



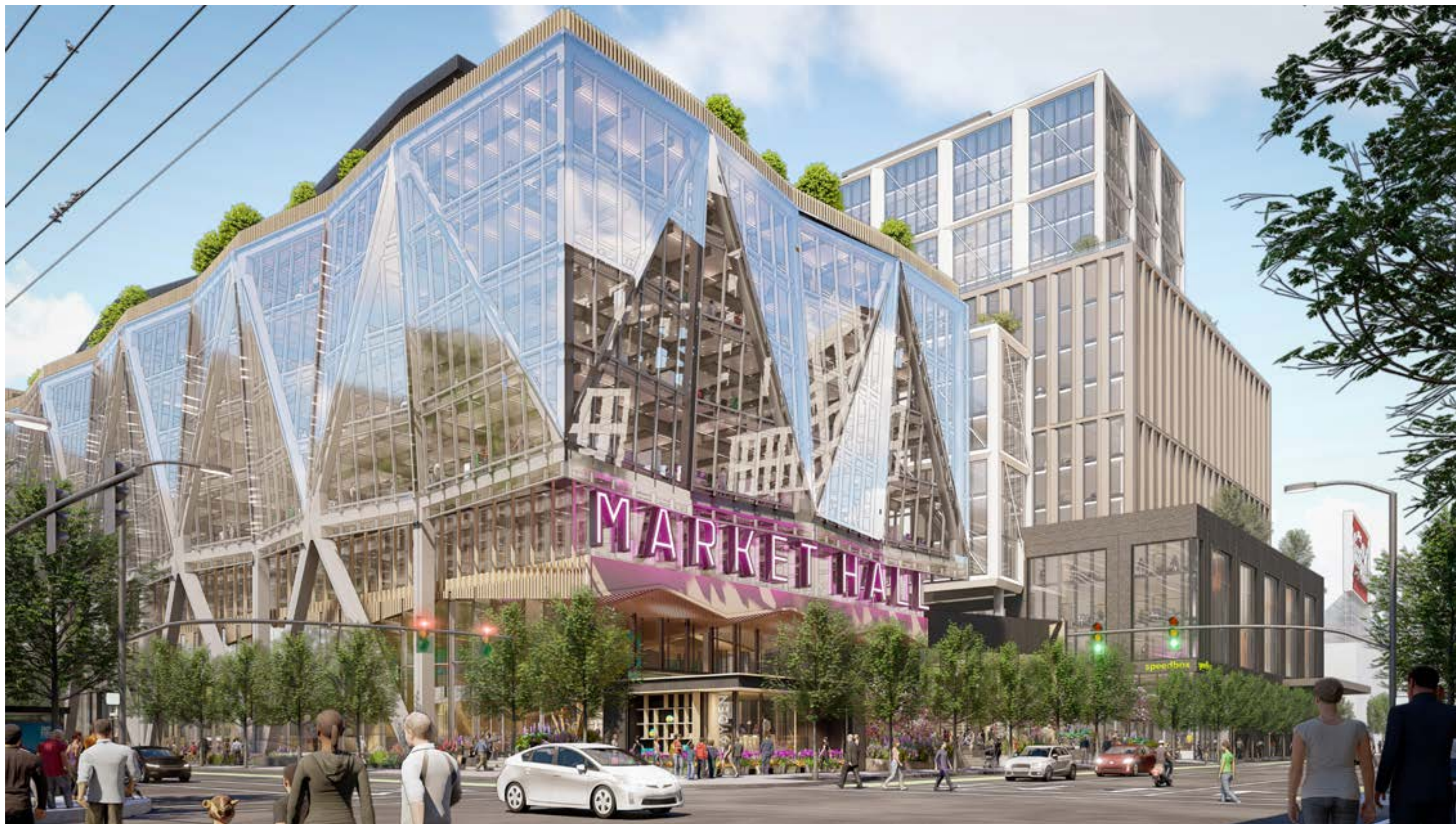
SAN FRANCISCO FLOWER MART

PLANNING COMMISSION

HEARING

**JULY 18, 2019**





**VIEW FROM 5TH AND BRANNAN**





PROJECT OVERVIEW





MARKET HALL BUILDING



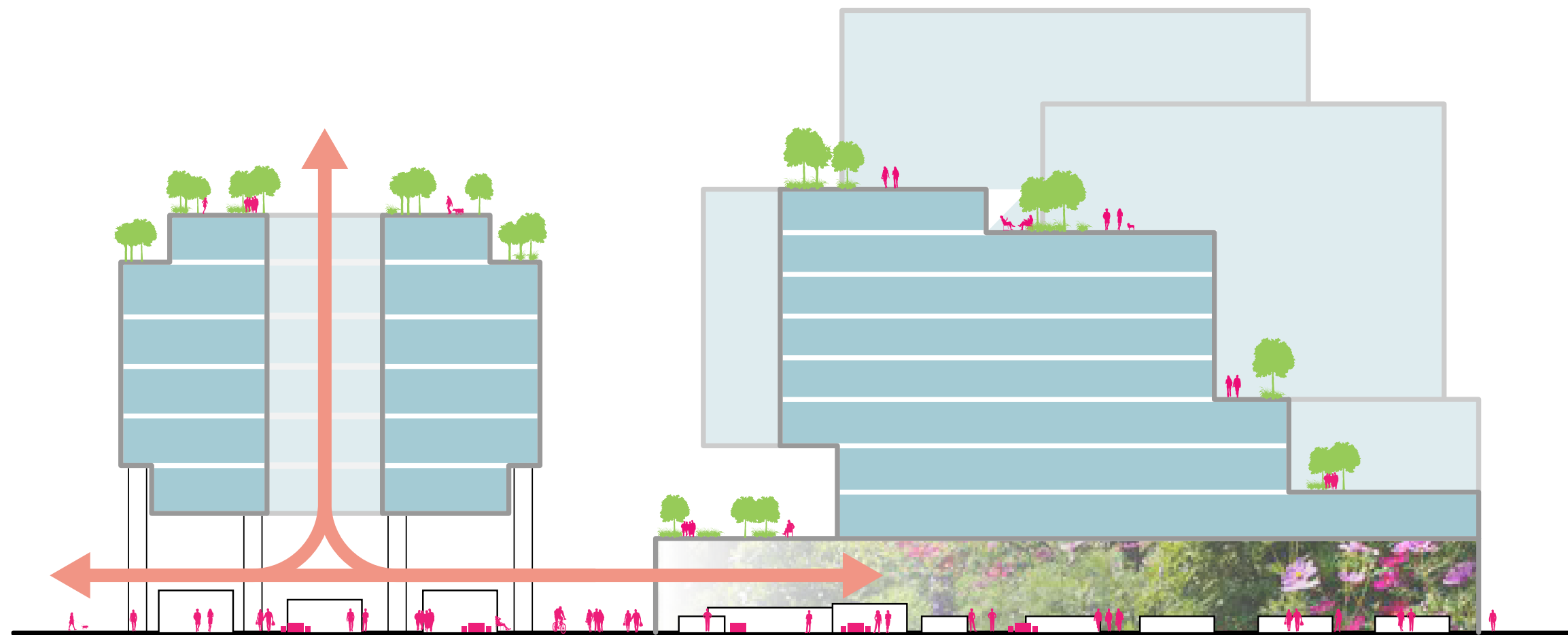


**BLOCKS BUILDING**





GATEWAY BUILDING



## BUILDING STRATEGY DIAGRAM





**OCULUS BREEZEWAY AT BRANNAN STREET**



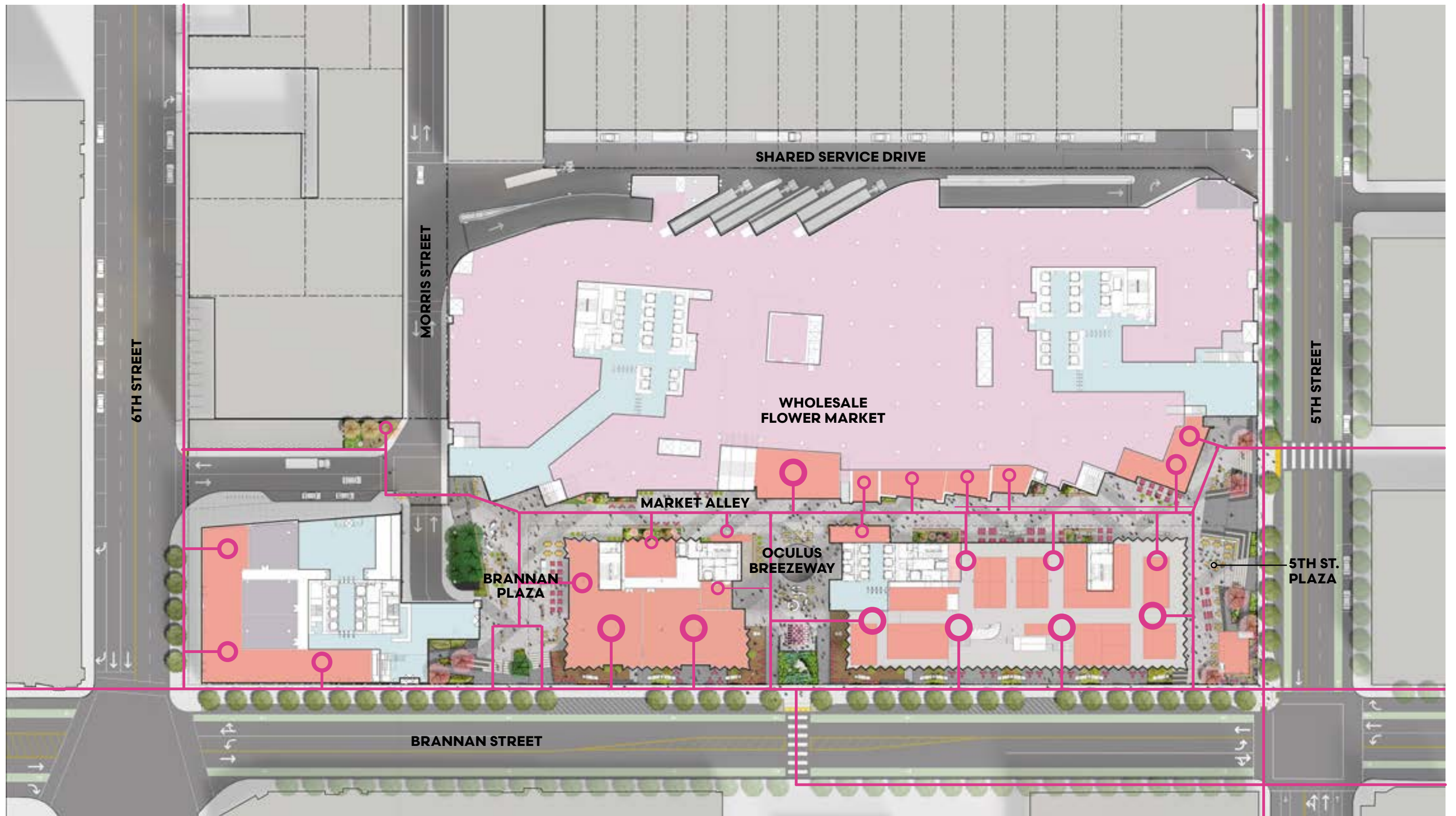


## ILLUSTRATED SITE PLAN

Scale: 1" = 80'-0"







## PROGRAM: RETAIL

Scale: 1" = 80'-0"

**KILROY**

 North





## STREET FACING RETAIL



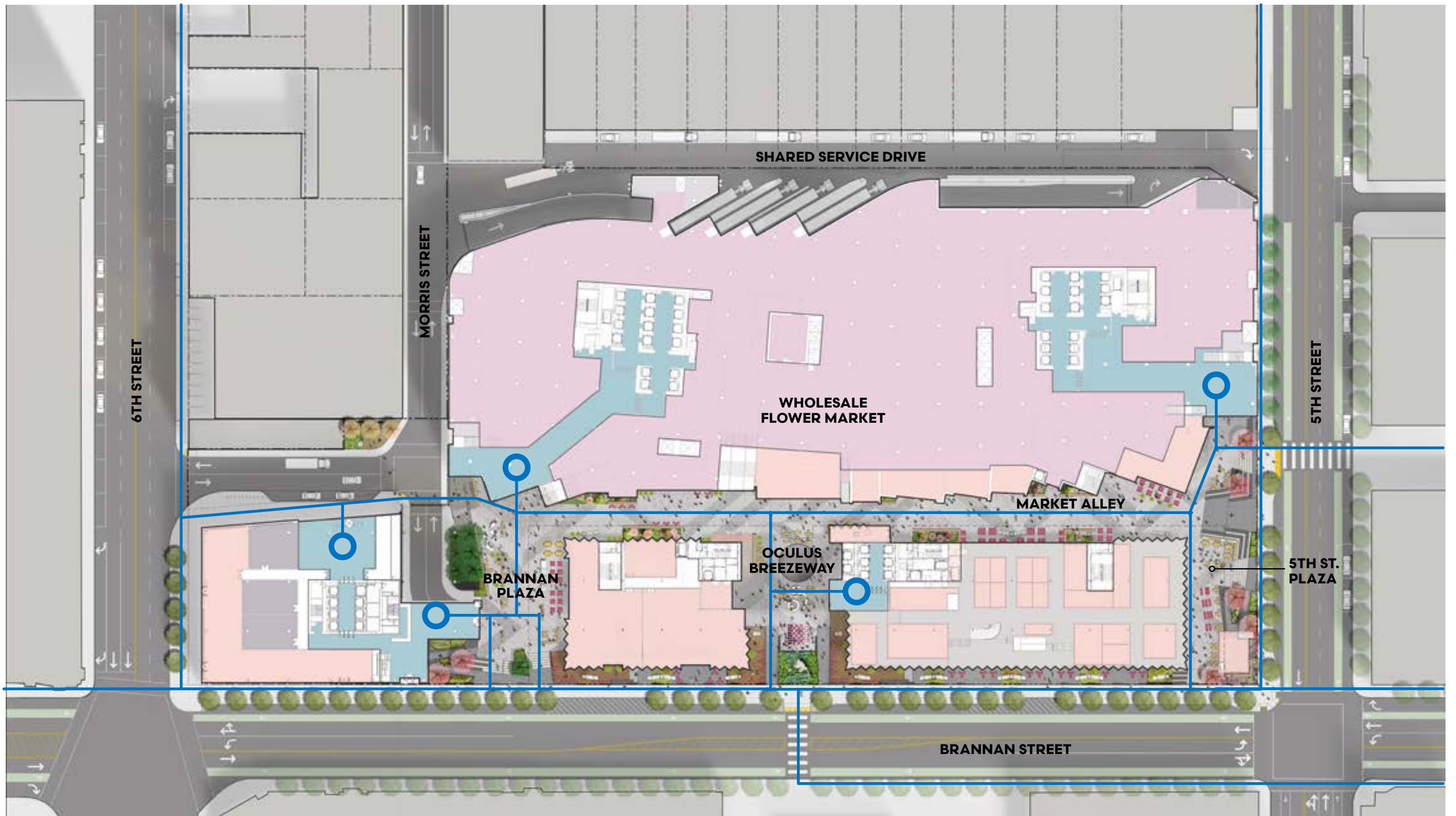




## PLAZAS & MIDBLOCK PASSAGE RETAIL

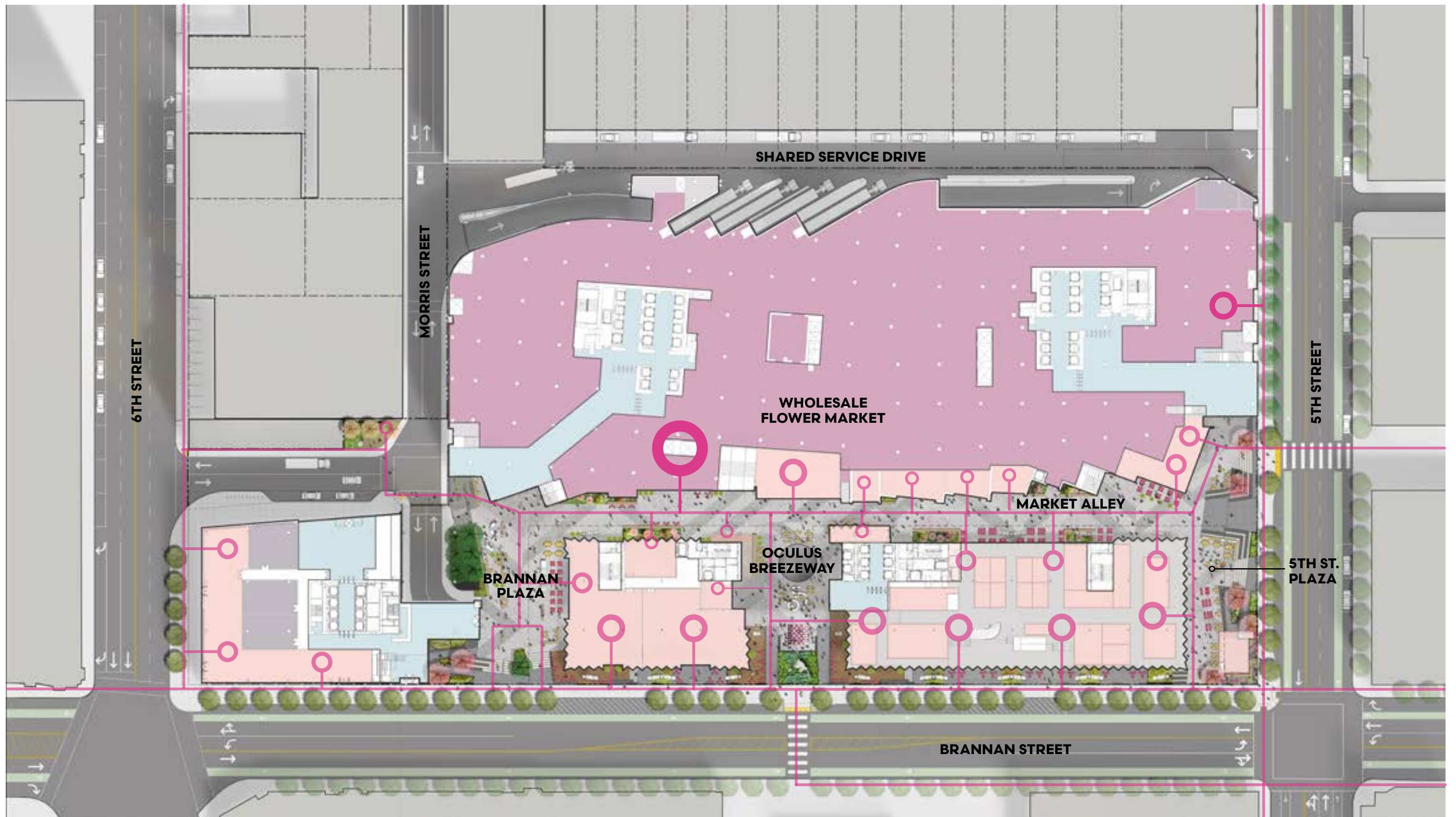






**PROGRAM: OFFICE**  
 Scale: 1" = 80'-0"



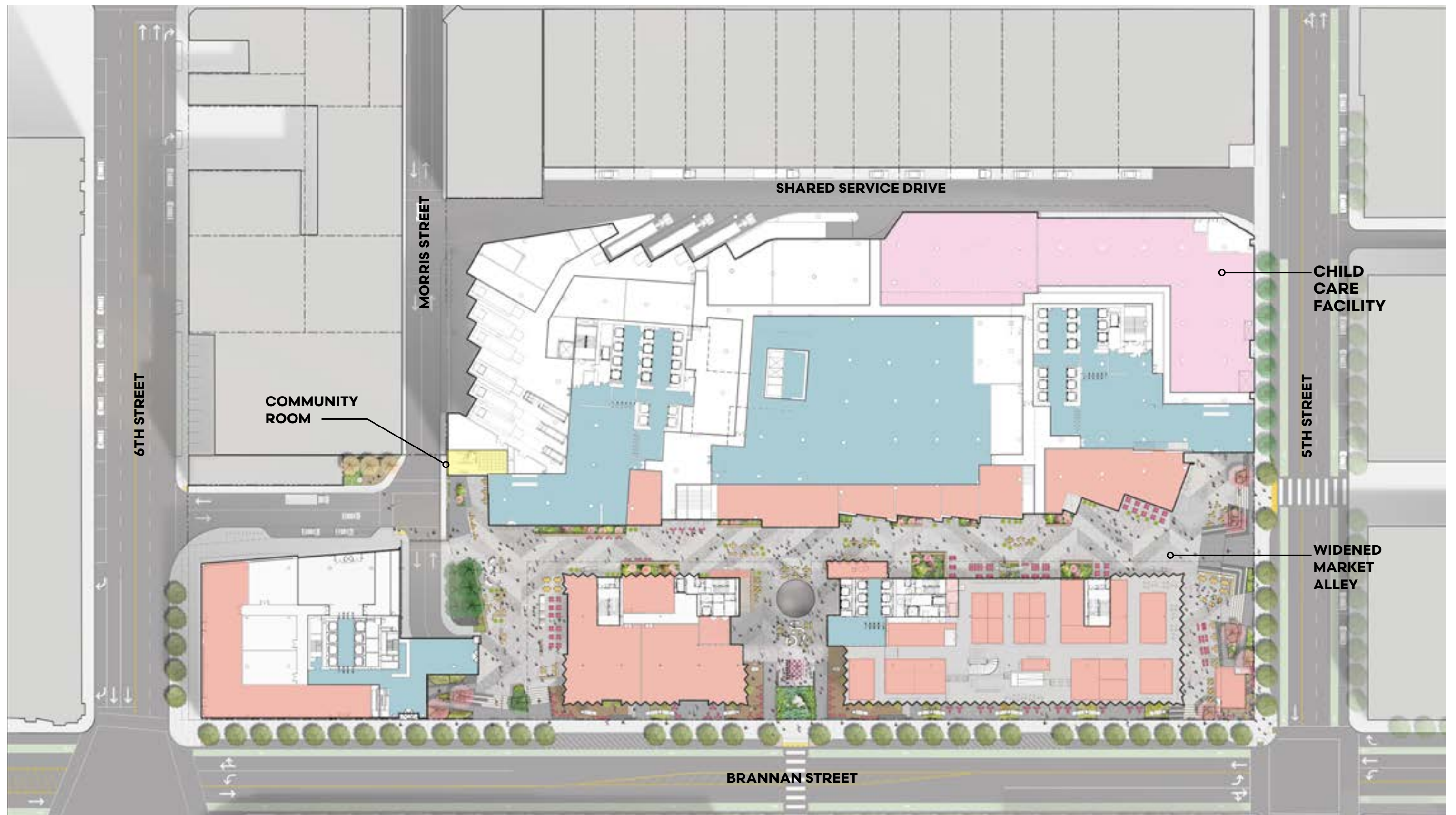


## PROGRAM: SAN FRANCISCO WHOLESALE FLOWER MART

Scale: 1" = 80'-0"

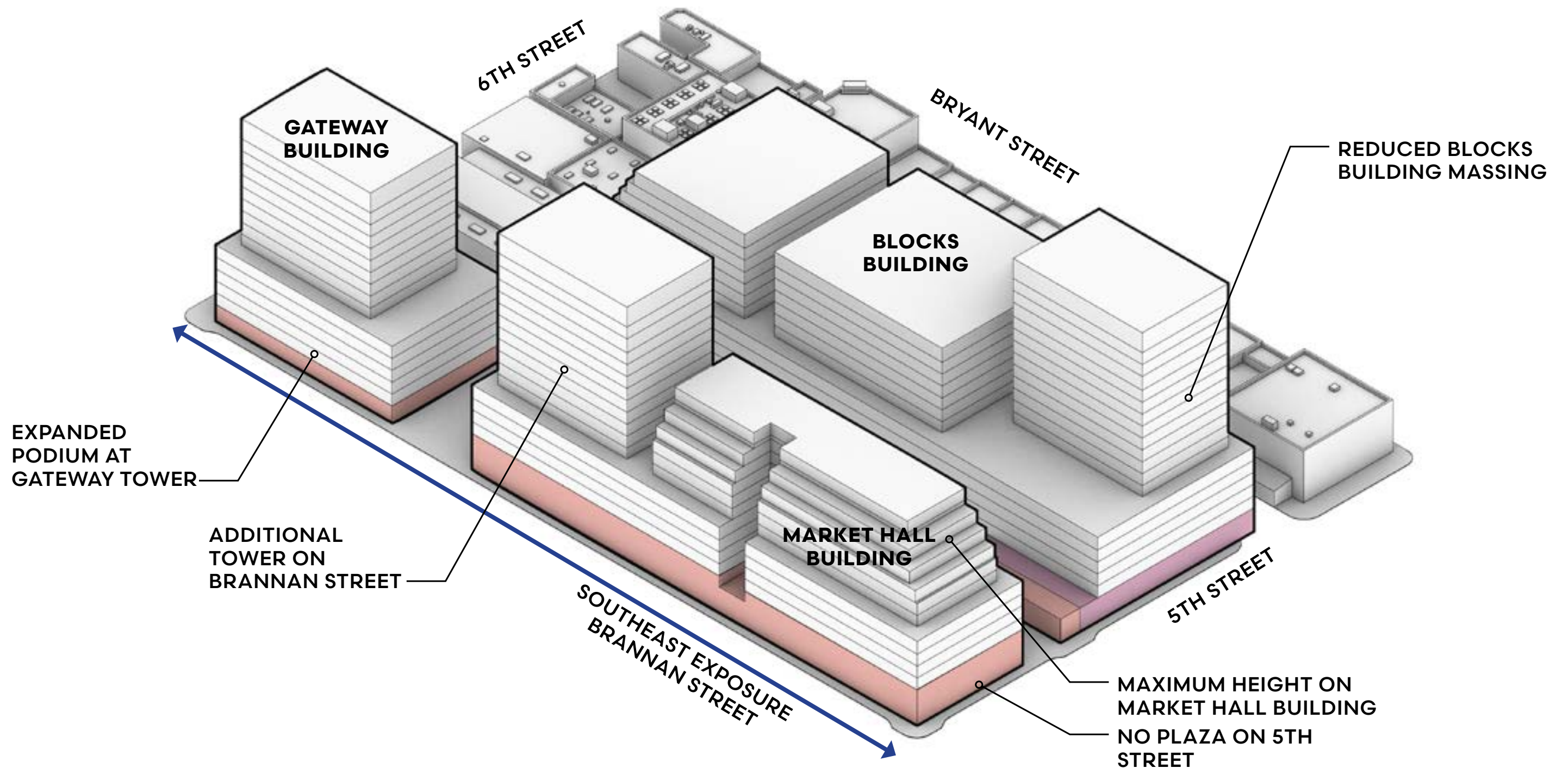






**PROJECT VARIANT - PROJECT WITHOUT WHOLESALE FLOWER MART**

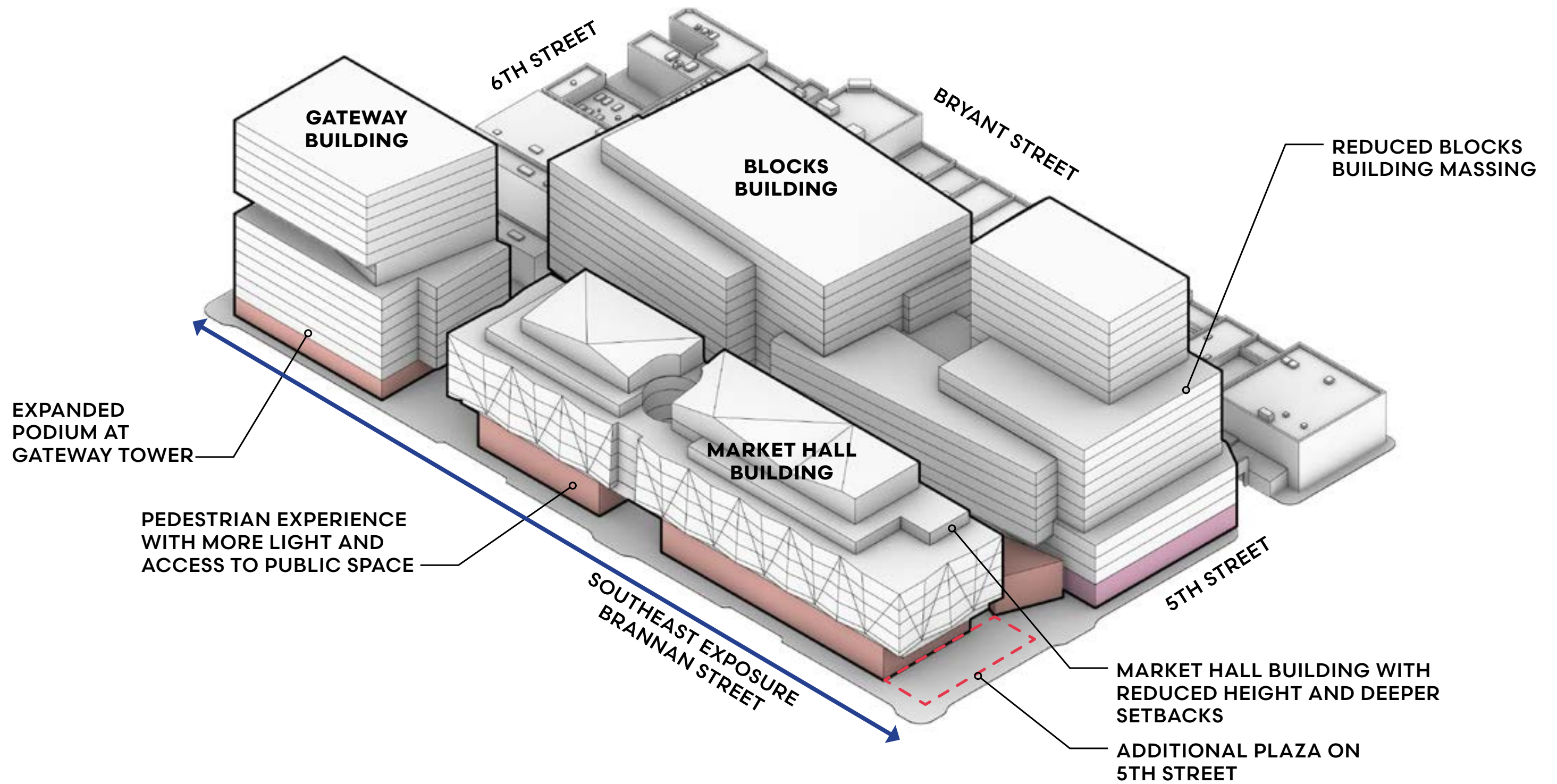




## PRESCRIPTIVE PROJECT MASSING

North





## CURRENT PROJECT MASSING





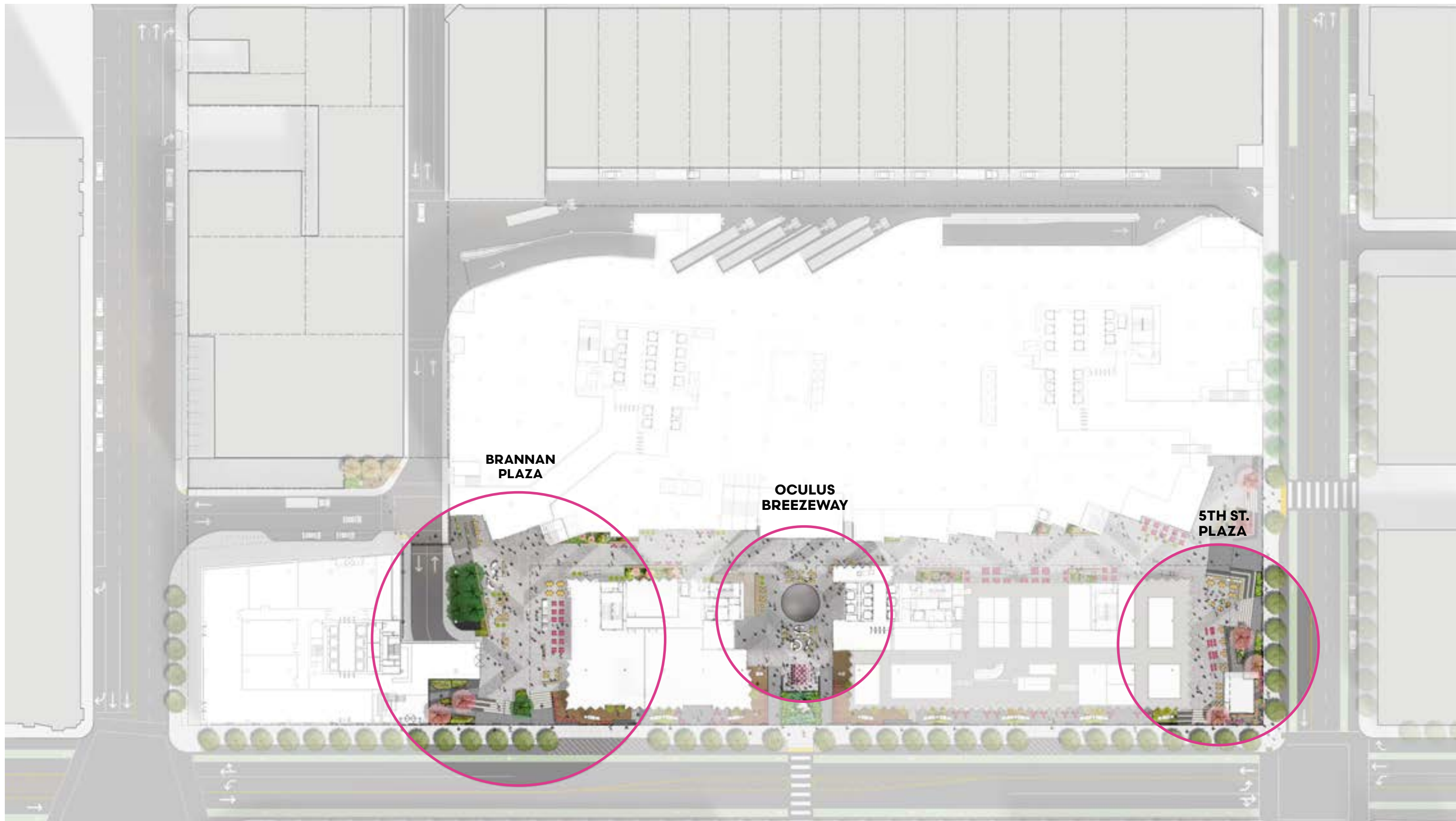
## 5TH STREET PLAZA AND MARKET ALLEY





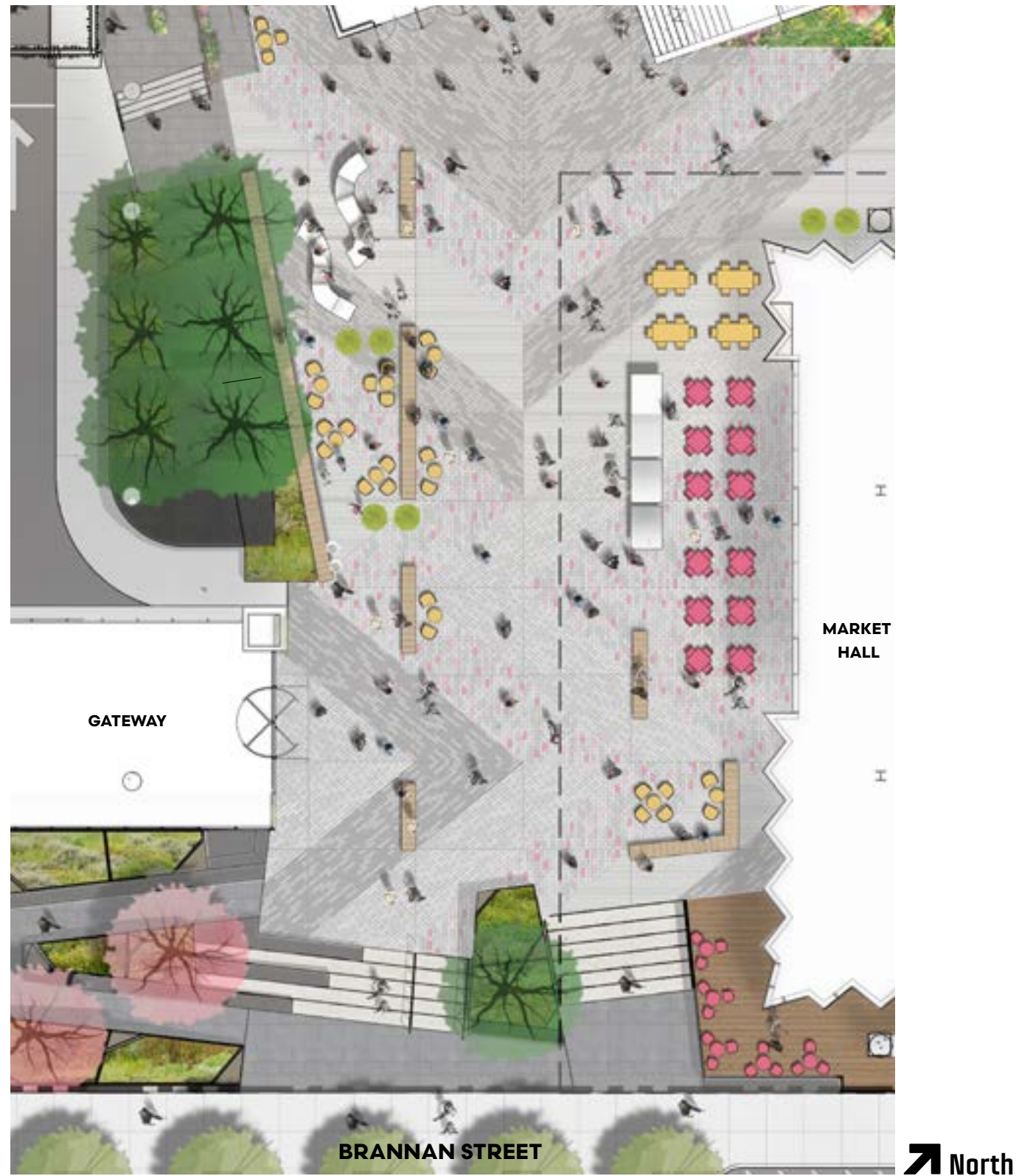
**MARKET HALL ENTRY AT BRANNAN STREET**





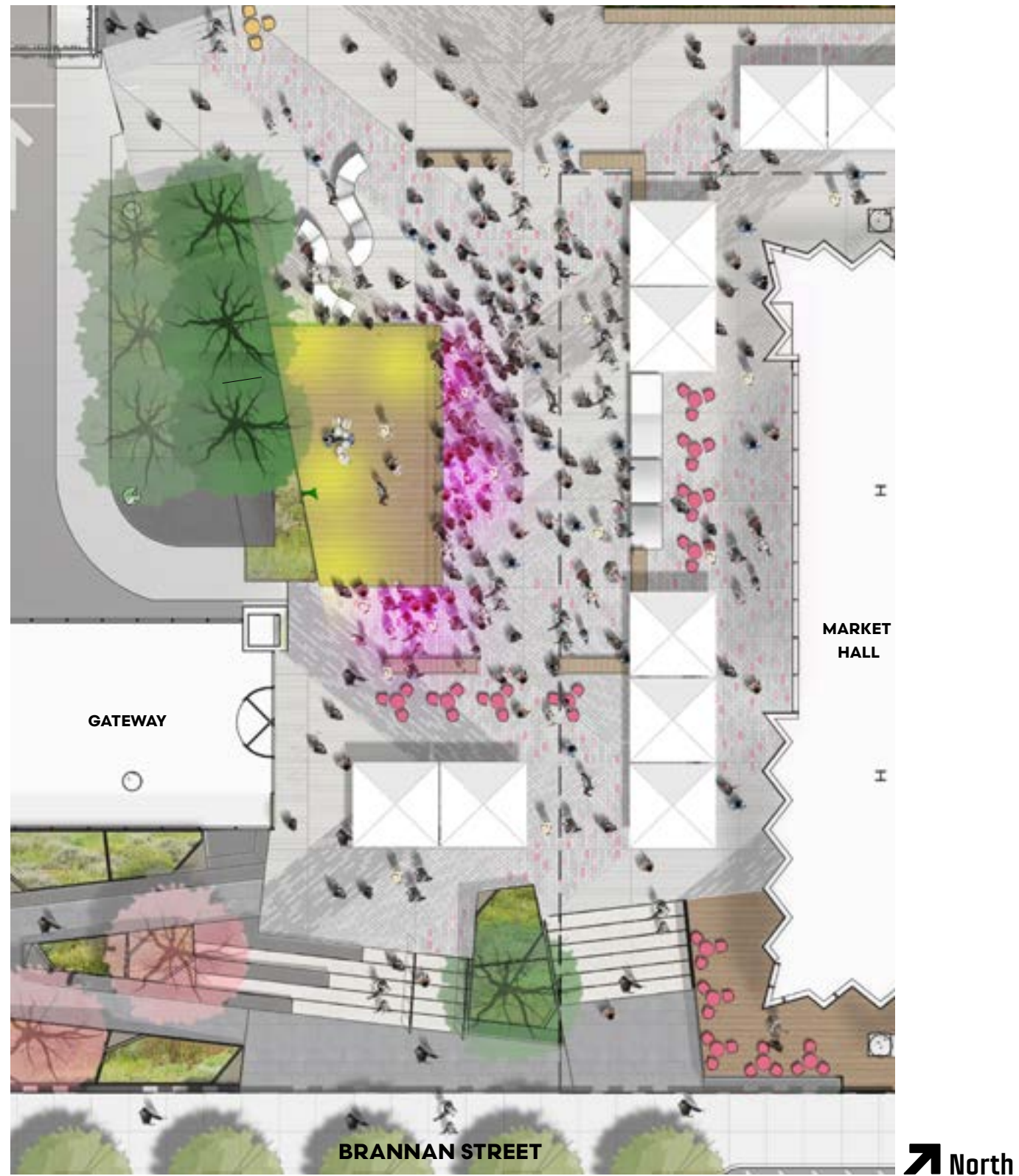
**POPOS & PUBLIC PLAZAS**





## BRANNAN ST FRONTAGE & BRANNAN PLAZA





## BRANNAN ST FRONTAGE & BRANNAN PLAZA





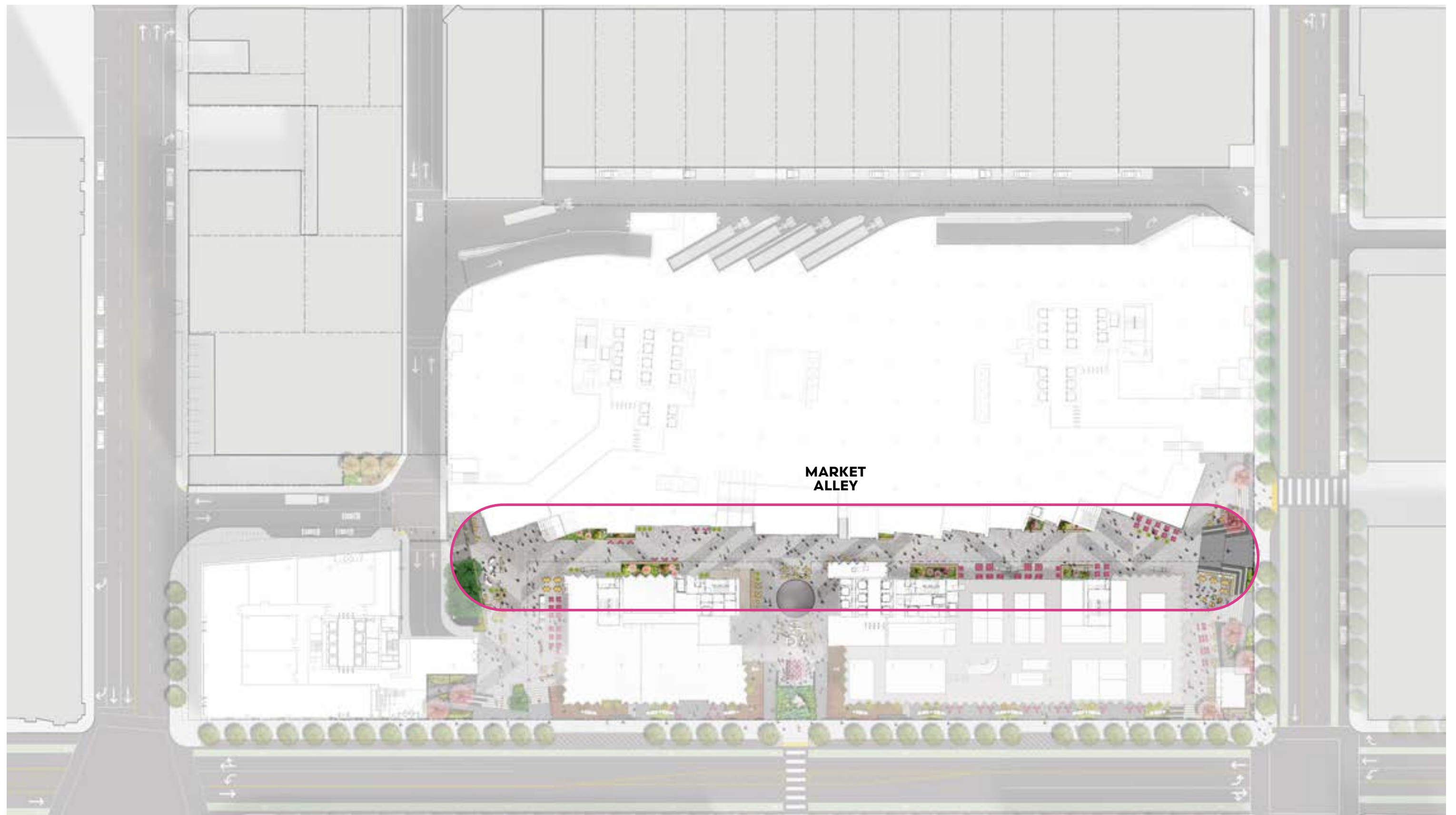
## SHARED OCULUS BREEZEWAY





## 5TH STREET FRONTAGE & 5TH ST PLAZA





## MARKET ALLEY / MID BLOCK CONNECTION



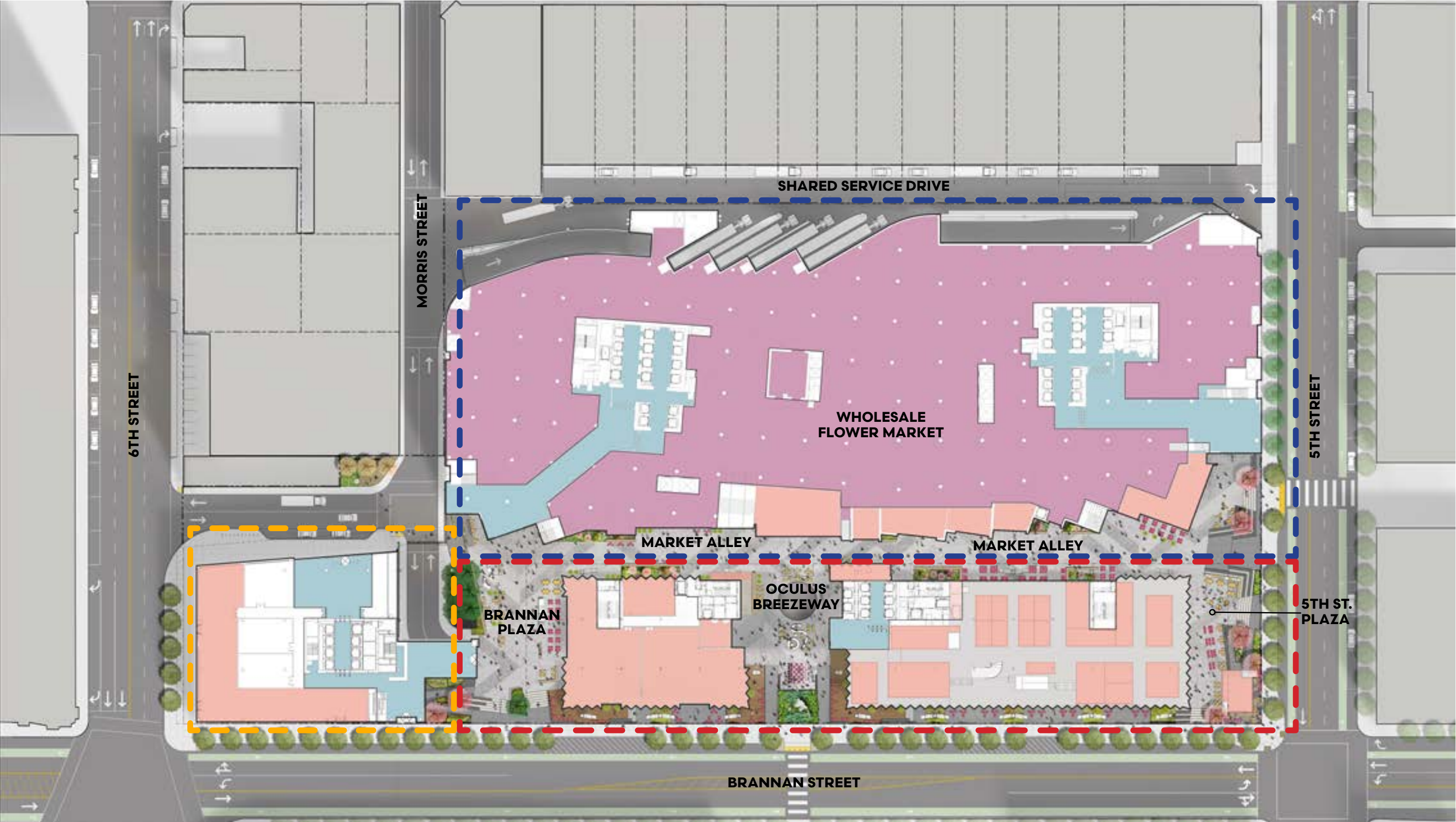


North



## MARKET ALLEY / MID BLOCK CONNECTION





PROJECT PHASING

- LEGEND
- Phase 1a Construction
  - Phase 1b Construction
  - Phase 1c Construction







KEY SPECIES



LEUCADENDRON 'EBONY', EBONY CONE BUSH



LAVANDULA DENTATA, FRENCH LAVENDER



EUPHORBIA SSP WULFENII, EVERGREEN SPURGE



SANTOLINA ROSMARINIFOLIA, GREEN SANTOLINA



ARTEMISIA 'POWIS CASTLE', WORMWOOD

5TH ST PLAZA PLANTERS



STREET TREES



MAGNOLIA GRANDIFLORA ‘ ST. MARY’- MAGNOLIA  
-STREET TREE  
-EVERGREEN; MOD WATER



PLATANUS X ACERIFOLIA ‘BLOOD GOOD’ - LONDON PLANE  
-STREET TREE  
-DECIDUOUS; MOD WATER

PLAZA WINDBREAK TREES



ARBUTUS UNEDO - STRAWBERRY TREE  
-FRONT ROW COURTYARD TREE, WIND TOLERANT  
-EVERGREEN; LOW WATER; SHADE TOLERANT



UMBELLULARIA CALIFORNICA - CALIFORNIA BAY  
-BACK ROW COURTYARD TREE, BRANNAN PLAZA  
-EVERGREEN; LOW WATER; SHADE TOLERANT

PLAZA SPECIMEN TREES



MAGNOLIA X SOULANGEANA - SAUCER MAGNOLIA  
-PLAZA TREE; LATER WINTER FLOWERS  
-DECIDUOUS; MOD WATER



ARBUTUS ‘MARINA’ - MARINA STRAWBERRY TREE  
-PLAZA TREE  
-EVERGREE; LOW WATER

STREET TREES & GROUND FLOOR TREES





## 5TH STREET PLAZA AND MARKET ALLEY