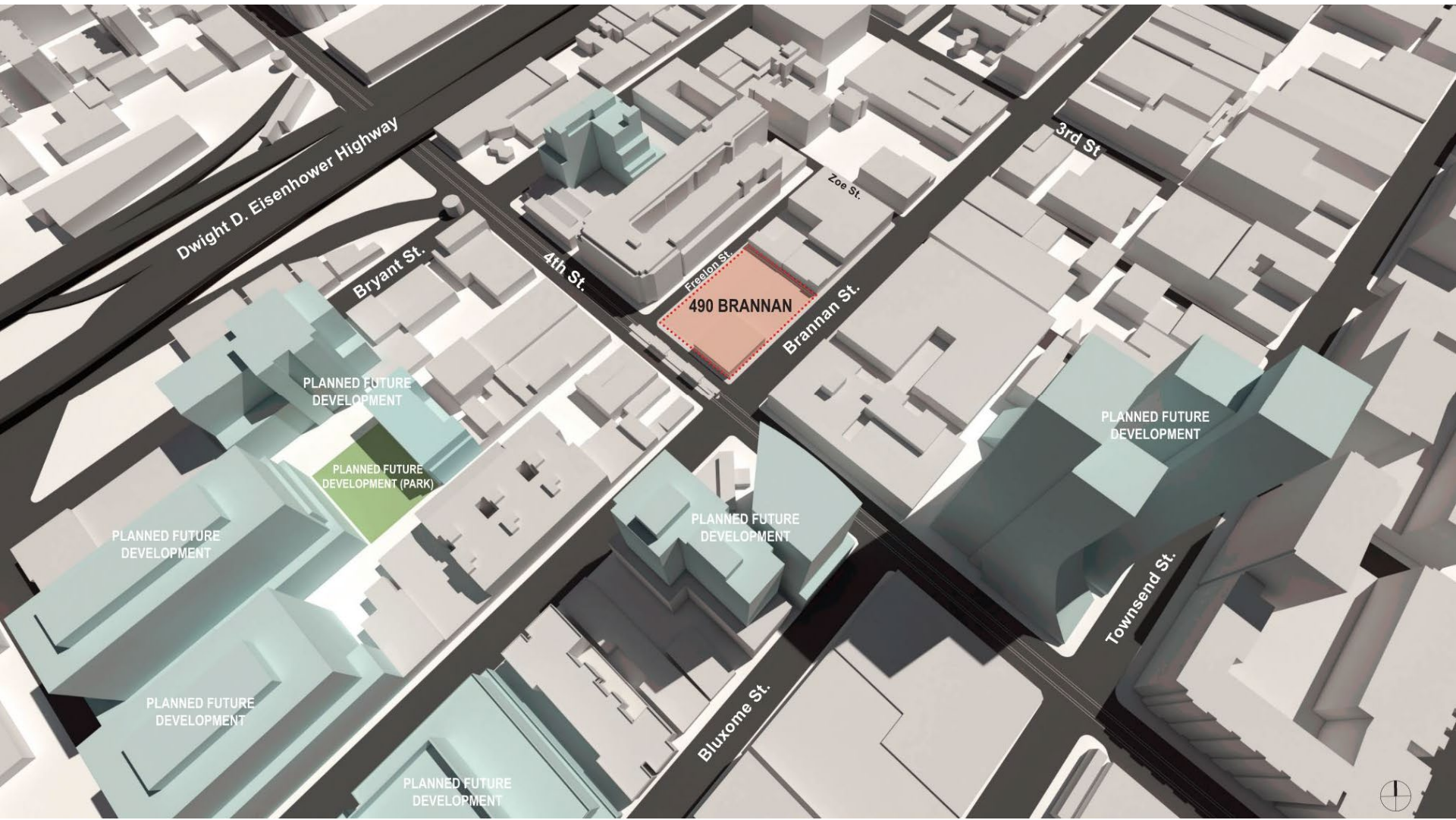


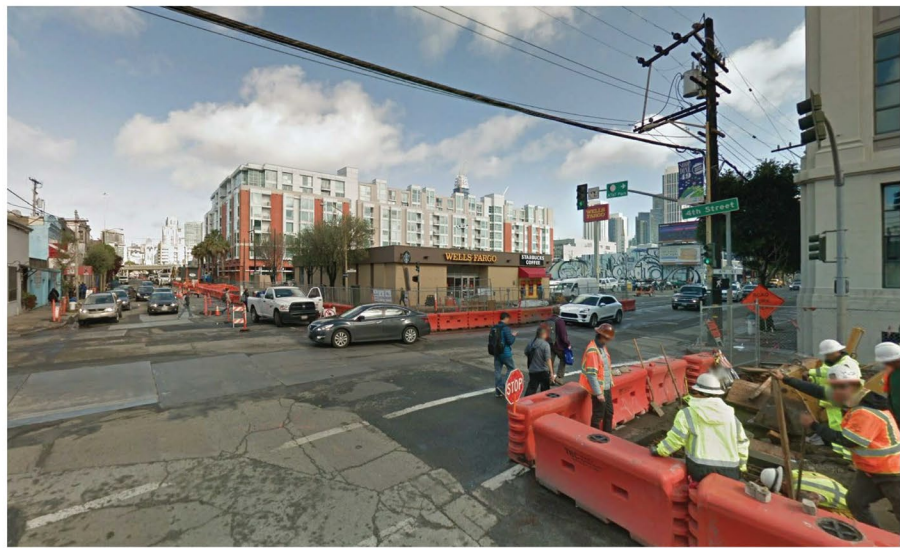
# 490 BRANNAN

Planning Commission  
Hearing

September 9, 2021







4TH ST & BRANNAN ST, LOOKING NORTH



FRELON ST & 4TH ST, LOOKING EAST

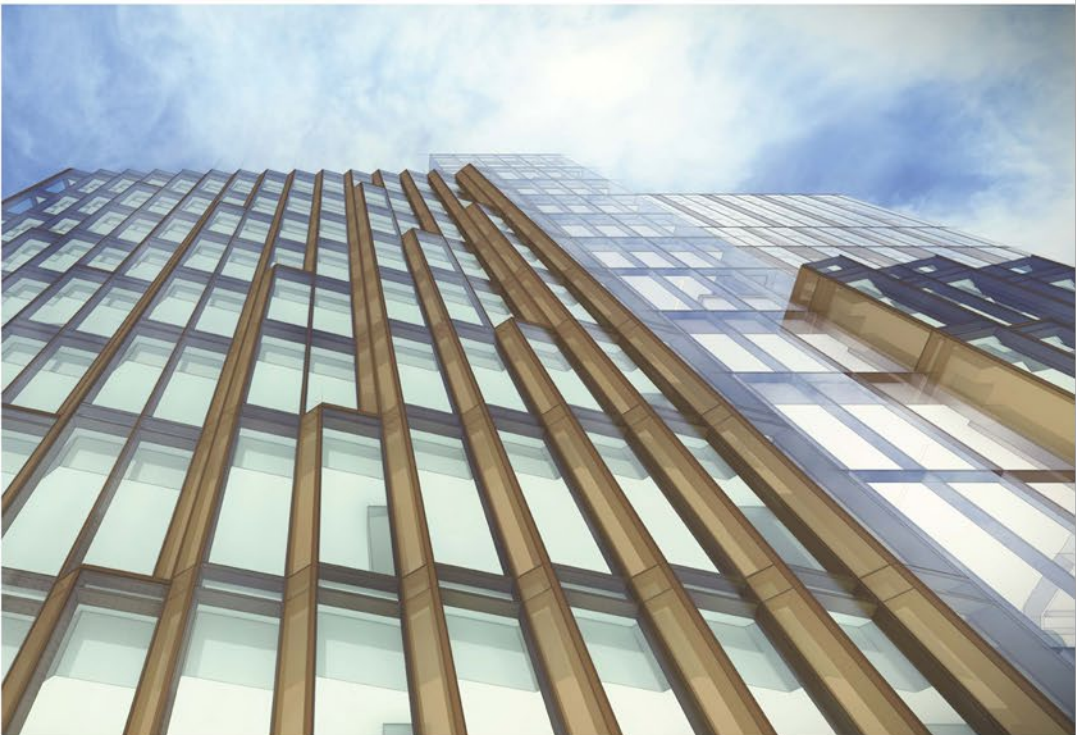


BRANNAN ST, LOOKING WEST TOWARDS TWIN PEAKS

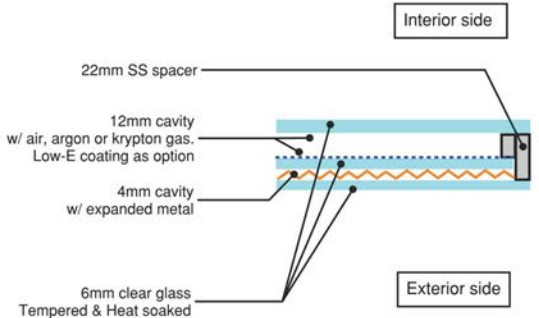


FRELON ST, LOOKING WEST TOWARDS TWIN PEAKS





PODIUM FAÇADE GEOMETRY IS INSPIRED BY BASALT ROCK FORMATION. TECHNICALLY DEVELOPED AS UNITIZED CURTAINWALL SYSTEM WITH COMBINATION OF PRIMARILY ONLY TWO UNIT TYPES, EACH WITH 2 GLAZING TYPES (CLEAR: APPROX. 4'-0" WIDE & "DARK-BRONZE": 1'-3" WIDE) IN CONVEX-CONCAVE CONFIGURATION TO ACHIEVE 3-DIMENSIONAL FAÇADE OF RICH VARIETY



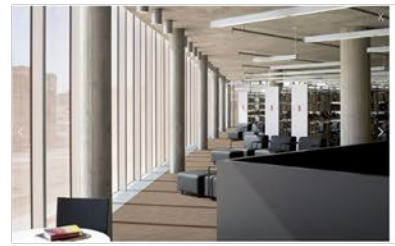
INSULATED GLAZING UNIT - DIAGRAMATIC PLAN DETAIL



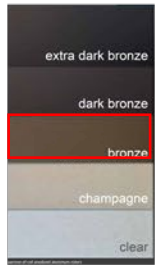
EXPANDED "BRONZE" ANODIZED ALUMINUM INTERLAYER AS INTEGRATED SHADING



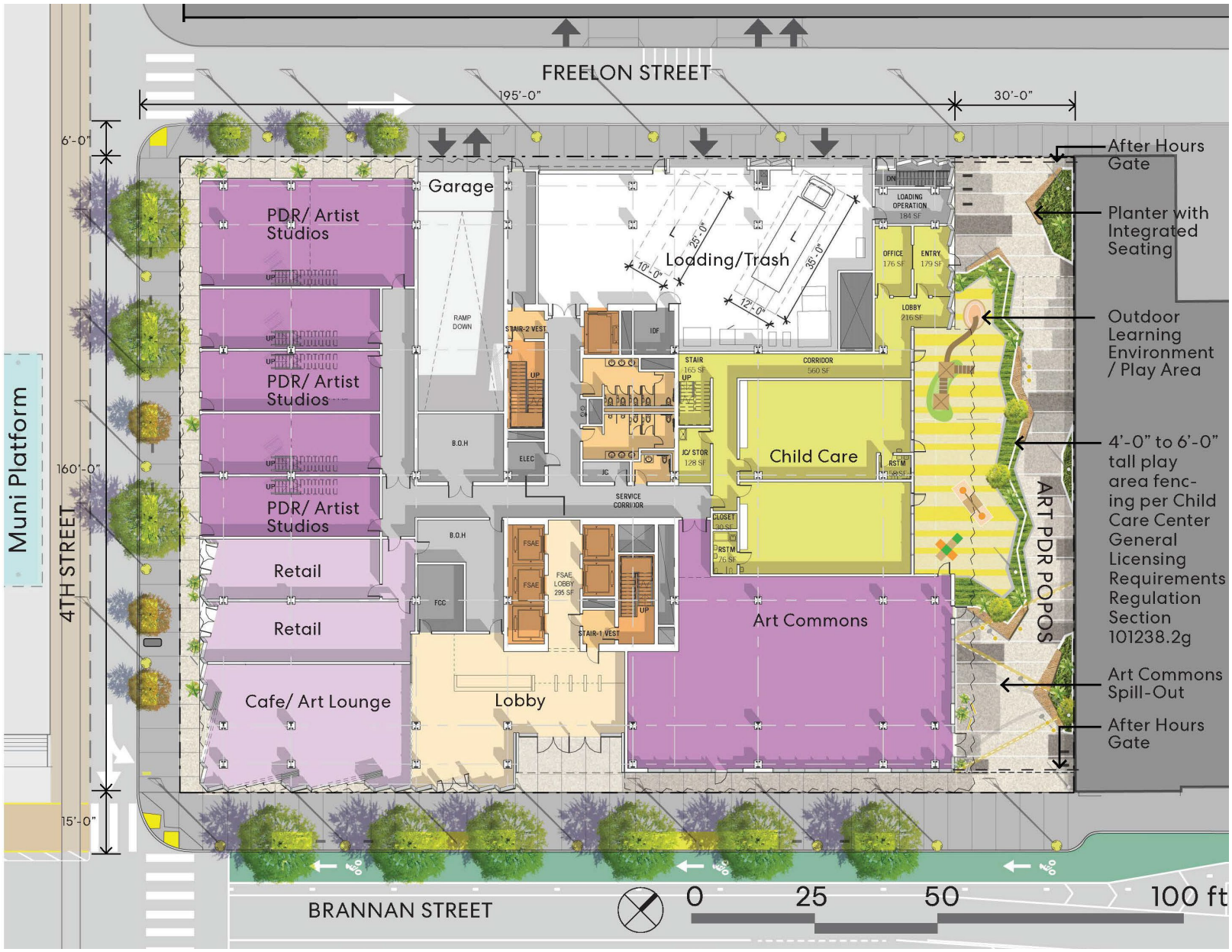
PRECEDENT BUILDING WITH "BRONZE" ANODIZED ALUMINUM FINISH APPLIED



FROM INTERIOR: VIEW OUT THROUGH GLAZING WITH METAL INTERLAYER



ACTUAL RANGE OF "BRONZE" ANODIZED ALUMINUM INTERLAYER COLOR TO BE EXPLORED IN COLLABORATION WITH THE MANUFACTURER DURING DETAILED DESIGN PHASE  
EXPANDED (SIMILAR TO PERFORATED) METAL WOULD GIVE MUCH LIGHTER AND TRANSLUCENT LOOK OF THE MATERIAL COMPARED TO SOLID COLOR SAMPLE ABOVE



- After Hours Gate
- Planter with Integrated Seating
- Outdoor Learning Environment / Play Area
- 4'-0" to 6'-0" tall play area fencing per Child Care Center General Licensing Requirements Regulation Section 101238.2g
- Art Commons Spill-Out
- After Hours Gate









## COMMUNITY OUTREACH EFFORTS

- Over four years of neighborhood outreach
  - Meetings with individual stakeholders, neighboring HOAs, local non-profits, community cultural groups
  - Multiple community outreach forums

## COMMUNITY PARTNERSHIPS

- Partnership with Kularts, APICC, SOMA Pilipinas, and Filipino Arts Development Fund to create a live performance dance theater in approx. 6,000 SF Brannan Street Arts/PDR space
- Partnership with TODCO for the approx. 7,000 SF of Arts/PDR space on Fourth Street which will showcase the work of local artists



**Filipino American  
Development Foundation**



NEIGHBORHOOD BUILDING SINCE 1971

## Appendix Slides

\*Fritted glass as bird-safe treatment applied per Planning Code Section 139 at all glass balcony walls



4TH STREET ELEVATION



GLASS + METAL BI-FOLD DOOR AT PDR ENTRY



DARK GRAY RIBBED CERAMIC OR CEMENTITIOUS PANEL



STOREFRONT + RIBBED CERAMIC OR CEMENTITIOUS PANEL WALL AT PDR/ RETAIL



LARGE METAL FRAMED GLASS SLIDING DOORS AT CORNER BUILDING ENTRY



BRANNAN STREET ELEVATION



CLEAR GLAZING AT TYPICAL CURTAINWALL AND STOREFRONT



TOWER FACADE GLAZING (CLEAR + WHITE CERAMIC FRIT SCREEN)



UNITIZED CURTAIN WALL W/ EXPANDED METAL SANDWICHED GLAZING (DARK BRONZE ANODIZED ALUMINUM)

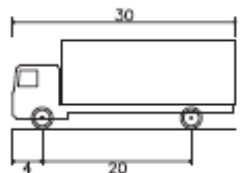
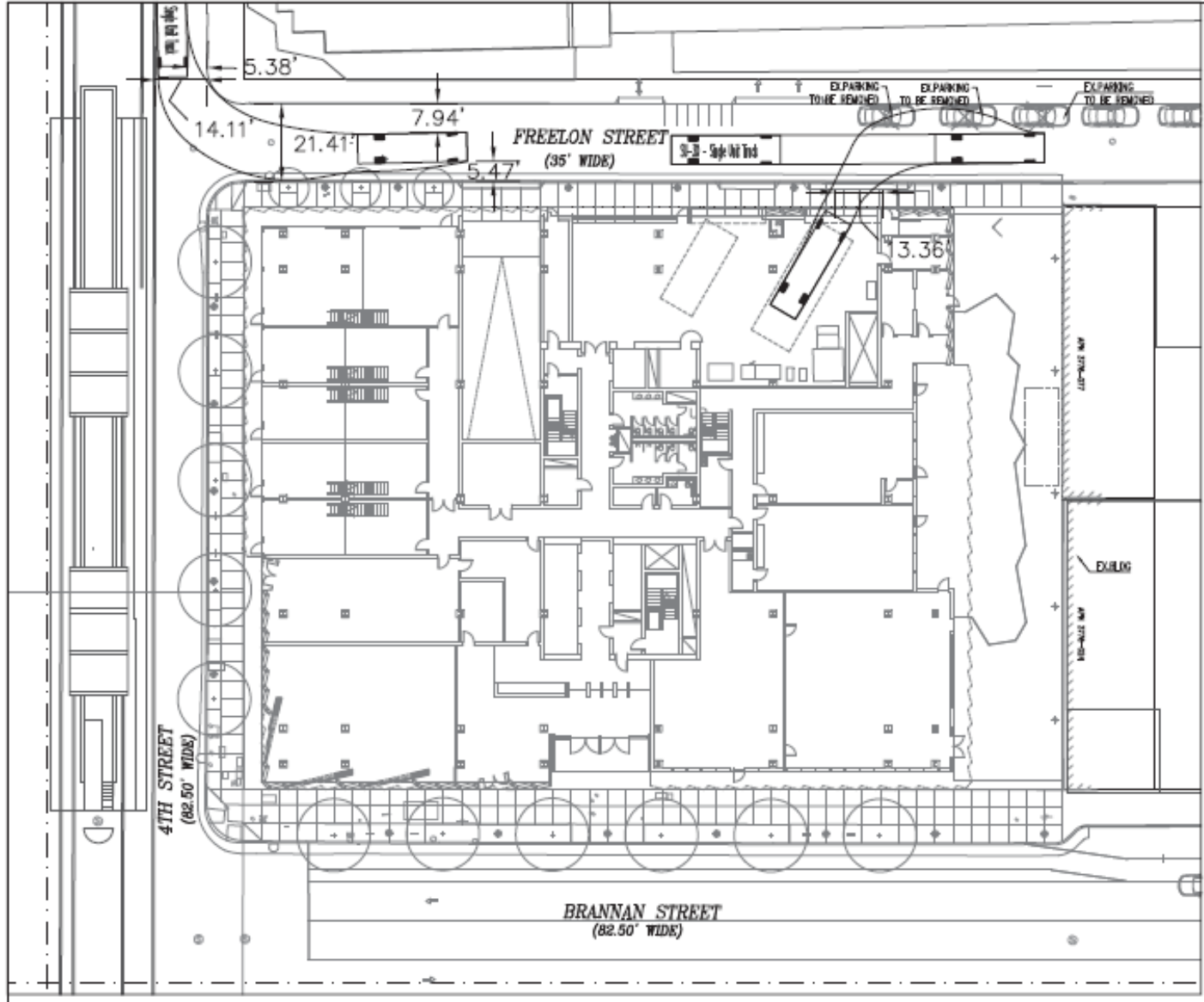


CLEAR GLAZING W/ EXPANDED METAL INTERLAYER PROVIDES SOLAR PROTECTION WHILE ALLOWING VIEWS OUT

## Transportation Studies

- Robust Traffic Analysis with Multiple Rounds of SFMTA Review
- Garage Design
  - 24 parking stalls, 6 loading stalls
  - 60 Class I bicycle stalls, 24 Class II bicycle stalls, shower/locker room
  - Childcare loading area located on Brannan
  - Driveway and Loading Operations Plan
- Meetings with Recology
  - Same size trucks to service 490 Brannan as currently service the Palms
  - Collection schedules to be coordinated with The Palms
- Mitigation Measures in Environmental Impact Report
  - Construction Transportation Management Plan
  - Transportation Coordinator
  - Loading Dock and Garage Attendant

- Specific measures taken to address concerns of Freelon neighbor, The Palms
  - Planning Code prohibits garage entries on Brannan and Fourth
  - Only 24 stalls in below-grade garage
  - Loading dock/garage attendant will manage vehicle arrival and queuing
  - Per The Palms' request:
    - Relocate childcare loading from Freelon to Brannan
    - Coordinate Recology's collection days/times with The Palms' collection schedule
    - Install street furniture to discourage illegal parking on sidewalks
- Inclusion of The Palms in post-entitlement street design and permitting:
  - Street Improvement Permit with SFDPW
  - Curb color application (including public hearing) with SFMTA
  - Driveway Loading and Operations Plan with SF Planning



SU - Single Unit Truck

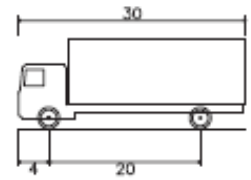
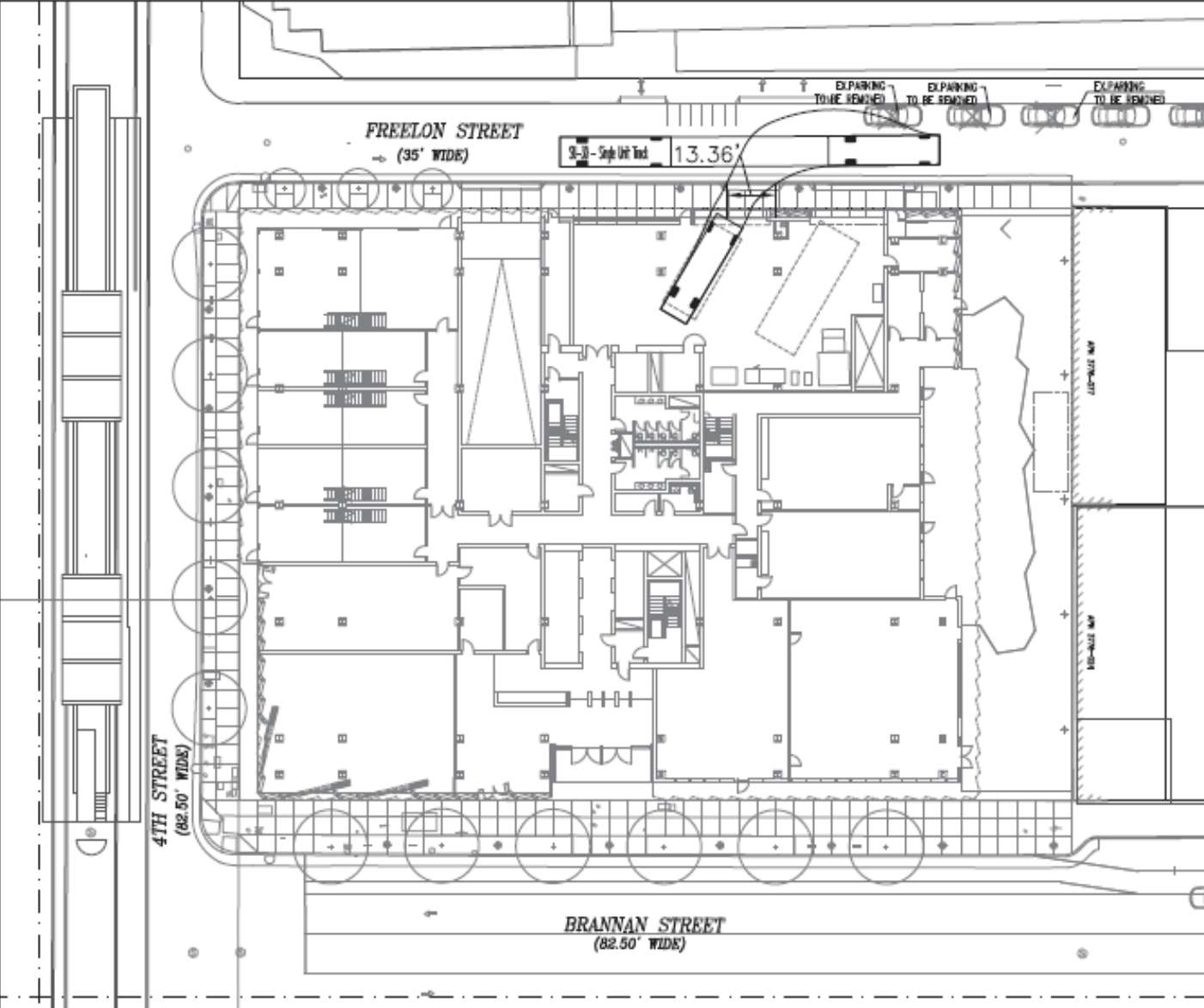
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.567ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.70°



**SU-30 TRUCK/BAY #1**  
 FOR  
 490 BRANNAN STREET  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 REVISION 0000  
 PROVIDED BY  
 LUK AND ASSOCIATES  
 CIVIL ENGINEER - LAND PLANNER - LAND SURVEYOR  
 736 ALPINE HAVEN DRIVE  
 HERNDON, CALIFORNIA 94547  
 (916) 764-3368

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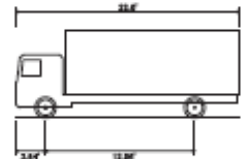
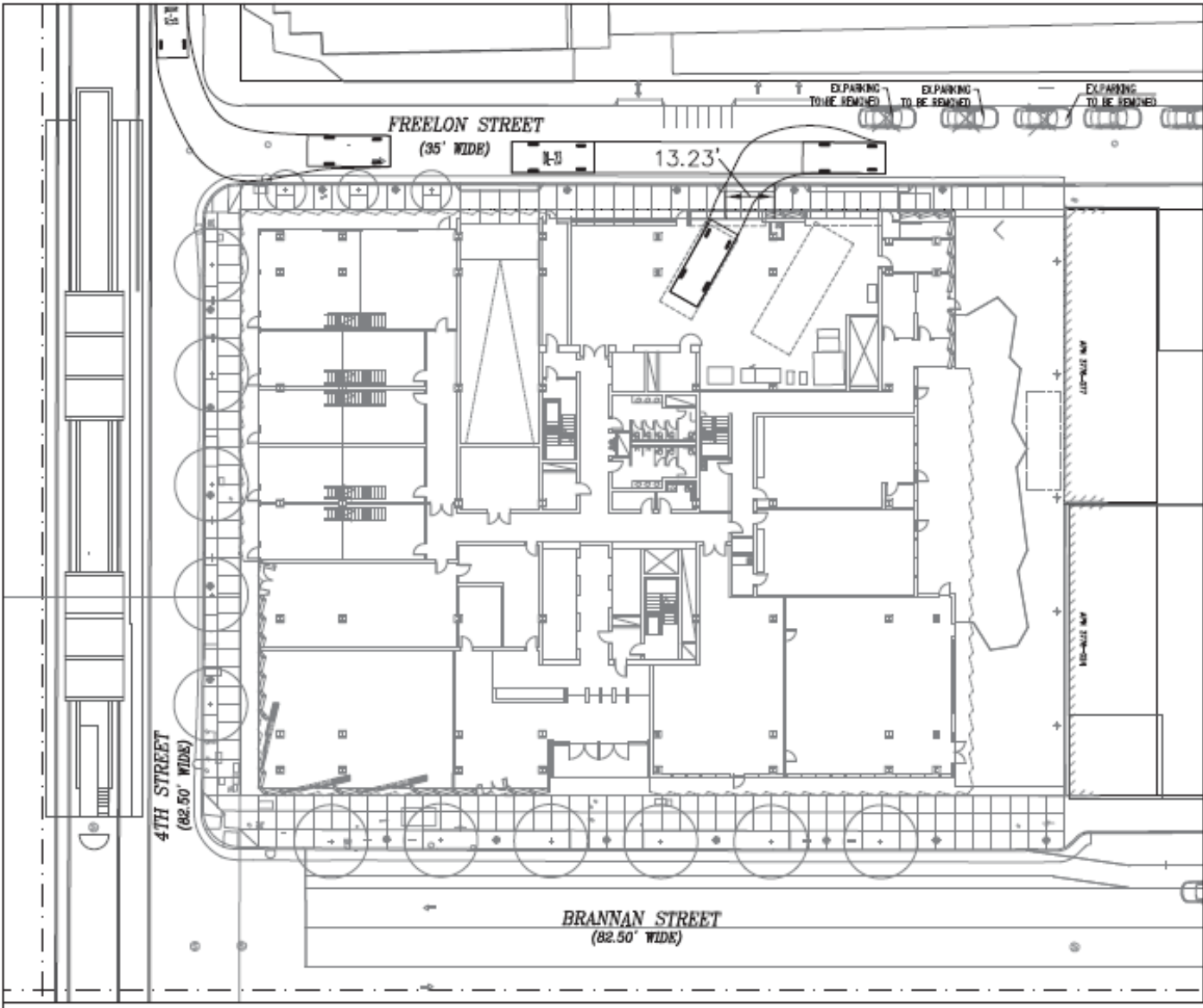
SU - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.70°



**SU-30 TRUCK/BAY #2**  
 FOR  
 490 BRANNAN STREET  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 REVISION: 0000  
 PROVIDED BY  
**LUK AND ASSOCIATES**  
 CIVIL ENGINEER - LAND PLANNER - LAND SURVEYOR  
 738 ALPHEE HINDEL DRIVE  
 HENOLES, CALIFORNIA 94547  
 (916) 724-3368

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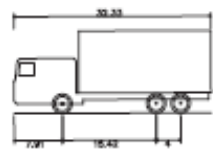
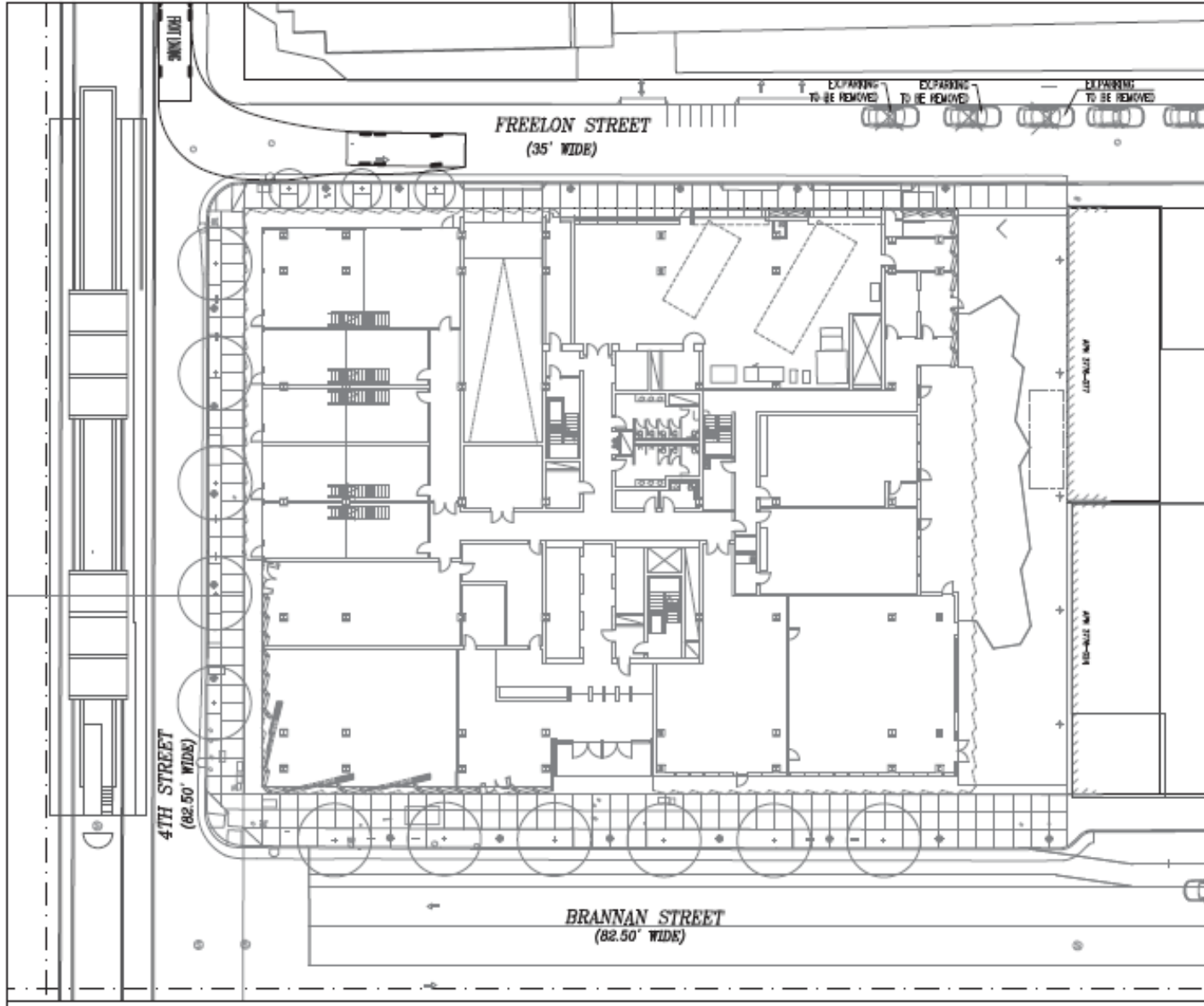
SHEET 3 OF 8  
 JOB NO: 192463 PLT DATE: 01/01/2020



DL-23	Overall Length	22.600ft
	Overall Width	8.500ft
	Overall Body Height	13.577ft
	Min Body Ground Clearance	1.250ft
	Track Width	8.000ft
	Lock-to-lock time	6.00s
	Max Steering Angle (Virtual)	42.00°



**DL-23 TRUCK/BAY #2**  
 490 BRANNAN STREET  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 REVISION 000  
 REVIEWED BY  
 LUK AND ASSOCIATES  
 CIVIL ENGINEER - LAND PLANNER - LAND SURVEYOR  
 738 ALPHEE HORN DRIVE  
 MENLO PARK, CALIFORNIA 94027  
 (415) 724-1388



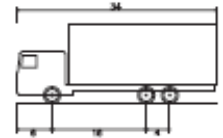
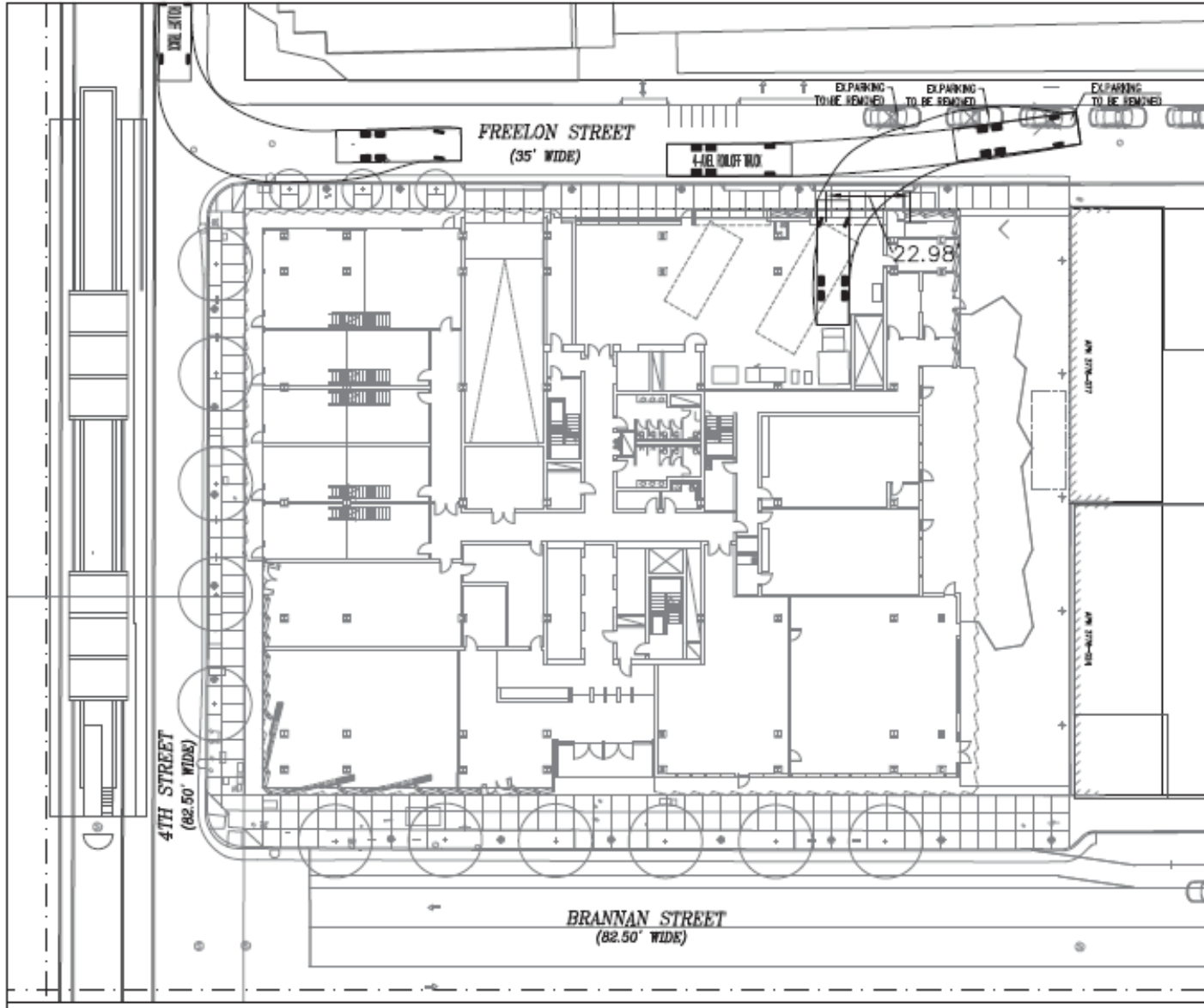
**FRONT LOADING**

Overall Length	32.330ft
Overall Width	9.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.542ft
Track Width	9.000ft
Lock-to-lock time	6.00g
Wall to Wall Turning Radius	35.500ft



**FRONTLOADING RECYCLOGY TRUCK**  
 490 BRANNAN STREET  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 REVISION 0000  
 PROVIDED BY  
**LUK AND ASSOCIATES**  
 CIVIL ENGINEERS — LAND PLANNERS — LAND SURVEYORS  
 738 ALFRED HORN DRIVE  
 HERZOGES, CALIFORNIA 94547  
 (916) 751-3366

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4-AXLE ROLLOFF TRUCK	
Overall Length	34.000ft
Overall Width	8.830ft
Overall Body Height	13.500ft
Min. Body Ground Clearance	1.320ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb-to-curb Turning Radius	36.500ft



**ROLLOFF RECOLOGY TRUCK**  
 FOR  
 490 BRANNAN STREET  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 REVISION 000  
 PROVIDED BY  
 LUK AND ASSOCIATES  
 CIVIL ENGINEER - LAND PLANNING - LAND SURVEYING  
 738 ALFRED HORN DRIVE  
 REDWOODS, CALIFORNIA 94047  
 (916) 724-3366

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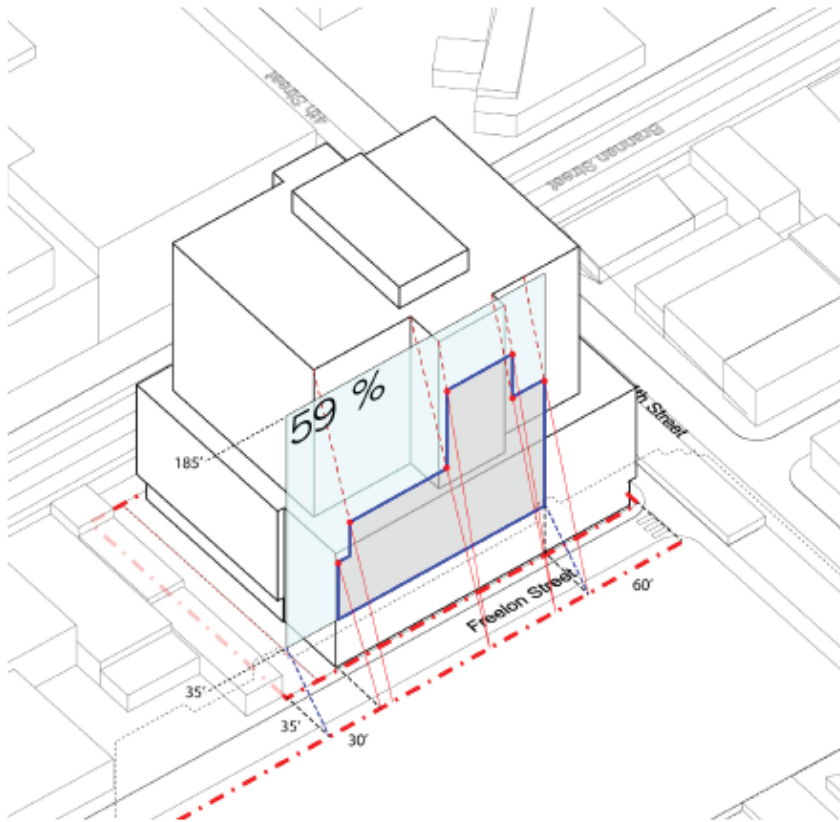
JOB NO.: 1929410 PLOT DATE: MAY 02, 2012

## VARIANCES

- Off-street Parking/Loading Entrances >20' Width – PC Section 145.1(c)(2)
  - Two Off-Street Loading Entrances Located on Freelon to Meet PC Section 155(r) which restricts curb cuts on Brannan and Fourth St.
- PDR floor-to-floor height <17' in some places – PC Section 249.78(d)(10)
  - Mezzanines planned for rear portions of the BMR PDR Arts spaces to create more square footage than is minimally required. First 25' of space along Fourth St. is 21' (exceeds 17' minimum). Mezzanine space is 10'6".

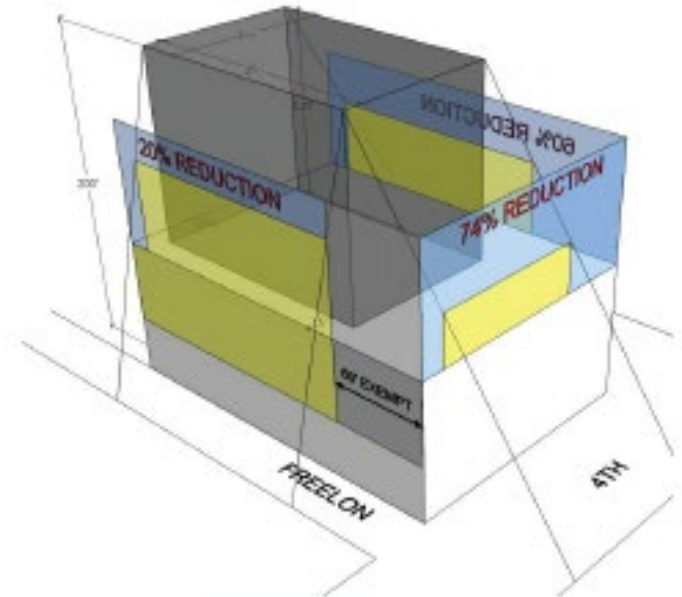
## EXCEPTIONS

- Building setbacks (Sec. 132.4)
- Covered POPOS (Sec. 138(d) this exception was written into the Code only for 490 Brannan – cantilevered element starts at +21', overhangs a portion of the POPOS
- Wind – comfort criterion (Sec. 249.78(d)(9)
- Apparent mass reduction (i.e., Skyplane) /Mid-block alley setbacks (Sec. 270(h) and 261.1)

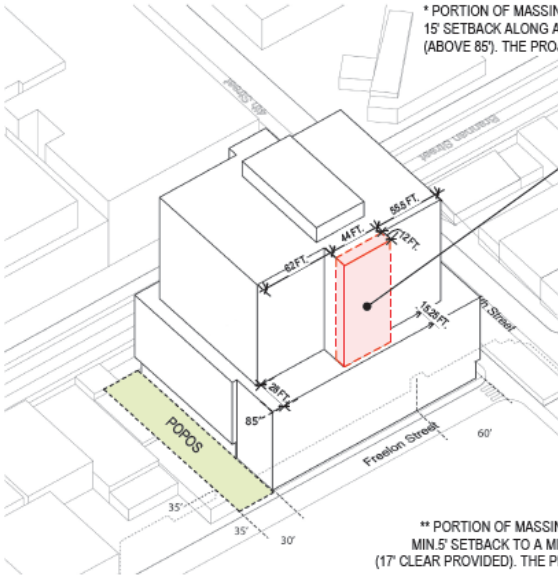


**Figure 1:** APPARENT MASS REDUCTION: FREELON ST

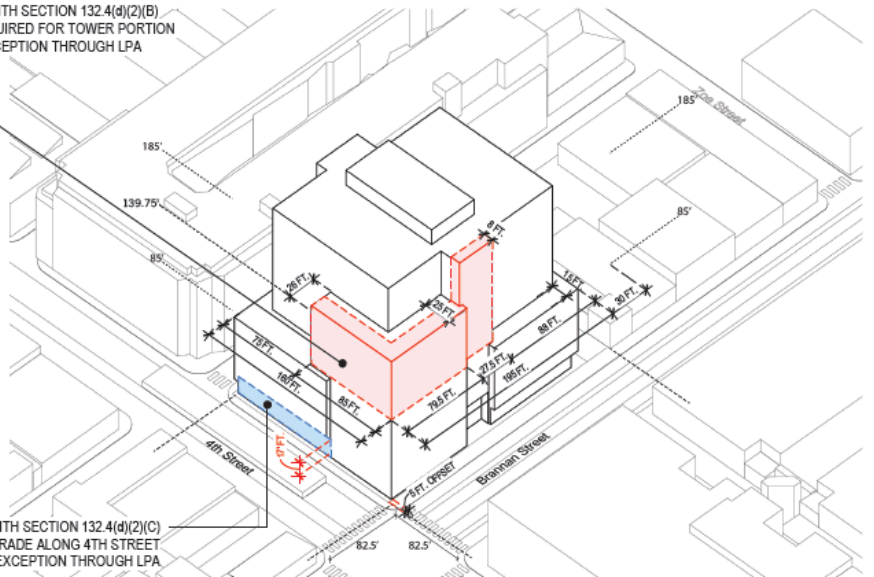
- 57% 4TH ST
- 53% BRANNAN ST
- 59% FREELON ST



**"TOWER" REFERENCE**



\* PORTION OF MASSING NOT IN COMPLIANCE WITH SECTION 132.4(d)(2)(B)  
15' SETBACK ALONG ALL PROPERTY LINES REQUIRED FOR TOWER PORTION  
(ABOVE 85'). THE PROJECT IS SEEKING FOR EXCEPTION THROUGH LPA



\*\* PORTION OF MASSING NOT IN COMPLIANCE WITH SECTION 132.4(d)(2)(C)  
MIN. 5' SETBACK TO A MIN. 25' ABOVE SIDEWALK GRADE ALONG 4TH STREET  
(17' CLEAR PROVIDED). THE PROJECT IS SEEKING FOR EXCEPTION THROUGH LPA

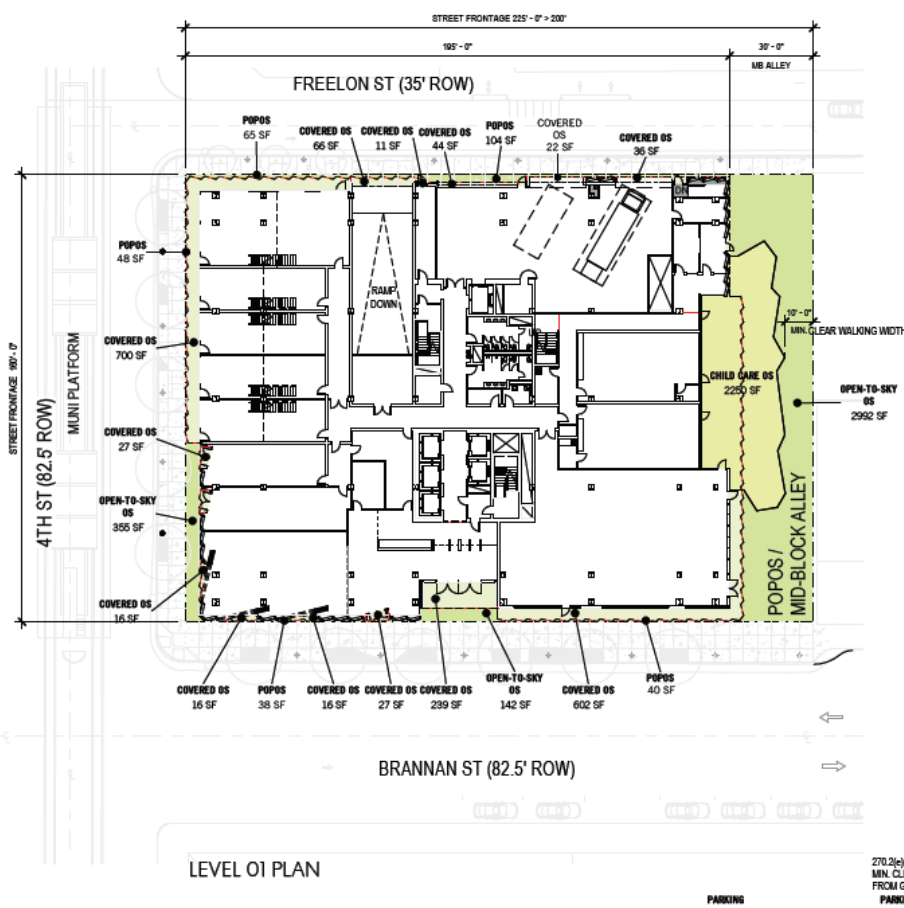
FREELON STREET & MID-BLOCK ALLEY (POPOS) ⊕

4TH STREET AND BRANNAN STREET ⊕

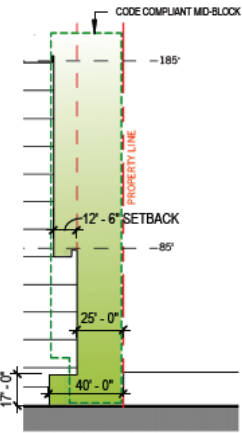
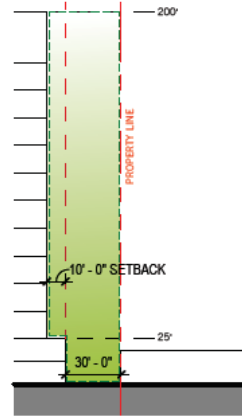
**SECTION 132.4 - SETBACKS, STREETWALL ARTICULATION REQUIREMENT**

- i. STREET WALL UP TO 65' IN HEIGHT - SECTION 132.4(d)(1)  
THE EAST PROPERTY LINE IS NOT SUBJECT TO THIS REQUIREMENT SINCE IT DOES NOT BORDER A STREET OR ALLEY - SECTION 132.4 (d)(1)(B)(iii)
- ii. SETBACKS FOR "TOWER" BUILDING: 15' OF ALL STREET FACING PROPERTY LINES - SECTION 132.4(d)(2)(A)(i)\*
- iii. MIN. 5' SETBACK TO A MIN. 25' ABOVE SIDEWALK GRADE ALONG 4TH STREET - SECTION 132.4(d)(2)(C)\*\*

\* PROJECT SEEKS EXCEPTION TO THE MIN. SETBACK REQUIREMENT OF 15' OVER 85' ABOVE GRADE (HIGHLIGHTED IN RED) THROUGH LPA  
\*\* PROJECT SEEKS EXCEPTION TO THE MIN. HEIGHT CLEARANCE OF SETBACK ALONG 4TH STREET TO 17' (HIGHLIGHTED IN BLUE) THROUGH LPA



Scale: 1" = 40'



PROPOSED ALLEY SECTION:  
PROJECT IS SEEKING EXCEPTIONS TO SECTION 261.1(d)(4)(B): 5' SETBACK ABOVE A HEIGHT OF 35' FOR MB ALLEY BETWEEN 30'-40' IN WIDTH) AS THE SETBACK HAPPENS AT LOWER HEIGHT MAKES IT HARD FOR THE PODIUM MASSING TO WORK WITH OTHER REQUIREMENT SUCH AS STREETWALL TO BE UP TO 65' IN HEIGHT.

40' WIDE SPACE AT GROUND (SHARED WITH CHILD CARE OUTDOOR SPACE WITH LOW FENCE), 12'-6" SETBACK ABOVE 85' WILL CREATE BETTER ACCESS TO THE SKY AS SHOWN IN SECTION ABOVE. THE PROJECT IS ALSO SEEKING EXCEPTION ON GROUND FLOOR CLEARANCE OF MINIMUM 20' AS COVERED OPEN SPACE PER SECTION

GROSS AREA - CHILD CARE OS	
PROGRAM	FLOOR AREA

CHILDCARE OS	2,250 SF
--------------	----------

PROPOSED CHILDCARE OUTDOOR SPACE:  
40 CHILDREN x 75SF x 75% = 2,250 SF

**SECTION 270.2 - MID-BLOCK ALLEY**  
(c) APPLICABILITY: STREET OR ALLEY FRONTAGE OF OVER 200 LINEAR FEET ON A BLOCK FACE LONGER THAN 400'  
(d)(2)(A) OPPORTUNITY TO ESTABLISH A THROUGH BLOCK CONNECTION BETWEEN FREELON AND BRANNAN

GROSS AREA - OPEN AREA POPOS	
PROGRAM	FLOOR AREA

EXTERIOR POPOS	
OPEN-TO-SKY OS	3,779 SF
COVERED OS	1,850 SF
<b>Grand total</b>	<b>5,629 SF</b>

**SECTION 138 - PRIVATELY OWNED PUBLIC OPEN SPACE (POPOS)**  
PER TABLE 138, MINIMUM AMOUNT OF OPEN SPACE AT CENTRAL SOMA SUD = **1:50 OF OFFICE GFA**

REQUIRED:  $269,296 / 50 = 5,386$  SF (SEE PAGE 6 FOR DETAIL)  
PROVIDED: **5,602 SF - COMPLIES\***

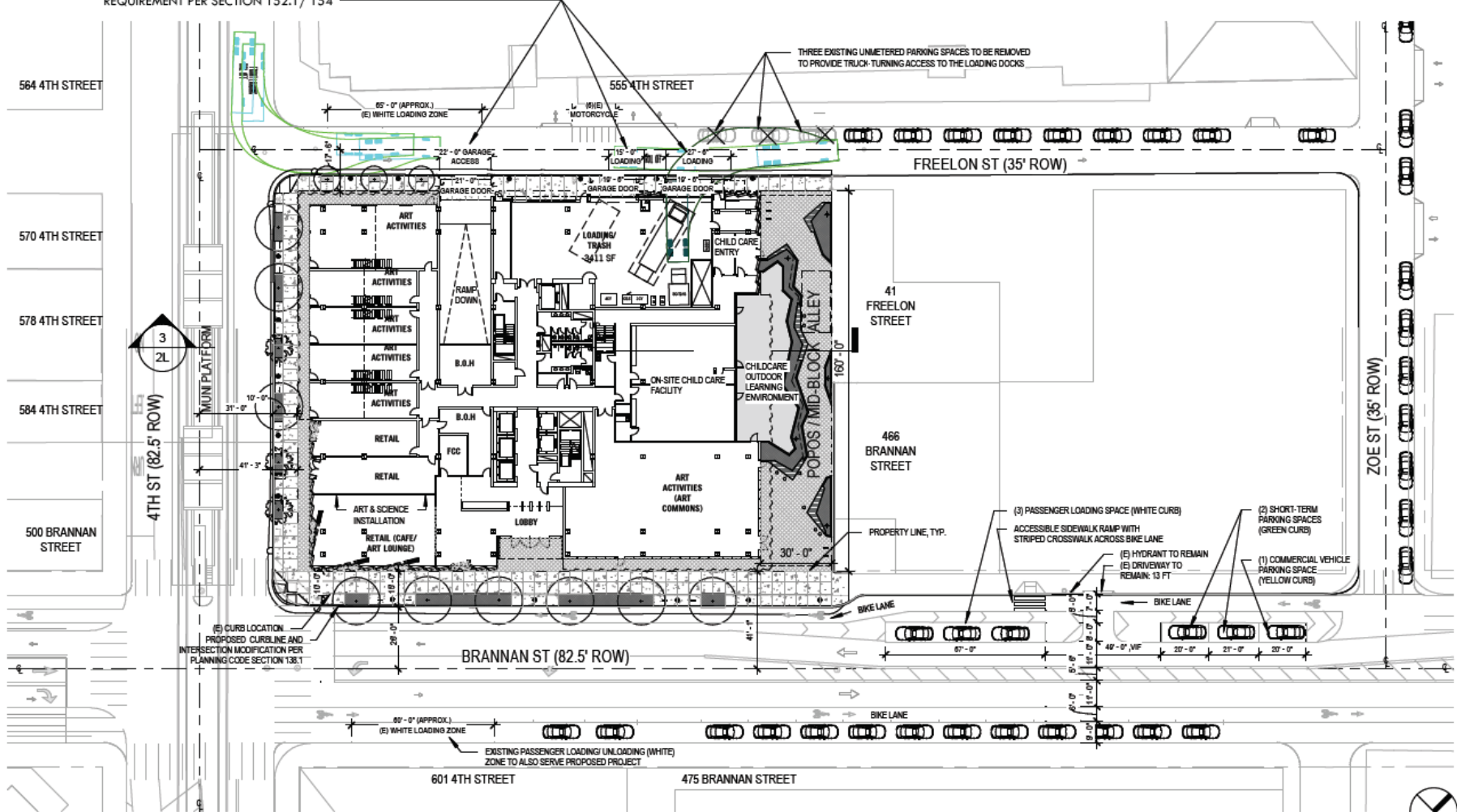
\*PROJECT IS SEEKING EXCEPTIONS TO ALLOW COVERED OPEN SPACE TO BE COUNTED TOWARDS REQUIRED POPOS.

SECTION 329(e)(3)(iii) AND SECTION 329(e)(2)(D), EXCEPTION TO THE REQUIREMENT IN SECTION 138(d)(2)(E)(i) THAT GROUND FLOOR POPOS BE OPEN TO THE SKY.

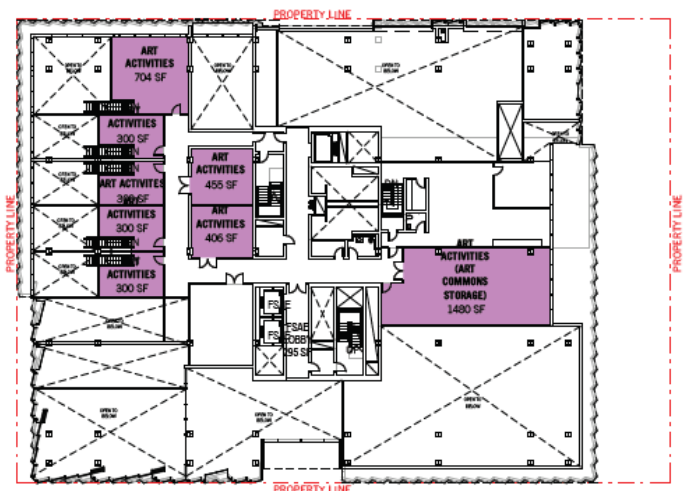
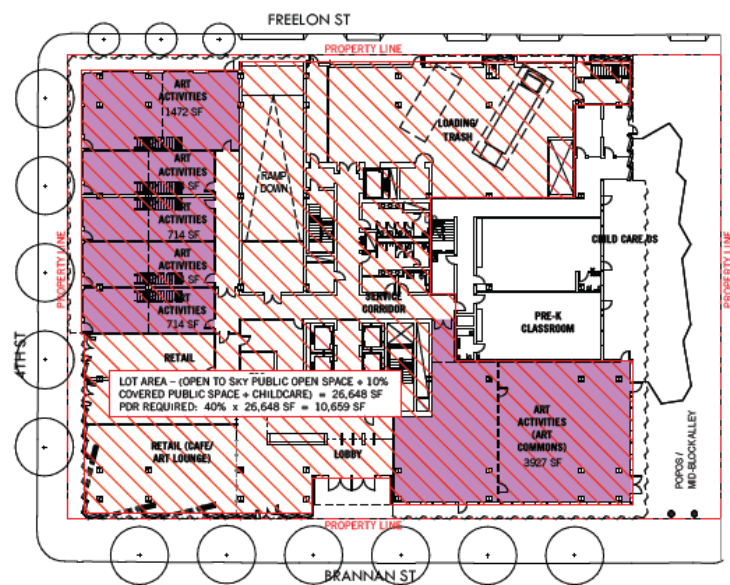




SECTION 145.1(c)(2): PARKING AND LOADING ENTRANCE:  
 MAX. ALLOWABLE CURB LENGTH = 20'-0"  
 PROPOSED PARKING AND LOADING ACCESS WIDTH = 64'-6"  
 THE PROJECT IS SEEKING VARIANCE TO MEET OFF STREET LOADING  
 REQUIREMENT PER SECTION 152.1/ 154



Scale: 1" = 40'



GROSS AREA - BUILDING PDR AREA		
Level	PROGRAM	FLOOR AREA
LEVEL 1	ART PDR	8,260 SF
MEZZANINE	ART PDR	4,246 SF
Grand total		12,506 SF

SECTION 202.8 / 249.78(c)(5)(D) - PDR/INSTITUTIONAL REPLACEMENT  
 PDR Required: 10,659 SF = (LOT AREA - [OPEN TO SKY PUBLIC OPEN SPACE + 10% COVERED PUBLIC SPACE + CHILDCARE])x0.4  
 = (36,000 - [3,779 + 182 + 5,391])x0.4  
 PDR Provided: 12,506 SF (COMPLIANT)

Scale: 1" = 40'

**SKYPLANE - REFERENCE TABLE 270(h); KEY SITE EXCEPTION PER SEC. 329(c)(8) & 329(e)(3)(B)**

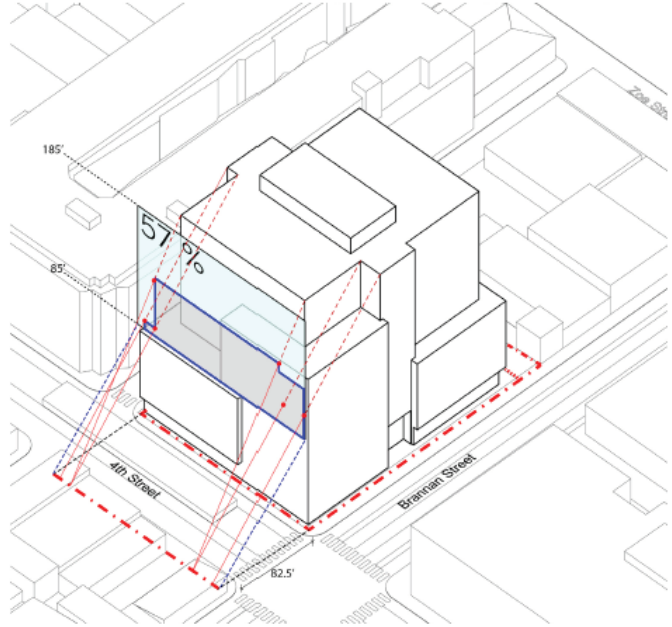
Skyplane is measured from top of podium roof to 185'-0" and measured to outside face of glass

**REQUIRED:**

4th Street. Per Section 270(h), a Mid-Rise Building must provide a 80% mass reduction on the north side of a Major Street.

**PROPOSED:**

4th Street is a Major Street and the project's frontage is on its north side. The project provides a 57% mass reduction along 4th Street. The significantly greater light and air provided by the project along Freelon Street (3x more than a 200 foot tower) justifies the exception to skyplane along 4th Street as well. The project fully achieves the Key Sites Guidelines goals of emphasizing the importance of the corner at 4th and Brannan Streets, by creating a vertical massing expression that acts as a urban beacon and "holds" the urban corner.



APPARENT MASS REDUCTION: 4TH ST

- 57% 4TH ST
- 53% BRANNAN ST
- 59% FREELON ST

SEC. 270(h) BULK Req.	
80%	4TH ST
80%	BRANNAN ST
85%	FREELON ST

\*the bulk controls are based on a 160 ft height district

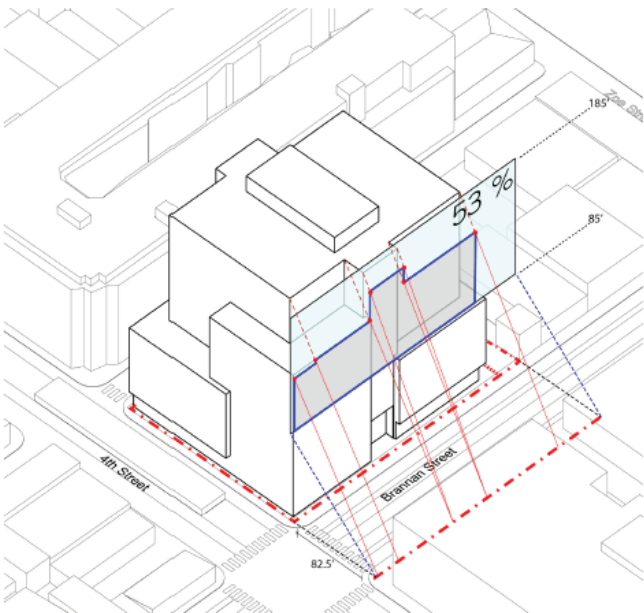
**SKYPLANE - REFERENCE TABLE 270(h); KEY SITE EXCEPTION PER SEC. 329(c)(8) & 329(e)(3)(B)**

**REQUIRED:**

Brannan Street. Per Section 270(h), a Mid-Rise Building must provide a 80% mass reduction on the north side of a Major Street.

**PROPOSED:**

Brannan Street is a Major Street and the project's frontage is on its north side. The project provides a 53% mass reduction along Brannan Street. The deviation from the strict skyplane controls along Brannan Street is acknowledged in the Key Site Guidelines for this site in exchange for providing more light and air on Freelon Street than would otherwise be provided by a tower project. The proposed project provides triple the amount of light and air along Freelon Street than a 200 foot tower.



**APPARENT MASS REDUCTION: BRANNAN ST**

- 57% 4TH ST
- 53% BRANNAN ST
- 59% FREELON ST

SEC. 270(h) BULK Req.	
80%	4TH ST
80%	BRANNAN ST
85%	FREELON ST

\*the bulk controls are based on a 160 ft height district

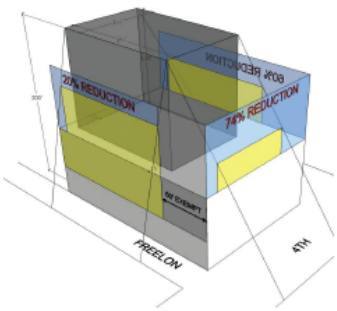
**SKYPLANE - REFERENCE TABLE 270(h); KEY SITE EXCEPTION PER SEC. 329(c)(8) & 329(e)(3)(B)**

**REQUIRED:**

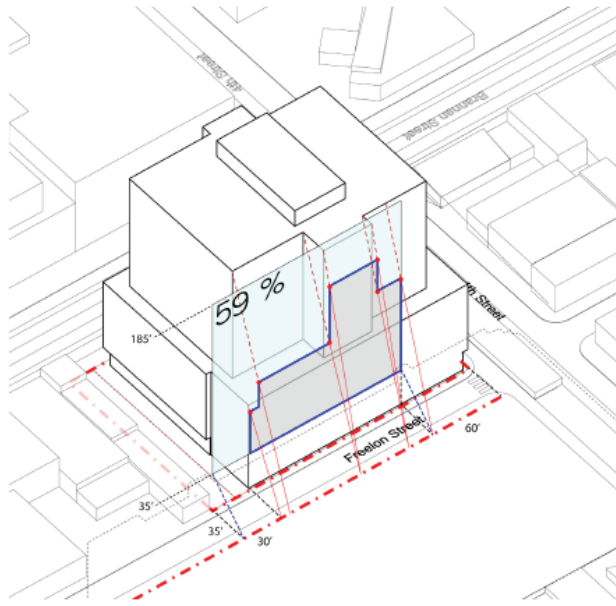
Freelon St. Section 270(h) requires 85% mass reduction..

**PROPOSED:**

The Key Site Guidelines also expressly acknowledge a Mid-Rise Building at this site, which provides triple the amount of light and air along Freelon Street than 200 foot Tower, as such an exception to the massing controls along Freelon Street is appropriate. By using skyplane to measure and compare the performance, the proposed design performs far better than what would have been only 20% reduction with code compliant 200 foot Tower massing.



“TOWER” REFERENCE

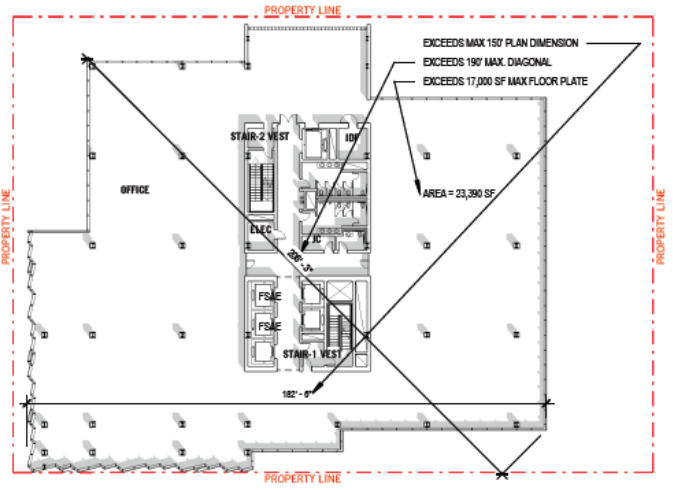
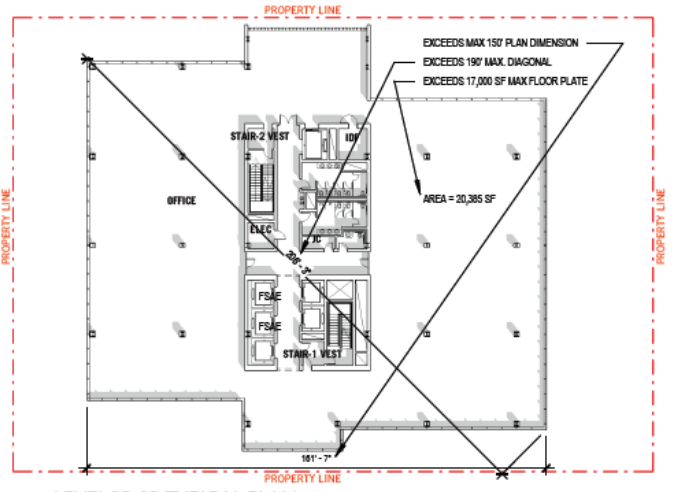
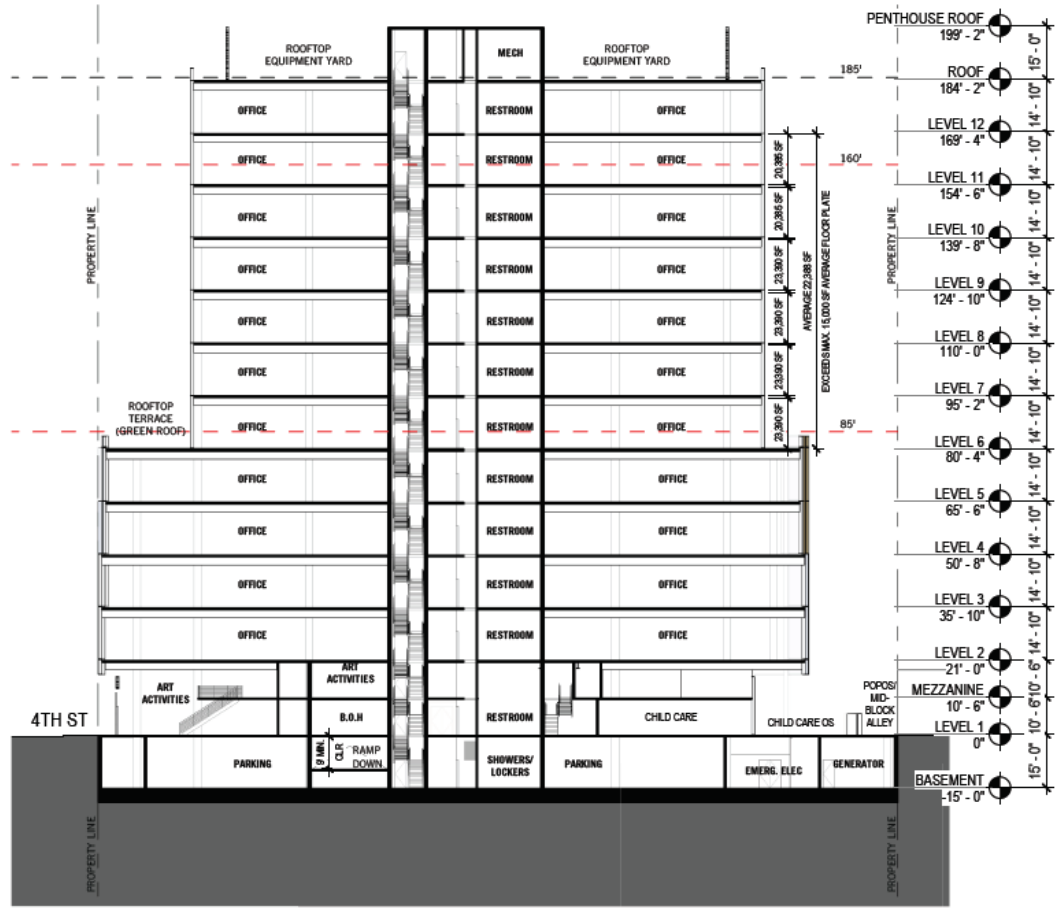


**Figure 1: APPARENT MASS REDUCTION: FREELON ST**

- 57% 4TH ST
- 53% BRANNAN ST
- 59% FREELON ST

SEC. 270(h) BULK Req.	
80%	4TH ST
80%	BRANNAN ST
85%	FREELON ST

\*the bulk controls are based on a 160 ft height district



## BUILDING SPECS

- 12-story, 356,000 Square Foot (SF), 185' Tall Office Building
  - 293,000 SF Office
  - 12,500 SF Below Market Rent Arts Space
  - 5,400 SF Child Care
  - 3,300 SF Retail
  - 5,600 SF "Art Alley"

## COMMUNITY CONTRIBUTIONS

- Affordable Housing: \$14.6MM
- Transit Sustainability: \$7.0MM
- Public Art: \$1.4MM
- Infrastructure: \$600K
- Construction of Protected Bike Lane on Brannan

## SCHEDULE

