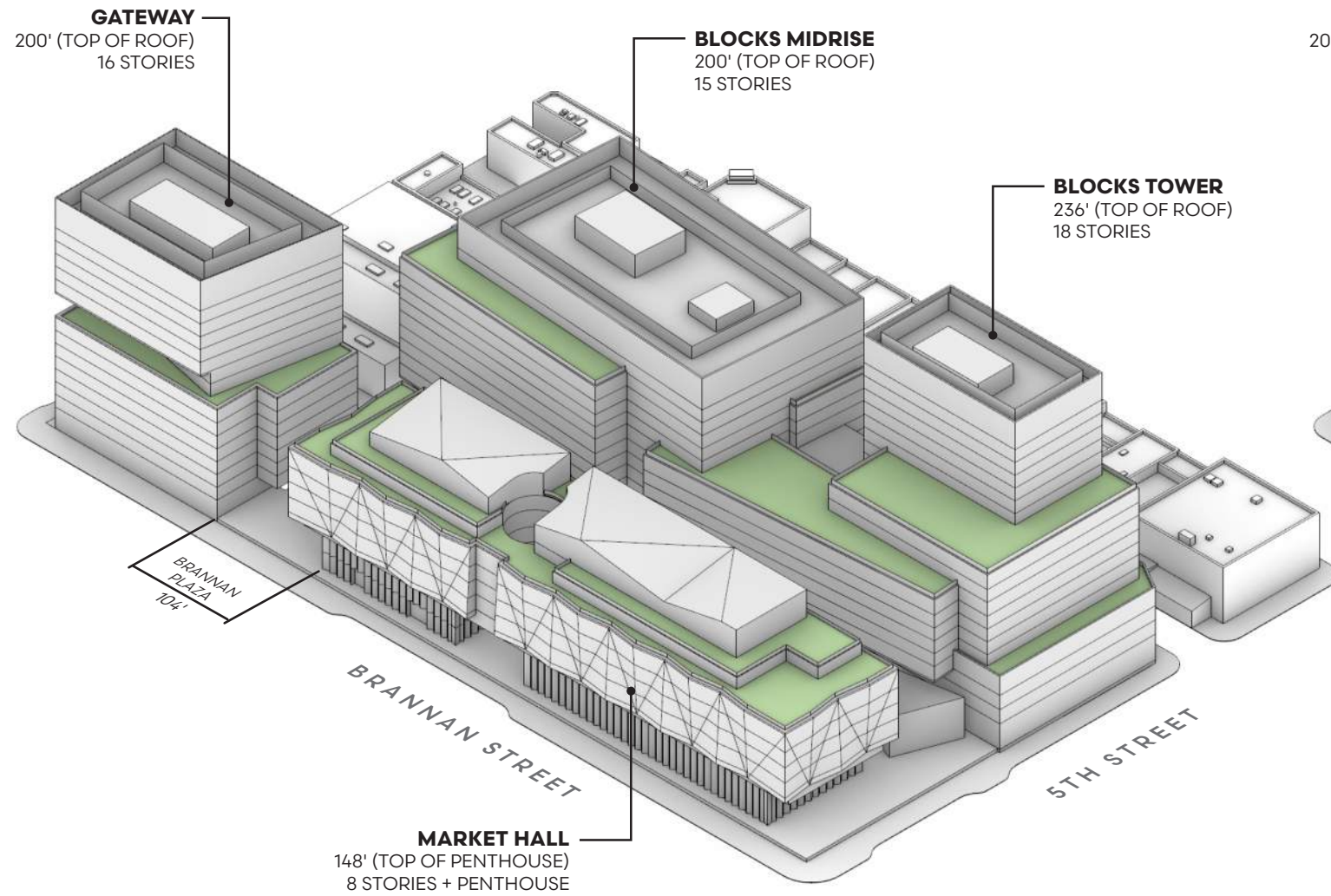


SAN FRANCISCO FLOWER MART

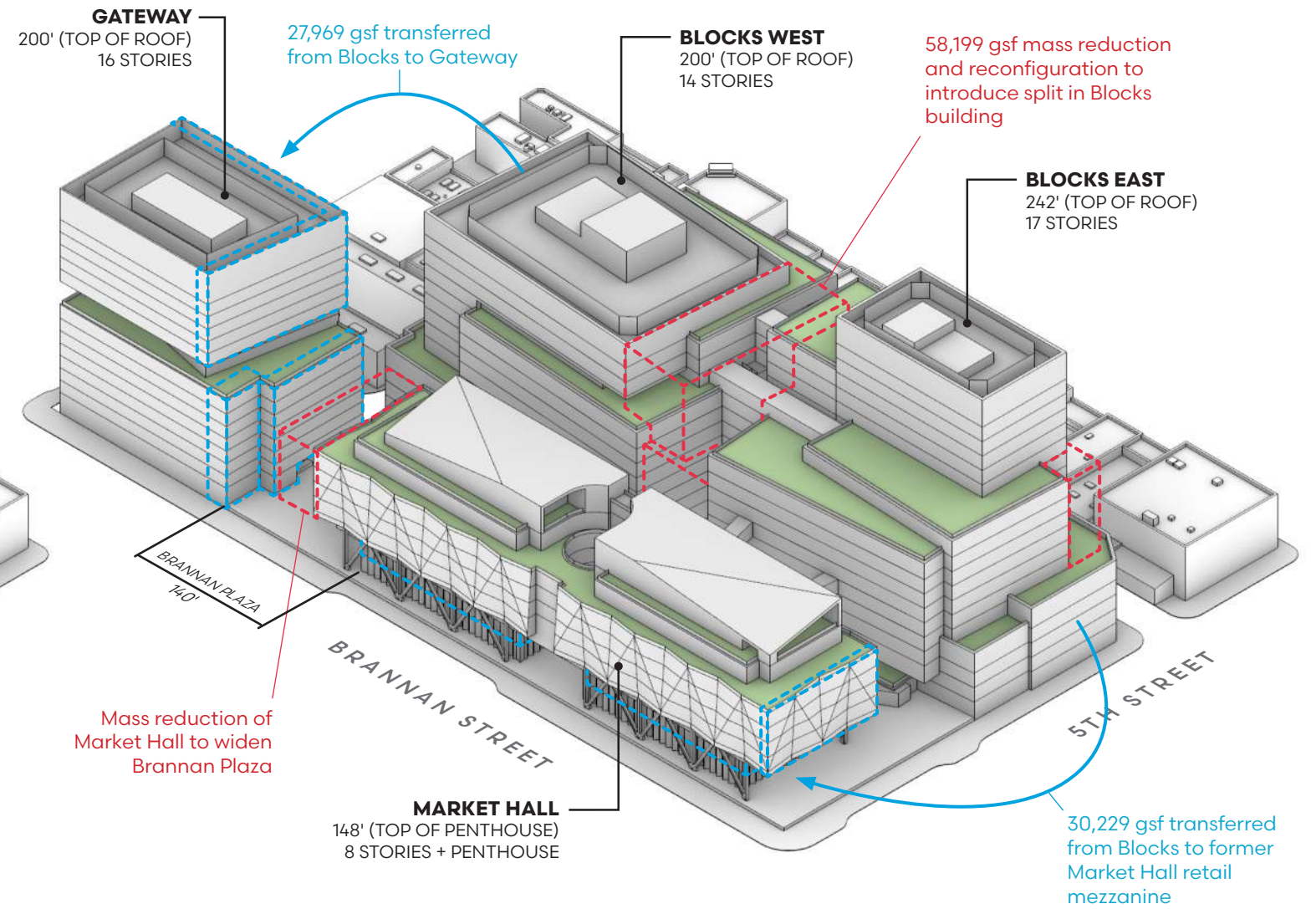


PROJECT MASSING ADJUSTMENTS

PREVIOUSLY APPROVED MASSING



PROPOSED MASSING

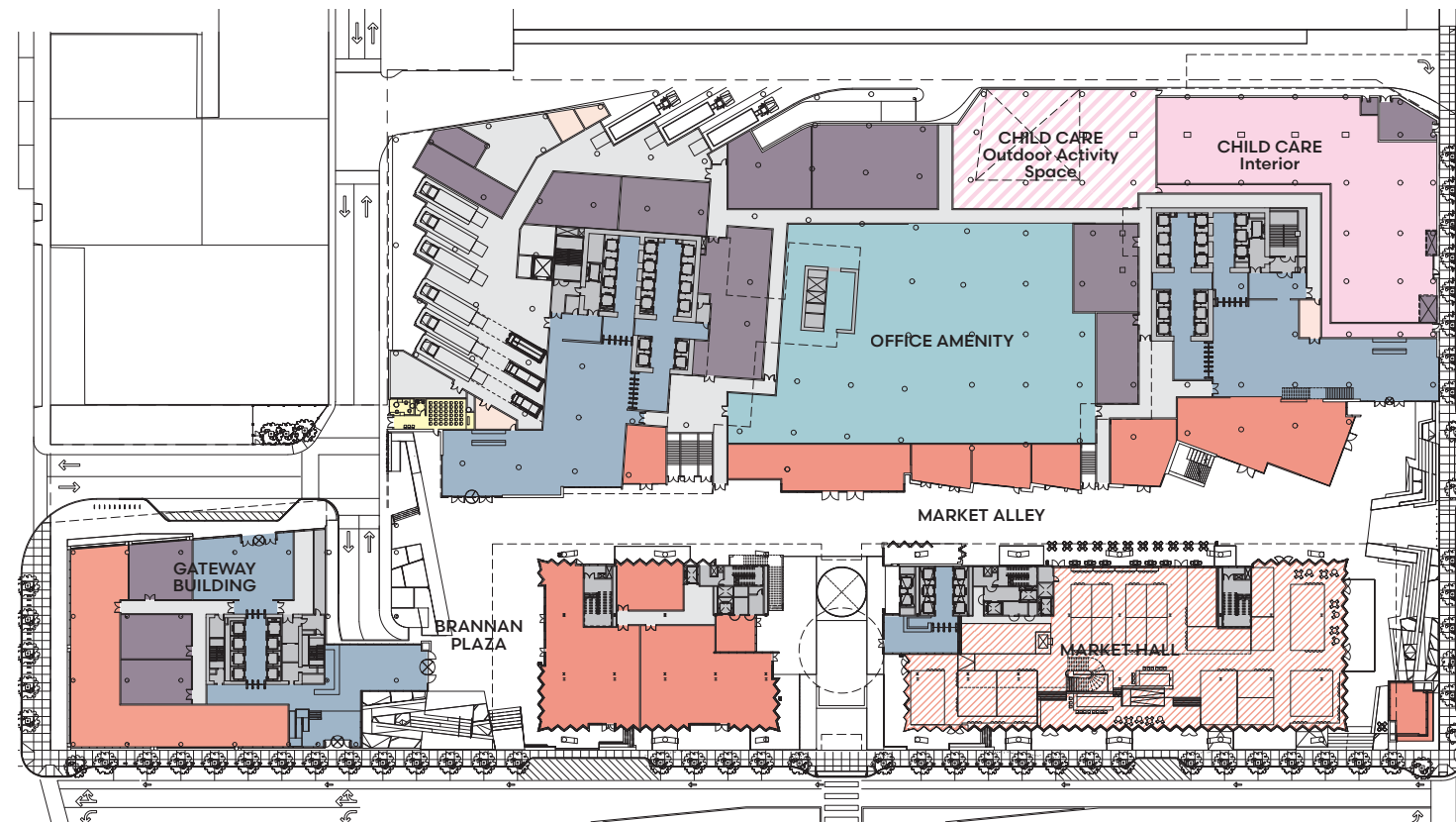


GROSS FLOOR AREA REALLOCATION

BUILDING	PREVIOUS BLDG GFA	PROPOSED BLDG GFA	PROP M AWARDED	EXCESS PROP M	ADD'L PROP M REQUESTED
BLOCKS EAST + WEST	1,384,578 sf	1,326,380 sf	1,384,578 sf	+ 58,198 sf	-
MARKET HALL	351,895 sf	382,124 sf	0 sf	-	323,925 sf
GATEWAY	324,907 sf	352,876 sf	0 sf	-	352,876 sf
TOTAL	2,061,380 sf	2,061,380 sf	1,384,578 sf		676,801 sf

GROUND FLOOR PLAN

PREVIOUSLY APPROVED PLAN



PROPOSED PLAN



- OFFICE LOBBY
- OFFICE AMENITY
- RETAIL
- COMMUNITY
- CHILDCARE
- BICYCLE PARKING
- PARKING ACCESS
- MEPT
- SUPPORT
- POTENTIAL MICRO-RETAILER
Size and distribution may vary depending on future tenant needs.
14 required on site

SCALE: 1" = 60' NORTH

PROPOSED DESIGN

VIEW FROM 5TH & BRANNAN



PROPOSED DESIGN

BRANNAN PLAZA



PROPOSED DESIGN

VIEW DOWN MARKET ALLEY



PROPOSED DESIGN

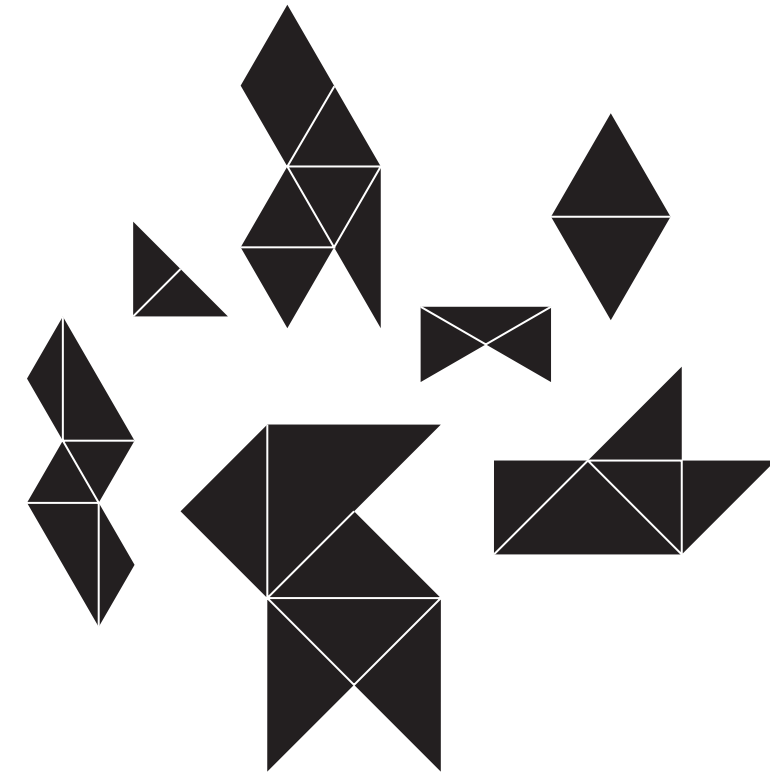
5TH ST. PLAZA & MARKET ALLEY



TWO POETIC INTERPRETATIONS OF BOTANICAL FORMS



ORGANIC



ORIGAMI

SITE PLAN

ROOFTOP+GROUND FLOOR



Scale: 1"=60'-0"  North

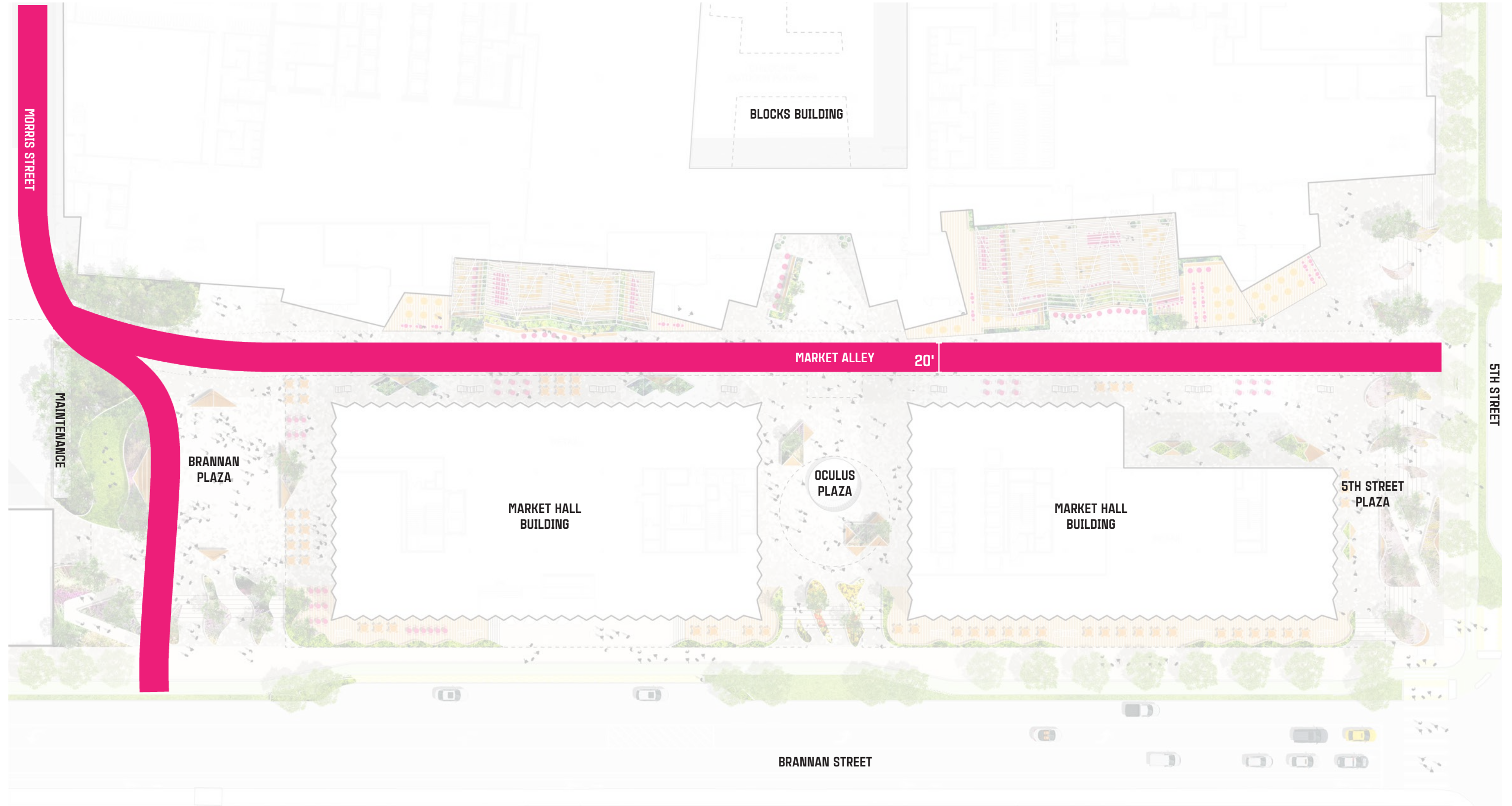
GROUND PLANE SITE PLAN



Scale: 1"=40'-0"  North

GROUNDPLANE SITE PLAN

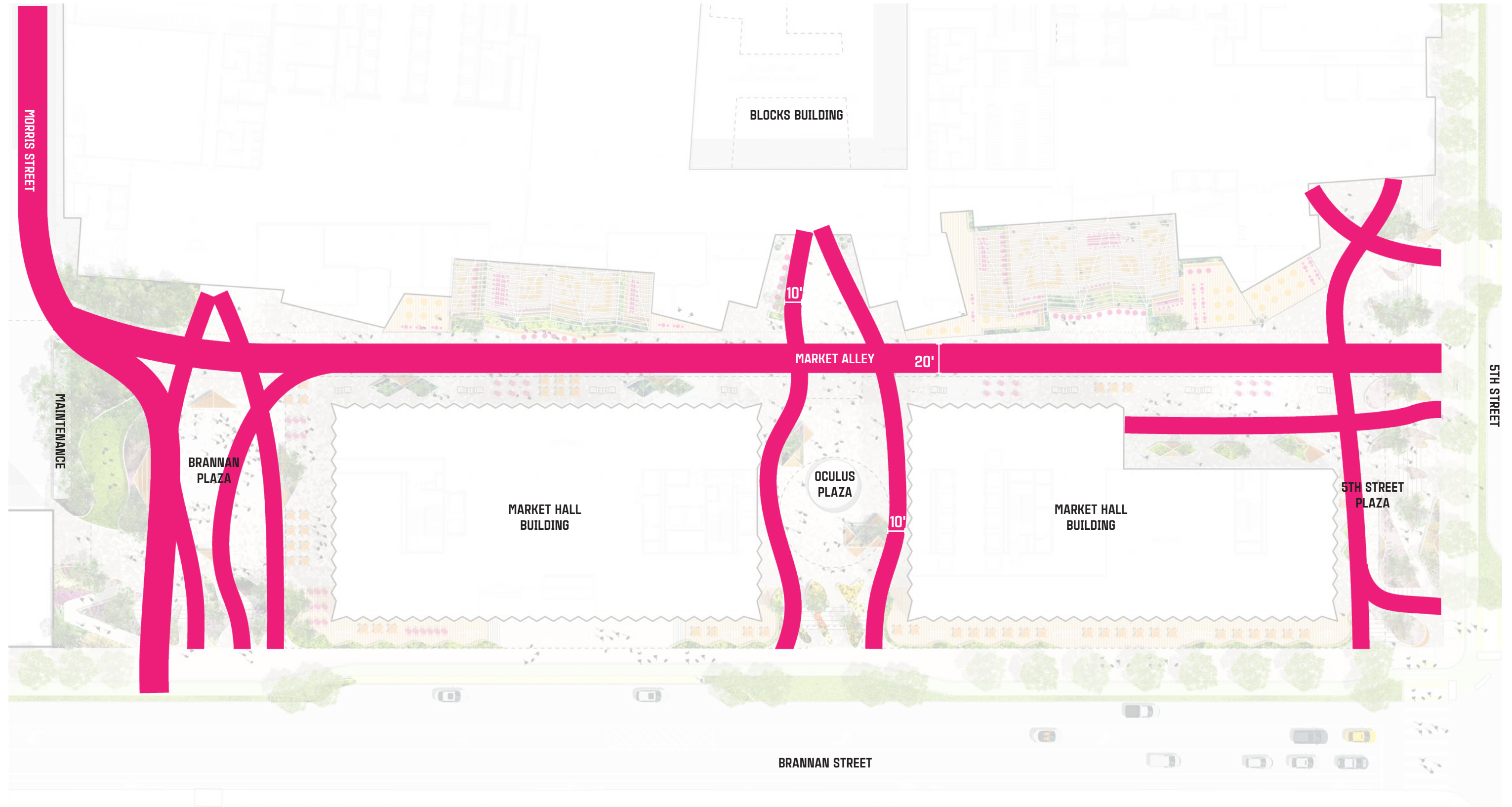
MID-BLOCK PASSAGES



Scale: 1"=40'-0"  North

GROUNDPLANE SITE PLAN

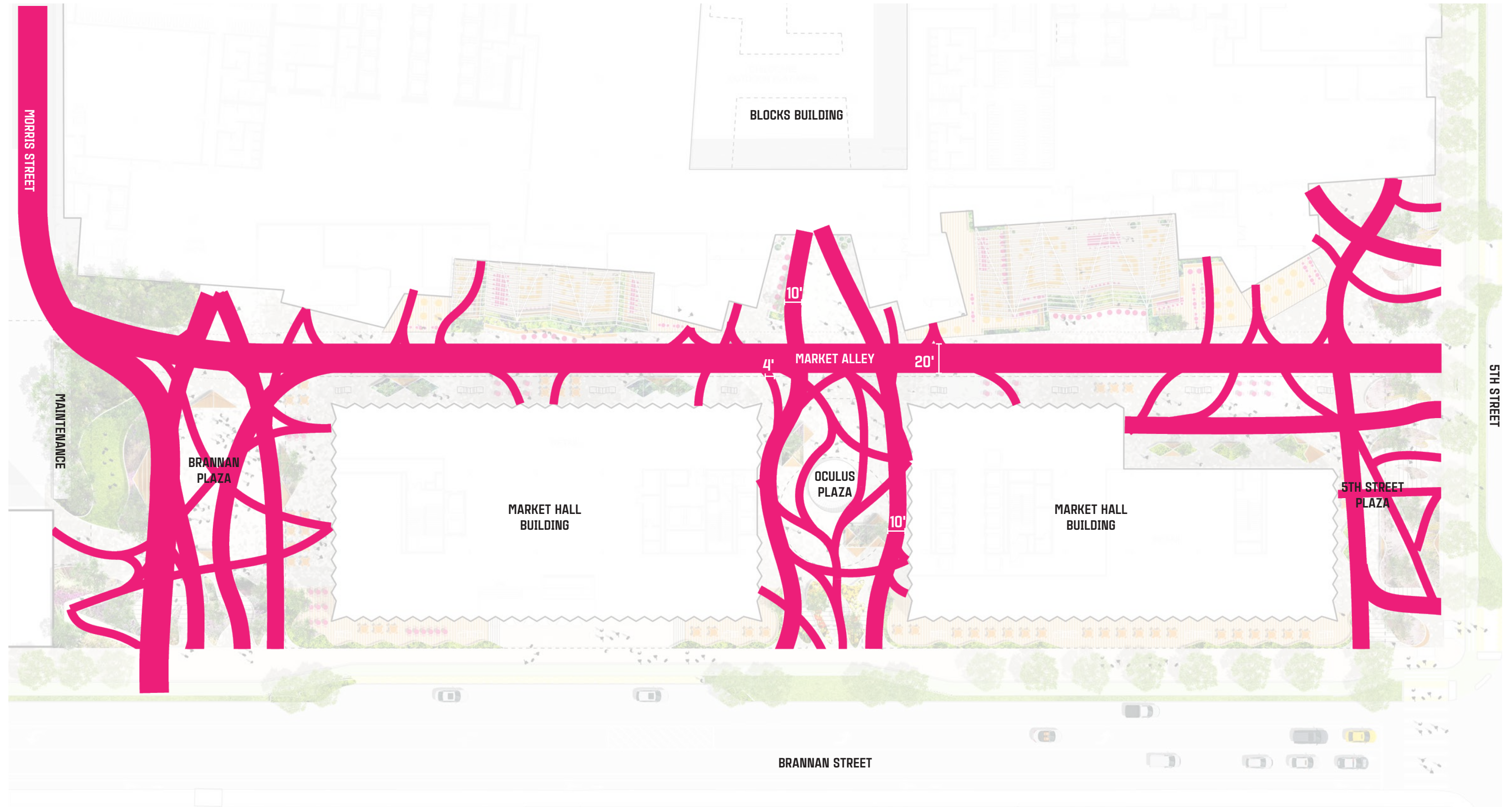
CIRCULATION - PRIMARY ROUTES



Scale: 1"=40'-0"  North

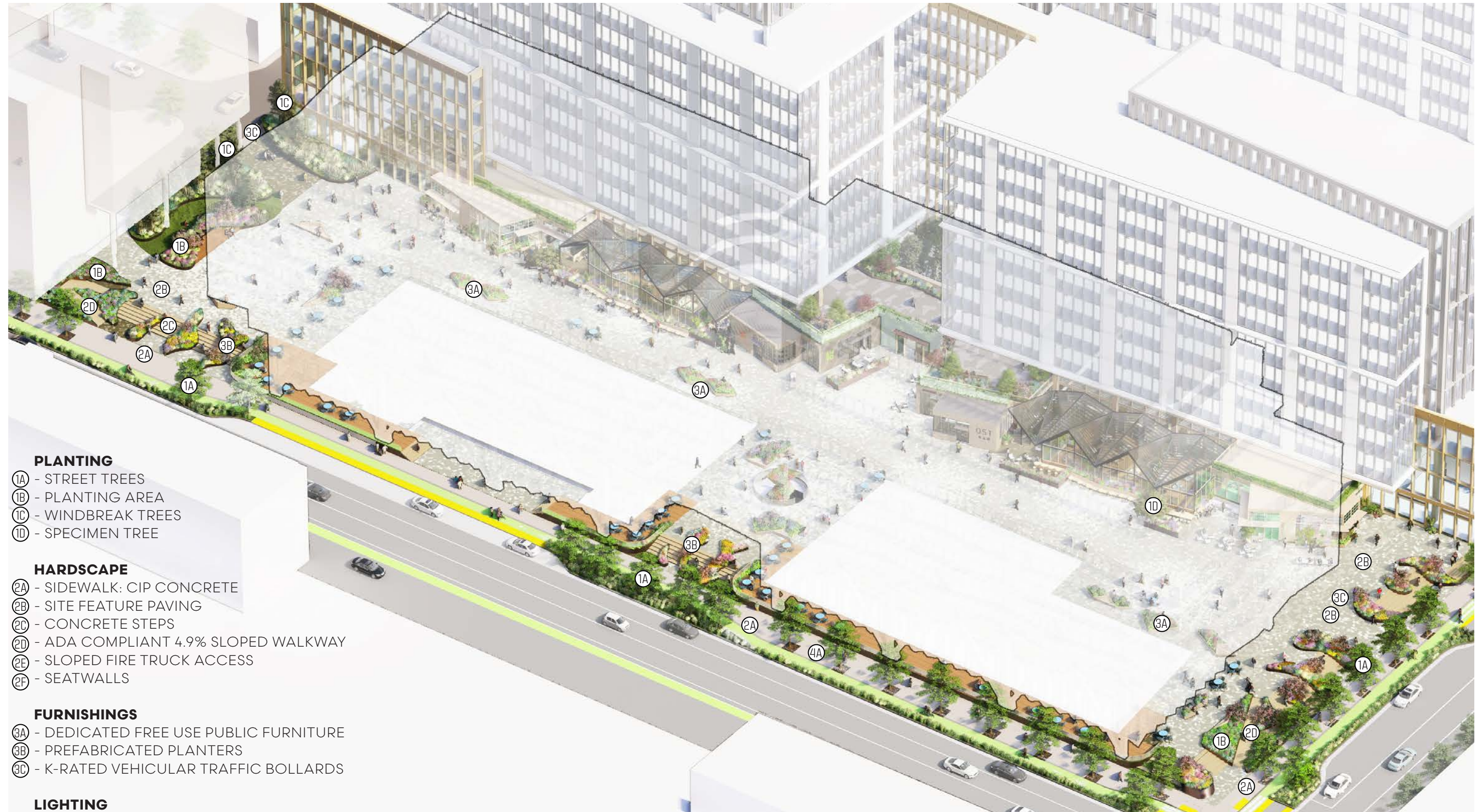
GROUNDPLANE SITE PLAN

CIRCULATION - VARIED DESIRE LINES



Scale: 1"=40'-0"  North

OVERVIEW



PLANTING

- 1A - STREET TREES
- 1B - PLANTING AREA
- 1C - WINDBREAK TREES
- 1D - SPECIMEN TREE

HARDSCAPE

- 2A - SIDEWALK: CIP CONCRETE
- 2B - SITE FEATURE PAVING
- 2C - CONCRETE STEPS
- 2D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- 2E - SLOPED FIRE TRUCK ACCESS
- 2F - SEATWALLS

FURNISHINGS

- 3A - DEDICATED FREE USE PUBLIC FURNITURE
- 3B - PREFABRICATED PLANTERS
- 3C - K-RATED VEHICULAR TRAFFIC BOLLARDS

LIGHTING

- 4A - STREET LIGHTING, PER CITY STANDARDS

5TH ST PLAZA

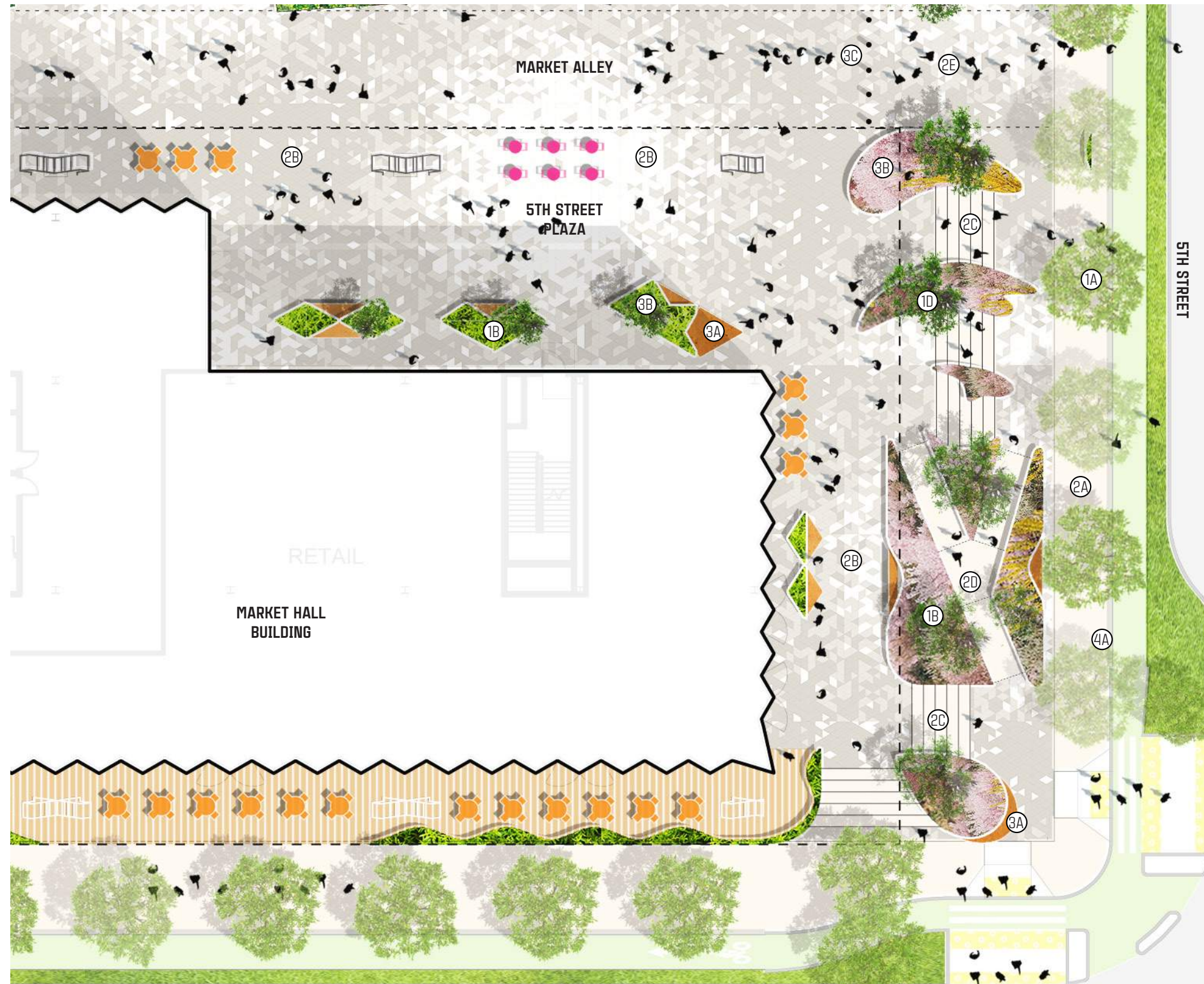


- HARDSCAPE**
- ②A - SIDEWALK: CIP CONCRETE
- ②B - SITE FEATURE PAVING
- ②C - CONCRETE STEPS
- ②D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- ②E - SLOPED FIRE TRUCK ACCESS
- ②F - SEATWALLS

- PLANTING**
- ①A - STREET TREES
- ①B - PLANTING AREA
- ①C - WINDBREAK TREES
- ①D - SPECIMEN TREE

- FURNISHINGS**
- ③A - DEDICATED FREE USE PUBLIC FURNITURE
- ③B - PREFABRICATED PLANTERS
- ③C - K-RATED VEHICULAR TRAFFIC BOLLARDS

5TH ST PLAZA



The Fifth Street Plaza stretches from the corner of 5th and Brannan to the mouth of the Market Alley midblock passage. A dynamic layering of planters, built-in bench seating areas, and gentle slopes mediate the edge of the plaza to create the Project's public "porch". The Fifth Street Plaza will provide a flexible seating and gathering space where residents, employees and customers of the Market Hall and other retailers could congregate.

PLANTING

- ①A - STREET TREES
- ①B - PLANTING AREA
- ①C - WINDBREAK TREES
- ①D - SPECIMEN TREE

HARDSCAPE

- ②A - SIDEWALK: CIP CONCRETE
- ②B - SITE FEATURE PAVING
- ②C - CONCRETE STEPS
- ②D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- ②E - SLOPED FIRE TRUCK ACCESS
- ②F - SEATWALLS

FURNISHINGS

- ③A - DEDICATED FREE USE PUBLIC FURNITURE
- ③B - PREFABRICATED PLANTERS
- ③C - K-RATED VEHICULAR TRAFFIC BOLLARDS

LIGHTING

- ④A - STREET LIGHTING, PER CITY STANDARDS

Scale: 1"=20'-0"  North

5TH ST PLAZA



MARKET ALLEY ENTRY AT 5TH ST



OCULUS PLAZA



The Oculus Plaza is the central public passage between the two sides of the Market Hall Building. It is distinguished by the vaulted spaces with a dramatic opening to the sky - the Oculus. The origami-inspired seating elements provide places for visitors to pause and enjoy the dramatic architectural space. Visitors can access the Market Hall Buildings and retail terraces, as well as the below-grade parking through the open-air stair connection to the garage.

PLANTING

- ①A - STREET TREES
- ①B - PLANTING AREA
- ①C - WINDBREAK TREES
- ①D - SPECIMEN TREE

HARDSCAPE

- ②A - SIDEWALK: CIP CONCRETE
- ②B - SITE FEATURE PAVING
- ②C - CONCRETE STEPS
- ②D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- ②E - SLOPED FIRE TRUCK ACCESS
- ②F - SEATWALLS

FURNISHINGS

- ③A - DEDICATED FREE USE PUBLIC FURNITURE
- ③B - PREFABRICATED PLANTERS
- ③C - K-RATED VEHICULAR TRAFFIC BOLLARDS

LIGHTING

- ④A - STREET LIGHTING, PER CITY STANDARDS

Scale: 1"=20'-0"  North

ENTRY AT OCULUS PLAZA



BRANNAN PLAZA



Brannan Plaza is the Project's largest and most flexible space. It is meant to transition from a spill-out and gathering space to an event space capable of hosting various types of events. Brannan Plaza will be a hub, connecting Morris Street to Brannan Street, and tying into the existing network of SoMa alleys with the new Market Alley pedestrian passage.

PLANTING

- ①A - STREET TREES
- ①B - PLANTING AREA
- ①C - WINDBREAK TREES
- ①D - SPECIMEN TREE

HARDSCAPE

- ②A - SIDEWALK: CIP CONCRETE
- ②B - SITE FEATURE PAVING
- ②C - CONCRETE STEPS
- ②D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- ②E - SLOPED FIRE TRUCK ACCESS
- ②F - SEATWALLS

FURNISHINGS

- ③A - DEDICATED FREE USE PUBLIC FURNITURE
- ③B - PREFABRICATED PLANTERS
- ③C - K-RATED VEHICULAR TRAFFIC BOLLARDS

LIGHTING

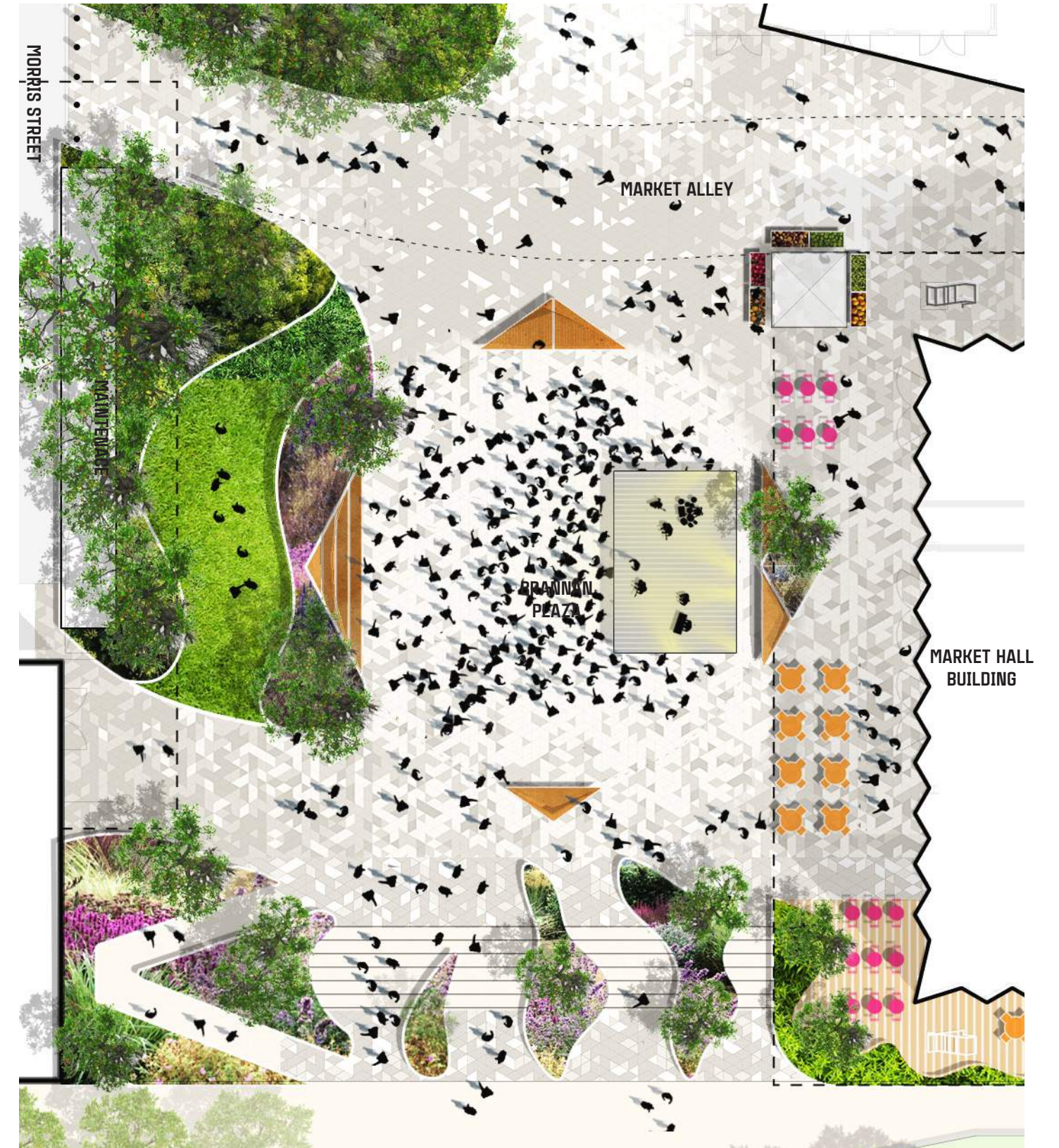
- ④A - STREET LIGHTING, PER CITY STANDARDS

BRANNAN PLAZA POP-UPS

FARM MARKET



CONCERT



MARKET ALLEY ENLARGEMENT



The Market Alley crosses the block to connect 5th Street to 6th Street. The narrow passage will be an intimate but active corridor, programmed by a series of small retailers along the north and the Market Hall Building's food hall and restaurants along the south. The passage will be animated by garden planters, social seating arrangements, and dramatic evening lighting.

PLANTING

- ①A - STREET TREES
- ①B - PLANTING AREA
- ①C - WINDBREAK TREES
- ①D - SPECIMEN TREE

HARDSCAPE

- ②A - SIDEWALK: CIP CONCRETE
- ②B - SITE FEATURE PAVING
- ②C - CONCRETE STEPS
- ②D - ADA COMPLIANT 4.9% SLOPED WALKWAY
- ②E - SLOPED FIRE TRUCK ACCESS
- ②F - SEATWALLS

FURNISHINGS

- ③A - DEDICATED FREE USE PUBLIC FURNITURE
- ③B - PREFABRICATED PLANTERS
- ③C - K-RATED VEHICULAR TRAFFIC BOLLARDS

LIGHTING

- ④A - STREET LIGHTING, PER CITY STANDARDS

MARKET ALLEY AT RETAIL 'CONSERVATORY'



ORIGAMI FURNITURE

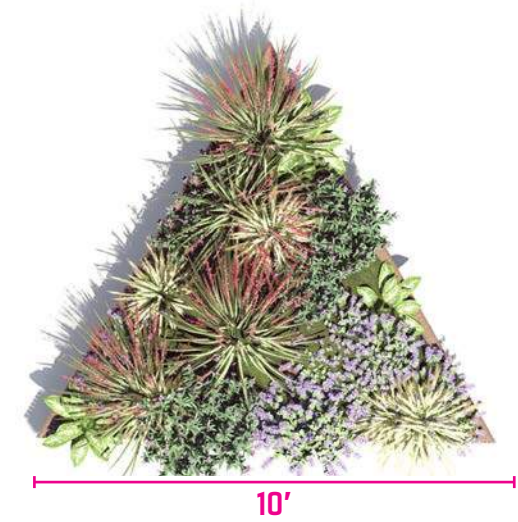
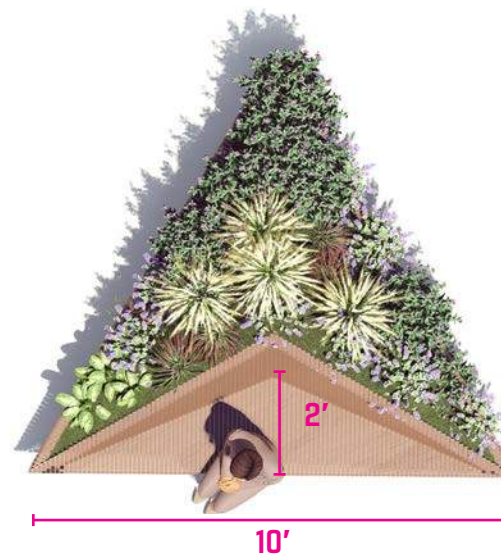
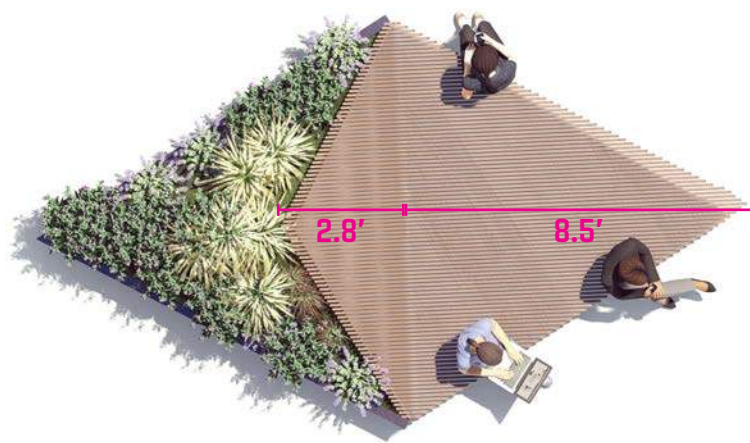
Chaise Lounge Module



Bench Module



Planter Module



GARDENS

INSPIRATIONS



FLOWER MART

GROUND PLANE OPEN SPACES

