



# 30

VAN NESS



**lendlease**



## AT A GLANCE

333

HOMES

25%

ONSITE  
AFFORDABLE

83

AFFORDABLE  
HOMES

234,000

SF OF OFFICE SPACE

21,000

SF OF RETAIL SPACE



# 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
- An informal performing arts destination
- Micro retail kiosks for local businesses to activate space
- 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

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- **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



# 01

## Uplifting the Communities we Develop in

Inclusive residences that represent the fabric of our neighborhood



# 03

## Enriching the Public Realm

Encouraging sustainable habits



# 02

## Welcoming and Active for All

Creating an informal Performing Arts destination



# 04

## Future Ready: Innovation & Environmental Leadership

Harnessing 60 years of applied experience to create the best places for tomorrow

MID-MARKET

MISSION

CIVIC CENTER

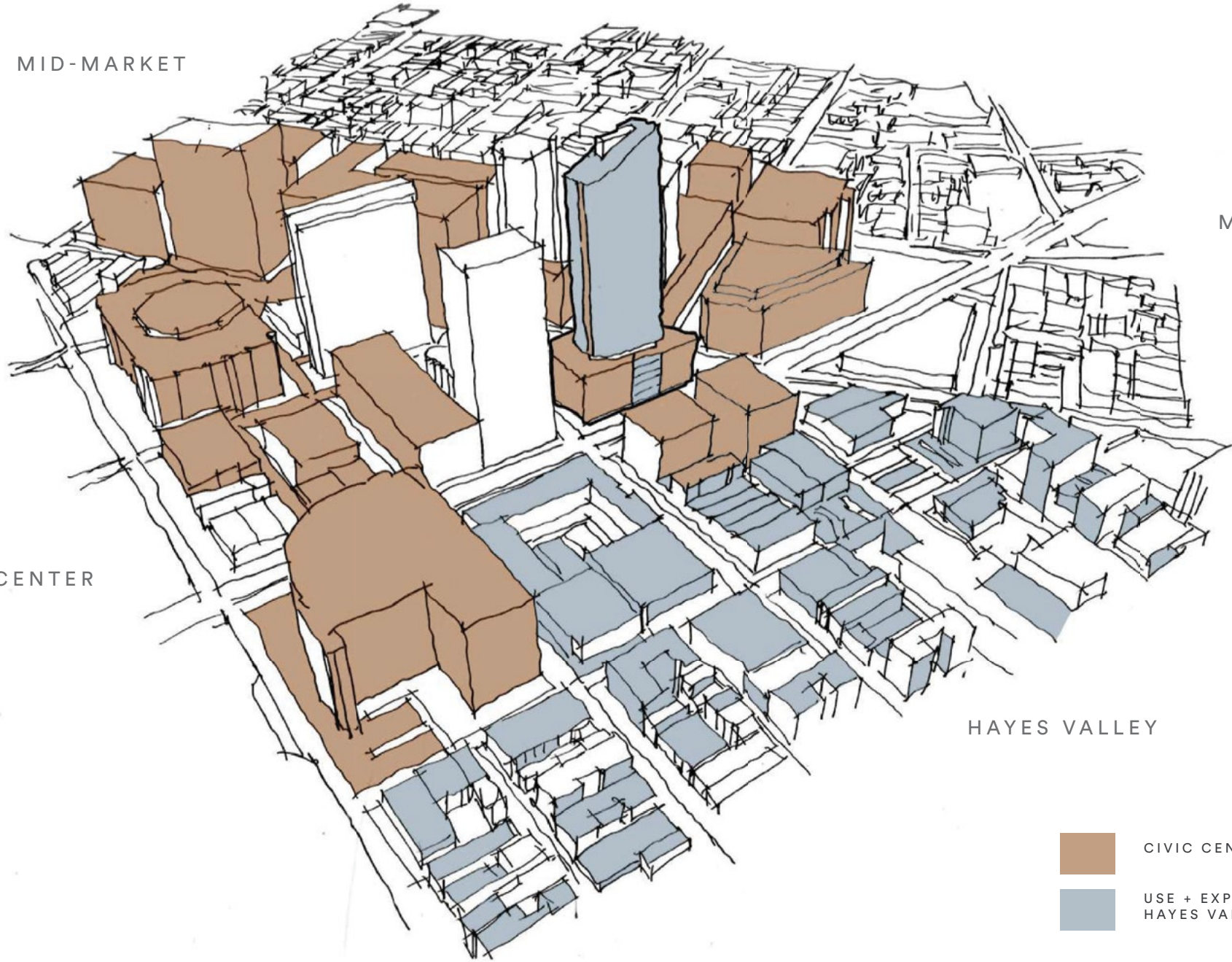
HAYES VALLEY



CIVIC CENTER/MID-MARKET



USE + EXPRESSION TO REFLECT  
HAYES VALLEY CHARACTER





# Conceptual Approach / Context

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VICTORIAN HOUSES

MONTESSORI SCHOOL

**SMALL SCALE RESIDENTIAL & DETAILED ARCHITECTURE OF HAYES VALLEY**



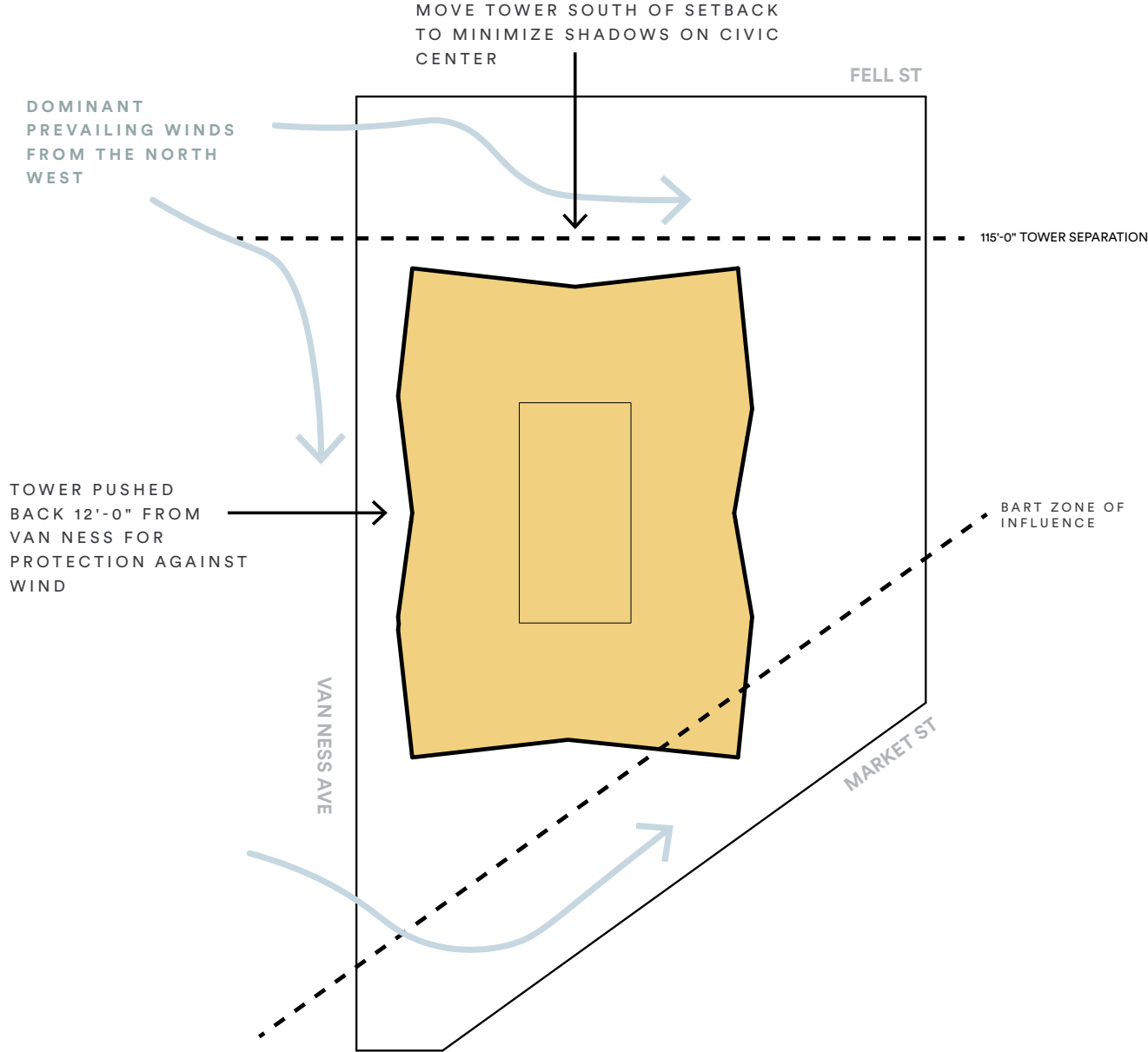
CITY HALL

UBER BUILDING

**STRUCTURED GRID OF CIVIC CENTER + MID-MARKET ARCHITECTURE**

# Tower Massing

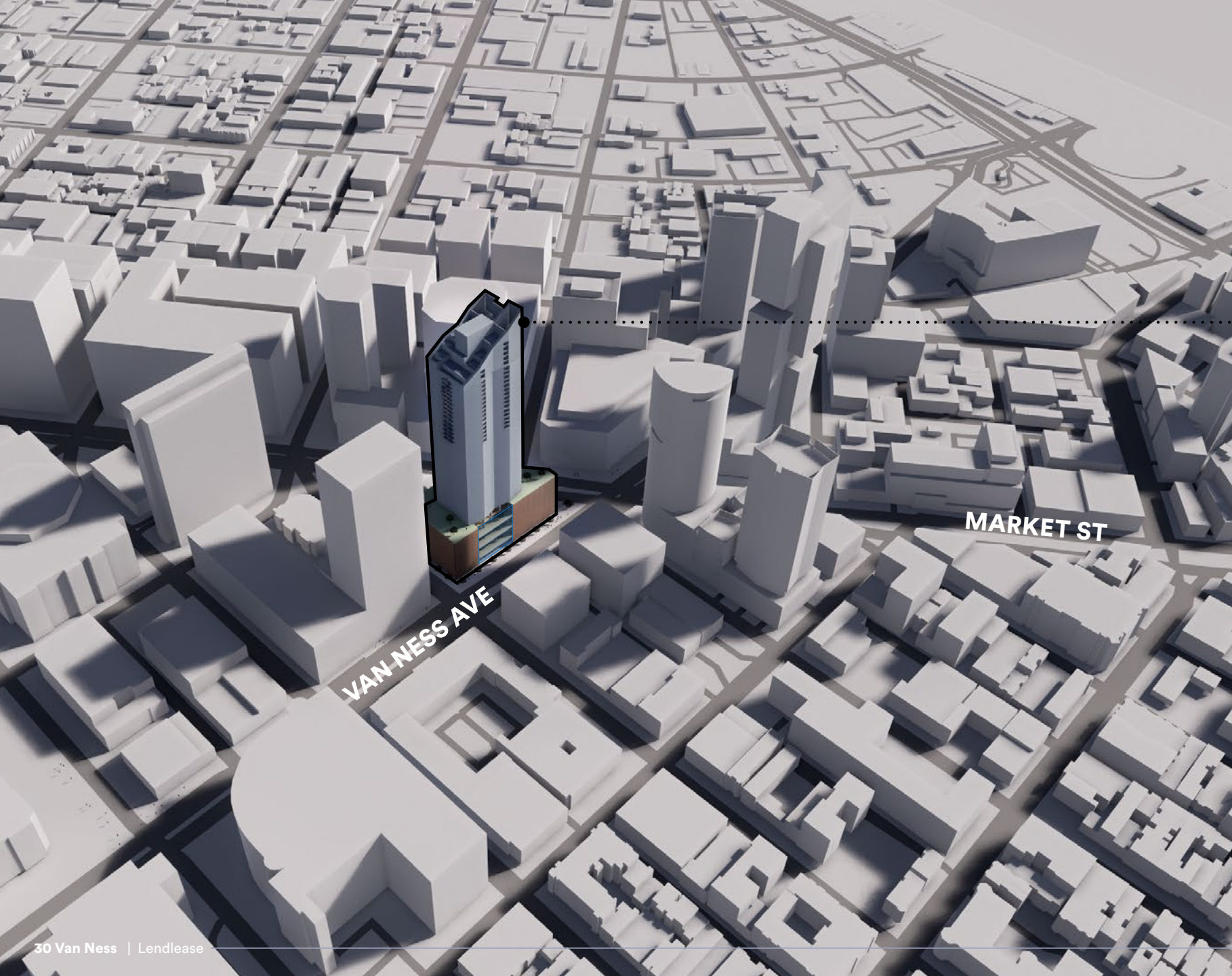
## Site Conditions



# Podium Site Context

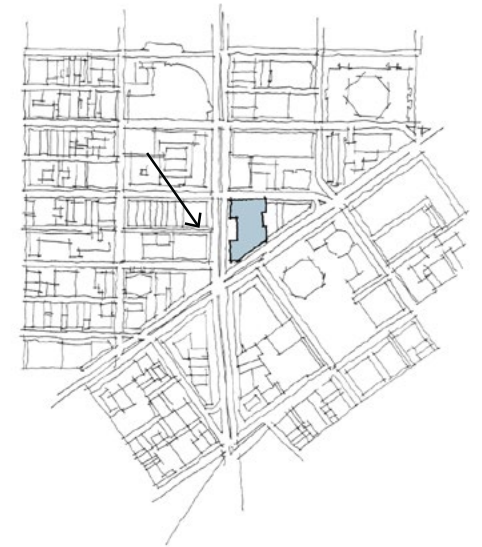
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**520'-0"**  
PROPOSED  
TOWER HEIGHT

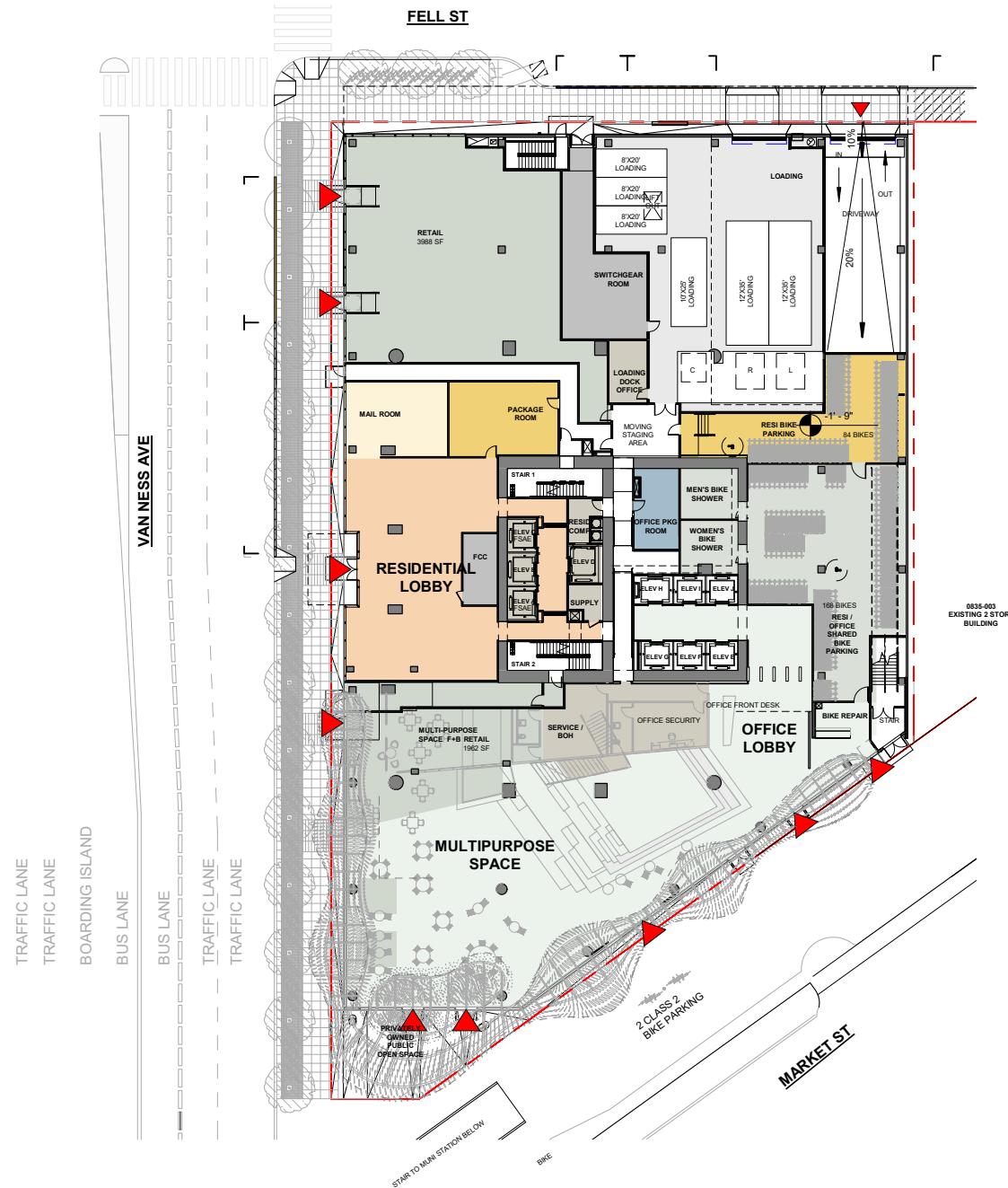


MARKET ST

VAN NESS AVE



# Level One Floor Plan



# Level Ten Residential Amenity Plan

















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