HOMES
333
SF OF OFFICE SPACE
234,000
SF OF RETAIL SPACE
21,000

AT A GLANCE

ONSITE AFFORDABLE
25%
AFFORDABLE HOMES
83

HOMES
333
Uplifting the Communities we Develop in Affordable Housing

- **25%** onsite affordable housing
- **Over $12m** of Affordable Housing fee directed to projects in the neighborhood.
- Mixed-income building designed and priced to welcome diverse economic backgrounds
- **Over 50%** of the units will be two and three bedroom units enhancing support for families living in the city
Welcoming and Active for All

- Over 5,000 sf of gathering space
- Micro retail kiosks for local businesses to activate space
- An informal performing arts destination
- Partnership with arts non-profits for programming
Enriching the Public Realm

- Recessed building frontage on Market, Van Ness, and Fell to give back over 3,000 sf to the sidewalk
- Bike and pedestrian friendly
- 250 bikes can be parked on ground floor
- A new public plaza
Future Ready:
Innovation & Environmental Leadership

- **Net Zero** carbon emissions during operation
- All-electric building. No gas.
- Dynamic Glass for building energy efficiency
- Minimum LEED Gold certification with target LEED Platinum
- COVID-ready from construction to operation
Uplifting the Communities we Develop in
Inclusive residences that represent the fabric of our neighborhood

Welcoming and Active for All
Creating an informal Performing Arts destination

Future Ready: Innovation & Environmental Leadership
Harnessing 60 years of applied experience to create the best places for tomorrow

Enriching the Public Realm
Encouraging sustainable habits
Conceptual Approach / Context

Small Scale Residential & Detailed Architecture of Hayes Valley

Structured Grid of Civic Center + Mid-Market Architecture
TOWER PUSHED BACK 12'-0" FROM VAN NESS FOR PROTECTION AGAINST WIND

DOMINANT PREVAILING WINDS FROM THE NORTH WEST

MOVE TOWER SOUTH OF SETBACK TO MINIMIZE SHADOWS ON CIVIC CENTER

BART ZONE OF INFLUENCE

115'-0" TOWER SEPARATION

TOWER MASSING

SITE CONDITIONS

BART ZONE OF INFLUENCE

FELL ST

MARKET ST

VAN NESS AVE

VAN NESS
Podium
Site Context

520'-0"
PROPOSED
TOWER HEIGHT

VAN NESS AVE
MARKET ST
Level One
Floor Plan
Level Ten
Residential Amenity Plan