



531 BRYANT STREET

SAN FRANCISCO, CA

PLANNING COMMISSION

October 08, 2020

URBAN LAND DEVELOPMENT

HANDEL ARCHITECTS LLP



PROJECT INTRODUCTION

- Designed to complement the scale and character of its surroundings
- Mid-rise building that fills a need for much-sought after space for mid-size and small businesses that have a hard time finding space in larger floorplate high-rises that will predominate CSOMA.
- The project proposes a significantly enhanced public realm. What you will see in this project:
 - an urban courtyard in a part of CSOMA that lacks outdoor space. Not required of the project but one we believe provides neighborhood and project benefits.
 - micro retail suitable for local, small businesses that are starting out or growing for the first time
 - larger active retail on Bryant Street
- Zero parking and all loading taken off of Zoe Street and moved to Bryant
- The project complies with zoning
- 531 Bryant Street complements its commercial and residential surroundings

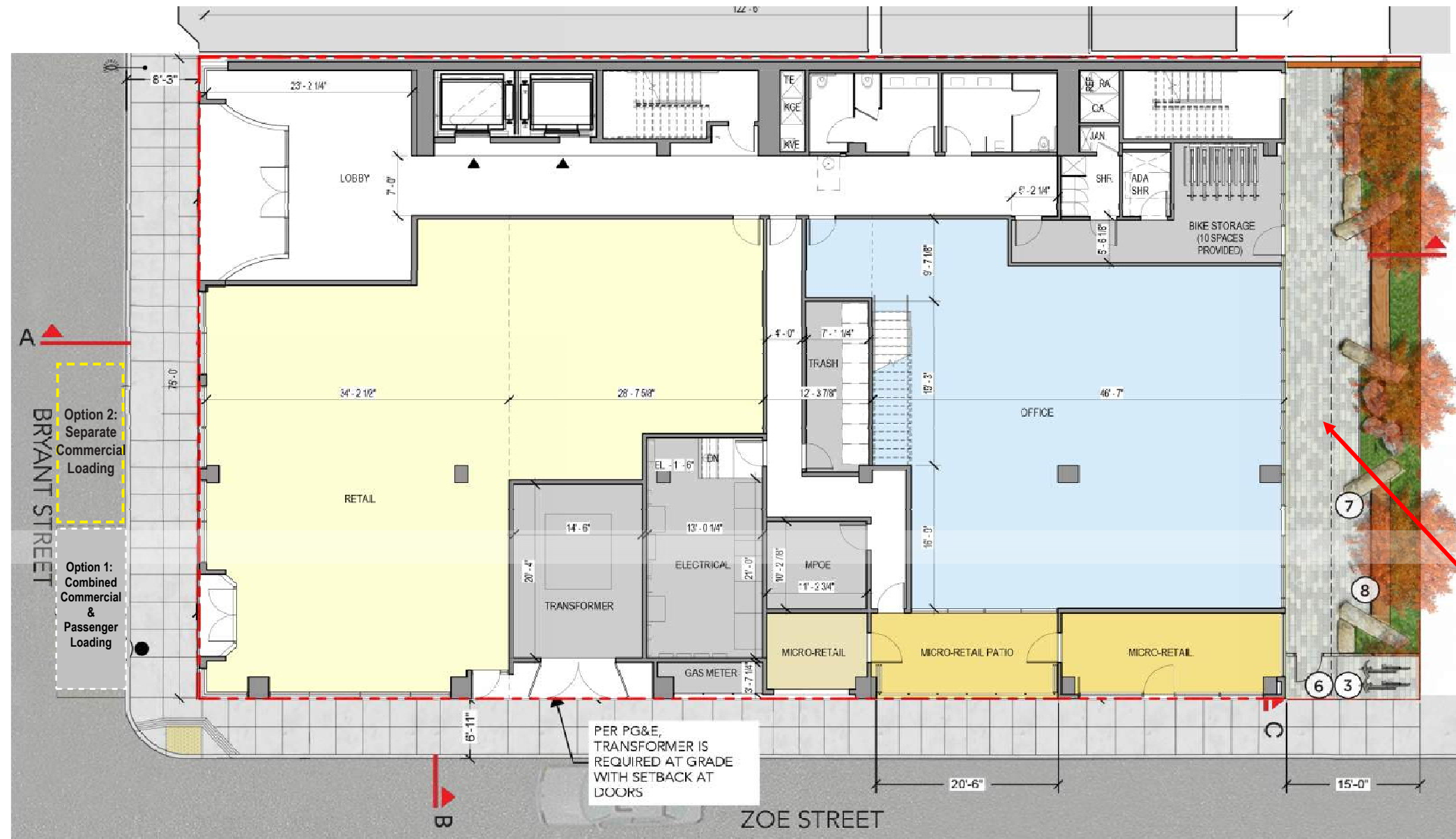
ULD believes that as developers we must combine real estate fundamentals with the social responsibility to build entrepreneurship for members of the communities we build in.

We continue to work with the Filipino Community and expect that these lasting relationships will allow ULD to continue to provide opportunities and support local community groups in the Filipino Community for many years

COMMUNITY ENGAGEMENT

With its one percent on site public art program Urban Land Development and has been working with the Filipino Community to implement a community art program at its Bryant Street Project.

1. Creation of a sculpture garden in the courtyard of the Bryant Street Project to display the pieces of art that United Playaz commissioned as part of its Gun BuyBack Program.
2. These gun parts were given to local artists to create works of art. ULD's Bryant Street Project will purchase these pieces from United Playaz to curate the exhibit and install the art in the courtyard garden.

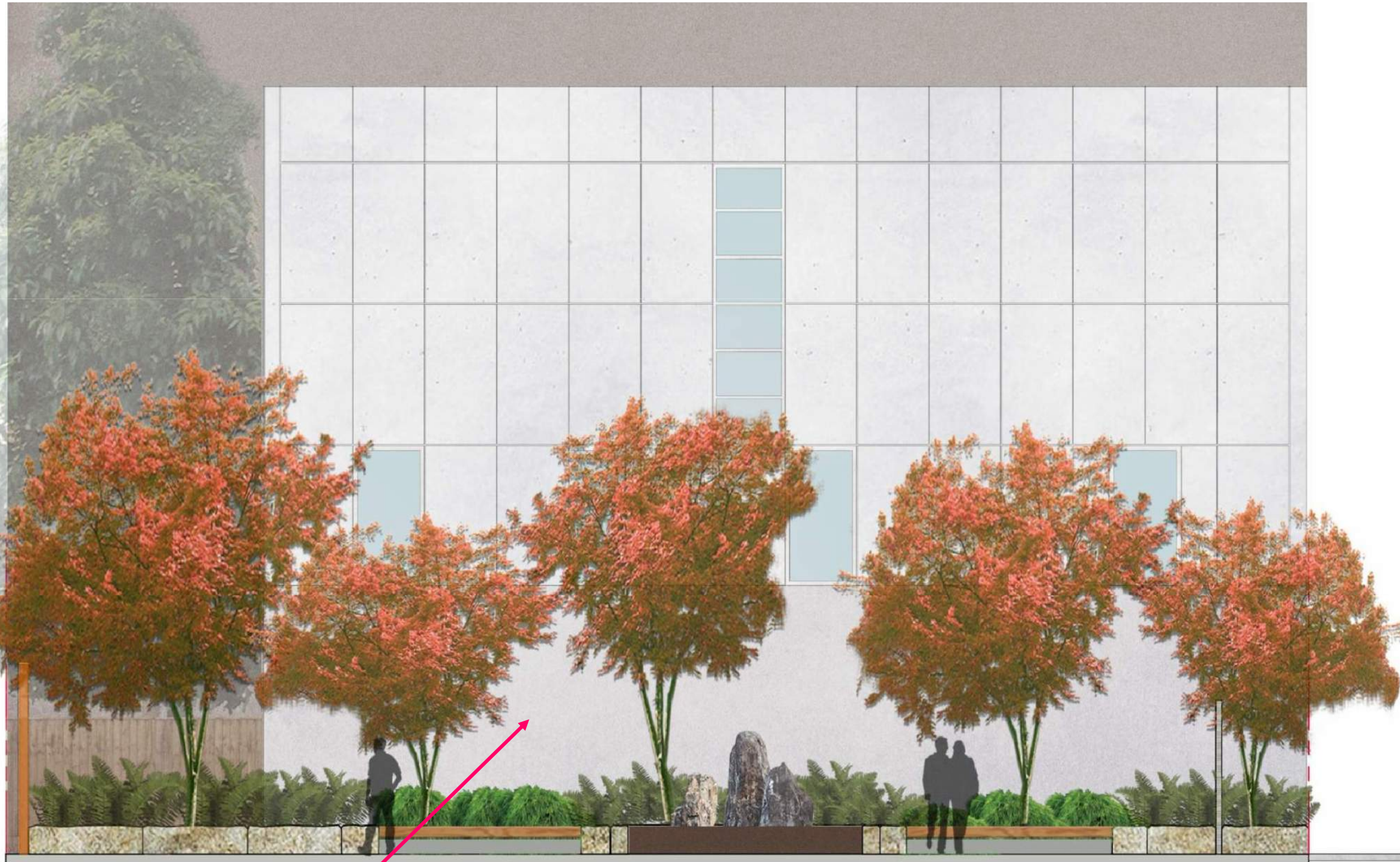


LOCATION OF COURTYARD AND SCULPTURE GARDEN.

Artists: Clody Cates and Gaige Qualmann



LANDSCAPE ELEVATION



Neighborhood Engagement

Throughout the design process ULD and its design team held meetings with area neighbors 6 times over the past three years.

Meetings held to brief neighbors on design and show design changes resulting from neighbor requests.

Additional email and zoom calls also occurred as neighbors had questions about the project.

Several design changes were made to address neighbor concerns

LOCAL ARTIST MURAL

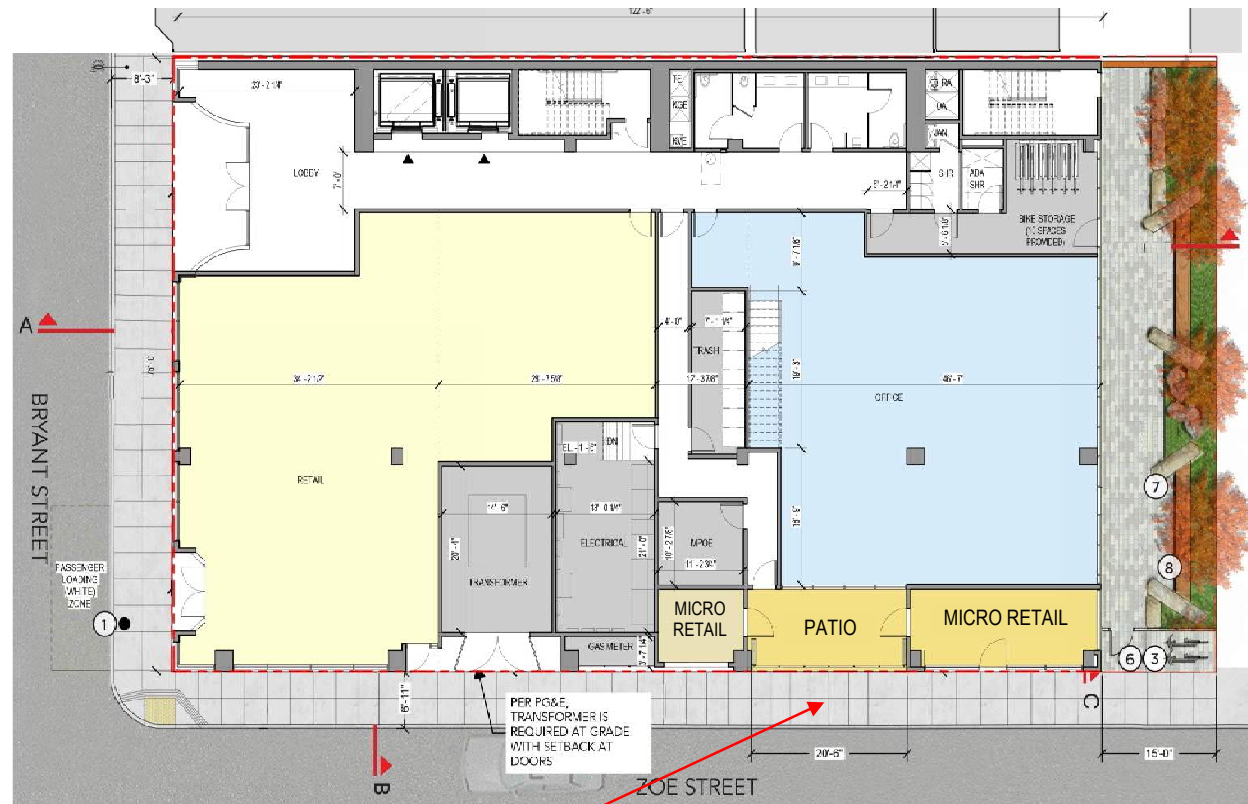
The courtyard will also include an artist created mural memorializing those in the Bay Area who have lost their lives to gun violence.

We look forward to working with the Filipino Community to select a local artist to create this dynamic mural.

MICRO RETAIL OPPORTUNITY FOR LOCAL ENTREPRENEUR

To further local entrepreneurship within the Filipino Community, we will dedicate one of our micro-retail shops to grow a local food business or see a new one started.

We will work with the Filipino Community to identify this business.



Location of Micro Retail on Zoe Street that flanks an outdoor patio.

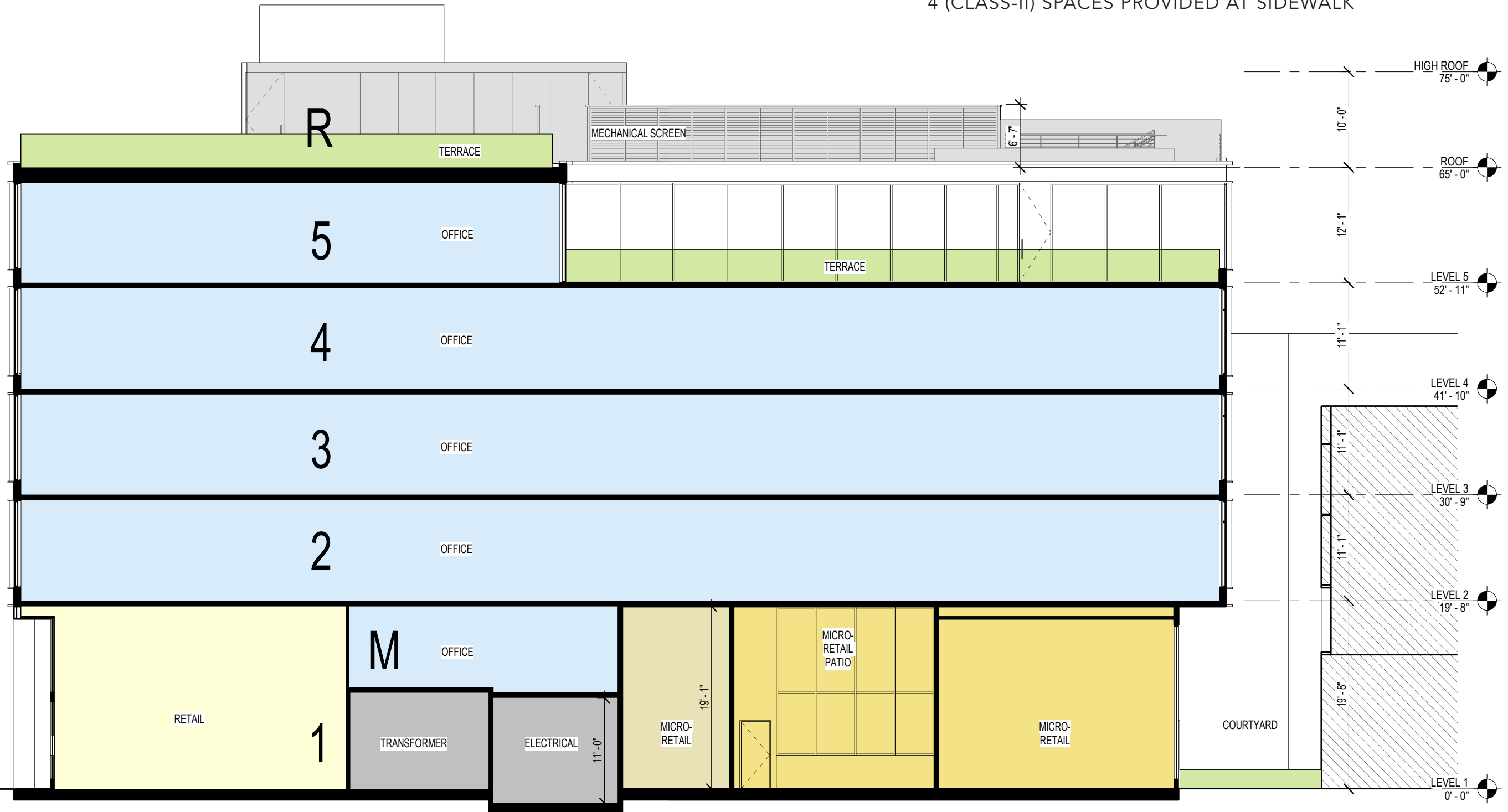
VIEW FROM ZOE



PROJECT SECTION

DATA

HEIGHT	65 FT MAX. / 6 FLOORS	
USE	OFFICE = 46,389	RETAIL SALES AND SERVICE = 2,899
PARKING	NONE	
OPEN SPACE	1,118 SF REAR COURTYARD	1,662 SF ROOF TERRACE
BICYCLE PARKING	10 (CLASS-I) SPACES PROVIDED IN BIKE LOUNGE 4 (CLASS-II) SPACES PROVIDED AT SIDEWALK	



VIEW FROM BRYANT



VIEW FROM ZOE



VIEW FROM ZOE



VIEW FROM BRYANT



THANK YOU

APPENDIX SLIDES

Summary of Conclusions from SGH (Simpson, Gumpertz and Heger) Exterior Condition Survey for 531 and 535 Bryant Street

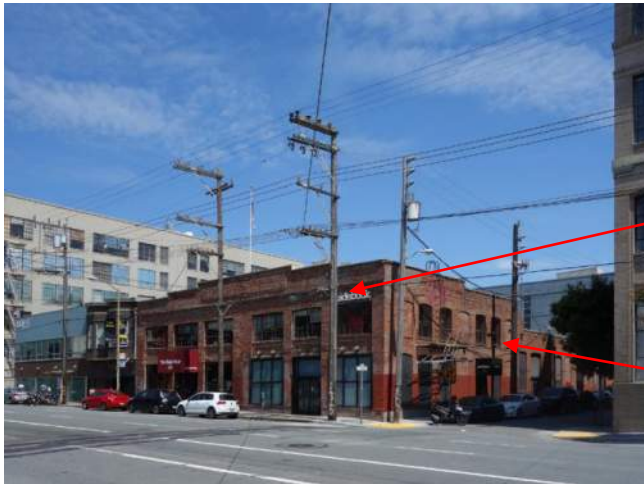
Excerpt from SGH Study

“In summary, there is evidence of extensive water penetration at all three brick walls, likely resulting from exterior brick wall deficiencies including spalls, holes, cracks, and general deterioration of the brick surfaces.

The existing brick on the north elevation is deteriorated beyond repair and would need to be replaced to maintain a watertight facade.

The brick on the south and west elevations are in better condition, however, requires extensive repairs to make the walls watertight.

- At minimum, due to the diminished fire skin, the brick on the south wall would need to be covered with stucco or the brick would need to be replaced.
- The west elevation brick is more intact, but still requires extensive repointing, paint removal, and crack repairs.”
(back of building not visible from street)



Community Meetings

- **February 17, 2017: Pre-application Meeting**
- **March 21, 2018:** Follow up meeting at Handel Architects **with** ULD, Handel Architects, and neighbors representing 25 Zoe, 33 Zoe, and 49 Zoe regarding impacts of the Bryant Street project on 25 Zoe Street.
- **December 20, 2018:** Follow up meeting at 25 Zoe Street **with** ULD, Handel Architects, and neighbors representing 25 Zoe, 33 Zoe, and 49 Zoe Street in order for Handel Architects to see the garden space at 25 Zoe Street and the glass line along the property line from the inside.
- **January 14, 2019:** Follow up meeting at 25 Zoe **with** ULD, Handel Architects, and neighbors representing 25 Zoe, 33 Zoe, and 49 Zoe Street to better understand 25 Zoe's concerns about the garden and to request support for courtyard alternative vs preservation alternative.
- **July 10, 2019:** Meeting at 25 Zoe to discuss building redesign/project update **with** ULD, Handel, and the neighbors representing 25 Zoe. We specifically reviewed the courtyard and setback design resulting from the City's requested changes to the project.
- **February 12, 2020 :** Meeting at Handel Architects offices with 25 Zoe, ULD, Handel Architects and Miller Landscape to review specific design changes requested by neighbors which are described below:

DESIGN CHANGES TO ADDRESS NEIGHBOR CONCERNS

1. Roof Access Staircase. Redesigned so that the stair at the courtyard end of the project will not have a roof enclosure above the roofline.

2. Noise from Rooftop Equipment. In order to address 25 Zoe owners' concerns regarding potential noise from project rooftop equipment:

1. surrounded by an enclosure that screens the equipment from view.
2. Sound meets City Code
3. Retain the services of an acoustical consultant and will provide 25 Zoe owners with a report confirming system design and compliance with these and City standards prior to issuance of a first certificate of occupancy for the Project.

3. Property Line Windows. 25 Zoe Street has property-line windows along its north-side facing 531 Bryant. In the event of property-line construction at 531 Bryant, these windows would need to be closed-up in order to meet current Building Code standards. In order to accommodate 25 Zoe owners' concerns regarding loss of light (should these windows have to be removed) and privacy along their building's north façade, as well as potential glare from night lighting, ULD will:

- **Building Setback.** Pursue a project design, which incorporates varied building setbacks at the south end of the site. This setback provides numerous benefits to the neighborhood, the 25 Zoe property as well as to the project. For 25 Zoe it provides sufficient separation to allow property-line windows at 25 Zoe to remain in place.
- **Glass line Overlay.** Implement a window pattern that minimizes the overlap of the windows. This pattern is intended to minimize overlap between the glass line of 25 Zoe and 531 Bryant at the courtyard level.
- **Night Lighting.** Will install an automatic lighting system for the project that will shut off lights when building spaces are not in use.

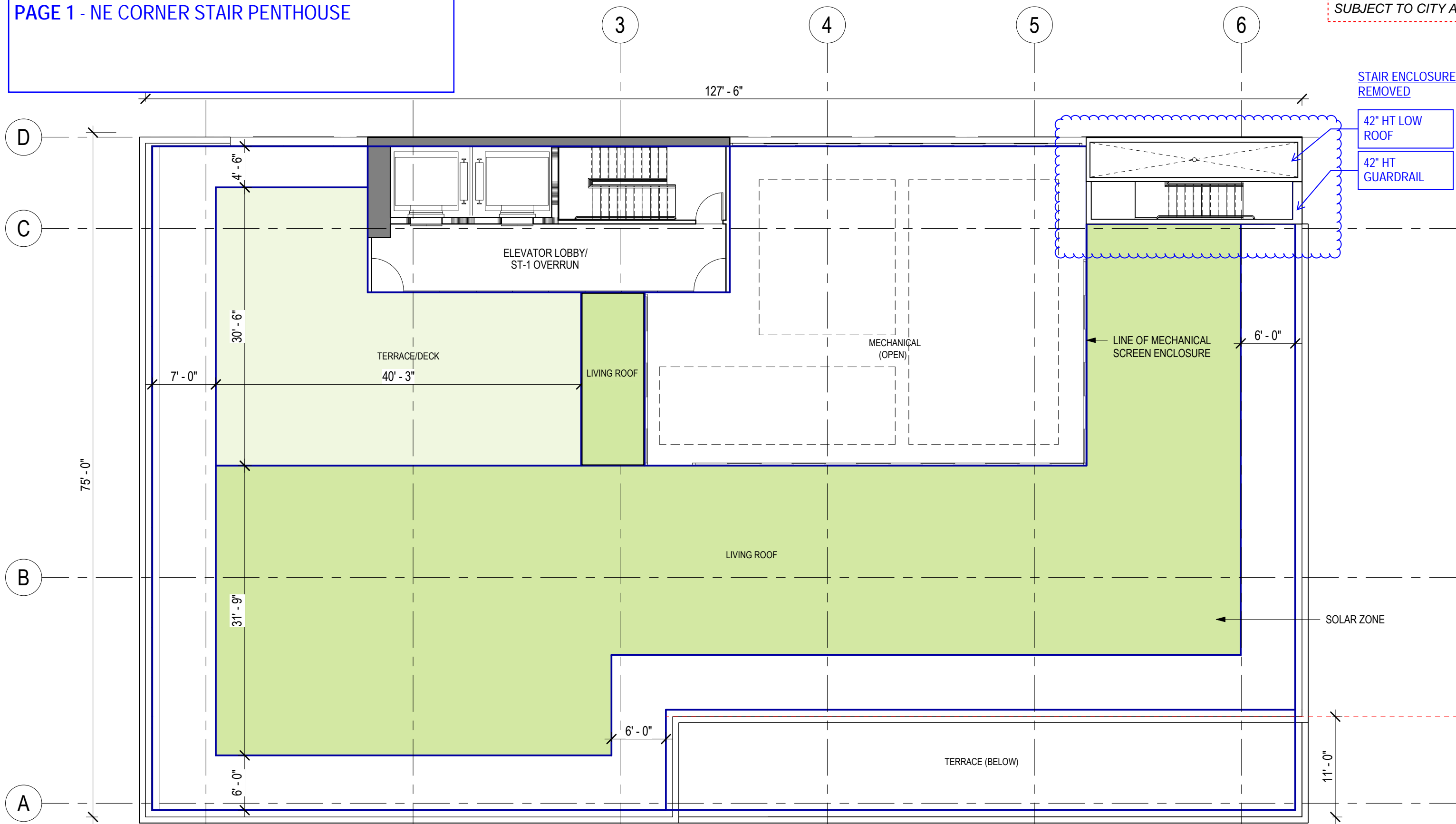
4. Trash Location and Pick-Up. To address 25 Zoe owner's concerns regarding noise generated by trash pick-up, ULD relocated the trash bin storage from the back of the courtyard to the interior of the project's ground floor area.

DESIGN CHANGES TO ADDRESS NEIGHBOR CONCERNS

5. Landscaping. 25 Zoe owners have expressed concerns that construction and development of the 531 Bryant property may impact landscaping in their rear yard, particularly with regard to existing birch trees. In the event that rear yard landscaping at 25 Zoe Street, including existing birch trees, are affected by the project within 1 year of completion of construction, ULD will work with 25 Zoe owners and their landscape architects to replace the existing birch trees with a tree species suited to thriving in this space, and will provide a one-time payment of up to \$5,000 to cover the costs of replacing impacted birch trees or other landscaping. '

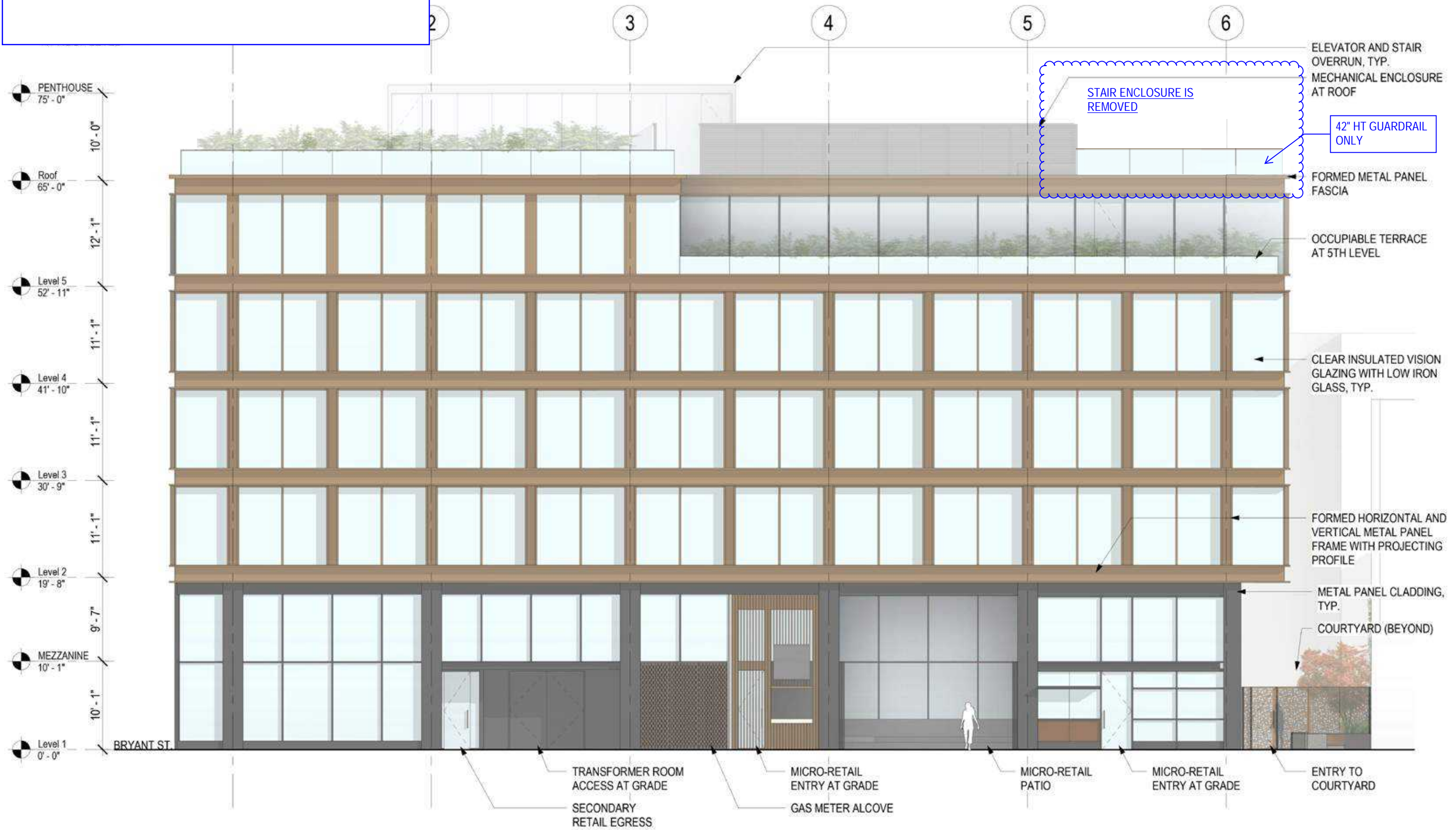
6. Fencing. ULD will, at its sole cost and expense, replace the fencing that separates 531 Bryant and 25 Zoe. ULD intends to pursue a panelized modular fence design with decorative panels, which incorporates some transparency to increase light access to 25 Zoe Street, as requested by 25 Zoe. We have offered to show them final fence design before it is ordered.

7. Common Wall at Project Courtyard. In order to address 25 Zoe owners' concern regarding the condition of the south wall of 25 Zoe Street which will be exposed following demolition of existing structures at 531 Bryant, ULD will build a freestanding, separate wall in front of the existing 25 Zoe Street wall, thereby protecting the wall and not exposing it.



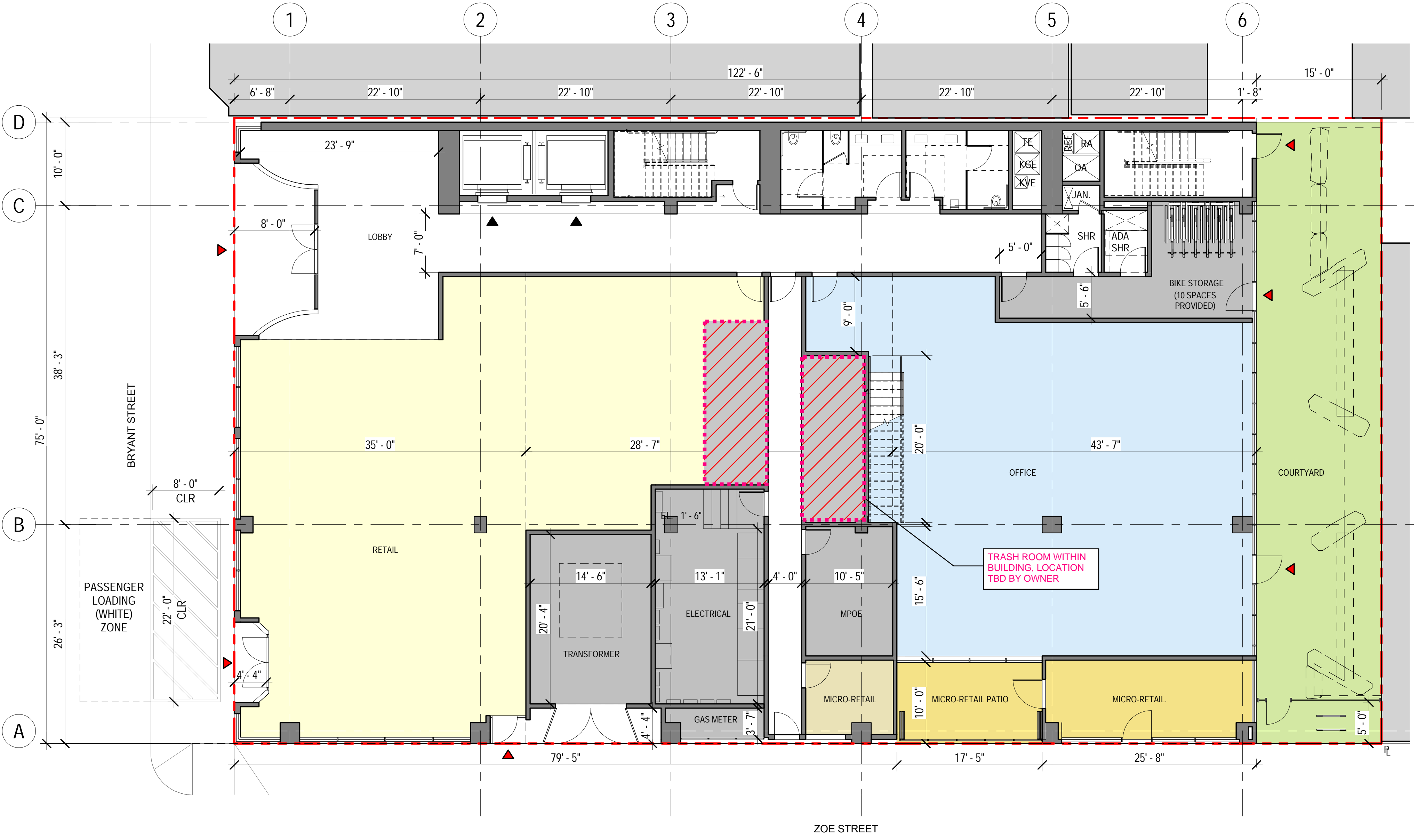
1" = 10'-0" 0' 5' 10' 15'





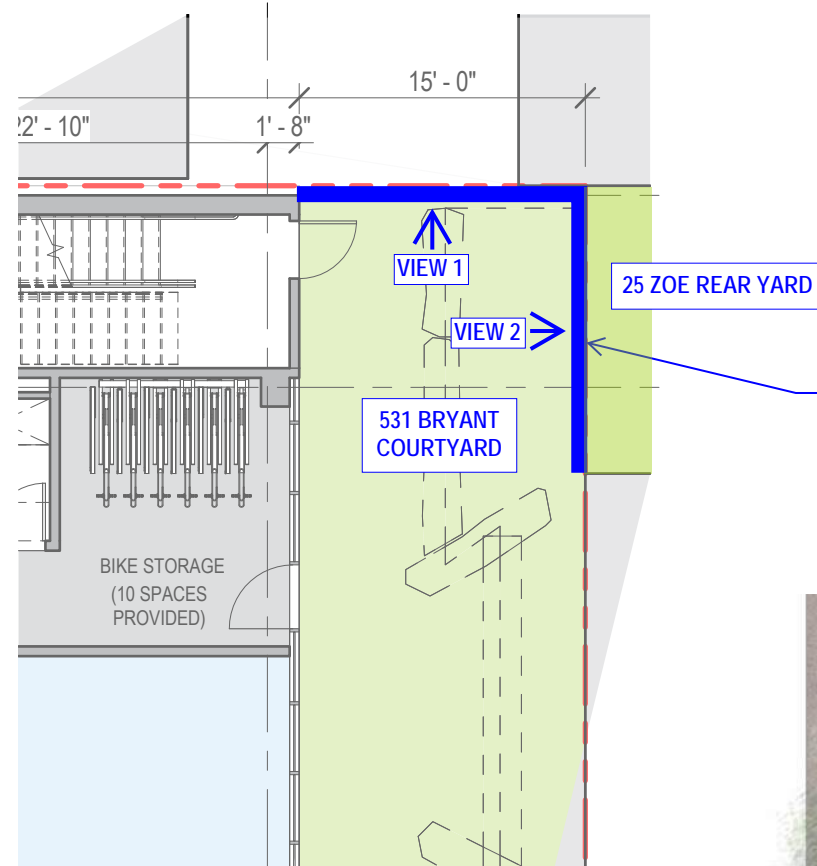
ELEVATION (WEST)





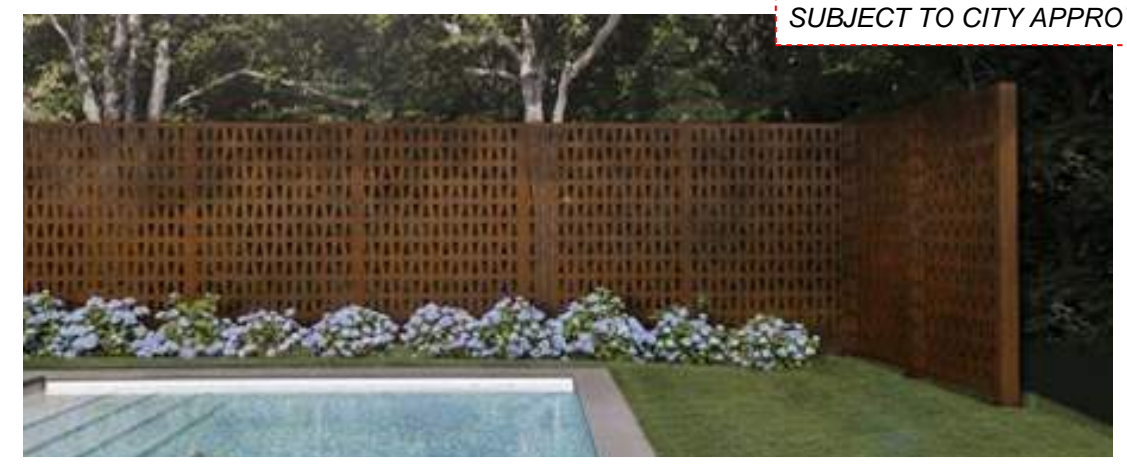
1/8" = 1'-0"

PAGE 5 - FENCE ALONG 25 ZOE BACKYARD



THE INTENT IS THAT THE TREATMENT AT THE BACK OF THE COURTYARD WILL CONTINUE AT THE PLOT LINE SEPERATING 531 BRYANT FROM 25 ZOE.

THE DESIGN INTENT IS APANELIZED MODULAR FENCE FINISH AND PATTERN TBD.



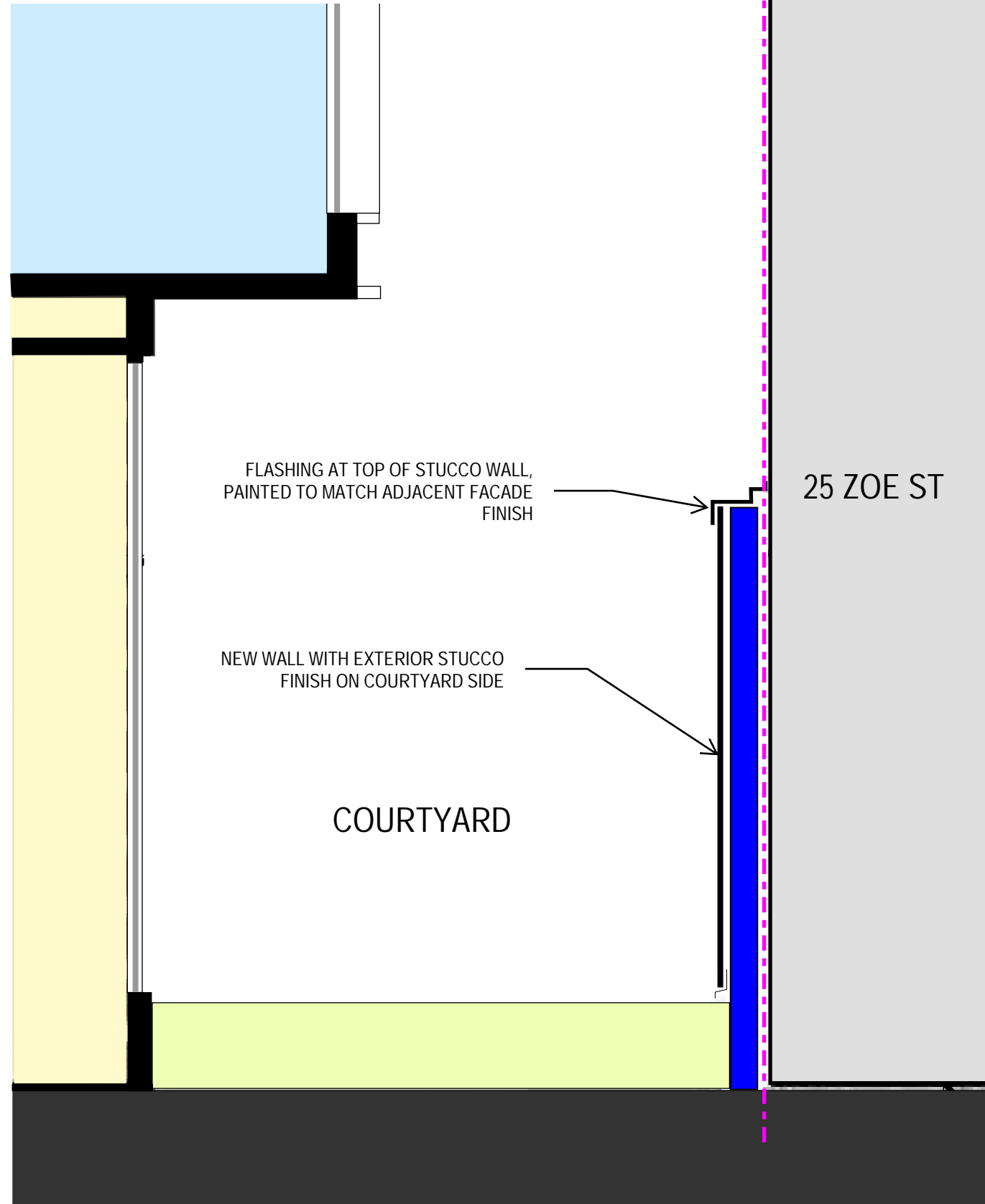
VIEW 1



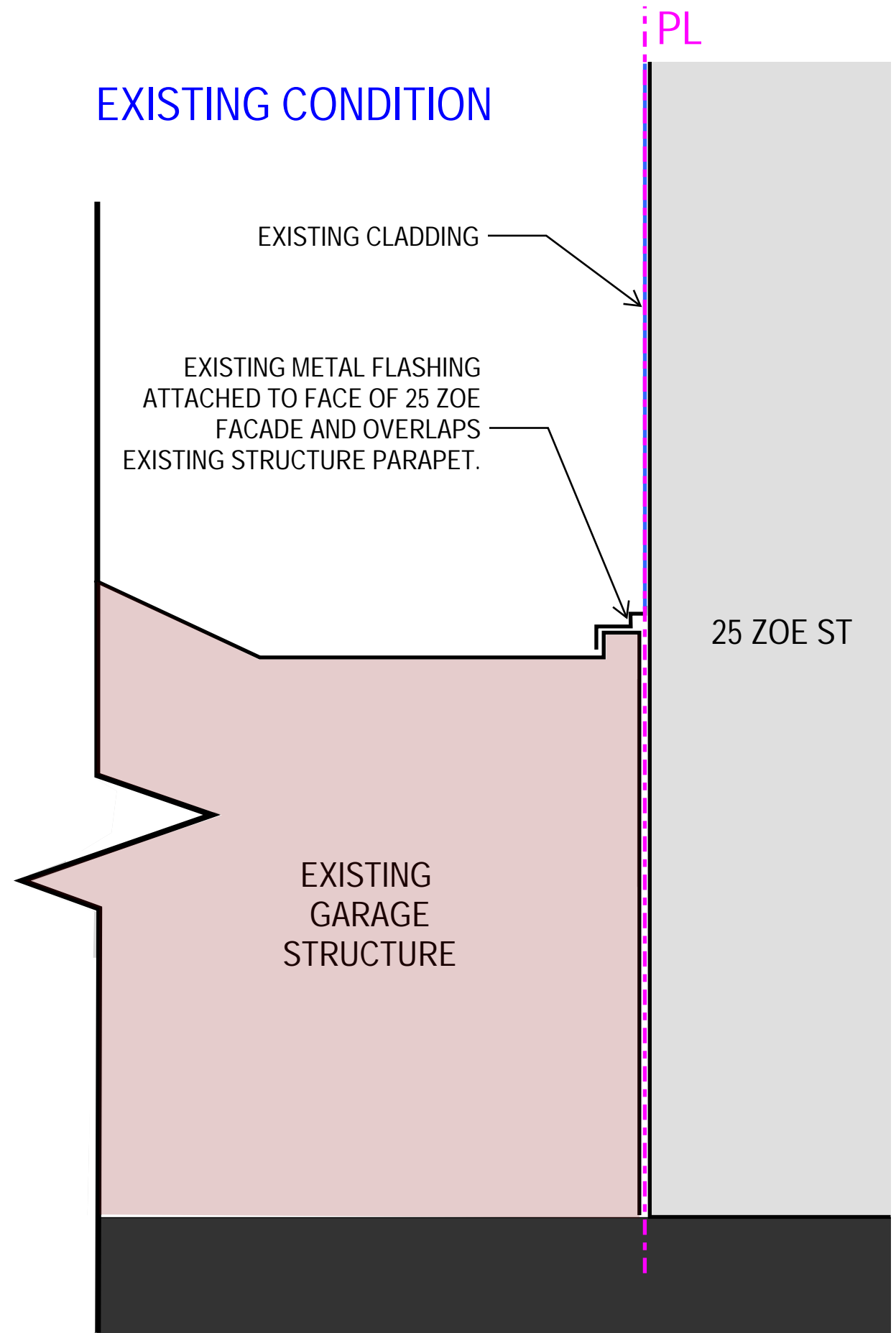
VIEW 2

- NO CHANGE PROPOSED TO 25 ZOE STREET STRUCTURE

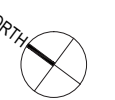
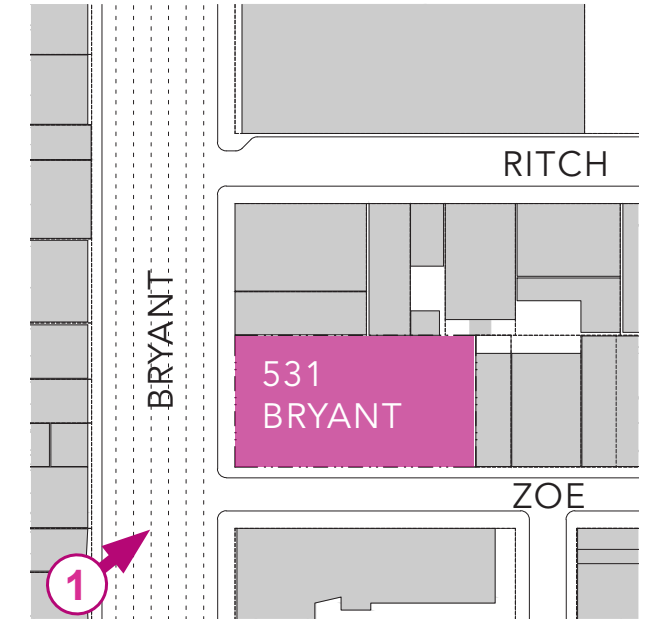
PROPOSED CONDITION



EXISTING CONDITION



EXISTING PHOTOS (BRYANT, ZOE AND RITCH)



DESIGN INTENT

Context

- 65 ft Mixed-Use development with Massing appropriate to the scale of Bryant Street and Central SOMA Controls
- Relationship to unique, Post-Industrial, Neighborhood

Community

- Activated street level with retail / micro-retail / patio
- Courtyard Sculpture collaboration with 'United Playaz' SF artist programs

Urban Design and Planning

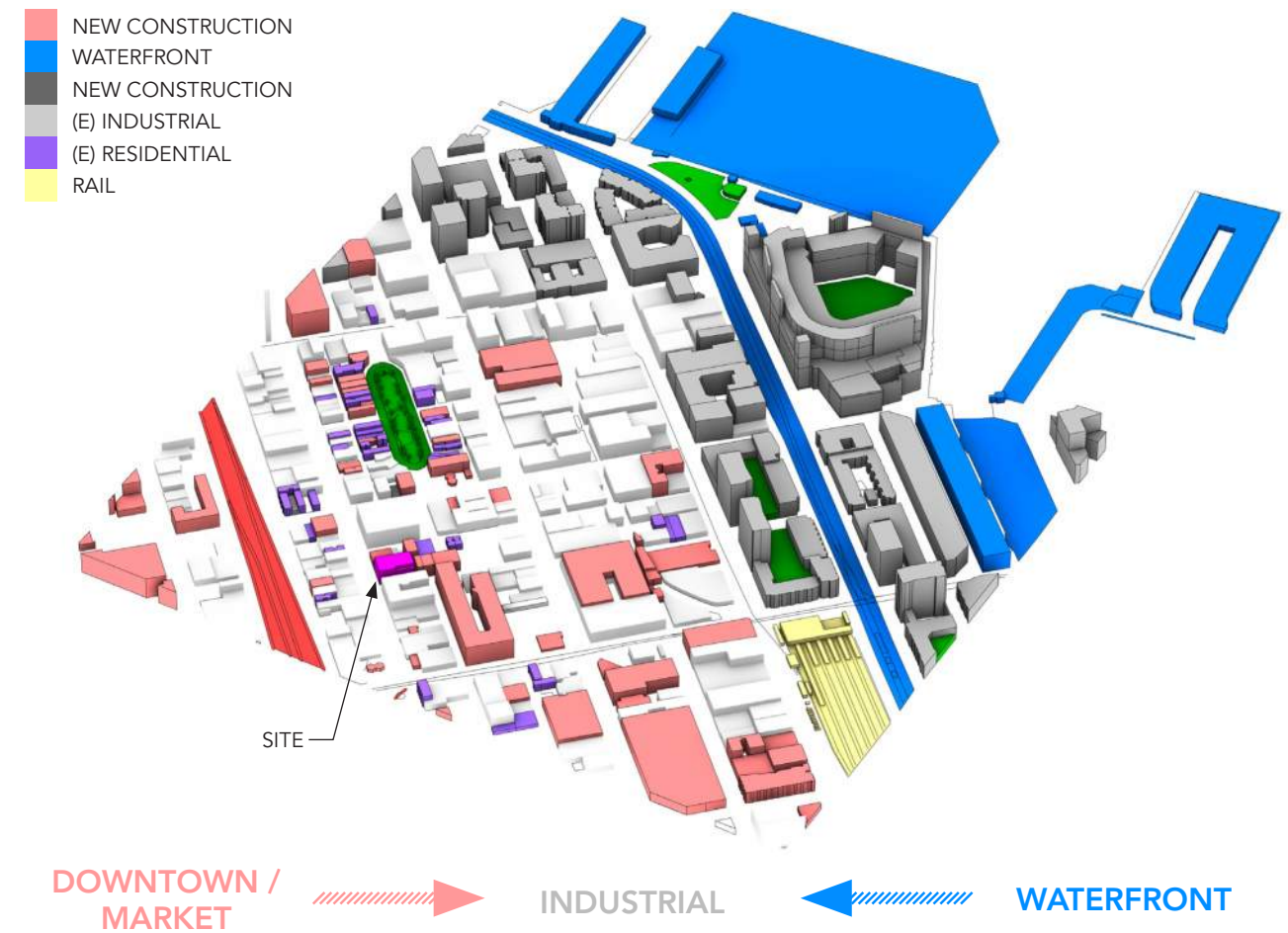
- Set-back from property line at 25 Zoe and creation of green urban courtyard
- Top Floor Building set-back along Zoe Street
- Elimination of roof stair tower adjacent to courtyard

Materials

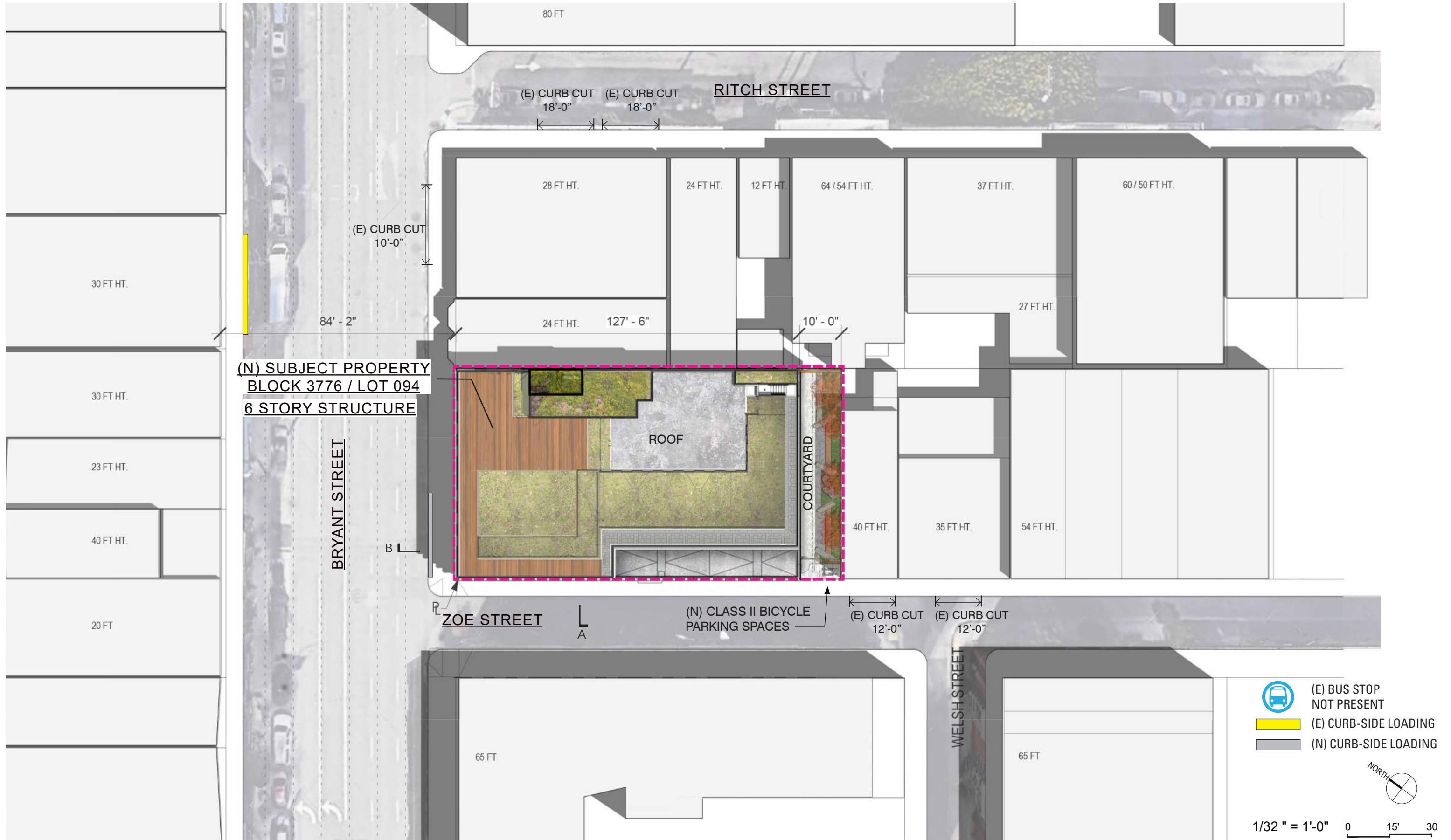
- Robust Warm Metals, Industrial Patina
- Stone & Wood at entrances and courtyards

PROJECT DATA

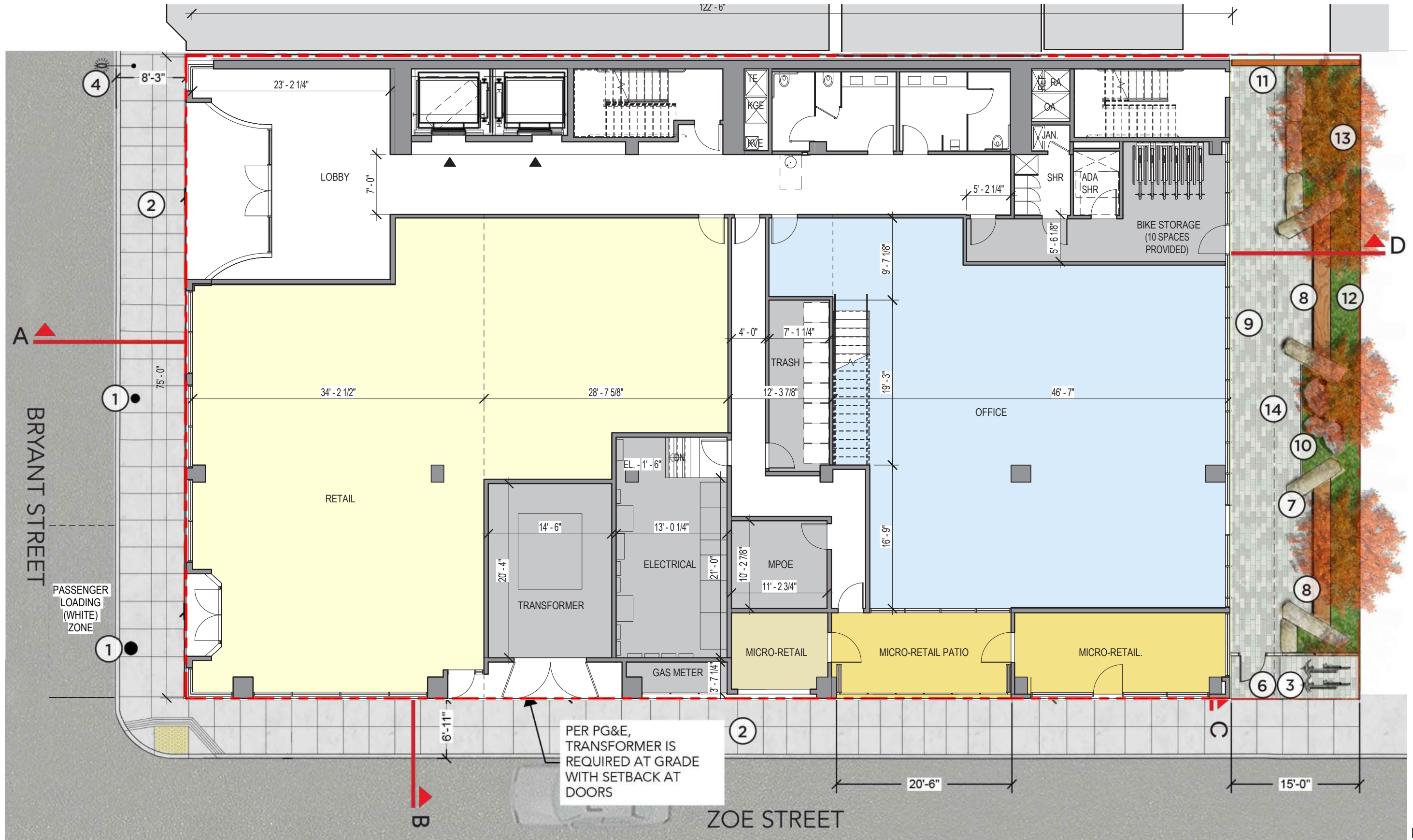
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PROPOSED SITE PLAN



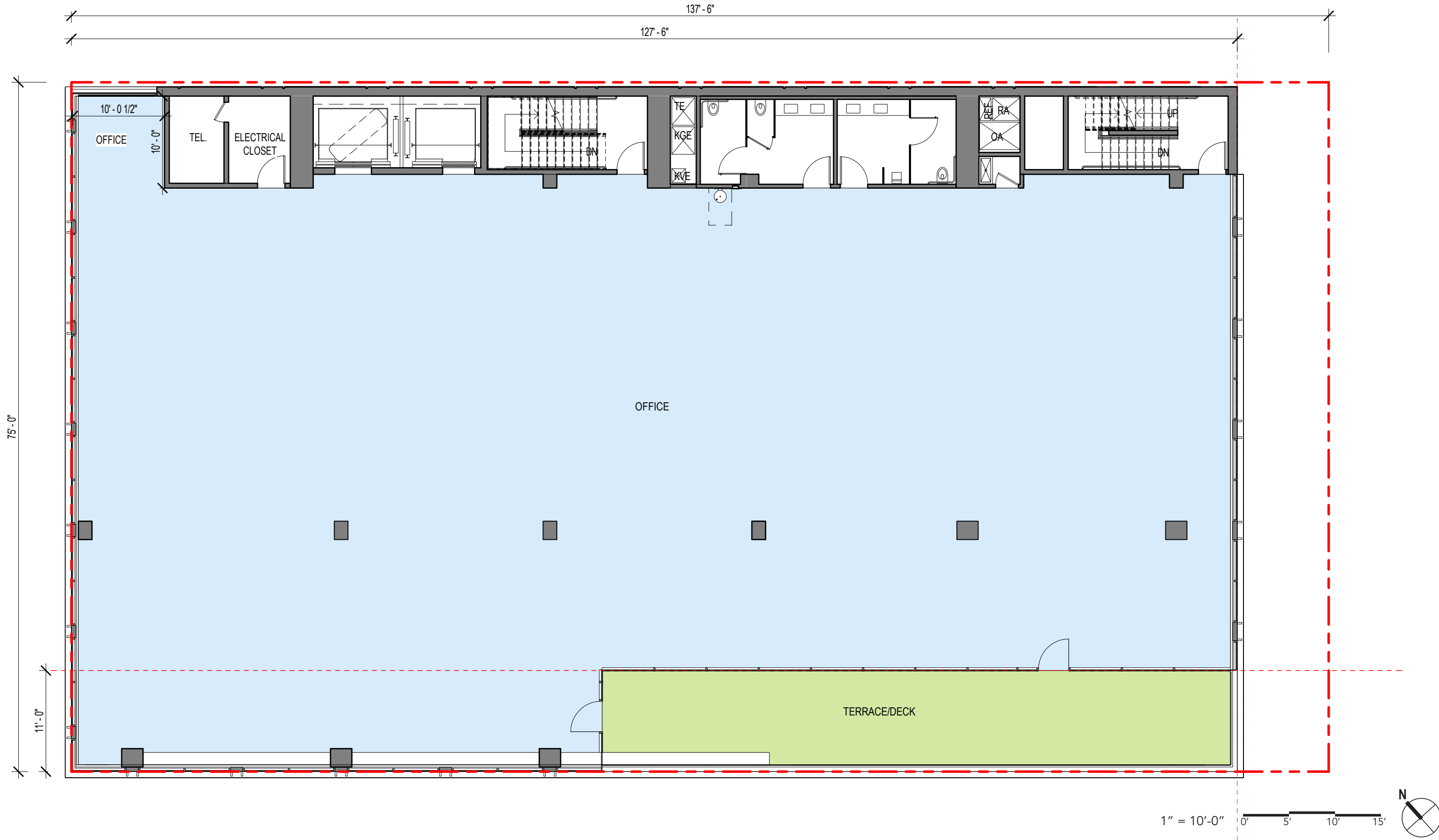
GROUND FLOOR PLAN



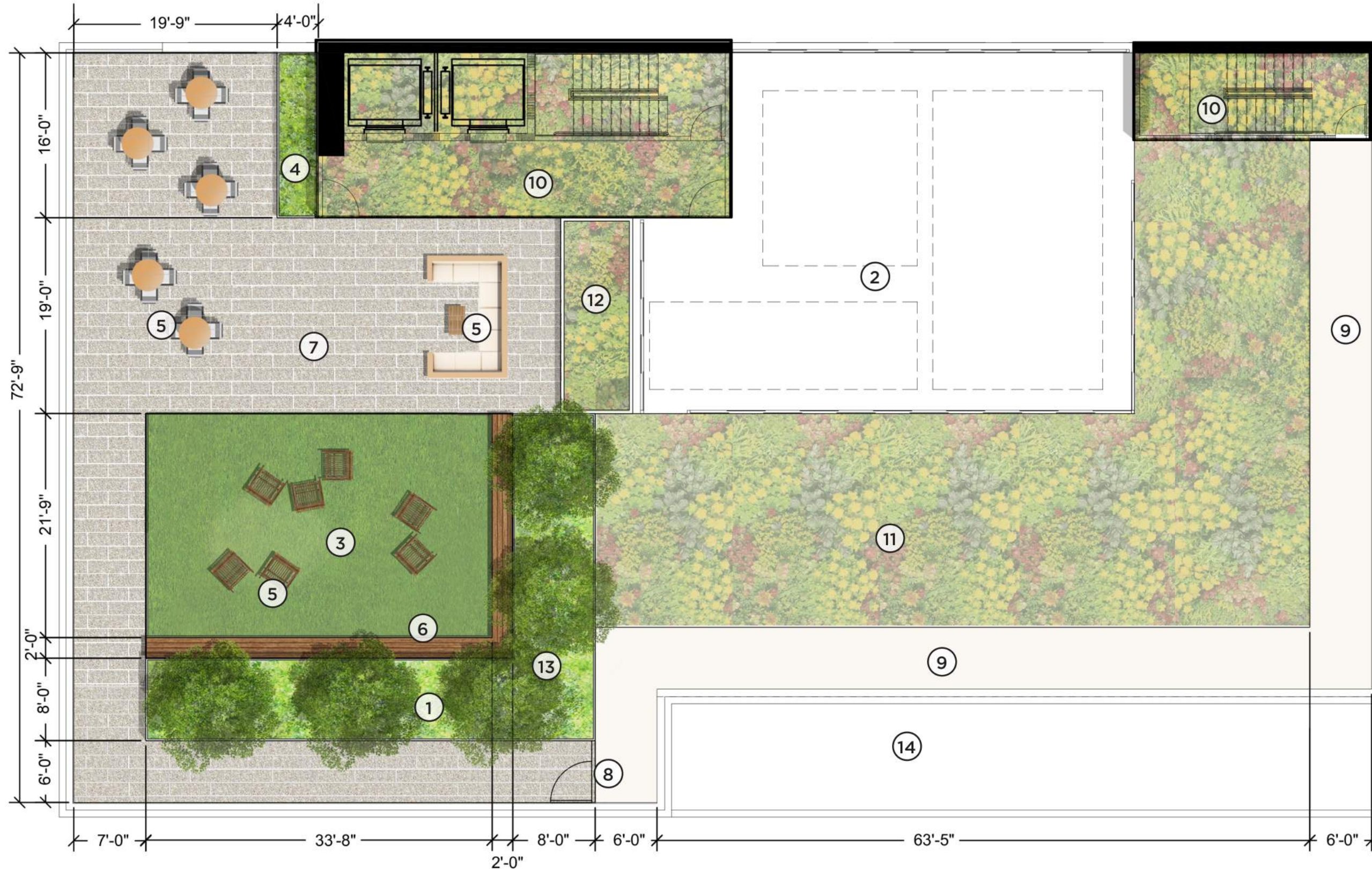
2ND FLOOR PLAN



5TH FLOOR PLAN



LANDSCAPE PLAN ROOF



LEGEND

1. 3'-0" HIGH PLANTER
2. MECHANICAL UNIT AREA
3. LAWN AREA
4. 18" HIGH PLANTER
5. MOVABLE FURNITURE
6. BUILT-IN BENCH
7. PEDESTAL PAVERS
8. 42" HIGH GATE AND FENCE
9. EGRESS AND EBM ACCESS
10. GREEN ROOF @ PENTHOUSE
11. GREEN ROOF
12. GREENROOF
13. SHADE TREES IN PLANTER
14. TERRACE BELOW

ROOF DECK AREA:	8401 SF
LIVING ROOF (REQUIRED)	
50% OF ROOF AREA:	4,201 SF
GREENROOF @ PENTHOUSES:	833 SF
GREENROOF:	133 SF
3' HIGH RAISED PLANTERS:	539 SF
18" HIGH RAISED PLANTER:	64 SF
LAWN AREA & BENCH:	846 SF
GREEN ROOF:	1786 SF
TOTAL LIVING ROOF:	4,201 SF
(PROVIDED)	

LANDSCAPE MATERIAL PALETTE

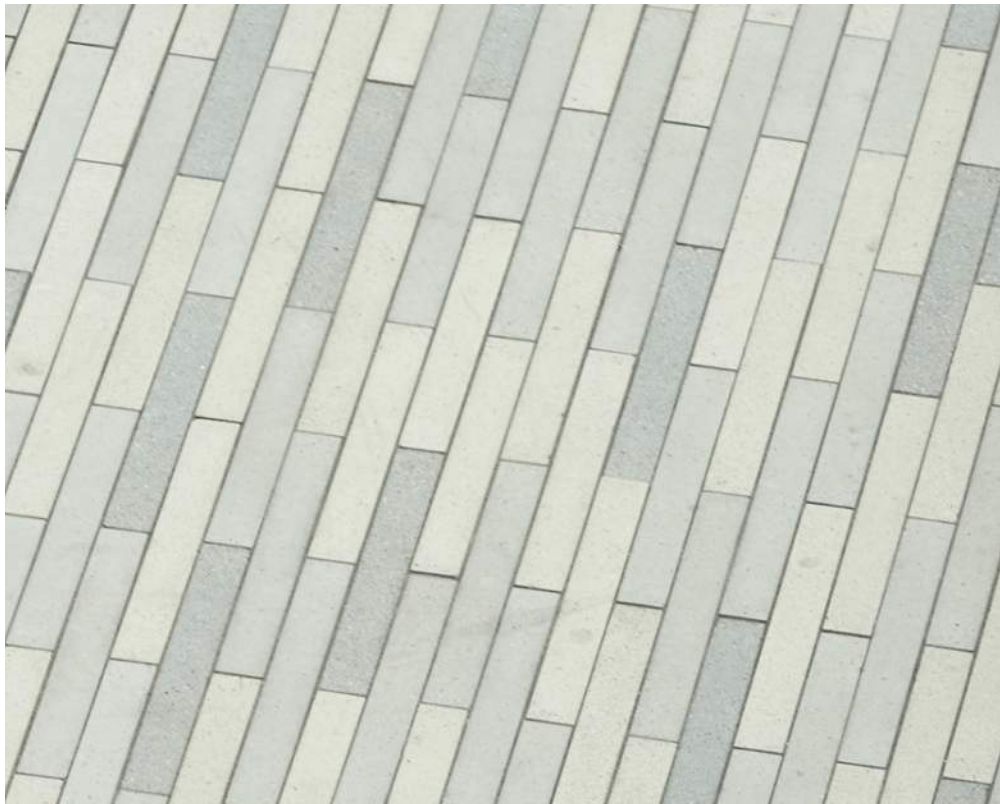
STREET LEVEL COURTYARD



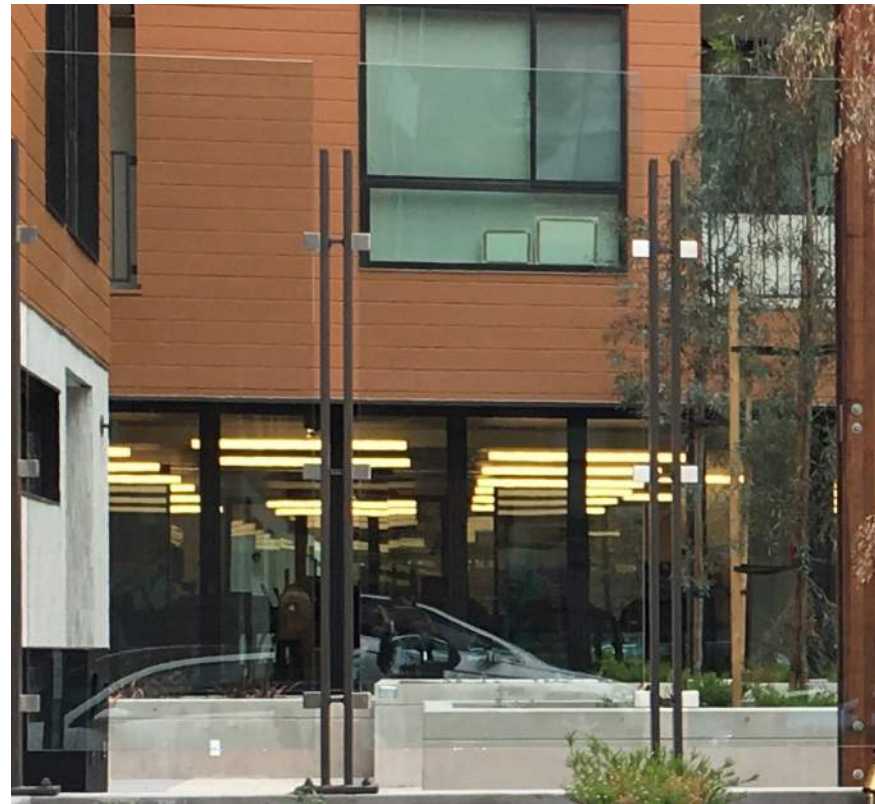
WOOD AND STONE SEATINGS



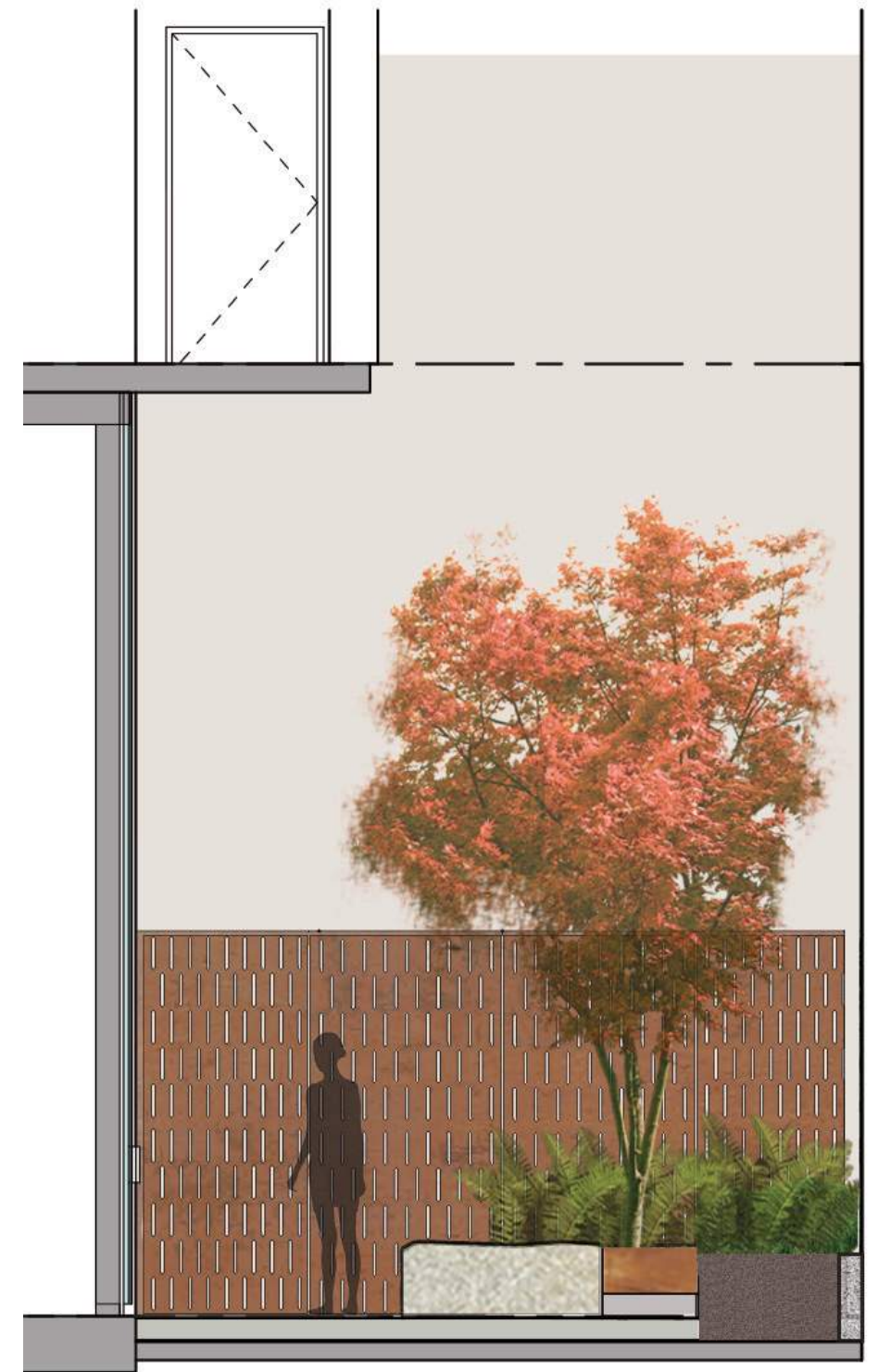
BOULDERS



PATTERNED PAVERS



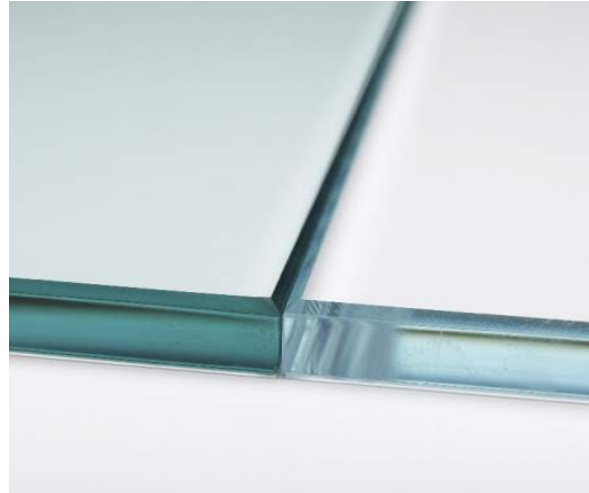
GLASS WALL ENTRANCE



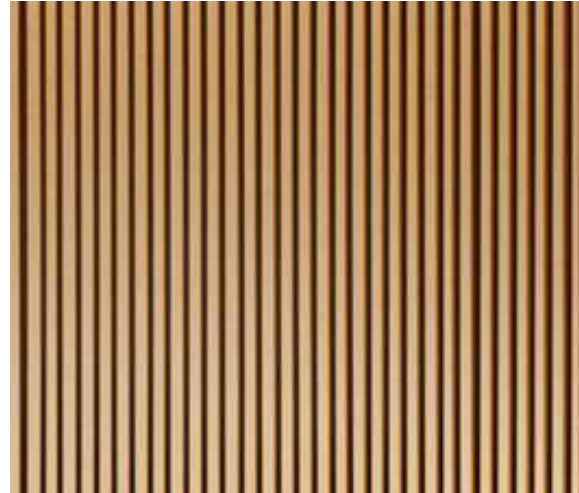
SECTION D-D: COURTYARD

MILLER COMPANY
landscape architects

BUILDING MATERIAL PALETTE



High Performance Glass



Solid Projecting Vertical Fins, Color T.B.D.



Cladding - Patinated Metal Panel



Cladding - Brushed Metal Panel



Perforated Metal Screening, T.B.D.



Entry Doors - Decorative Material

