commission, and any other decision making body shall be guided by the standards in this Section in their review of applications for Certificates of Appropriateness for proposed work on a landmark site or in a historic district. In appraising the effects and relationships mentioned herein, the decision making body shall in all cases consider the factors of architectural style, design, arrangement, texture, materials, color, and any other pertinent factors.

(a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this Article 10.

(b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks and contributors within historic districts, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Development of local interpretations and guidelines based on the Secretary of the Interior's Standards shall be led by the Planning Department through a public participation process; such local interpretations and guidelines shall be found in conformance with the General Plan and Planning Code by the Planning Commission and shall be adopted by both the HPC and the Planning Commission. If either body fails to act on any such local interpretation or guideline within 180 days of either body's initial hearing where the matter was considered for approval, such failure to act shall constitute approval by that body. In the case of any apparent inconsistency among the requirements of this Section, compliance with the requirements of the designating ordinance shall prevail.

(c) For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

(d) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

(e) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

(f) For applications pertaining to the addition of murals on a landmark or contributory structure in a historic district, the HPC shall consider only the placement, size and location of the mural, to determine whether the mural covers or obscures significant architectural features of the landmark or contributory structure. For purposes of review under this Article 10, the City shall not consider the content or artistic merit of the mural.

(g) For applications pertaining to property in a historic district in a RH, RM, RTO, NC or UMU district, the HPC, or the Planning Department in the scope of work has been delegated pursuant to Section 1006.2(a), shall exempt such applications from the requirements of Section 1006.6 when compliance would create a significant economic hardship for the applicant, provided that:

(1) The scope of the work does not constitute a demolition pursuant to Section 1005(f);

(2) The Planning Department has determined that the applicant meets the requirement for economic hardship, such that the fees have been fully or partially waived pursuant to Section 1006.1 of this Code;

(3) The Zoning Administrator has determined that in all other aspects the project is in conformance with the requirements of the Planning Code;

(4) The applicant and the Department have demonstrated that the project utilizes materials, construction techniques, and regulations, such as the California Historic Building Code, to best achieve the goal of protecting the integrity of the district, while reducing costs to the applicant; and

(5) The HPC, or the Planning Department if the scope of work has been delegated pursuant to Section 1006.2(a), has confirmed that all requirements listed herein have been met, and has determined pursuant to Section 1006.4 that issuance of a Certificate of Appropriateness that fully or partially waives the requirements of Section 1006.6 will not be detrimental to the integrity of the district.

(h) For applications pertaining to residential projects within historic districts that are receiving a direct financial contribution or funding from local state or federal sources for the purpose of providing a subsidized for-sale housing unit or units to residents earning 120% and below area median income or rental housing unit or units to residents earning 100% and below area median income and where at least 80 percent of the units are so subsidized, the HPC shall exempt such applications from the requirements of Section 1006.6 provided that:

(1) The scope of the work does not constitute a demolition pursuant to Section 1005(f);

(2) The applicant and the Department have demonstrated that the project utilizes materials, construction techniques, and regulations, such as the California Historic Building Code, to best achieve the goal of protecting the integrity of the district;

(3) The applicant has demonstrated that the project has considered all local, state, and federal rehabilitation incentives and taken advantage of those incentives as part of the project, when possible and practical; and

(4) The HPC has confirmed that all requirements listed herein have been met, and has determined, pursuant to Section 1006.4 of this Code, that issuance of a Certificate of Appropriateness that fully or partially waives the requirements of Section 1006.6 will not be detrimental to the integrity of the district and furthers the City's housing goals.

(Formerly codified as Sec. 1006.7; redesignated and amended by Ord. 94-12, File No. 120300, App. 5/21/2012, Eff. 6/20/2012)

(Former Sec. 1006.6 added by Ord. 222-72, App. 8/9/72; amended by Ord. 97-96, App. 3/6/96; Ord. 249-96, App. 6/19/96; redesignated as current Sec. 1006.5 and amended by Ord. 94-12, File No. 120300, App. 5/21/2012, Eff. 6/20/2012)

AMENDMENT HISTORY

Former Sec. 1006.7 redesignated as current Sec. 1006.6; undesignated introductory paragraph amended; new division (b) added and former divisions (b) through (d) redesignated as divisions (c) through (f) accordingly; division (f) amended; divisions (g) and (h) added; Ord. 94-12, Eff. 6/20/2012.

Northeast Waterfront Landmark District Article 10 (SF Planning Code)

Representative examples of contributors and characteristics

SAN FRANCISCO
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Architectural Review Committee of the HPC
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

60-70 Broadway

on same block as subject site

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100-120 Broadway

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Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

300 Broadway

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Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

243 Vallejo

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88 Broadway/735 Davis
March 15, 2017

245 Vallejo

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855 Front

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88 Broadway/735 Davis
March 15, 2017

915 Front

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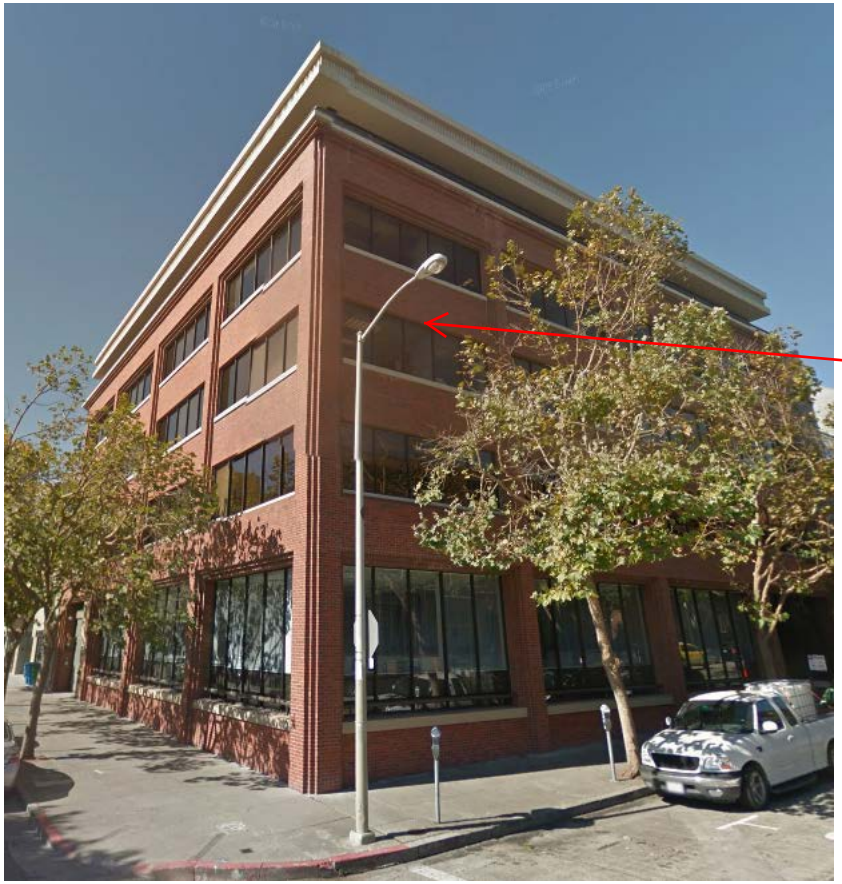
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

955 Front



Frame and infill building w/ horizontally-oriented glazing defined by strong vertical pier line, beltcourse/floor line definition, sills. Note for more contemporary contributor within the District, the fenestration ratio of solid to void is comparable but not an exact replica of the historic contributor frame and infill buildings

1001 Front

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Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

901 Battery

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March 15, 2017

1000 Sansome

Regular fenestration pattern, often established horizontally by floor(s)

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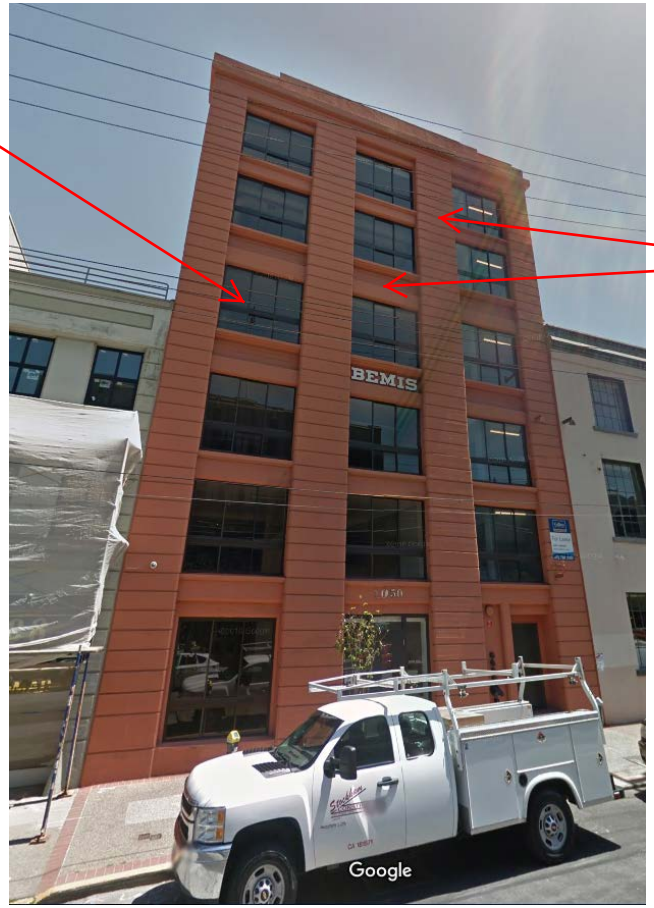
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

1050 Sansome

Frame and infill building - industrial window sash



Frame and infill building w/ horizontally-oriented glazing defined by strong vertical pier line, beltcourse/floor line definition, sills

"Of particular note is the block bounded by Front, Battery, Union, and Green streets, the most cohesive extant brick warehouse complex from this era in the City." (noted in the Designating Ordinance for NE Waterfront HD)

-Example below from Front Street (left) and Green Street (right)-

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Architectural Review Committee of the HPC
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

"Of particular note is the block bounded by Front, Battery, Union, and Green streets, the most cohesive extant brick warehouse complex from this era in the City." (noted in the Designating Ordinance for NE Waterfront HD)

-Examples from Union & Sansome Streets (left) and Union Street (right)-

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Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

"Of particular note is the block bounded by Front, Battery, Union, and Green streets, the most cohesive extant brick warehouse complex from this era in the City." (noted in the Designating Ordinance for NE Waterfront HD)

-Examples from Union Street-

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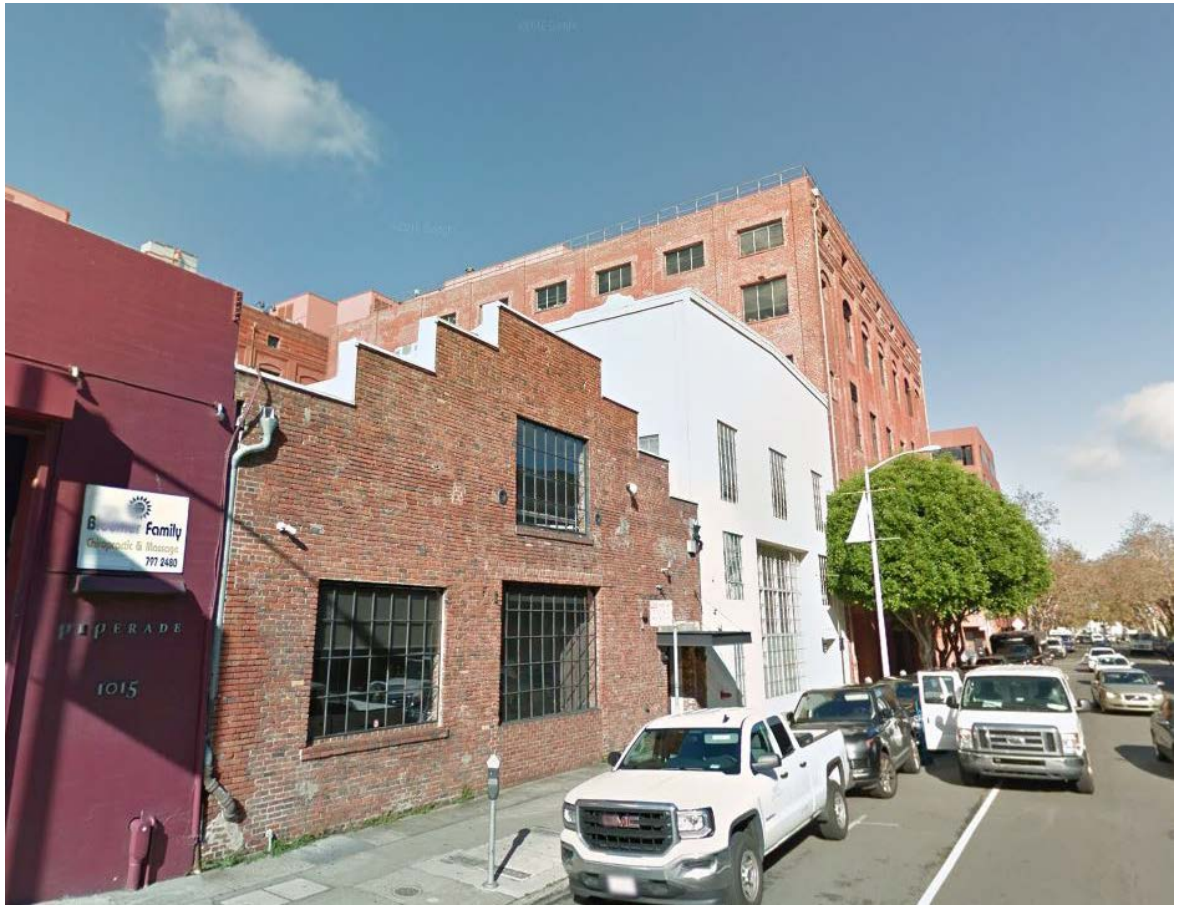
Views: Character of District



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Architectural Review Committee of the HPC
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

Views: Character of District

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Views: Character of District

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Views: Character of District

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Panelized systems

Examples of joint spacing, attachment methods (back and face), and recesses

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Joint spacing – 856 Market (KMMS)

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Joint spacing – CVS (Upper Market)

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Back fixing

Back fixing

Back fixing

Face fixing

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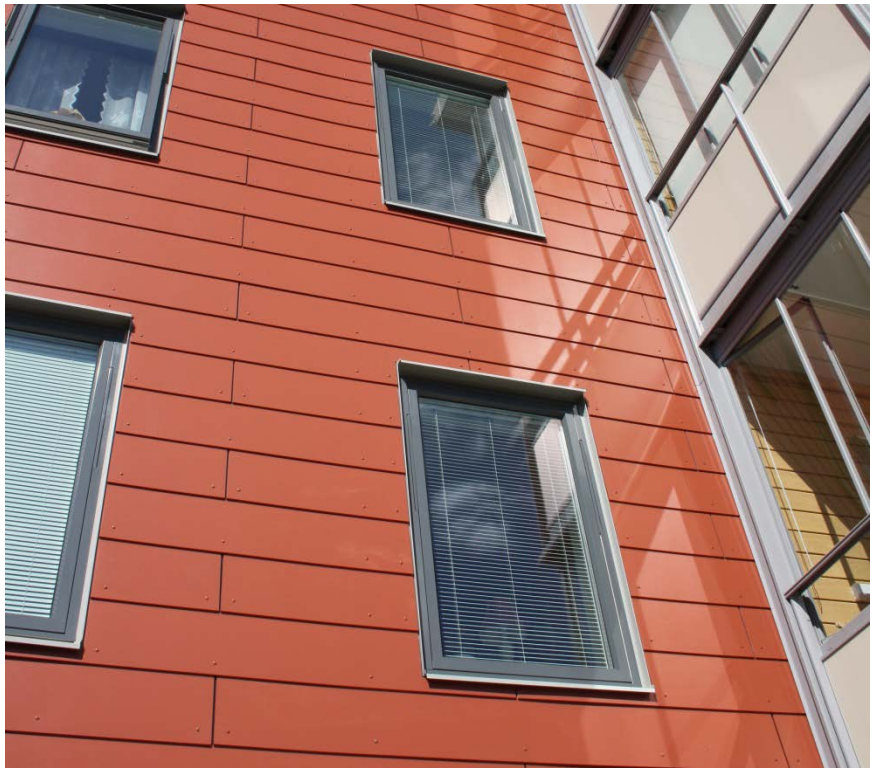
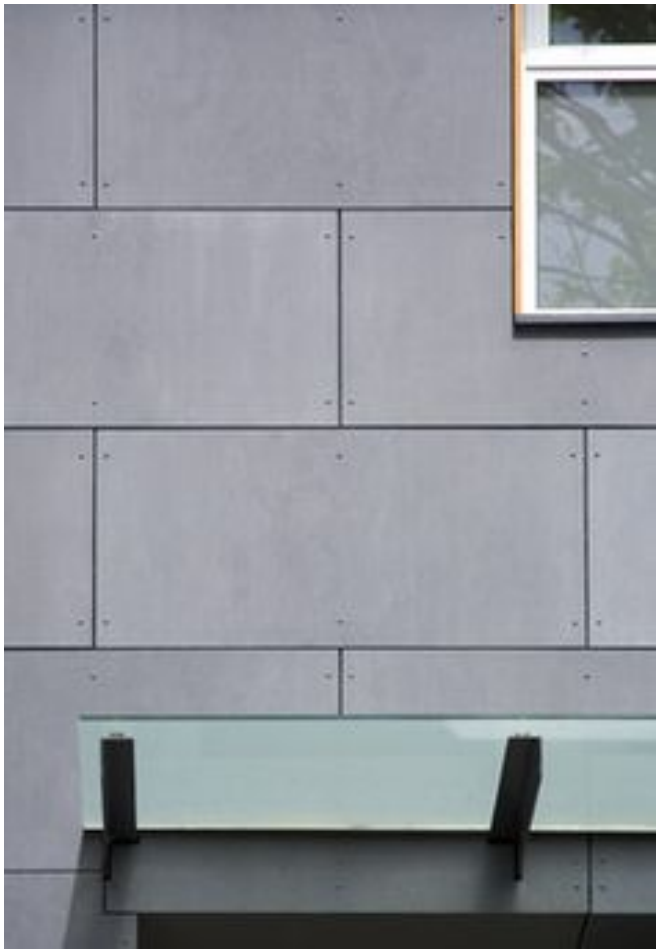
88 Broadway/735 Davis
March 15, 2017

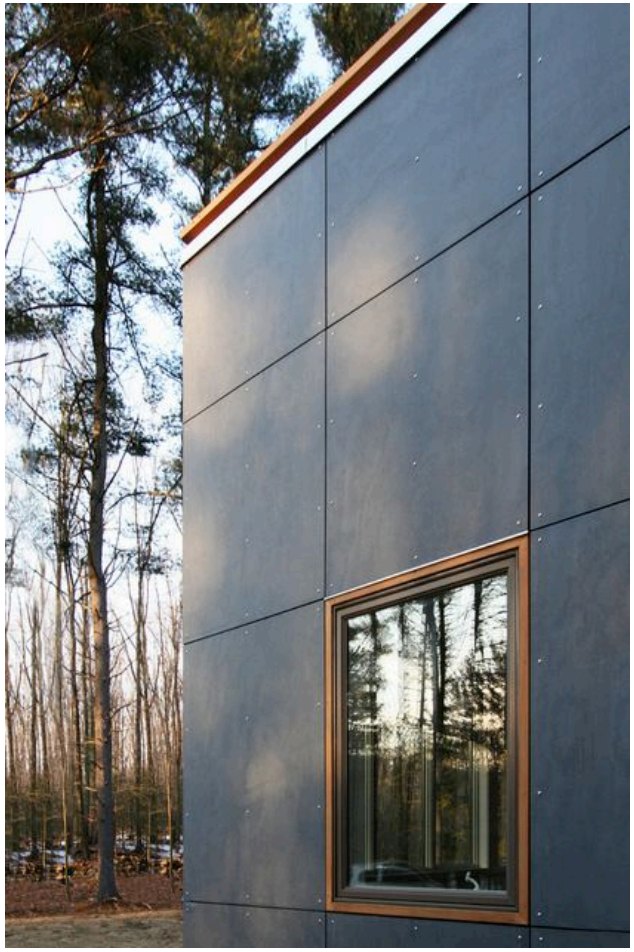
Face fixing



Face fixing

Face fixing





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Architectural Review Committee of the HPC
Case No. 2016-0007850COA
88 Broadway/735 Davis
March 15, 2017

February 22, 2017

Jenny Delumo
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103-2479
Via Email: (jenny.delumo@sfgov.org)

Re: Comments on Notification of Project Receiving Environmental Review
Case No. 2016-00785ENV, 88 Broadway and 735 Davis Street

Dear Ms. Delumo,

On behalf of the Telegraph Hill Dwellers, we are pleased to submit the following comments in response to the Planning Department's February 8th "Notification of Project Receiving Environmental Review" for the 88 Broadway and 735 Davis Street ("88 Broadway") project.

THD strongly supports affordable housing for all those in need, including seniors and others unable to find affordable housing to remain in the City. We always have, and we always will.

Whoever lives in the new 88 Broadway, we will welcome them as neighbors.

Our primary concern is with the size, mass, and scale of the proposed buildings. The 88 Broadway project, together with the adjacent proposed Teatro ZinZanni project, will combine to transform the high-profile Broadway gateway to North Beach and Chinatown. Because of the sensitivity of their locations at that gateway and within the Northeast Waterfront Historic District, the success of both projects' design and functioning is of high importance to us all.

With respect to environmental review of the 88 Broadway project, we understand from your notice that the Department's Environmental Planning Division is studying this project to determine its potential environmental effects. As part of that study, you have invited public comment to ensure that the environmental impacts of the proposed project are fully considered.

Accordingly, we have organized our comments and concerns using the Department's Initial Study checklist. We regard the following topics to have environmental effects with potentially significant impacts. As such, we urge the Department to include their analysis and evaluation in the project EIR. For each topic, we list our most important concerns.

1. LAND USE AND LAND USE PLANNING

- Topic 1(b): "Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?"

  Concerns:
  - *Consistency with the General Plan's provisions for new development in historic or conservation districts, including Policy 6.8 of the General Plan's Commerce and Industry Element.*
  - *Consistency with the Waterfront Special Use District 3 (Sec. 240.3) (adherence to the character of the surrounding area).*
  - *Consistency with the General Plan's Northeastern Waterfront Area Plan (compatibility with the area's historic and architectural character)*
  - *Consistency with Planning Code, Article 10 ("Preservation of Historical Architectural and Aesthetic Landmarks) and especially Article 10 Appendix D ("Northeast Waterfront Historic District").*

We have stated our land use planning and other comments regarding the 88 Broadway project on a number of occasions over the last several years, through our participation in the SWL 322-1 Working Group, in public meetings, and via letter (e.g., see our attached letter of July 15, 2015). Building on those comments, we offer the following to help frame your environmental review:

We support modifications to the size of the 88 Broadway buildings to better conform to adjacent urban design, including the size, scale, and massing of existing historic and other nearby buildings. We support right-sizing of the 88 Broadway buildings to better respect adjacent urban design, ones more compatible with the size and scale of existing historic and other nearby buildings and the nature and character of the Northeast Waterfront Historic District in which the 88 Broadway site is located. We strongly support Policy 6.8 of the San Francisco General Plan's Commerce and Industry Element, which states that:

> *"New development in historic or conservation districts, should respect the existing development pattern and scale, height of adjacent buildings, open space corridors in the interior of the block, facade design and rhythm, and special features characteristic of buildings in the particular district."*

We are concerned that the 88 Broadway buildings as proposed are too large, relative to other buildings. At 65-feet, the 88 Broadway buildings would be 10 feet taller than the tallest adjacent building and more than twice as tall as the lowest building. They would be taller than any adjacent building on Davis (25- and 40-feet), Front (35-, 45-, 30-, and 35-feet), Broadway (55-feet), and Vallejo (40-feet).

We support modifications of the design of the 88 Broadway buildings. We are concerned that the design of the 88 Broadway building, as currently rendered, appears overly institutional and massive. As the final building designs are developed, we urge that use be maximized of creative and innovative architectural techniques to reduce the apparent (as well as the actual) massing of the buildings. We urge project architects to further consider and incorporate results of the 88 Broadway design charrette and a related design computer model developed by Mark Cavagnero Associates Architects.

We support better conforming of 88 Broadway buildings to the stepping down of buildings along Broadway eastward toward the waterfront. We are concerned that, as proposed, the 88 Broadway buildings are sufficiently tall relative to adjacent buildings that they interrupt the stepping down of buildings along Broadway to the waterfront.

We support additional stepping down of the 88 Broadway buildings from north to south. We are concerned that the 88 Broadway buildings interrupt the stepping down of buildings from north to south across Broadway, from taller buildings south of Broadway toward lower buildings to the north of Broadway in the Northeast Waterfront Historic District. In fact, the 88 Broadway buildings are taller than the buildings on the south side of Broadway, thus breaching the east-west line that has historically separated taller buildings to the south of Broadway from lower ones to the north.

We support activation of the street level. We strongly encourage ground-floor retail uses, maintenance of wide sidewalks, and inviting, socially engaging ground-floor commercial storefronts.

7. AIR QUALITY (tentative, not needed as project is currently proposed)

- Topic 7(d): "Would the project expose sensitive receptors to substantial pollutant concentrations?"

  Concerns:

  - *Potential exposures of building residents to exhaust from motor vehicles in a ground-floor commercial parking lot (if reintroduced into the project at any point)*

We support the proposed elimination of a commercial parking lot on the first floor of the 88 Broadway buildings. As currently proposed, the 88 Broadway project has eliminated the ground-floor commercial parking lot that was included in the project initially. We strongly support that elimination. However, should such a ground-level commercial parking lot be re-introduced at any point during the project's design and development, the air quality impacts of vehicle exhaust emissions would need to be analyzed and their significance assessed.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- Topic 19(b): "Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)"

  Concerns:

  - *Cumulative effects of the proposed project and those of the Teatro ZinZanni project in development immediately across Davis Street; each of the above individual topic areas should be included, as well as any others that, when considered collectively across projects, have the potential for significant impacts.*
  - *The need for, and the strong desirability of, a planning process that ensures joint coordination of the two projects, including environmental impact assessment, design, activation of streetscape, and parking and traffic management.*

  We support coordinated planning of the 88 Broadway and Teatro ZinZanni projects, including environmental impact assessment. Both of these two proposed projects, which are proceeding in parallel, together will transform the Broadway gateway to North Beach and Chinatown. We believe that it is prudent and sound planning to consider the cumulative effects of both together. Toward that end, we strongly support ongoing communication and joint coordination of design efforts, including environmental impact assessment, streetscape activation planning, and parking and traffic management.

* * *

In addition, depending on the evolving design and functionality of the 88 Broadway project, certain other environmental topics may emerge as having potentially significant impacts. If so, we may comment on those impacts and their mitigation at that time.

Thank you for the opportunity to submit these comments. We look forward to further discussions with you about these and other issues as the project moves forward.

Sincerely,

Stan Hayes
President
Telegraph Hill Dwellers

cc: Elaine Forbes, Executive Director, Port of San Francisco (elaine.forbes@sfport.com)
Supervisor Aaron Peskin, District 3 (Aaron.Peskin@sfgov.org)

July 15, 2015

Ms. Monique Moyer
Executive Director,
The Port of San Francisco
Pier 1, The Embarcadero
San Francisco, CA 94111

Mr. Olson Lee
Director,
Mayor's Office of Housing and
Community Development (MOHCD)
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

RE: **Core Design Principles for Seawall Lot 322-1**

Dear Ms. Moyer and Mr. Lee:

We very much appreciate the opportunity to be a part of the SWL 322-1 Working Group for the affordable housing project proposed for SWL 322-1 at Broadway and Front streets. We hope that our efforts, along with those of others on the Working Group, are helping to make the project an even better one.

THD strongly supports efforts to provide affordable housing for all those in need, including seniors and others unable to find affordable housing to remain in the City. As all of us engage in an ongoing community design consultation on SWL 322-1, THD would like to reiterate several core design principles that we believe to be critically important:

- **Compatibility with the scale, texture and materials of the Northeast Waterfront Historic District in which it is located.** SWL 322-1 is located within the City's Northeast Waterfront Historic District governed by Appendix D of Article 10 of the San Francisco Planning Code. The

ordinance establishing the historic district is intended to maintain the scale and character of the district by insuring that new development of vacant properties is compatible with the architectural features of the district including overall form, scale and proportion, fenestration, materials, color and texture. The development should be designed such the bulk, massing and materials of new construction reflect that of the historic buildings within the district ensuring that that the height and mass will not overwhelm the adjacent and nearby historic buildings.

- **Conformity to adjacent urban design, "fitting in" with existing buildings.** The development should conform to the general urban design of the area near the site. The proposed building should not overwhelm adjacent and nearby historic buildings, which range in height from approximately 25 to 45 feet on the north side of Broadway. Although building heights on the south side of Broadway are generally about 50 feet and rise to 65 feet for occasional rooftop features, those building heights should not be used to judge the appropriateness of the height of the proposed building. Rather, the building should be lower than the buildings on the south side of Broadway, conforming to the prevailing stepping down of building heights in the area from south to north across Broadway and from east to west toward the waterfront. In addition, roof structures, including elevators, stair and mechanical penthouses, should be minimized and, where possible, incorporated into the structure.

- **Elimination of the proposed commercial parking lot on the site.** Plans to retain the current commercial parking lot on the ground floor of the proposed building should be eliminated, preventing the unnecessary and unhealthful exposure of building residents to vehicle air emissions from parking lot traffic. Moreover, ground floor parking is inconsistent with activation of the street level and is recognized as undesirable urban planning, particularly on major urban corridors such as Broadway. Elimination of the parking lot should be used to lower the overall building height and bulk.

- **Activation of the street level with ground-floor retail uses and by maintaining wide sidewalks.** Active ground floor retail should be required. Design elements should include inviting, socially engaging ground floor commercial storefronts. Consistent with historic district guidelines, the creation of a pedestrian, open space "corridor" off of Front Street might be considered as a way to break up the building bulk. The goal should be to avoid creating a "wall-like" effect on any façade facing a public street.

- **Increased transit service in the Northeast Waterfront.** There is now a serious lack of transit service in the area caused in part by the elimination of a number of MUNI lines that previously served this area. This deficiency will be further intensified by the proposed project, especially

when considered cumulatively with the Broadway Family Housing and the new housing at Broadway and Battery. As a part of the planning for this project, we urge consideration of enhanced transit service for current and future residents and workers in this area, as well as visitors to the Waterfront.

We look forward to working with you, the eventual project developers, and their design team as we have in the past to incorporate these principles into the proposed project.

Sincerely,

Stan Hayes
President
Telegraph Hill Dwellers

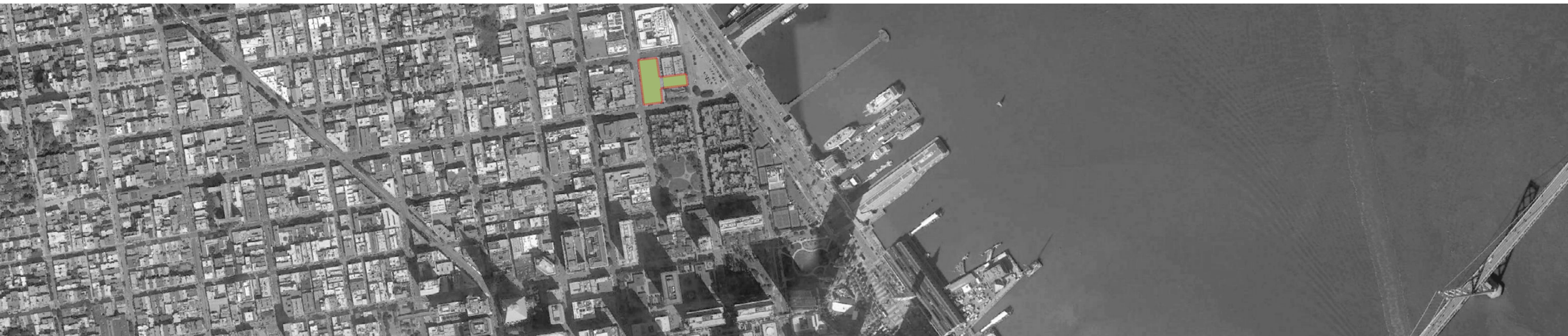
CC: Supervisor Julie Christensen, District 3
Supervisor Jane Kim, District 6
Teresa Yanga, MOHCD
Faith Kirkpatrick, MOHCD
Ricky Tijani, Port of San Francisco
Diane Oshima, Port of San Francisco

88 BROADWAY FAMILY + 735 DAVIS SENIOR AFFORDABLE HOUSING

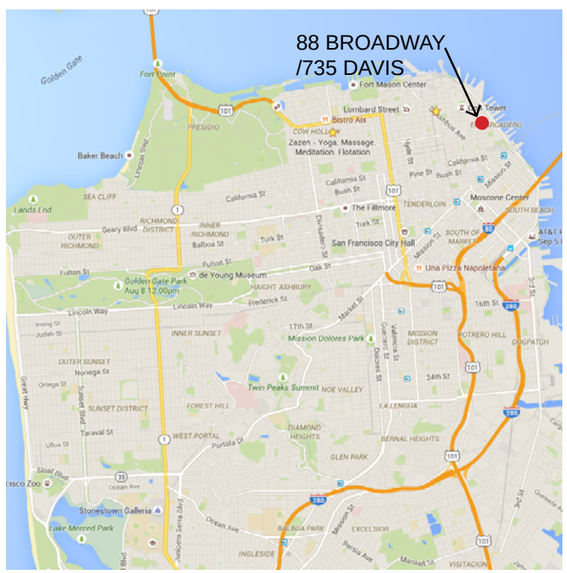
CERTIFICATE OF APPROPRIATENESS - REVISION 2

THE JOHN STEWART COMPANY | BRIDGE Housing | LMSA | the YMCA | Lutheran Social Services of Northern California

03/07/17 ARCHITECTURAL REVIEW COMMITTEE OF THE HPC - SUBMITTAL



VICINITY MAP



PROJECT TEAM DIRECTORY

PROJECT SPONSOR
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BRIDGE Housing
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bleddy@lmsarch.com

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A- 02 PRE-RFP Massing Comparison
A- 03 PAE Energy Model Letter
A- 04 Details- Cembrit Siding(PENDING)

PROJECT DESCRIPTION

ADDRESS

88 Broadway Family & 735 Davis Senior Affordable Housing
88 Broadway/735 Davis street
San Francisco, CA 94111

ASSESSOR'S PARCEL

88 BROADWAY
FAMILY BUILDING
Block: 140
Lot: 007

735 DAVIS
SENIOR BUILDING
Block: 140
Lot: 008

LOT AREA

88 BROADWAY
FAMILY BUILDING
Site Area: 37,812.50 SQ. FT. (0.86 acres)
Lot Dimensions: 275' X 137.5'
Tota Lot Area: 37,812 SF

735 DAVIS
SENIOR BUILDING
Site Area: 10,805 SQ.FT. (.24 acres)
Lot Dimensions: 137.5' X 78.58'
Total Lot Area: 10,805 SF

ZONING

C-2: Community Business
Special Use District: Waterfront 3
Height and Bulk District: 65-X
Planning Area: North East Waterfront/ Northeast Embarcadero Study

UNIT COUNT
88 BROADWAY:

	Studio	1BR	2BR	3BR	TOTAL	GSF
LVL 6	1	12	6	3	22	21,408
LVL 5	2	8	11	3	24	23,987
LVL 4	2	10	11	3	26	25,117
LVL 3	2	10	11	3	26	25,117
LVL 2	2	9	11	3	25	25,117
LVL 1	0	5	2	0	7	25,267
TOTAL	9	54	52	15	130	145,923
%	7%	41%	40%	12%	100%	

735 DAVIS:

	Studio	1BR	2BR	TOTAL	GSF
LVL 6	4	4	0	8	6,239
LVL 5	4	4	0	8	6,239
LVL 4	6	6	0	12	8,374
LVL 3	6	5	1	12	8,374
LVL 2	5	5	1	11	7,832
LVL 1	1	2	0	3	6,966
TOTAL	26	25	3	54	44,024
%	48.15%	46.30%	5.56%	100%	

03/07/17

PROJECT TITLE SHEET

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

BRIDGE Housing
THE JOHN STEWART COMPANY
LMSA

PROJECT DESCRIPTION

Design Concept

The Architectural Design Concept for 88 Broadway / 735 Davis is an integrated design response to the multifaceted requirements of Site, Context and Program. It will welcome and nurture families and seniors, enhance the diverse context of the Northeast Waterfront Historic District, and enrich the urban experience of the broader community. The design addresses five key areas:

1. **Connected Community:** The design provides a variety of generous networked community spaces, indoors and out, that will encourage social engagement at many scales – from small play groups to larger community gatherings; between residents, their neighborhood and the city beyond.

2. **Healthy City Living:** The project will provide 189 healthy, sustainable and affordable homes with bright, inviting living spaces that connect residents to the natural world on a daily basis.

3. **Intergenerational Integration:** A multi-generational community of families, seniors, and a neighborhood-serving child care center, will come together in a supportive enclave of landscaped courtyards, roof terraces and pedestrian passages.

4. **Urban Vitality:** Retail and community spaces, restaurants, cafés, a child care center and live-work lofts will enliven the block's four street frontages, enriching urban life. Two intersecting mid-block passages will invite pedestrians into the landscaped interior of the site for outdoor dining and strolling.

5. **Historic Context:** The new construction is designed to fully comply with the Secretary of the Interiors Standards for the Treatment of Historic Properties as well as Section 6, Appendix D, Article 10—Northeast Waterfront Historic District, of the San Francisco Planning Code. The overall design is compatible with the defining elements of the Northeast Waterfront Historic District, while clearly expressing its contemporary condition. Through a variety of integrated design elements, the project avoids a false sense of historical development by drawing upon the essential character of this historically industrial district: authenticity; a forthright use of simple, industrial materials; and a clear expression of structural rhythms and proportions.

Site Plan

The Site Plan is organized around two landscaped pedestrian passages that take their cue from alleys throughout the district such as Ice House Alley and John Maher Street. They cross the two lots and intersect near the center of the block. A north/south passage on the Port Site extends from Broadway north to Vallejo Street, while an east/west passage on the DPW Site passes under the Senior Apartments on Davis Street, opening into an interior courtyard and extending to the Family Apartment Building Lobby on Front Street. In addition to enriching the urban experience of the neighborhood, the passages also help to articulate the massing of the buildings into smaller elements more compatible with the scale of the surrounding historic context. Active retail and community-serving spaces line the street frontages on all four sides of the block, while the mid-block passages host more private uses, including courtyards, ground floor live-work lofts and a playground for the neighborhood child care center.

Site Plan

Family Apartment Building (5 stories over Podium)

- Occupying the Port Site (Seawall Lot 322-1) and facing Broadway, Front and Vallejo Streets, this building contains 135 apartments for families, with ground floor retail and community-serving spaces and rooftop common spaces.

- Massing: The building mass is articulated into smaller elements compatible with the typical scale and rhythm of adjacent structures in the historic district. The massing steps in and down along Front Street,and also down at the eastern ends of the Broadway and Vallejo Street facades.

- Facades: The dominant façade treatment at the site perimeter is inspired by the historic frame-and-infill structures surrounding the site, expressing vertical bearing lines and horizontal floor lines. Infill panels echo the texture and color of nearby concrete buildings. Projecting panels strategically arrayed throughout the façade provide detail, accent color, and relief. The facades at the interior of the site are finished in a simpler and lighter cladding to amplify the available daylight.

Frame & Infill

Bearing Wall

Front St. Elevation

- Ground Floor:
  - Broadway: Space for retail and restaurant uses is provided at the corner of Broadway and Front Streets, extending east along Broadway to the entry to north/south passage. The restaurant space opens onto an arcade, providing space for outdoor dining that will activate the street and invite people into the mid-block zone.

  - Front Street: On Front Street, the Lobby entry – providing access to both the apartments and the east/west passage - and social service spaces are recessed behind a small landscaped plaza. Social service spaces include a private office, meeting room and a community space for events and gatherings. Live-work loft units, entered directly from the street through small garden courts, activate the northern end of the Front Street façade. These flexible spaces could easily be converted to retail spaces as the neighborhood evolves.

  - Vallejo Street: A child care center is located at the northeast corner, opening onto both Vallejo Street and the east/west passage. An arcade, similar to the one on the south side, provides a secure, covered play space for the children in rainy weather. A large, enclosed courtyard off the passage provides a playground for the children. During off hours, the playground can serve the residents of the Family Building.

- Roof: The roof provides three different outdoor terraces for the residents, along with space for vegetable gardens and alternative energy systems. Green roofs provide a more inviting space, manage stormwater, and enhance the views of neighbors.

Front St. X Broadway St.

Roof Plan

Senior Apartment Building (3 and 5 stories over 1

- Occupying the “DPW Site” and facing Davis Street, this building provides 54 apartments for seniors with ground floor retail, administration and common spaces and a roof terrace.
- Massing: The U-shaped building steps down two floors at Davis Street to match the scale of the adjacent brick structure to the north.
- Façade: Unlike the Family Apartment Building, the Senior Apartment Building is flanked by historic brick buildings on Davis Street. Here, the frame-and-infill cladding is replaced by a planar façade with tall, deep-set openings and textured cladding that represent a contemporary interpretation of the adjacent brick structures. “French balconies” set within some of the openings reinforce this compatibility with the historic context. Similar to the Family Apartment Building, the cladding at the interior courtyard would be constructed of simpler and lighter panels to amplify daylight.

Senior Building

Davis St. Elevation

- Ground Floor: The east façade on Davis Street is occupied by the building Lobby, a café space and a two-story tall portal leading to the east/west passage. The café opens into both \ the portal and an interior courtyard to allow for outdoor dining. The interior courtyard is shared by the senior’s Community Room and Administration Office, fostering greater community connection.
- Roof: A roof terrace overlooking Davis Street provides additional common outdoor space and gardening space for the residents, along with stunning views of the waterfront.

Mid-Block Passages

- The two mid-block passages will offer a major new public pedestrian experience to the Northeast Waterfront.

- North/South Passage: The broad passage on the Port Site will be anchored at the north by a neighborhood-serving child care center and playground, and at the south by a new restaurant with outdoor seating. At the mid-block, six ground floor apartments enter off the passage through small private entry porches. A landscaped “arroyo” will meander along the passage, with lush planting, seating, and bridges creating a variety of community gathering spaces. The passage offers a great opportunity for public art to further enliven the shared public place.

- East/West Passage: The passage on the DPW Site is narrower and will provide a more intimate pedestrian experience. At the eastern entry on Davis Street, a two-story portal frames a view west through both sites all the way to Front Street. A café with outdoor seating activates the portal. Further along, one arrives at an inviting interior courtyard with landscaping, more café tables and outdoor seating for senior Common Room. After passing through another, lower portal, one arrives at the intersection with the north/south passage and a celebration of public art. Ahead, the passage is enclosed to create a glassy Lobby for the Family Apartment Building that opens out onto Front Street.

Davis St. Passage

Broadway St. Passage

Construction Type and Building Materials

Brick masonry, reinforced concrete, and stucco are the predominant historic materials in the district. These materials, serving as both structure and exterior finish, were typical for their respective historic periods and reflect an industrial simplicity and durability. They provide a record of the evolution of construction technologies within the district over time, particularly after the devastation of the 1906 earthquake and fire.

The new buildings are designed as physical records of their time, place and use, offering compatible yet contemporary interpretations of the defining characteristics of the historic district. The architecture avoids creating a false sense of historical development by using contemporary materials and detailing to create a meaningful dialogue with history. It extends the historic evolution of construction technologies already displayed within the district by respectfully articulating 21st century construction technologies. Consistent with this evolution, the new building will use simple, durable structural systems typical of our own time: up to five stories of wood-framed construction above a one-story concrete podium. Lightweight cement board panels in a rain screen application will retain the simple, durable character of the district while providing a high-performance building envelope appropriate to 21st century requirements.

In keeping with the authentic, functional character of the former industrial warehouse district, the design specifically avoids the inappropriate use of materials. For example, the brick bearing wall structures in the district date from the late 19th and early 20th centuries when brick was widely used for its vertical load bearing capacity and fire resistive properties. However, with the development of reinforced concrete in the early 20th century, and a greater understanding of seismic design after the 1906 earthquake, brick gave way to concrete - within the district and elsewhere- as the preferred material for fire resistant warehouses. Within this context, brick used today as simply a veneer finish - pretending to act as a bearing wall when it is not - is an inauthentic and inappropriate use of this material. Instead, the design of the new buildings proposes the use of a contemporary material – cement board rain screen – applied in a way that is suggestive of the historic brick color and coursing without creating a false mimicry of it.

Green Building Strategies

- **General:** Construction materials and systems will be selected for both durability and sustainability with an emphasis on healthy living environments and advanced energy and water conservation.
- **Healthy Homes:** Non-toxic materials, natural ventilation and abundant daylight will be combined to provide the healthiest possible indoor environments for the residents.
- **Stormwater Management:** Green roofs will retard and filter rainwater runoff while providing an appealing view to surrounding neighbors. Filtered rainwater will be directed to a planted “arroyo” in the Major Passage, where it will be collected and bio-filtered before entering the City storm sewer system.
- **Organic Gardens:** The roof terraces of both buildings feature garden boxes that allow families and seniors to grow their own vegetables, providing food while fostering healthy social interaction.
- **Alternative Energy:** Rooftop photovoltaic and solar thermal canopies are estimated to provide up to 20% of the electrical demand, and up to 50% of the domestic hot water demand.
- **Water Conservation:** Ultra water-efficient fixtures, combined with draught-tolerant landscaping, will reduce water use by an estimated 45% from baseline.
- We expect to achieve a Green Point Rated Multifamily score of over 180 points.

Materials

Roof Axon

Green Roof

NORTHEAST WATERFRONT HISTORIC DISTRICT

TELEGRAPH HILL HISTORIC DISTRICT

03/07/17

SITE CONTEXT - HISTORIC DISTRICTS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

THE JOHN STEWART COMPANY | BRIDGE Housing

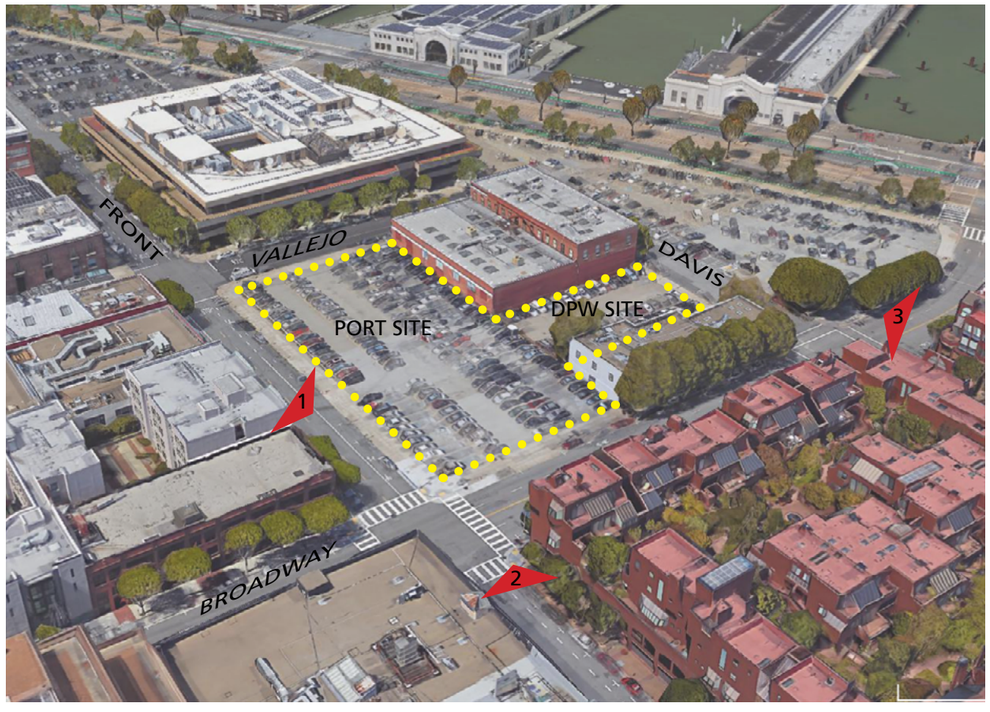
A0.1 LMS[A]

88 BROADWAY/+735 DAVIS

VIEW 1 LOOKING SOUTH ON FRONT STREET

VIEW 2 LOOKING NORTH ON FRONT STREET X BROADWAY

AERIAL VIEW + KEY



VIEW 3 LOOKING NORTH WEST ON BROADWAY AND DAVIS STREET

03/07/17

EXISTING SITE PHOTOGRAPHS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

BRIDGE Housing
THE JOHN STEWART COMPANY

A0.2 LMS[A]

1 VALLEJO STREET

2 DAVIS STREET

3 BROADWAY STREET

4 FRONT STREET

03/07/17

SITE PHOTOS - VIEWS FROM SITE

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

A0.3 LMSA

5 VALLEJO STREET

6 DAVIS STREET

7 BROADWAY STREET

8 FRONT STREET

03/07/17

SITE PHOTOS - VIEWS INTO SITE

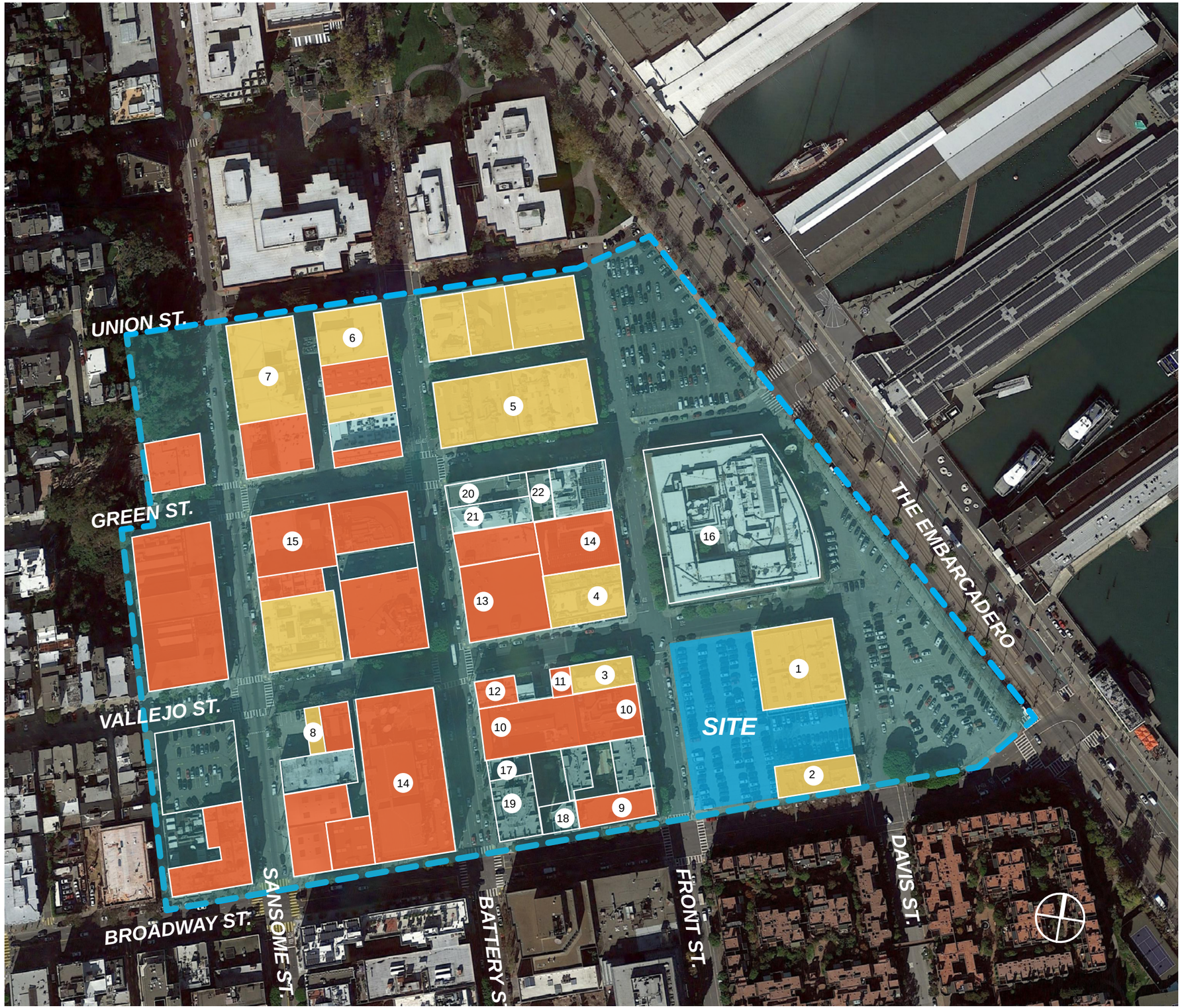
88 BROADWAY/+735 DAVIS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

THE JOHN STEWART COMPANY

BRIDGE Housing

A0.4 LMSA



LEGEND

- HISTORIC FRAME & INFILL BLDGS.
- HISTORIC BEARING WALL BLDGS.
- NON-CONTRIBUTING
- NE WATERFRONT DISTRICT BOUNDARY

FRAME & INFILL BLDGS.
46%

BEARING WALL BLDGS.
28%

NON-CONTRIBUTING
26%

03/07/17

SITE BUILDING CONTEXT

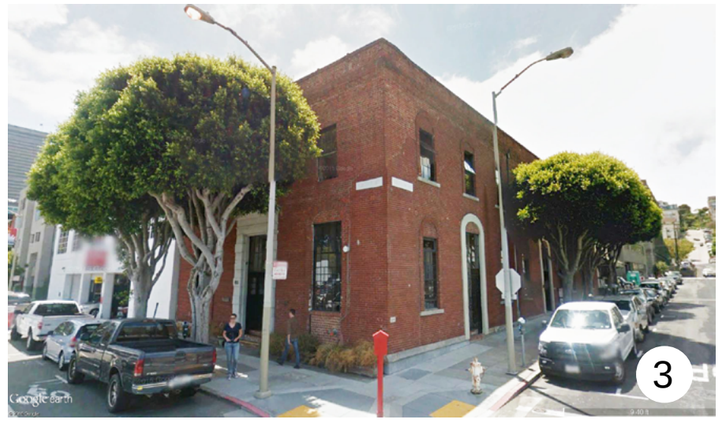
88 BROADWAY/+735 DAVIS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

THE JOHN STEWART COMPANY
BRIDGE Housing

A0.5 LMS[A]

BEARING WALL BLDGS. 28%



03/07/17

SITE BUILDING CONTEXT

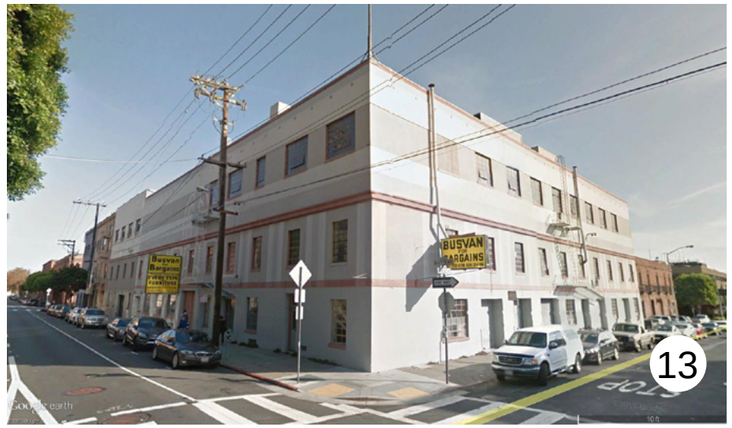
CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

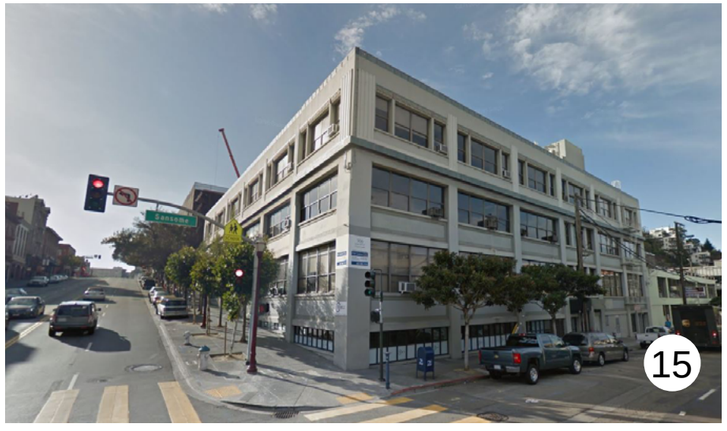
88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY
BRIDGE Housing

A0.7 LMS[A]

FRAME & INFILL BLDGS.46%





03/07/17

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

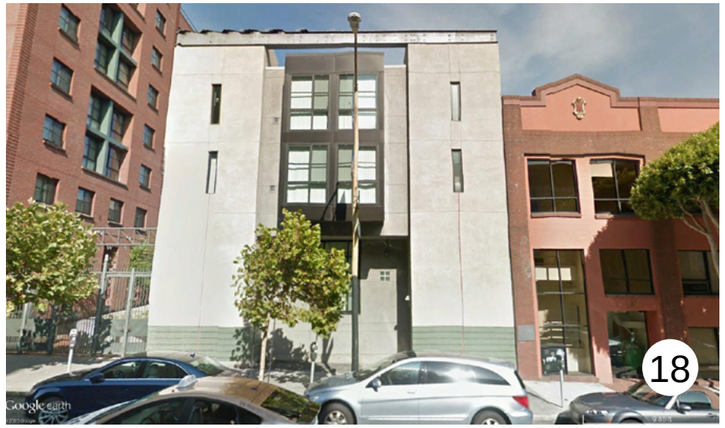
SITE BUILDING CONTEXT

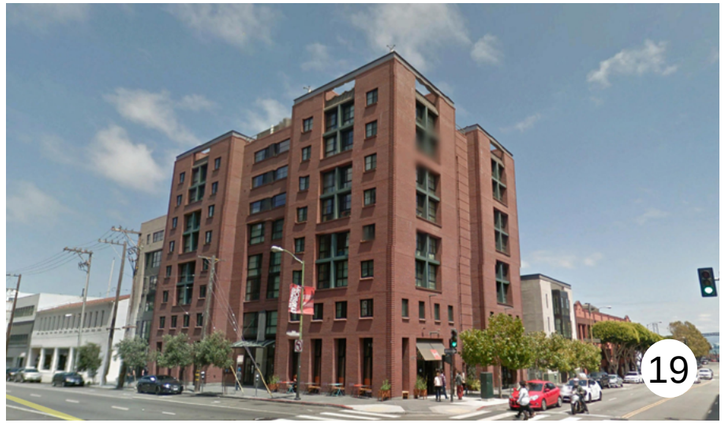
88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY
BRIDGE Housing

A0.6 LMS[A]

NON-CONTRIBUTING 26%





03/07/17

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

SITE BUILDING CONTEXT

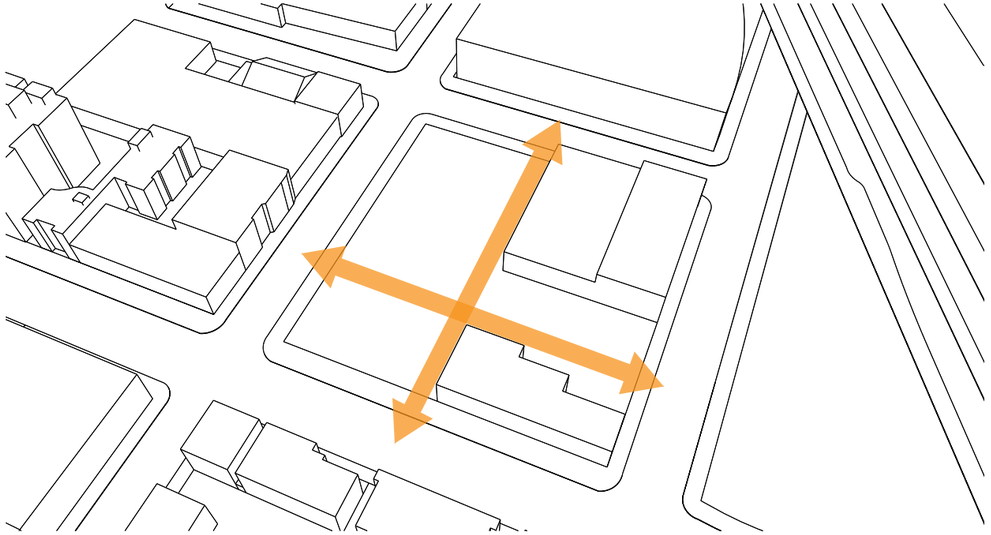
88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY

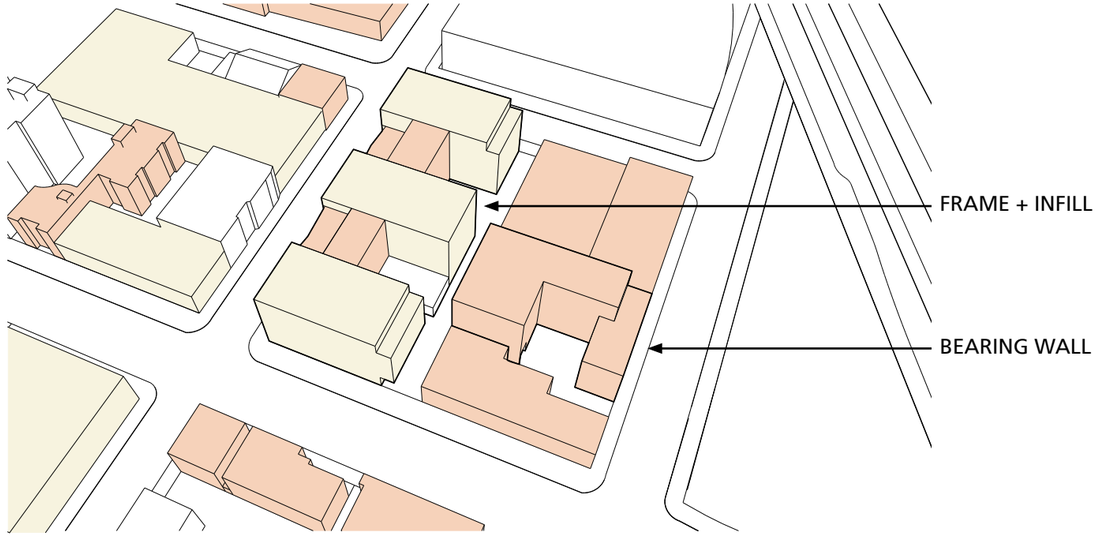
BRIDGE Housing

A0.8 LMS[A]

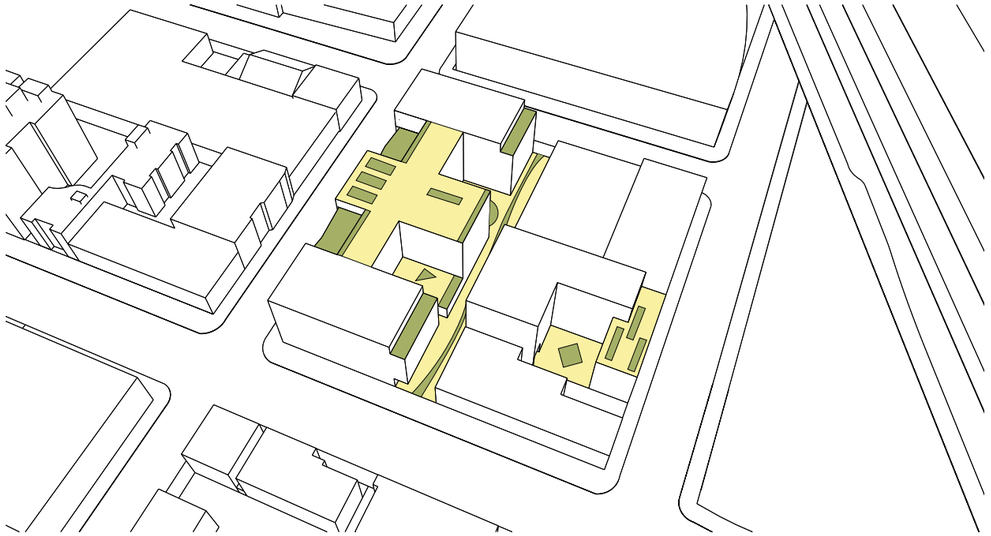
MID BLOCK PASSAGES



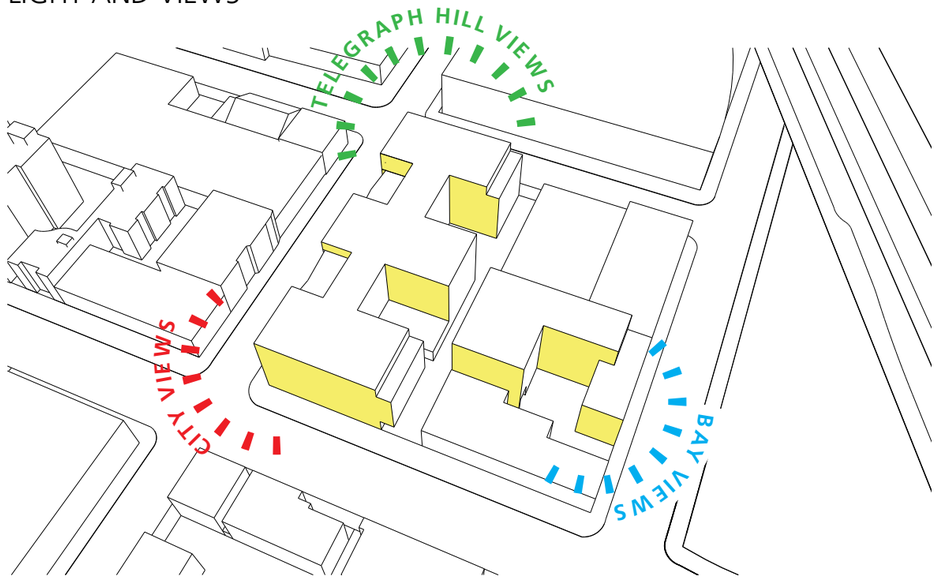
CONTEXTUAL HARMONY



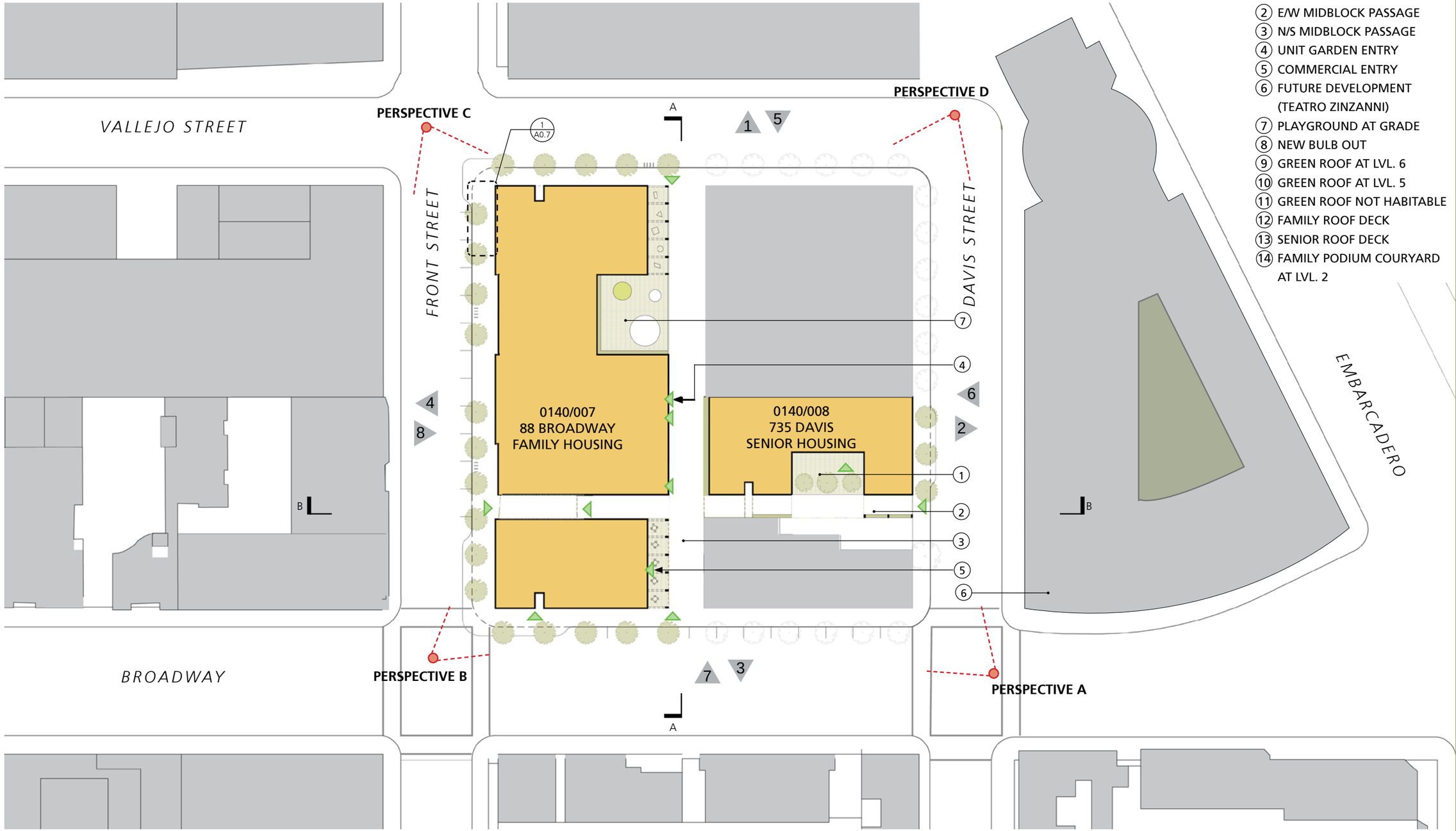
NETWORKED GREEN + OPEN SPACE



LIGHT AND VIEWS



CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL
DAVIS
CONCEPT PLANS
BRIDGE Housing
THE JOHN STEWART COMPANY
A0.9 LMS^A
88 BROADWAY/+735 DAV



SITE PLAN / KEYPLAN KEYNOTES:

1. COMMON COURYARD AT GRADE
2. E/W MIDBLOCK PASSAGE
3. N/S MIDBLOCK PASSAGE
4. UNIT GARDEN ENTRY
5. COMMERCIAL ENTRY
6. FUTURE DEVELOPMENT (TEATRO ZINZANNI)
7. PLAYGROUND AT GRADE
8. NEW BULB OUT
9. GREEN ROOF AT LVL. 6
10. GREEN ROOF AT LVL. 5
11. GREEN ROOF NOT HABITABLE
12. FAMILY ROOF DECK
13. SENIOR ROOF DECK
14. FAMILY PODIUM COURYARD AT LVL. 2

03/07/17

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

KEY PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

A1.0 LMS[A]

03/07/17

PERSPECTIVE A —DAVIS STREET X BROADWAY

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY | BRIDGE Housing

A1.1 LMS[A]

03/07/17

PERSPECTIVE B - FRONT STREET X BROADWAY

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY | BRIDGE Housing

A1.2 LMS[A]

03/07/17

PERSPECTIVE C — FRONT X VALLEJO STREETS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

THE JOHN STEWART COMPANY | BRIDGE Housing

A1.3 LMS[A]

88 BROADWAY/+735 DAVIS

03/07/17

PERSPECTIVE D - VALLEJO X DAVIS STREETS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY | BRIDGE Housing

A1.4 LMS[A]

SITE PLAN / KEYPLAN KEYNOTES:

03/07/17

1. COMMON COURYARD AT GRADE
2. E/W MIDBLOCK PASSAGE
3. N/S MIDBLOCK PASSAGE
4. UNIT GARDEN ENTRY
5. COMMERCIAL ENTRY
6. FUTURE DEVELOPMENT (TEATRO ZINZANNI)
7. PLAYGROUND AT GRADE
8. NEW BULB OUT
9. GREEN ROOF AT LVL. 5
10. GREEN ROOF AT LVL. 6
11. GREEN ROOF NOT HABITABLE
12. FAMILY ROOF DECK
13. SENIOR ROOF DECK
14. FAMILY PODIUM COURYARD AT LVL. 2

0136/004
900 BATTERY STREET

0136/003
921 FRONT STREET/
100 VALLEJO STREET

0137/001
900 FRONT STREET

VALLEJO STREET

0141/021-23
850
BATTERY STREET

0141/012
125
VALLEJO
STREET

0141/013
101-111
VALLEJO STREET

0141/002
847 FRONT STREET

0141/011

0141/013
101-111 VALLEJO
STREET

810-820
BATTERY
STREET

150-160
BROADWAY

041/003B
100-120
BROADWAY

0140/001
753-755 DAVIS STREET

0140/005
50-60 BROADWAY

FUTURE
DEVELOPMENT
(TEATRO ZINZANNI)

EMBARCADERO

BROADWAY

FRONT STREET

DAVIS STREET

0166/001
101 BROADWAY/
747 FRONT STREET

0167/010-063
170 PACIFIC

0168/005-057
640 DAVIS

11'-3" 11'-6" 308'-4" 11'-8" 46'-7" 11'-7"
39'-6" 37'-8" 15'-3" 6'-0"
33'-0" 11'-6" 8'-0"
310'-6"
25'-6" 25'-6" 6'-0"
69'-0" 11'-6"
36'-1" 73'-3" 6'-0" 11'-6"
137'-6"
59'-0" 3'-6" 59'-0"
71'-1" 12'-0"

A B

64' 0' 64'

SCALE: 1/64" = 1'-0"

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

SITE PLAN

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY

BRIDGE Housing

LMS[A]

A1.5

FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
16. PAVERS
17. HORIZONTAL EXIT
18. GREEN ROOF NOT HABITABLE
19. NEW BULB OUT
20. PLAY STRUCTURE
21. FURNITURE BY OTHERS
22. RAISED PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

DAVIS

LEVEL 1 PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

LMSA

A2.0

32' 0 32'

FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
16. PAVERS
17. HORIZONTAL EXIT
18. GREEN ROOF NOT HABITABLE
19. NEW BULB OUT
20. PLAY STRUCTURE
21. FURNITURE BY OTHERS
22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

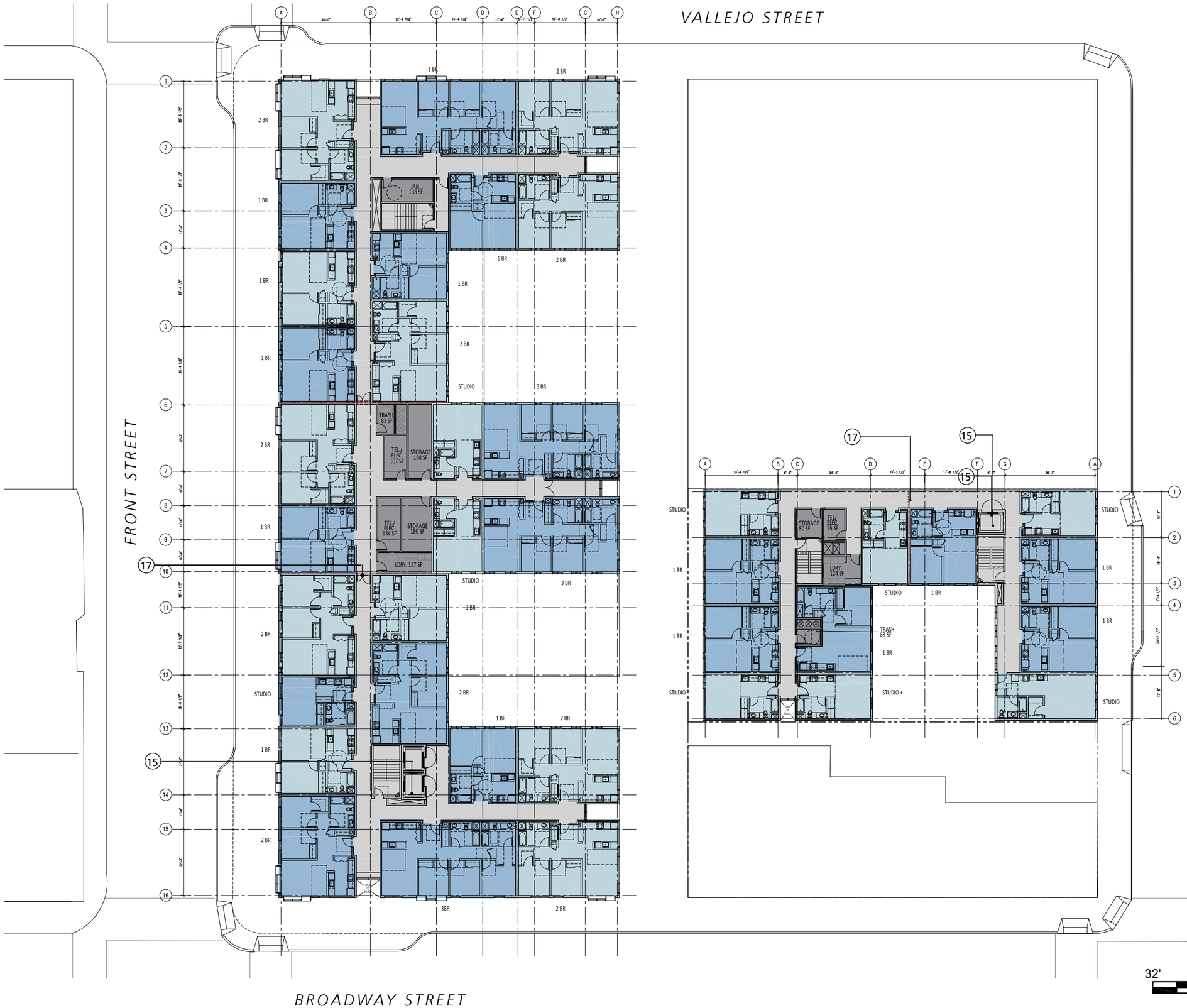
LEVEL 2 PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

A2.1 LMS[A]



FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
16. PAVERS
17. HORIZONTAL EXIT
18. GREEN ROOF NOT HABITABLE
19. NEW BULB OUT
20. PLAY STRUCTURE
21. FURNITURE BY OTHERS
22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

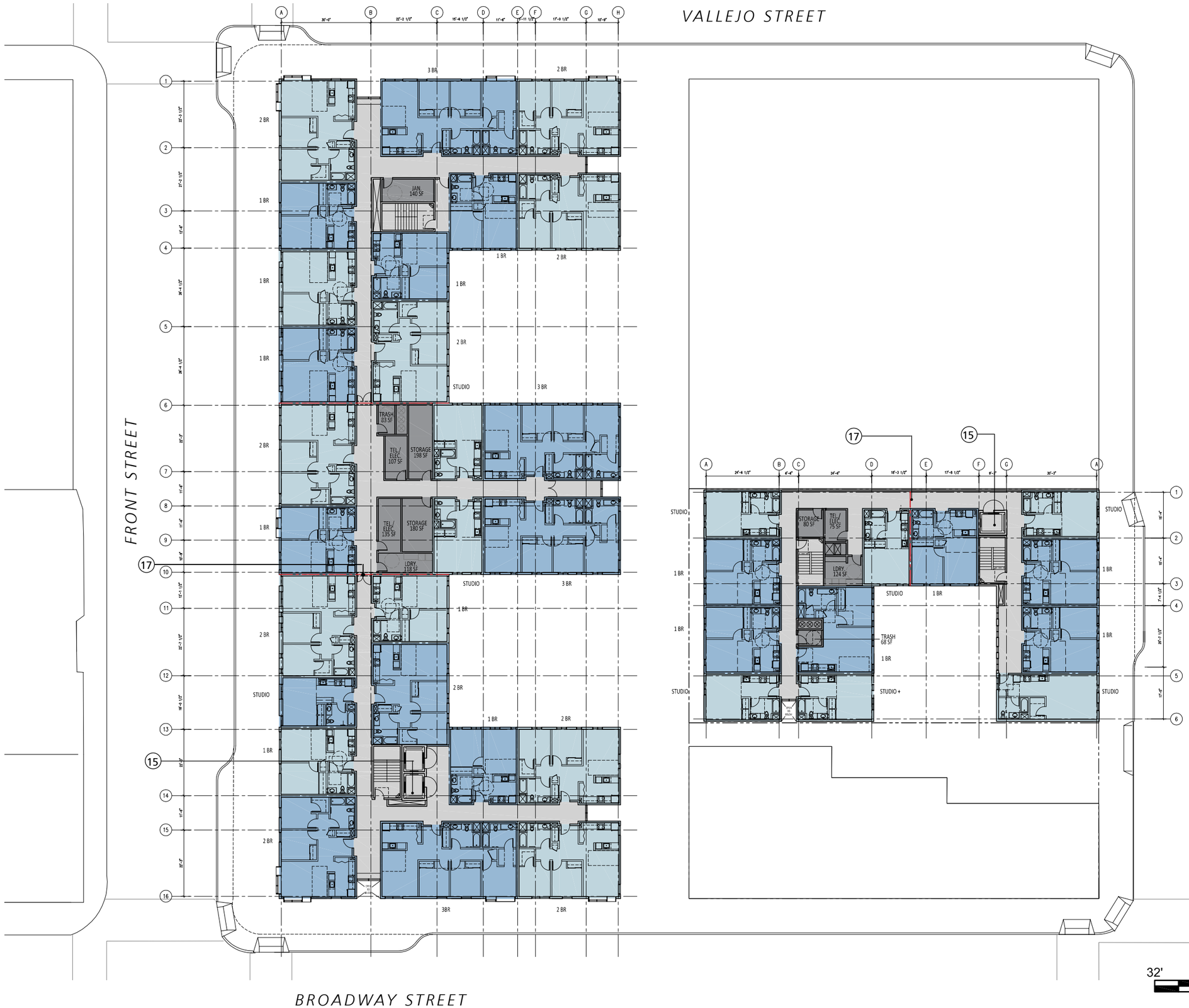
CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

LEVEL 3 PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing
THE JOHN STEWART COMPANY

A2.2 LMS[A]



FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
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12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
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22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

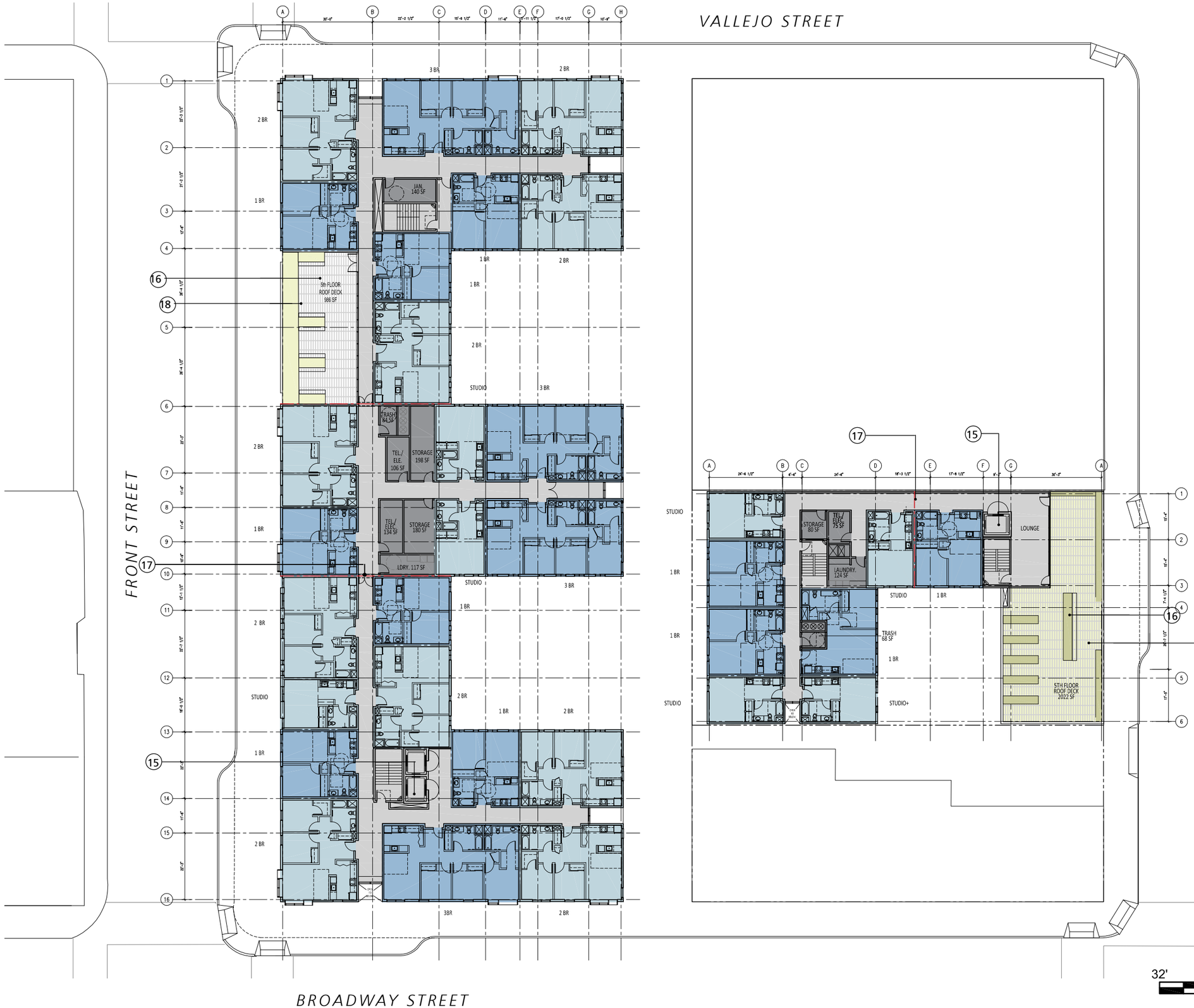
LEVEL 4 PLAN

88 BROADWAY/+735 DAVIS

A2.3 LMS[A]

BRIDGE Housing

THE JOHN STEWART COMPANY



FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
16. PAVERS
17. HORIZONTAL EXIT
18. GREEN ROOF NOT HABITABLE
19. NEW BULB OUT
20. PLAY STRUCTURE
21. FURNITURE BY OTHERS
22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

DAVIS

LEVEL 5 PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

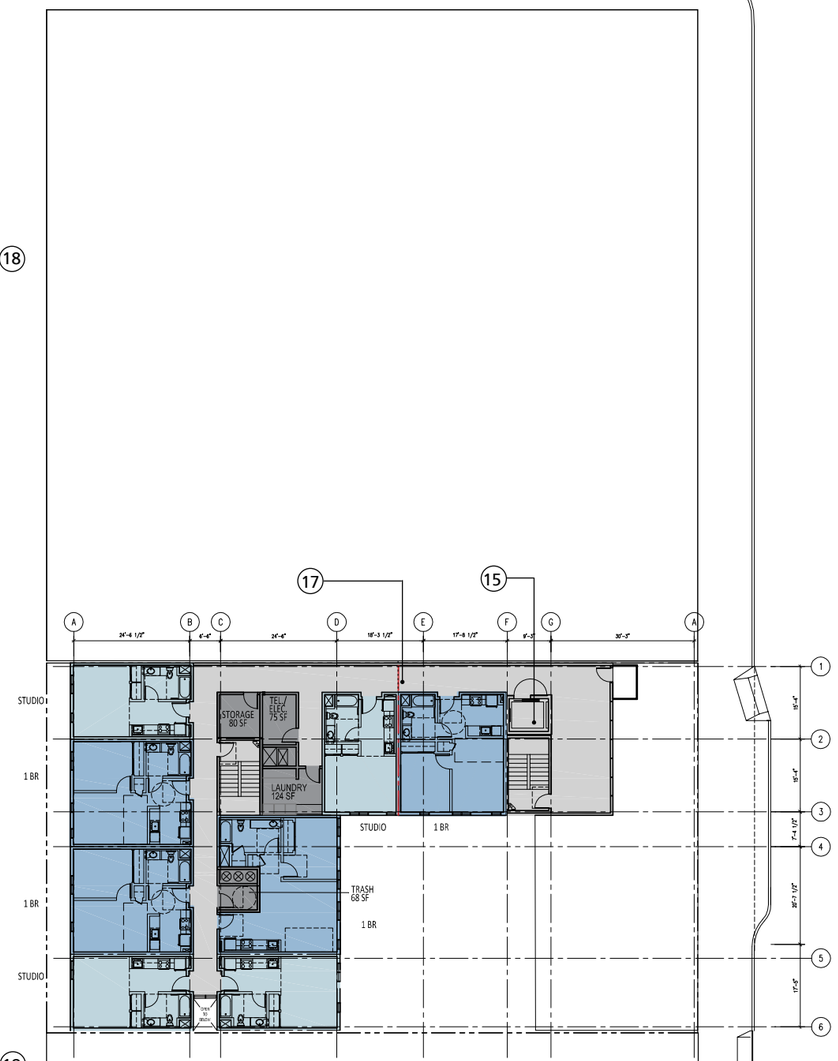
A2.4 LMS[A]

VALLEJO STREET

FRONT STREET

DAVIS STREET

BROADWAY STREET



FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
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21. FURNITURE BY OTHERS
22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

32' 0 32'

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

LEVEL 6 PLAN

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

A2.5 LMS[A]

FLOOR PLAN KEYNOTES:

1. UNIT ENTRY GATE
2. TREE WELL COVER
3. TEXTURED PAVEMENT, CONC. PAVERS
4. RAISED PLANTER
5. GRADE PLANTER
6. NEW STREET TREE
7. CLASS II BIKE PARKING
8. CANOPY ABOVE
9. CONCRETE BENCH
10. COURTYARD FENCE
11. NEW CURB RAMP
12. NEW CURB CUT
13. EXISTING CURB CUT TO REMAIN
14. EXISTING CURB CUT TO BE REMOVED
15. ELEVATORS
16. PAVERS
17. HORIZONTAL EXIT
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19. NEW BULB OUT
20. PLAY STRUCTURE
21. FURNITURE BY OTHERS
22. RAISED GARDEN PLANTERS
23. PV SOLAR ARRAY
24. SENIOR ROOF TERRACE LVL. 5

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

ROOF PLAN

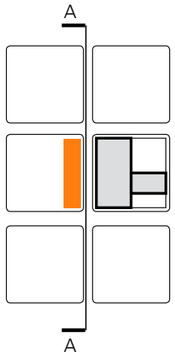
A2.6

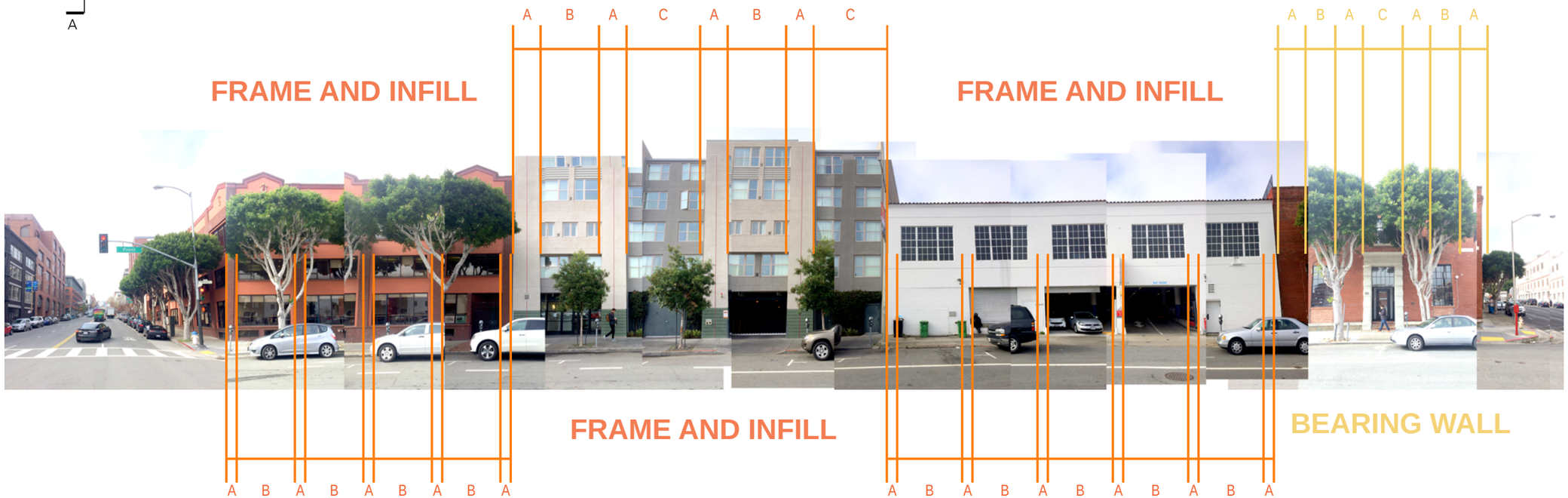
LMSA

BRIDGE Housing

THE JOHN STEWART COMPANY

FRONT STREET
(PACIFIC THROUGH BROADWAY)



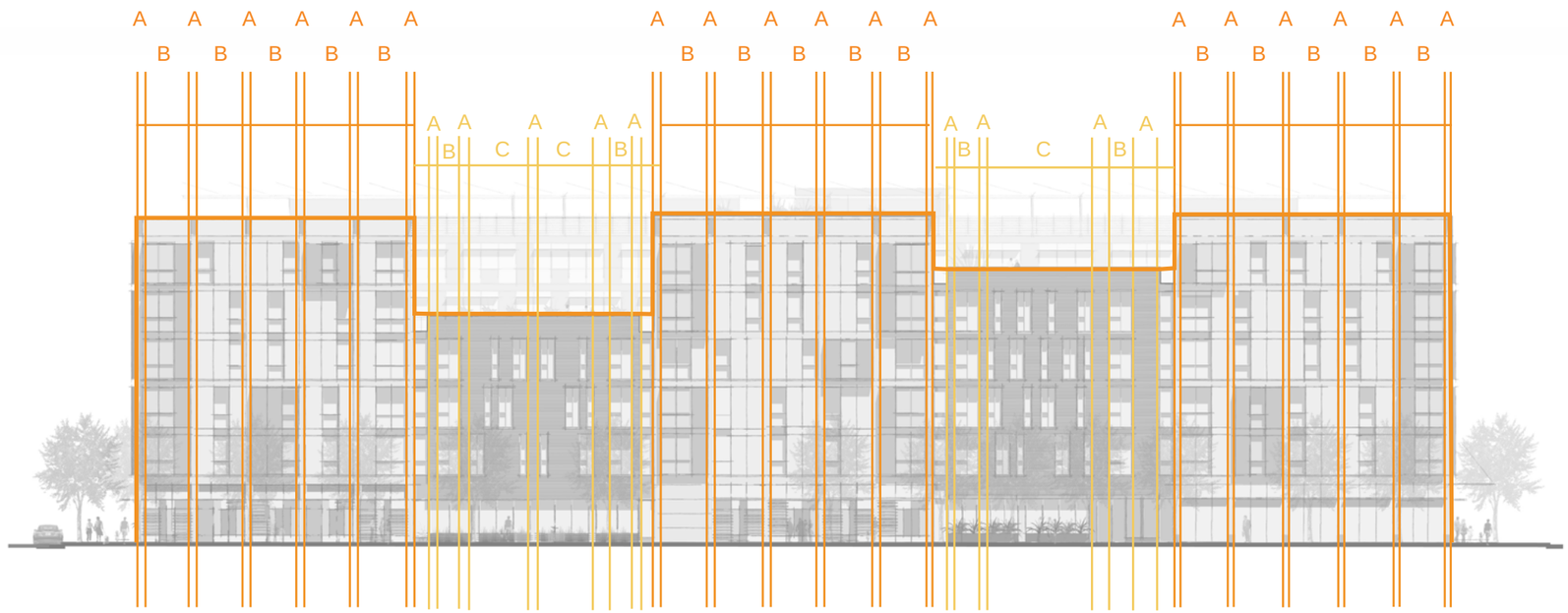


BROADWAY FRONT STREET AA VALLEJO

SAN FRANCISCO PLANNING CODE
SECTION 6. FEATURES:

- (B) SCALE AND PROPORTION. THE BUILDINGS ARE OF TYPICAL **WAREHOUSE DESIGN**, LARGE IN BULK, OFTEN WITH LARGE ARCHES AND OPENINGS ORIGINALLY DESIGNED FOR EASY VEHICULAR ACCESS.
- THERE IS A **REGULARITY OF OVERALL** FORM.
- THE EARLIER BRICK STRUCTURES BLEND EASILY WITH THE SCALED-DOWN BEAUX ARTS FORMS OF THE TURN OF THE CENTURY AND THE PLAIN REINFORCED-CONCRETE STRUCTURES CHARACTERISTIC OF TWENTIETH CENTURY INDUSTRIAL ARCHITECTURE.

BROADWAY STREET ELEVATION - FAMILY BUILDING



FRONT STREET ELEVATION - FAMILY BUILDING

03/07/17

ELEVATIONS-SCALE AND PROPORTION

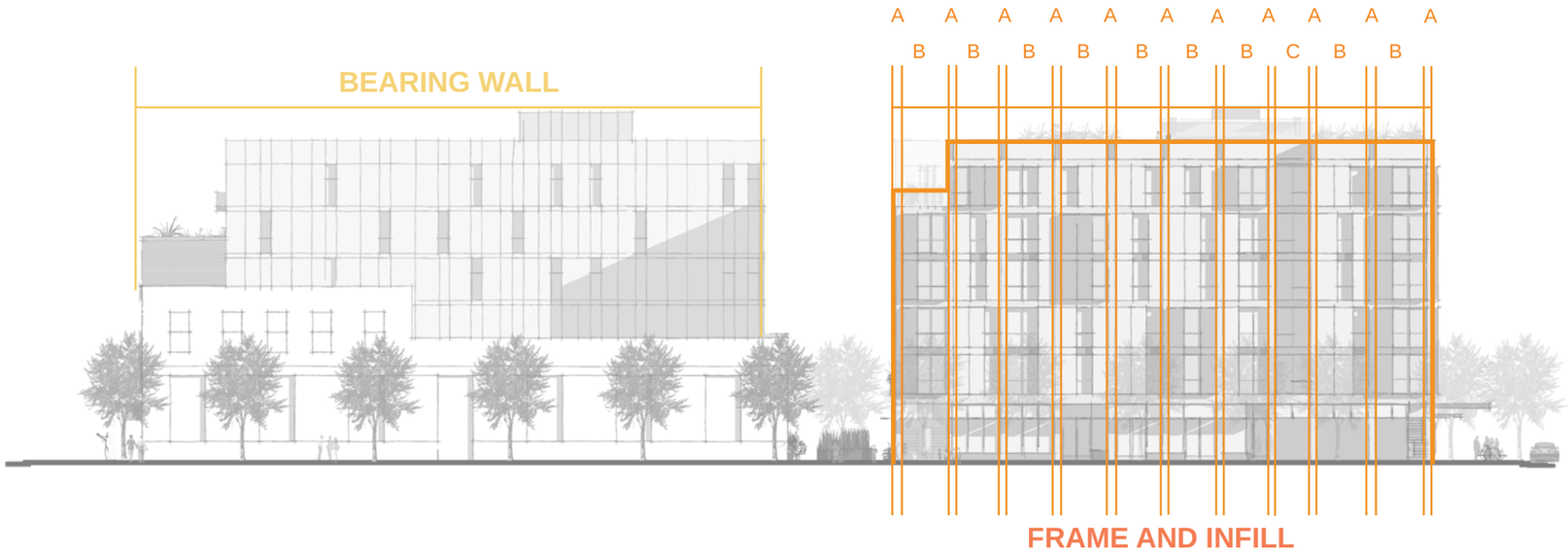
CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

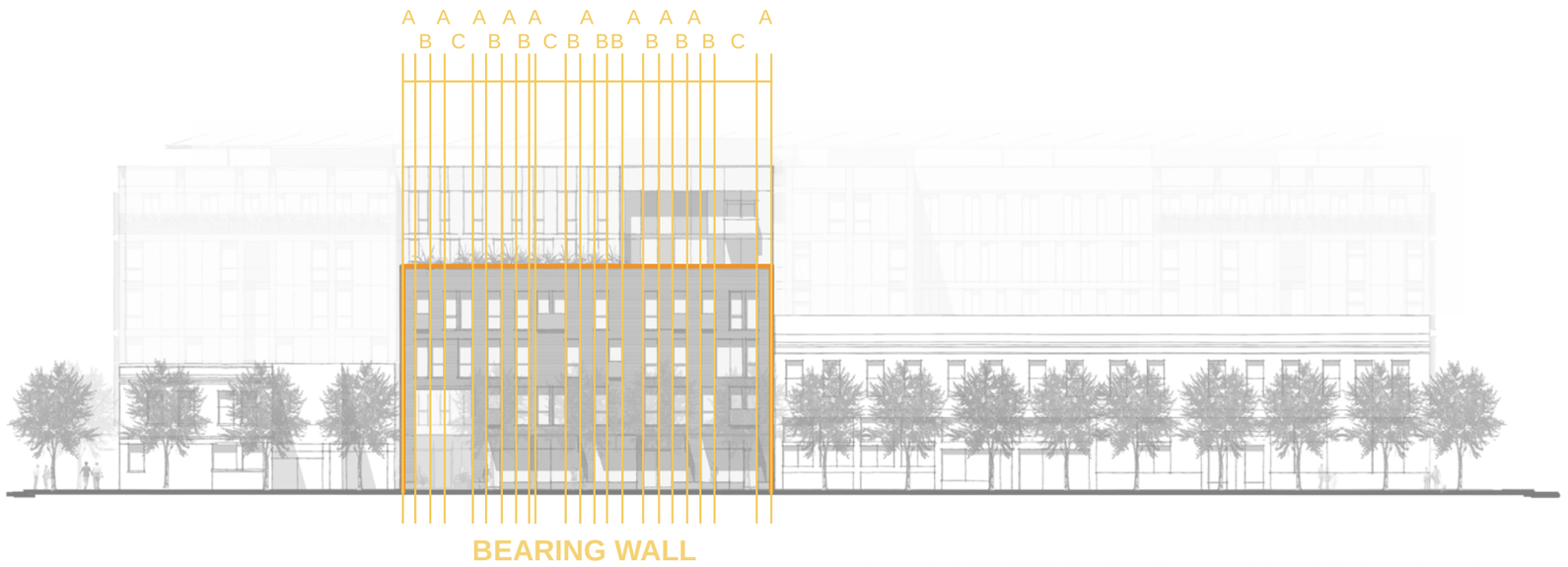
A3.1 LMS[A]

BRIDGE Housing

THE JOHN STEWART COMPANY



VALLEJO STREET ELEVATION



DAVIS STREET ELEVATION - SENIOR BUILDING

03/07/17

ELEVATIONS-SCALE AND PROPORTION

CERTIFICATE OF APPROPRIATENESS

REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY

BRIDGE Housing

A3.2 LMSA

ELEVATION AND SECTION KEYNOTES:

1. CEMENTITIOUS PANEL "FRAME"
2. METAL EDGE
3. CEMENTITIOUS PANEL SIDING. "INFILL"
4. ALUMINUM WINDOW
5. CONCRETE COLUMNS
6. STANCHION MOUNTED ROOF SOLAR PANELS
7. METAL AND GLASS AWNING
8. PROJECTED WINDOW, METAL EDGE
9. METAL ROLL UP GARAGE DOOR
10. CEMENTITIOUS BOARD SIDING, COURSED
11. METAL GRATE + GLASS PANEL FENCE/GATE
12. ENCLOSED ROOFTOP MECHANICAL SPACES
13. PERFORATED METAL JULIET BALCONY
14. ALUMINUM STOREFRONT
15. PANELIZED CEMENTITIOUS SIDING
16. BALCONY
17. PARAPET COPING 42" ABOVE ROOF PLANE
18. PROPOSED TREE
19. EXISTING TREE
20. RAISED PLANTER
21. SIGNAGE
22. CONCRETE "BULK HEAD"
23. METAL GUARD RAIL
24. METAL PLANTER

BROADWAY--SOUTH ELEVATION

FRONT STREET--WEST ELEVATION

32' 0 32'

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

ELEVATIONS

88 BROADWAY/+735 DAVIS

BRIDGE Housing

THE JOHN STEWART COMPANY

A3.3 LMS[A]

ELEVATION AND SECTION KEYNOTES:

1. CEMENTITIOUS PANEL "FRAME"
2. METAL EDGE
3. CEMENTITIOUS PANEL SIDING. "INFILL"
4. ALUMINUM WINDOW
5. CONCRETE COLUMNS
6. STANCHION MOUNTED ROOF SOLAR PANELS
7. METAL AND GLASS AWNING
8. PROJECTED WINDOW, METAL EDGE
9. METAL ROLL UP GARAGE DOOR
10. CEMENTITIOUS BOARD SIDING, COURSED
11. METAL AND CEMENTIOUS PANEL FENCE/GATE
12. ENCLOSED ROOFTOP MECHANICAL SPACES
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18. PROPOSED TREE
19. EXISTING TREE
20. RAISED PLANTER
21. SIGNAGE
22. CONCRETE "BULK HEAD"
23. METAL GUARD RAIL
24. METAL PLANTER

VALLEJO STREET--NORTH ELEVATION

DAVIS STREET--EAST ELEVATION

32' 0 32'

03/07/17

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

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

735 DAVIS

88 BROADWAY/+735 DAVIS

ELEVATIONS

BRIDGE Housing

THE JOHN STEWART COMPANY

A3.4 LMS^A

ELEVATION AND SECTION KEYNOTES:

1. CEMENTITIOUS PANEL “FRAME”
2. METAL EDGE
3. CEMENTITIOUS PANEL SIDING. “INFILL”
4. ALUMINUM WINDOW
5. CONCRETE COLUMNS
6. STANCHION MOUNTED ROOF SOLAR PANELS
7. METAL AND GLASS AWNING
8. PROJECTED WINDOW, METAL EDGE
9. METAL ROLL UP GARAGE DOOR
10. CEMENTITIOUS BOARD SIDING, COURSED
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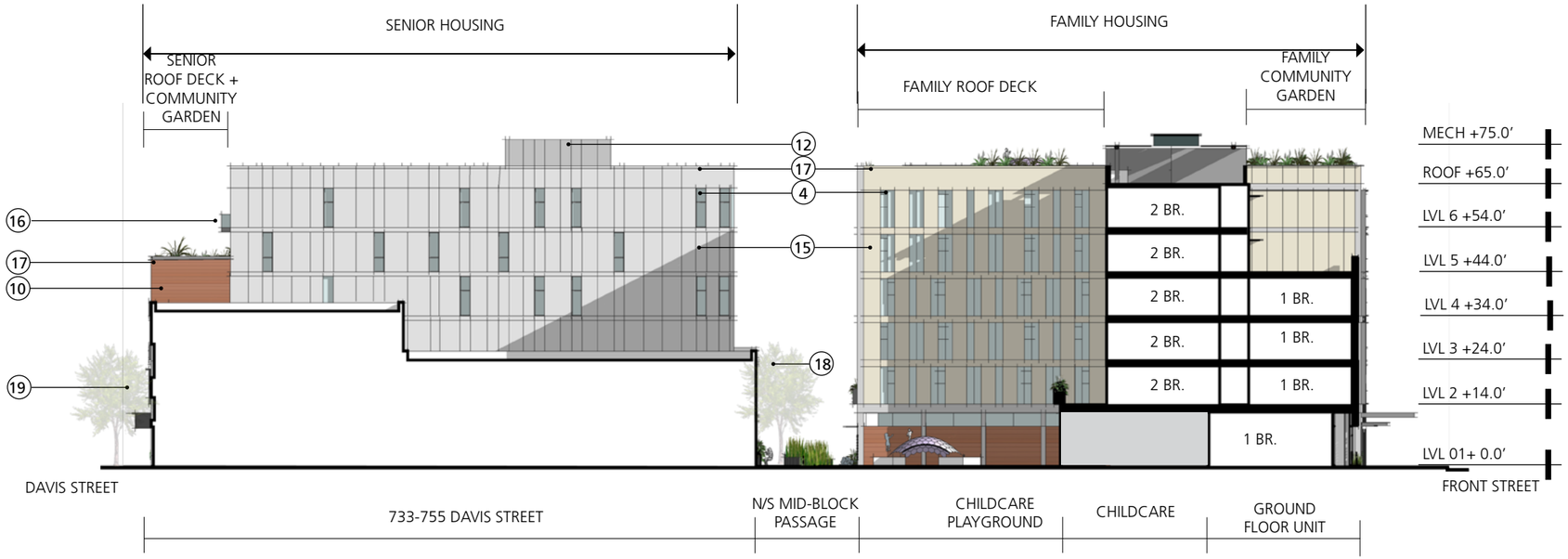
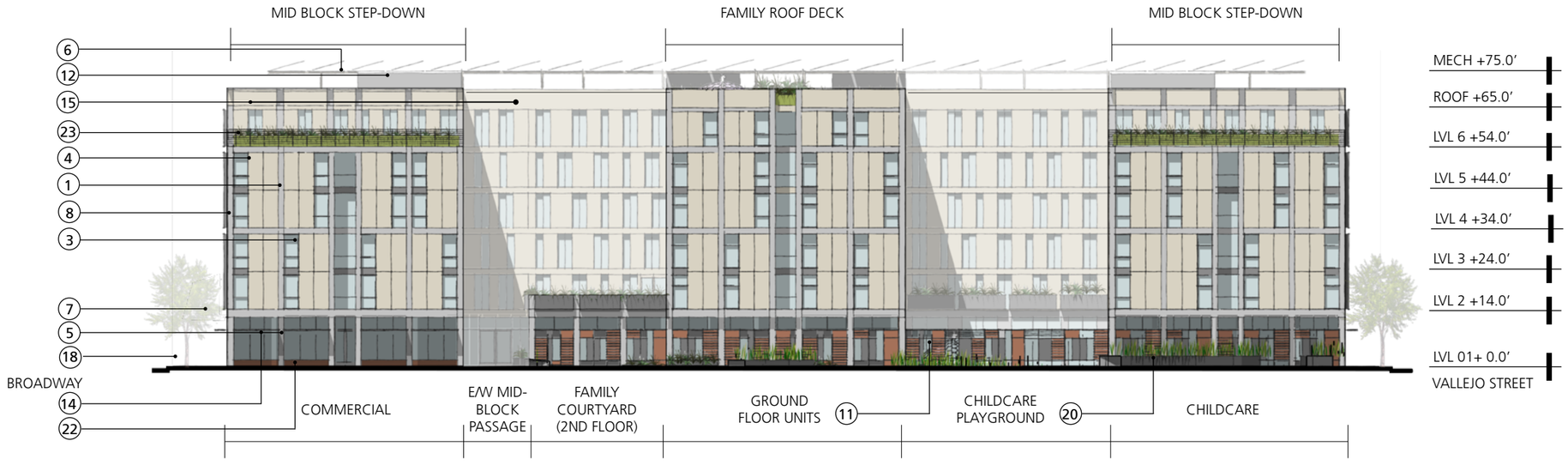
20. RAISED PLANTER
21. SIGNAGE
22. CONCRETE “BULK HEAD”
23. METAL GUARD RAIL
24. METAL PLANTER



SECTION - E/W FAMILY BUILDING



SECTION THROUGH N / S PASSAGE

32' 0 32'

03/07/17

SCALE: 1/32” = 1’-0”

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

SECTIONS

BRIDGE Housing

THE JOHN STEWART COMPANY

A3.5 LMS[A]

ELEVATION AND SECTION KEYNOTES:

1. CEMENTITIOUS PANEL “FRAME”
2. METAL PANEL
3. CEMENTITIOUS PANEL SIDING. “INFILL”
4. ALUMINUM WINDOW
5. CONCRETE COLUMNS
6. STANCHION MOUNTED ROOF SOLAR PANELS
7. METAL AND GLASS AWNING
8. PROJECTED WINDOW, METAL EDGE
9. METAL ROLL UP GARAGE DOOR
10. CEMENTITIOUS BOARD SIDING, COURSED
11. METAL AND CEMENTIOUS PANEL FENCE/GATE
12. ENCLOSED ROOFTOP MECHANICAL SPACES
13. PERFORATED METAL JULIET BALCONY
14. ALUMINUM STOREFRONT
15. PANELIZED CEMENTITIOUS SIDING
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17. PARAPET COPING 42” ABOVE ROOF PLANE
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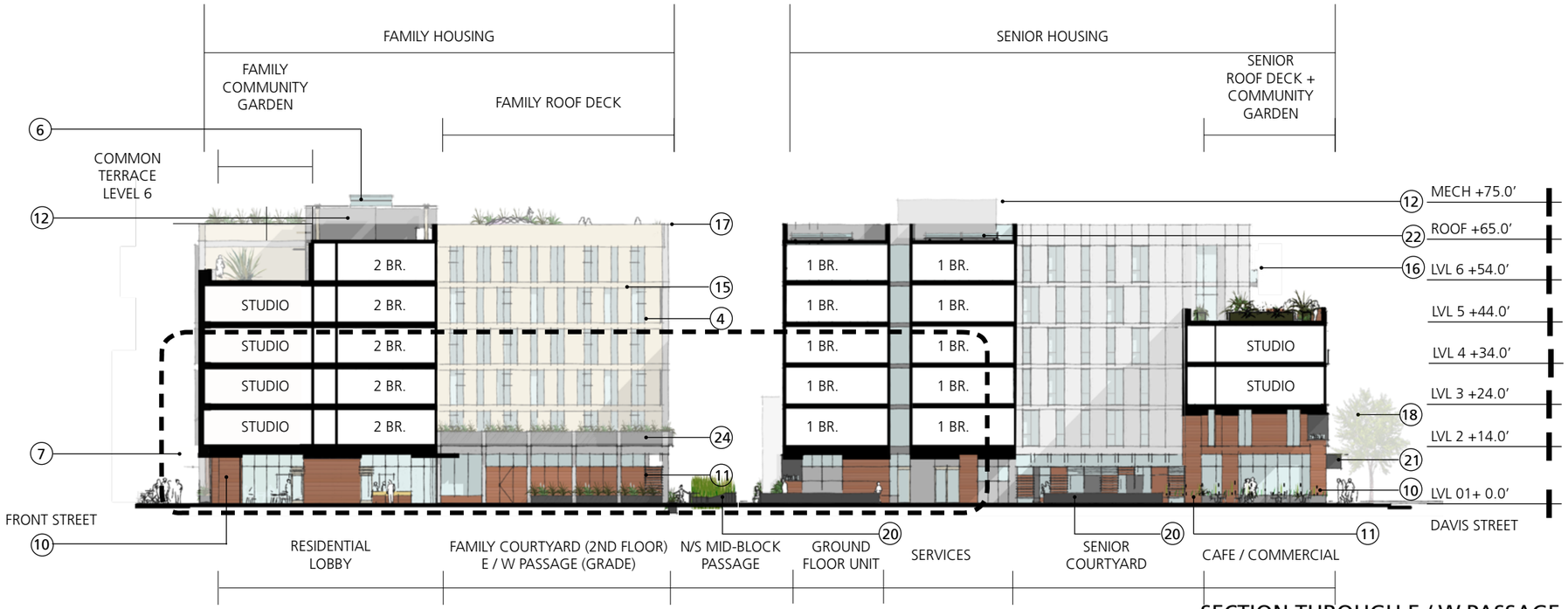
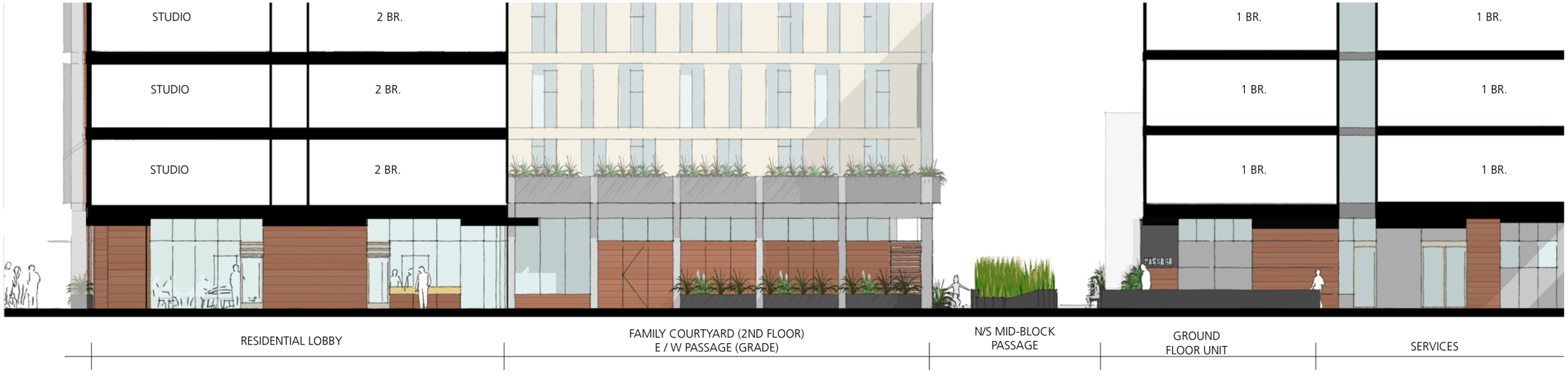
19. EXISTING TREE
20. RAISED PLANTER
21. SIGNAGE
22. CONCRETE “BULK HEAD”
23. METAL GUARD RAIL
24. METAL PLANTER



SECTION THROUGH E / W PASSAGE

32' 0 32'



ENLARGED SECTION

03/07/17

SCALE: 1/32” = 1’-0”

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

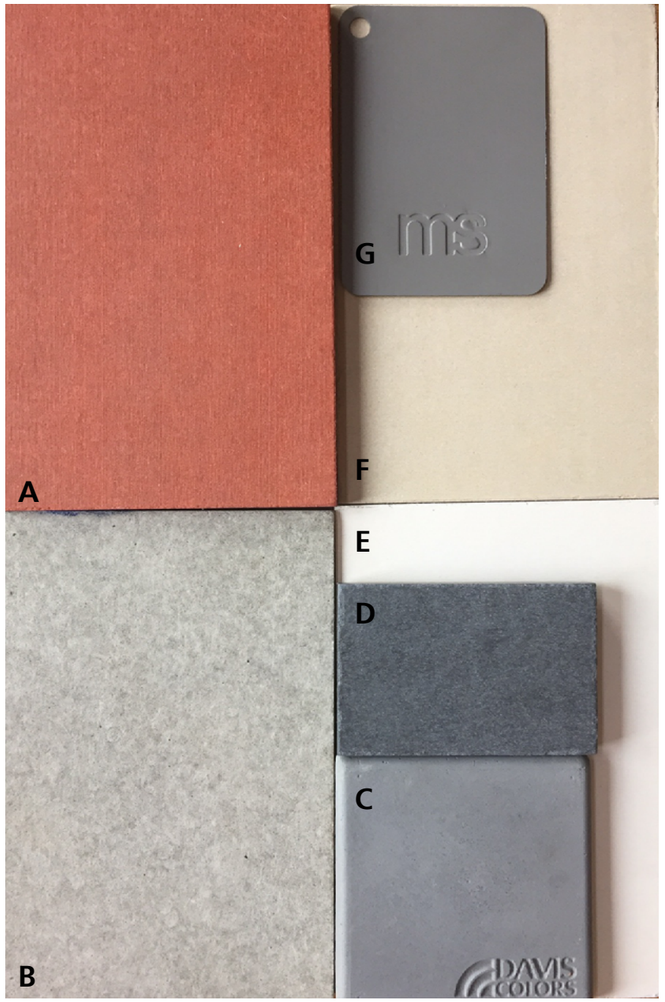
SECTIONS

88 BROADWAY/+735 DAVIS

A3.6 LMS[A]

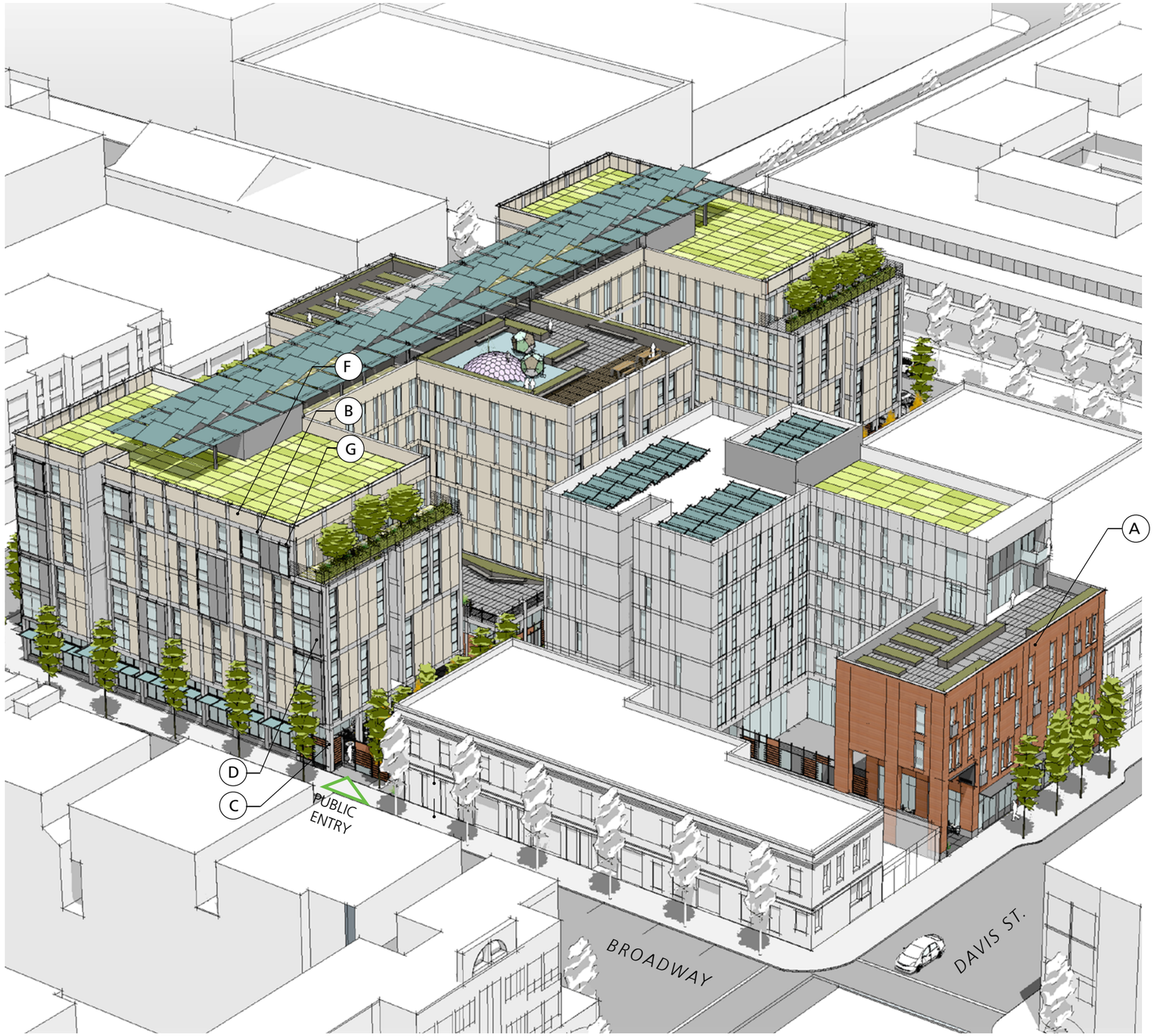
BRIDGE Housing

THE JOHN STEWART COMPANY



MATERIALS

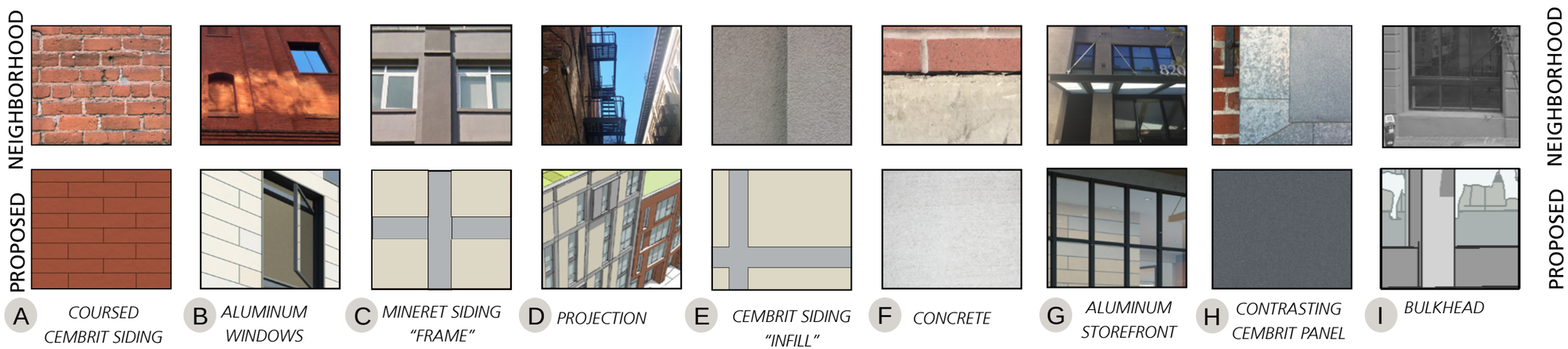
A. Cembrit Cement Siding - 942 Ruby
B. Minerit Cement Siding - HD Grey
C. Davis Concrete - Silversmoke
D. Cembrit Cement Siding - 921 Flint
E. Cembrit Cement Siding - 901 Pearl
F. Cembrit Cement Siding - 911 Sand
G. Kynar metal - Old Zinc Grey



SE Aerial View - Davis St. X Broadway St.

FRONT STREET ELEVATION - FAMILY BUILDING

SAN FRANCISCO PLANNING CODE
SECTION 6. FEATURES:



- (D)MATERIALS. STANDARD **BRICK MASONRY** IS PREDOMINANT FOR THE OLDEST BUILDINGS IN THE DISTRICT, WITH **REINFORCED CONCRETE** INTRODUCED AFTER THE 1906 FIRE.
- SOME OF THE BRICK FACADES HAVE BEEN STUCCOED OVER.
- ONE OF THE STRUCTURES STILL HAS ITS **METAL SHUTTERS**, WHICH WERE ONCE TYPICAL OF THE AREA.

03/07/17

EXT. MATERIALS SPECS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY | BRIDGE Housing

A 8.1 LMS[A]

DAVIS STREET ELEVATION - SENIOR BUILDING

SAN FRANCISCO PLANNING CODE
SECTION 6. FEATURES:

- (D)MATERIALS. STANDARD **BRICK MASONRY** IS PREDOMINANT FOR THE OLDEST BUILDINGS IN THE DISTRICT, WITH **REINFORCED CONCRETE** INTRODUCED AFTER THE 1906 FIRE.
- SOME OF THE BRICK FACADES HAVE BEEN STUCCOED OVER.
- ONE OF THE STRUCTURES STILL HAS ITS **METAL SHUTTERS**, WHICH WERE ONCE TYPICAL OF THE AREA.

03/07/17

EXT. MATERIALS SPECS

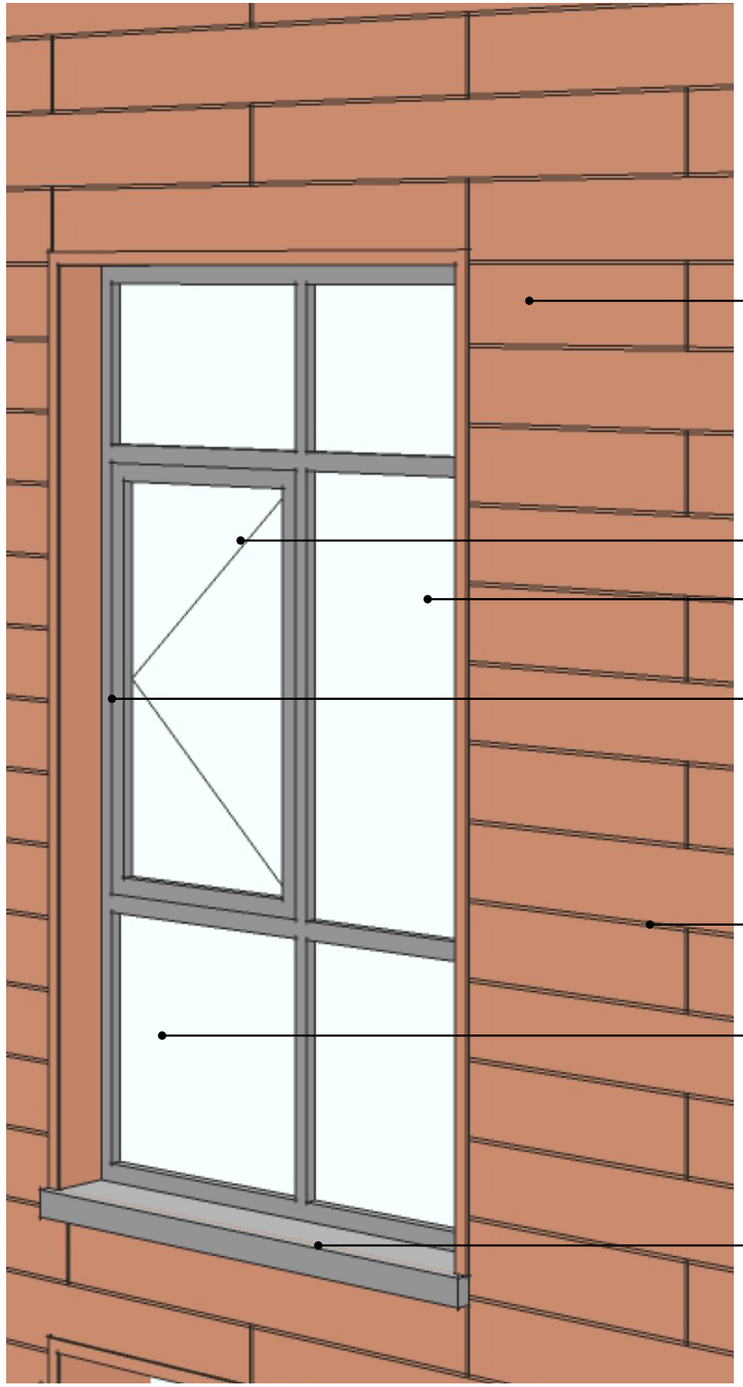
CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

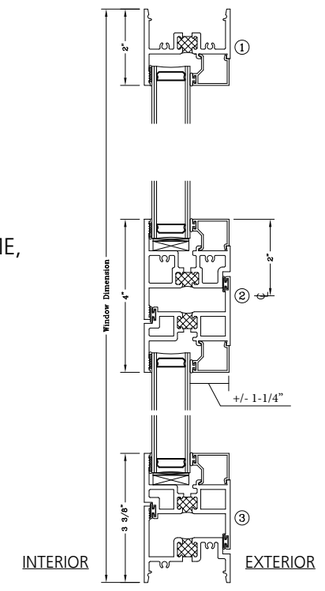
BRIDGE Housing
THE JOHN STEWART COMPANY

A8.2 LMS[A]

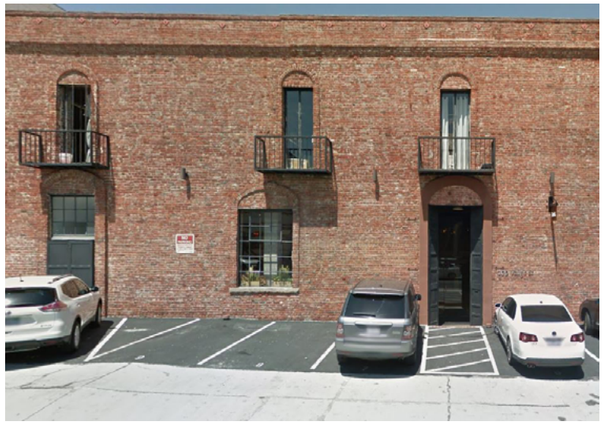
MATERIALS: CEMBRIT SIDING



WINDOW PROPORTION EXAMPLE WITHIN DISTRICT
60-70 Broadway

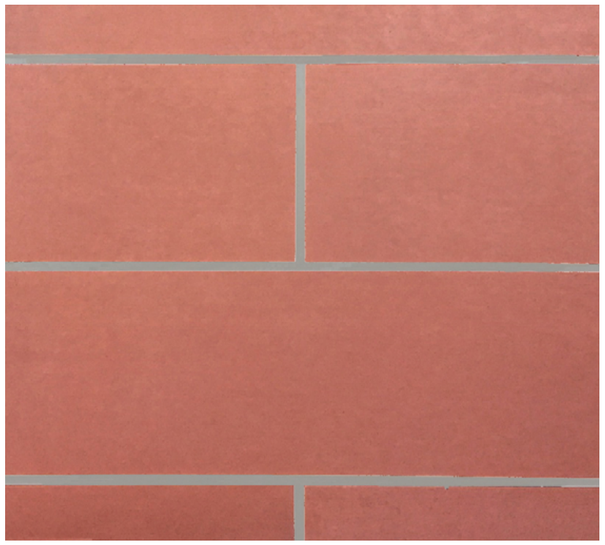


WINDOW FRAME EXAMPLE
Graham Series 6500
casement window detail (N.T.S.)



OFFSET WINDOWS EXAMPLE WITHIN DISTRICT
915 Front St

OFFSET WINDOWS EXAMPLE ADJACENT TO DISTRICT
1105 Battery St



CEMBRIT PANEL PHYSICAL MOCK-UP

03/07/17

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

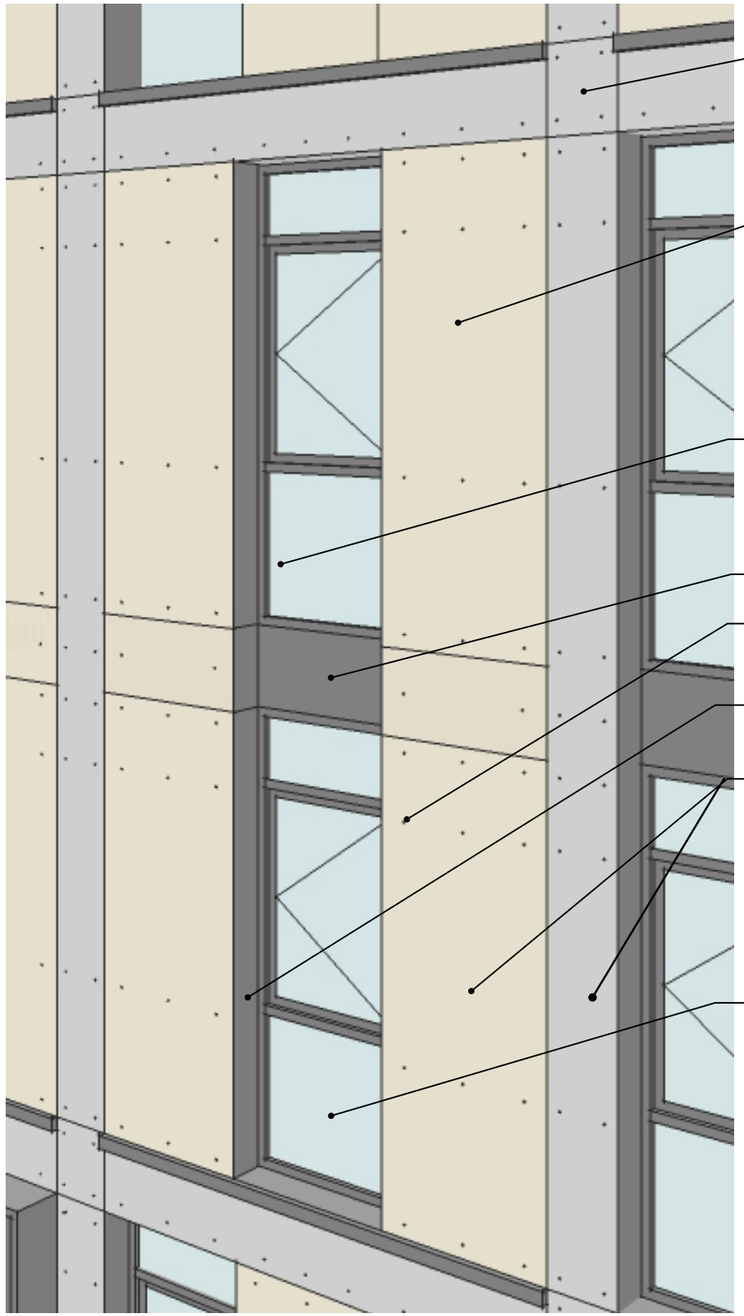
DETAILS: MATERIALS

BRIDGE Housing

THE JOHN STEWART COMPANY

A8.3 LMS[A]

MATERIALS: SIDING AT "FRAME/INFILL"



FRAME AND INFILL WITHIN DISTRICT
100-120 Broadway

FRAME AND INFILL WITHIN DISTRICT
1005 Sansome St.

FRAME AND INFILL WITHIN DISTRICT
300 Broadway

FRAME AND INFILL WITHIN DISTRICT
901 Battery St.

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

DAVIS

88 BROADWAY/+735 DAVIS

DETAILS: MATERIALS

BRIDGE Housing

THE JOHN STEWART COMPANY

A8.4 LMS[A]

MATERIALS: PROJECTION DETAIL

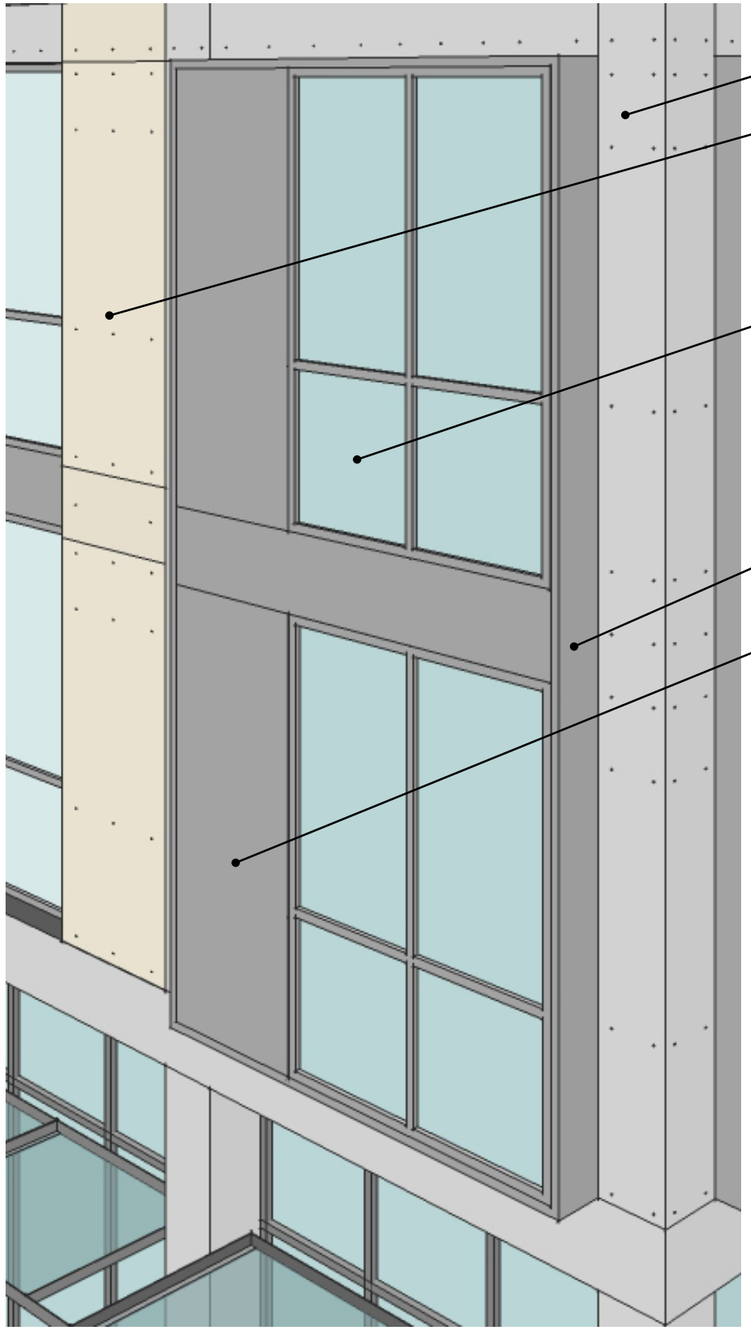


DIAGRAM : OUT/IN

PROJECTIONS/SHADOWS WITHIN DISTRICT
120 Green St

USE OF METAL EXAMPLE WITHIN DISTRICT
Metal shutters at 1 Union St

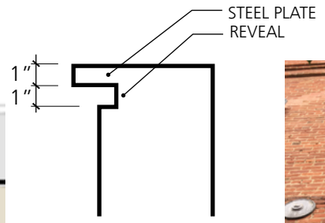
PROJECTIONS WITHIN DISTRICT
1088 Sansome St

PROJECTIONS WITHIN DISTRICT
915 Battery St

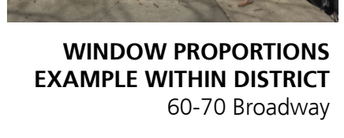
DIAGRAM : IN/OUT

DIAGRAM : OUT/IN

‘BRICK’ FACADES



CORNICE PROFILE



BELT COURSE PROFILE

WINDOW OFFSETS WITHIN DISTRICT 1 Union Street

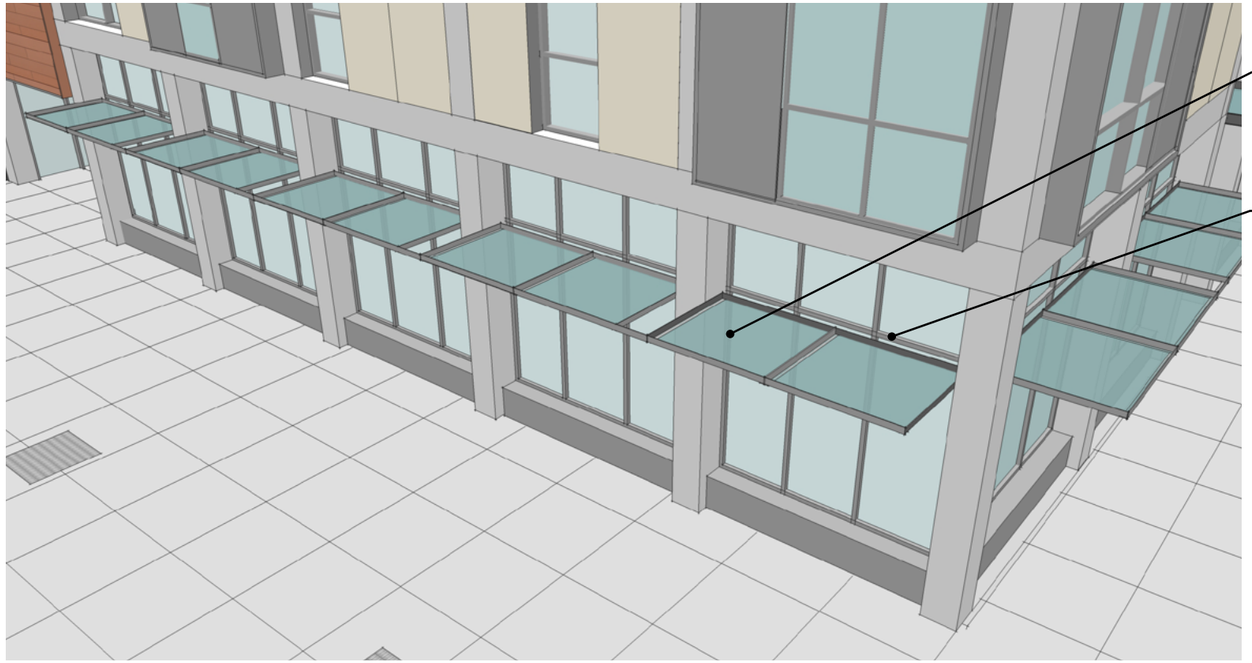
BRICK CONTRAST WITHIN DISTRICT 101 Green St

WINDOW PROPORTIONS EXAMPLE WITHIN DISTRICT
60-70 Broadway

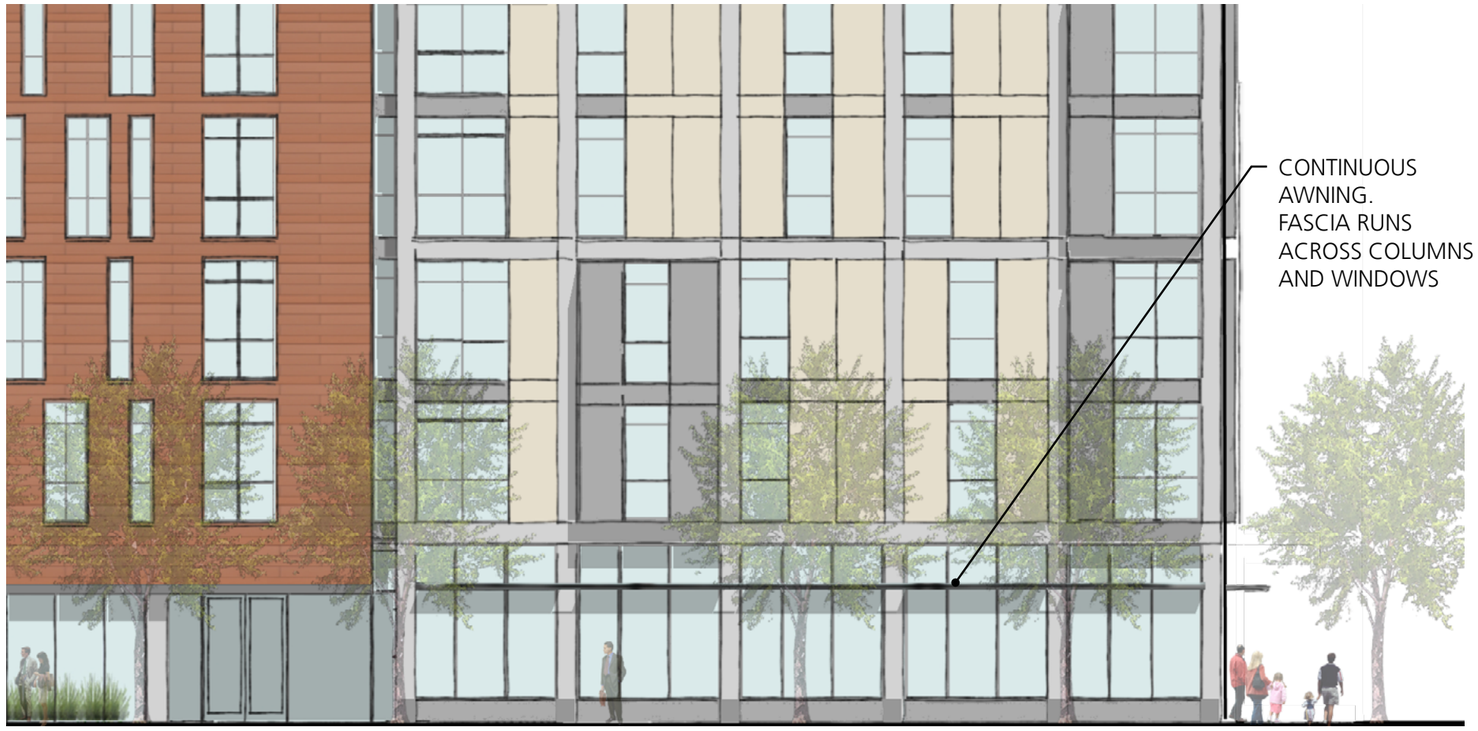
BRICK/GLASS CONTRAST EXAMPLE WITHIN DISTRICT
Ice House, 1150 Sansome St.

SIMPLE CORNICE EXAMPLE WITHIN DISTRICT
855 Front St

STOREFRONTS AND CANOPIES



PROJECTING AWNINGS - BROADWAY AND FRONT STREET CORNER



PROJECTING AWNINGS - BROADWAY ELEVATION

CANOPY EXAMPLE ADJACENT TO DISTRICT
Lombard St and Montgomery St

CANOPY EXAMPLE WITHIN DISTRICT
1025 Battery St

CANOPY WITHIN ANOTHER HISTORIC DISTRICT
BAKER HAMILTON
SHOWPLACE SQUARE/NE MISSION HISTORIC DISTRICT

PROPOSED PROJECT JULIET BALCONIES DAVIS ST. ELEVATION

SMALL, TRANSPARENT, SOMETIMES RANDOM, BALCONIES PROVIDE VARIATION, SHADOW, AND VISUAL INTEREST TO FACADES

BALCONIES EXAMPLE WITHIN DISTRICT
915 Front Street (Balconies later addition)

4 Vallejo St.

402 Jackson St.

945 Battery St.

FIRE ESCAPE EXAMPLES WITHIN DISTRICT

03/07/17

DETAILS: PROJECTING ELEMENTS

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY

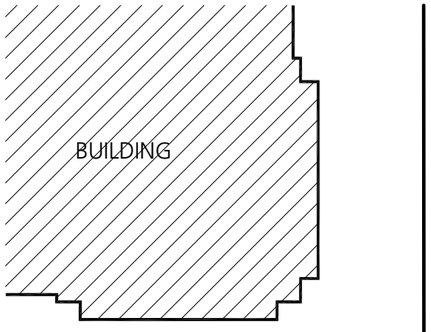
BRIDGE Housing

A8.8 LMS[A]

PROJECTIONS

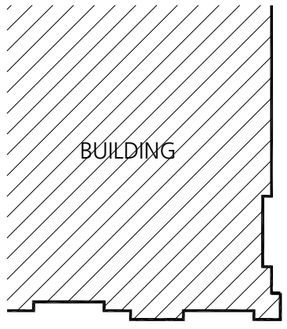
PROPOSED PROJECT PROJECTIONS
SW Corner View - Broadway and Front St.

BUILDING EXAMPLE WITHIN DISTRICT
Ice House, 1150 Sansome St.



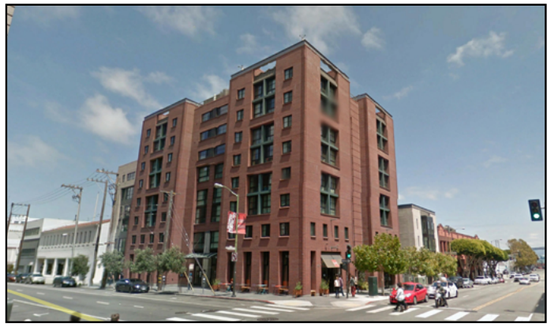
FRAME CONSTRUCTION ALLOWS FOR PROJECTIONS OUT FROM FACADE PROVIDING SHADOW LINES AND VARIATION

PROJECTION EXAMPLE WITHIN DISTRICT
915 Battery St



BRICK RECEDES FROM FACADE PROVIDING SHADOW LINES AND VARIATION

BUILDING EXAMPLE WITHIN DISTRICT
Ice House, 1150 Sansome St.



SAN FRANCISCO PLANNING CODE
SECTION 6. FEATURES:

- (A) OVERALL FORM AND CONTINUITY. **BUILDING HEIGHT** IS GENERALLY WITHIN A **SIX-STORY RANGE**, WITH THE **HIGHER STRUCTURES CLOSER TO THE BASE** OF TELEGRAPH HILL AND LOWER BUILDINGS NEAR THE WATER.
- MANY OF THE OLDEST STRUCTURES ARE ONE OR TWO STORIES IN HEIGHT.

03/07/17

MODEL VIEW — SOUTHWEST AERIAL

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

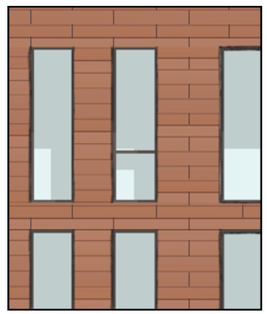
THE JOHN STEWART COMPANY
BRIDGE Housing

A8.10 LMS[A]

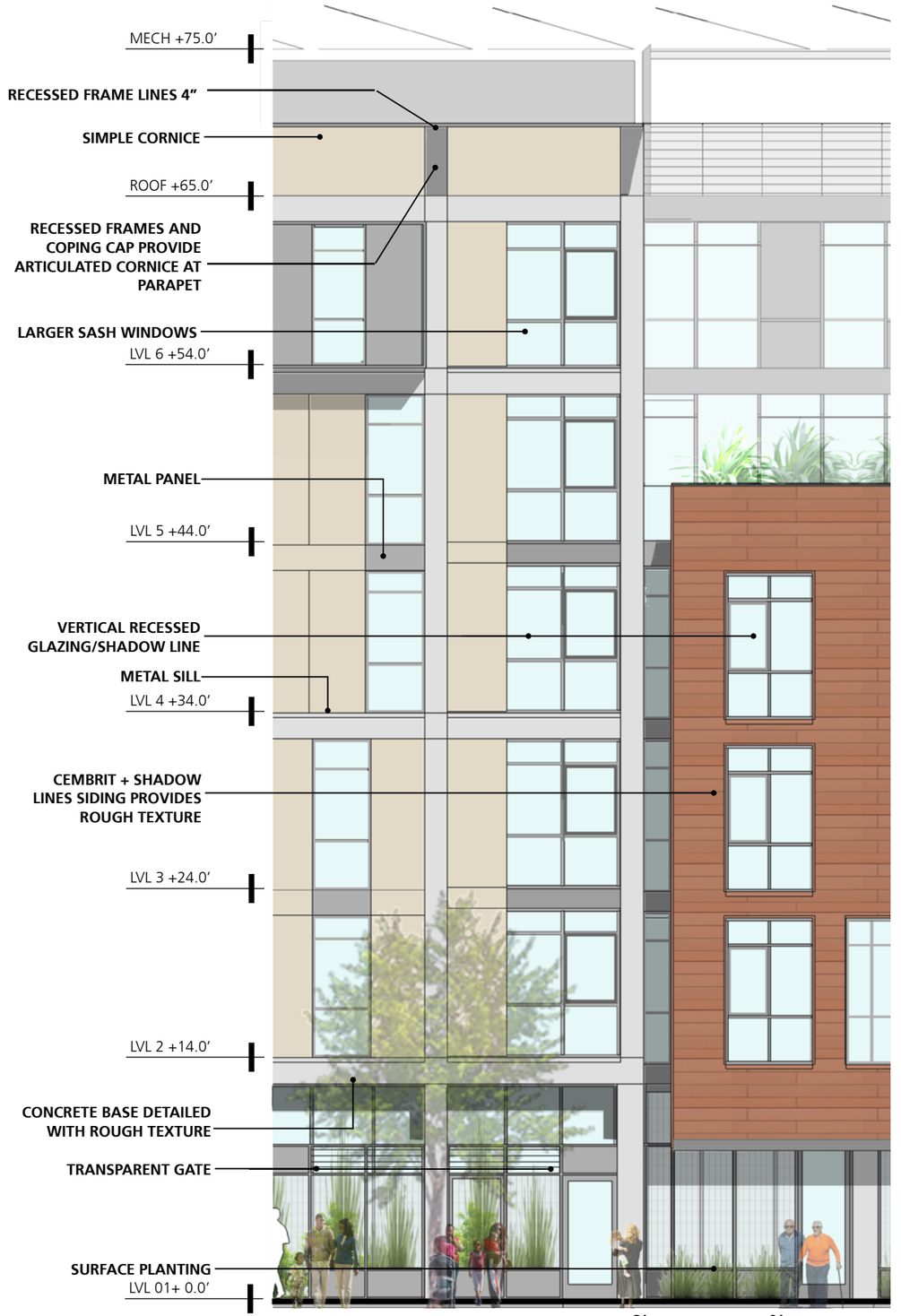
SAN FRANCISCO PLANNING CODE
SECTION 6. FEATURES:

- (C) FENESTRATION. MINIMAL GLAZING IS DEEPLY RECESSED, PRODUCING A **STRONG SHADOW LINE.** THE EARLIEST STRUCTURES HAVE FEW WINDOWS EXPRESSING THEIR WAREHOUSE FUNCTION.
- THEY ARE **VARIED IN SIZE, RHYTHMICALLY SPACED**, AND RELATE IN SHAPE AND PROPORTION TO THOSE IN NEARBY BUILDINGS.
- **LARGER INDUSTRIAL SASH WINDOWS** BEGAN TO BE INCORPORATED IN STRUCTURES BUILT FROM THE 1920'S AND ONWARD. DOOR OPENINGS ARE OFTEN MASSIVE TO FACILITATE EASY ACCESS OF BULK MATERIALS.

- (G) DETAIL. ARCHES ARE COMMON AT THE GROUND FLOOR, AND ARE FREQUENTLY REPEATED ON UPPER FLOORS.
- FLATTENED ARCHES FOR WINDOW TREATMENT ARE TYPICAL.
- CORNICES ARE SIMPLE AND GENERALLY TEND TO BE ABSTRACT VERSIONS OF THE MORE ELABORATE CORNICES FOUND ON DOWNTOWN COMMERCIAL STRUCTURES FROM THE NINETEENTH CENTURY. MOST OF THE **SURFACES OF THE LATER BUILDINGS ARE PLAIN AND SIMPLE**, REFLECTING THEIR FUNCTION. SOME OF THE EARLIER BRICKWORK CONTAINS SUGGESTIONS OF PILASTERS, AGAIN HIGHLY ABSTRACTED.
- WHERE **DETAIL** OCCURS, IT IS OFTEN FOUND **SURROUNDING ENTRYWAYS**.



- (F) TEXTURE. TYPICAL FACING MATERIALS GIVE A **ROUGH-TEXTURED APPEARANCE**. THE OVERALL TEXTURE OF THE FACADES IS ROUGH-GRAINED.



FRONT STREET--ENLARGED ELEVATION

03/07/17

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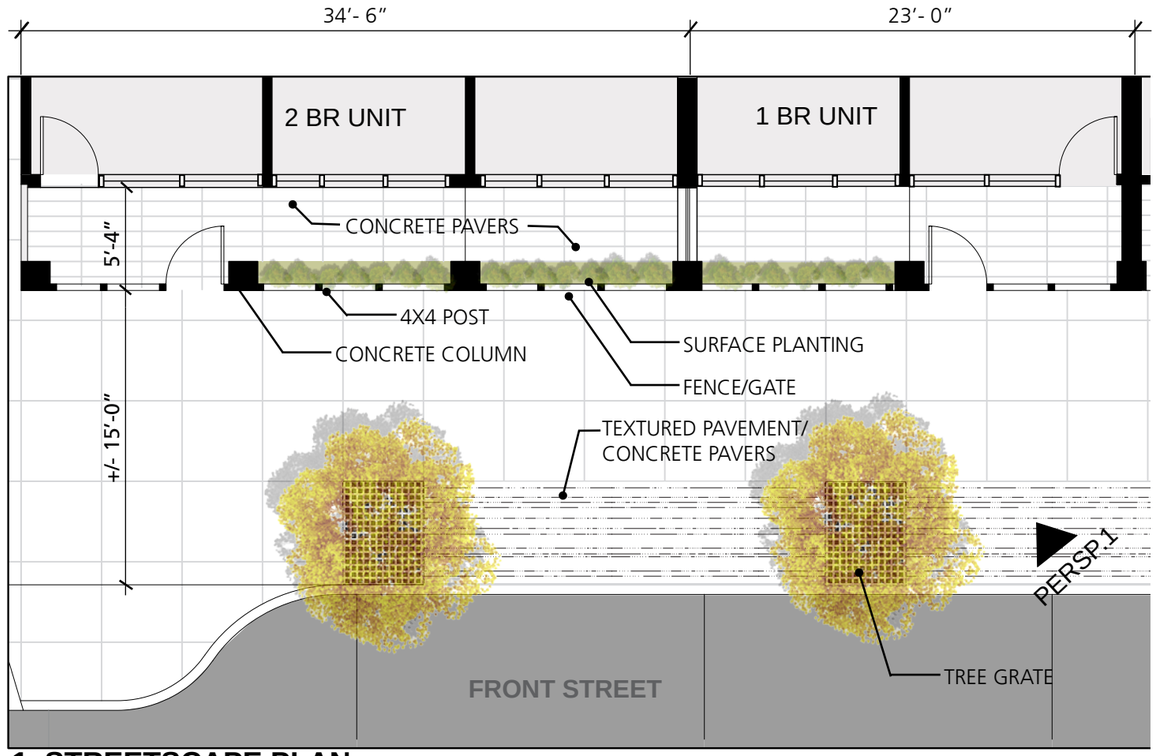
BUILDING MATERIALS

BRIDGE Housing
THE JOHN STEWART COMPANY

A8.11 LMS[A]

RESIDENTIAL WALK-UP UNITS

PERSPECTIVE: CONDITION 1



1. STREETSCAPE PLAN
SCALE: 1/8”=1’-0”

TRANSPARENCY/GATES WITHIN DISTRICT
55 Union St

EXAMPLE OUTSIDE DISTRICT
474 NATOMA STREET, LEDDY MATYUM STACY ARCHITECTS

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DETAILS: RESIDENTIAL WALK UP

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BRIDGE Housing
THE JOHN STEWART COMPANY

A8.12 LMS[A]

FRAME AND INFILL FACADES: "NOTCH" MASSING - NEIGHBORHOOD PREFERENCE

BROADWAY--SOUTH ELEVATION STEPPED MASSING OPTION

BROADWAY - ELEVATION AXON

NOTCHED MASSING AT 6TH FLOOR: PREFERRED OPTION FROM NEIGHBORHOOD MEETINGS AND GROUPS.

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OPTION 1: FRAME AND INFILL FACADE MASSING

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

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A8.13 LMS[A]

FRAME AND INFILL FACADES: NO “NOTCH” MASSING - PRESERVATIONS REVIEW PLANNING PREFERENCE

BROADWAY--SOUTH ELEVATION STEPPED MASSING OPTION

NO NOTCH MASSING AT 6TH FLOOR WAS OPPOSED BY NEIGHBORHOOD GROUPS

BROADWAY - ELEVATION AXON

03/07/17

PERSPECTIVE VIEW - BROADWAY MID-BLOCK PASSAGE

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY | BRIDGE Housing

A8.15 LMS[A]

APPENDIX

List of sheets

A - 01 RFP Stepped Massing Requirements
A - 02 Massing comparison - Pre-RFP - Current Massing
A - 03 PAE Building Energy Requirements Letter - March 03, 2017
A - 04 AACC - Cembrit Warranty / Details (pending)

- To provide separation and visual transition between adjacent buildings by providing publicly accessible mid-block pedestrian alleys and pocket parks or equivalent alternative design concepts.

c) HEIGHT, BULK AND MASSING:

- To build within the 65 ft. height limit on the Port Site with massing step-downs toward the waterfront and build within 50 ft. height on the Davis Street frontage of the DPW Site.
- To avoid creating a "wall-like" effect on any façade facing a public street, but particularly Broadway and Front Streets by breaking the façade with setbacks on the upper floors and/or other architectural details to reduce apparent visual massing.
- To ensure that the construction type and materials relate to the Developments' context and location in the Northeast Waterfront Historic District as outlined in the Neighborhood Analysis findings in the community design workshop presentation. See: http://www.sfmohcd.org/index.aspx?page=322.
- To consider the scale of neighborhood warehouse buildings when making massing adjustments.
- To consider the appearance of the roof(s) from above (i.e. from Telegraph Hill) by minimizing roof structures, including elevators, stair and mechanical penthouses, and incorporating attractive potential resident amenities such as roof decks, landscaping, open space.

d) FACILITATION OF ACTIVE USES ALONG STREET FRONTAGES:

- To comply with the site's C-2 zoning requirements for active uses along the Broadway, Front, Vallejo and Davis Street frontages by exceeding the code required minimum 25 ft. depth for such uses wherever feasible.
- To design the commercial spaces at ground level in a manner that will facilitate neighborhood-serving retail such as a cafe, small market, hardware store, or bookstore with an emphasis on commercial uses on Broadway.
- To further encourage activation of street frontages where feasible by maintaining sidewalks wide enough to accommodate seating for commercial space customers.

e) NEIGHBORHOOD/COMMUNITY AMENITIES:

- To provide benefits to the broader community by incorporating, to the extent they are feasible, community-oriented amenities such as an after-school program open to older non-resident children and a senior center open to non-resident seniors.
- To provide design amenities such as "pocket parks", landscaped open space at least visually accessible to the public, or a mid-block corridor or alley for pedestrian passage through the Development during daylight hours.

f) SUSTAINABILITY:

- To maximize the overall sustainability of the Development to the extent possible through the integrated use of sustainable building elements, including those that improve indoor air quality, reduce resource consumption, and approach zero-energy consumption.

NEIGHBORHOOD MASSING STUDY - PRE RFP

CURRENT MASSING

Mayor's Office of Housing and Community Development

PORT of San Francisco

MARK CAVAGNERO ASSOCIATES/ CARY BERNSTEIN ARCHITECT JOINT VENTURE

03/07/17

MASSING COMPARISON -PRE RFP - CURRENT

CERTIFICATE OF APPROPRIATENESS
REV-2 - ARC / HPC SUBMITTAL

88 BROADWAY/+735 DAVIS

THE JOHN STEWART COMPANY

BRIDGE Housing

A-02 LMS[A]

March 3, 2017

Aaron Thornton, AIA
LMS
677 Harrison St
San Francisco, California, 94107

Project: 88 Broadway St, San Francisco, CA
Project No.: 16-1902

Dear Aaron:

PAE has completed our initial Title 24 initial Schematic Design Energy Model for the 88 Broadway project. The results indicate the building will minimally pass Title 24 requirements based on the initial building envelope and MEP systems.

One of the key factors in Title 24 compliance is optimizing the Window to Wall ratio (WWR). The 2016 Building Energy Efficiency Standards (Title 24, Part6) prescriptively allow 40% WWR.

Figure 1: Title 24 Part 6 – 140.3

CONTINUED: TABLE 140.3-C – PRESCRIPTIVE ENVELOPE CRITERIA FOR HIGH-RISE RESIDENTIAL BUILDINGS AND GUEST ROOMS OF HOTEL/MOTEL BUILDINGS

				All Climate Zones			
				Fixed Window	Operable Window	Curtainwall/ Storefront	Glazed Doors[2]
Envelope	Fenestration	Vertical	Area-Weighted Performance Rating	Max U-factor	0.36	0.46	0.41	0.45
				Max RSHGC	0.25	0.22	0.26	0.23
			Area-Weighted Performance Rating	Min VT	0.42	0.32	0.46	0.17
			Maximum WWR%	40%			
		Skylights			Glass, Curb Mounted	Glass, Deck Mounted	Plastic, Curb Mounted	
			Area-Weighted Performance Rating	Max U-factor	0.58	0.46	0.88	
				Max SHGC	0.25	0.25	NR	
			Area-Weighted Performance Rating	Min VT	0.49	0.49	0.64	
			Maximum SRR%	5%			

Notes:
1. Light mass walls are walls with a heat capacity of at least 7.0 Btu/ft²-oF and less than 15.0 Btu/ft²-oF. Heavy mass walls are walls with a heat capacity of at least 15.0 Btu/ft²-oF.
2. Glazed Doors applies to both site-built and to factory-assembled glazed doors.

It is acceptable to follow the performance approach of energy compliance where a higher WWR is allowed. If our design was to proceed with a higher WWR, our performance energy model would be compared to a Standard Title 24 building with a 40% WWR. As such to have a higher WWR the building has to trade off energy efficiency measures with MEP systems to overcome this challenge.

On our 88 Broadway St project increasing the WWR from the currently designed 35% WWR to 50% WWR would have a significant impact on the energy model results. The currently selected MEP systems with a 50% WWR would fail to pass a Title 24 Energy model by the required 10% as stipulated by Green Building Ordnance in San Francisco.

In summary any request to increase the project WWR will a negative impact on energy efficiency and achieving the required City of San Francisco ordnances regarding Green Building Design.

Please let us know if you have any questions.

Sincerely,

Grant Craig
Associate Principal