

***88 Bluxome
Planning Commission
July 25, 2019***

PROJECT OVERVIEW

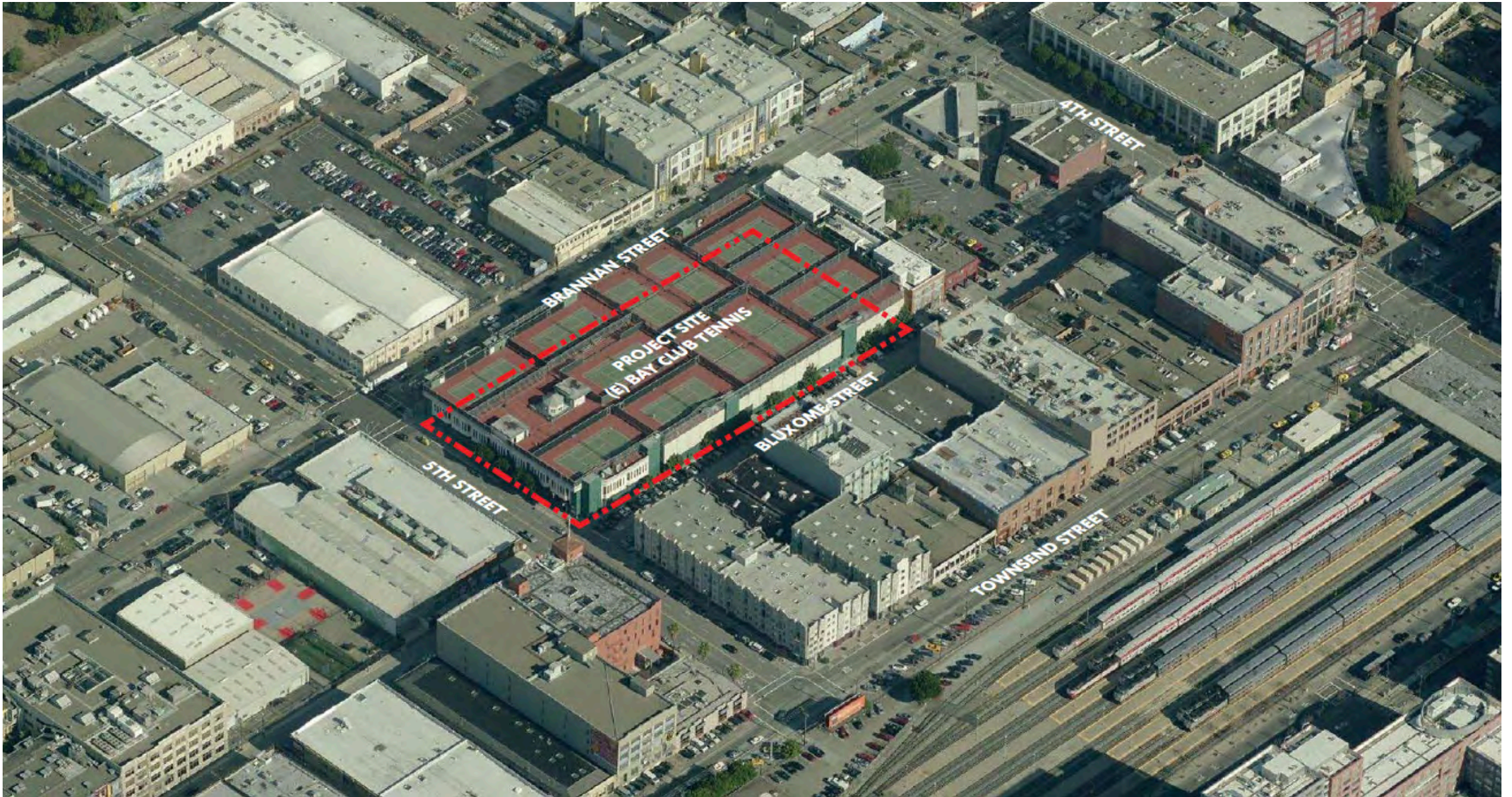


ALEXANDRIA.

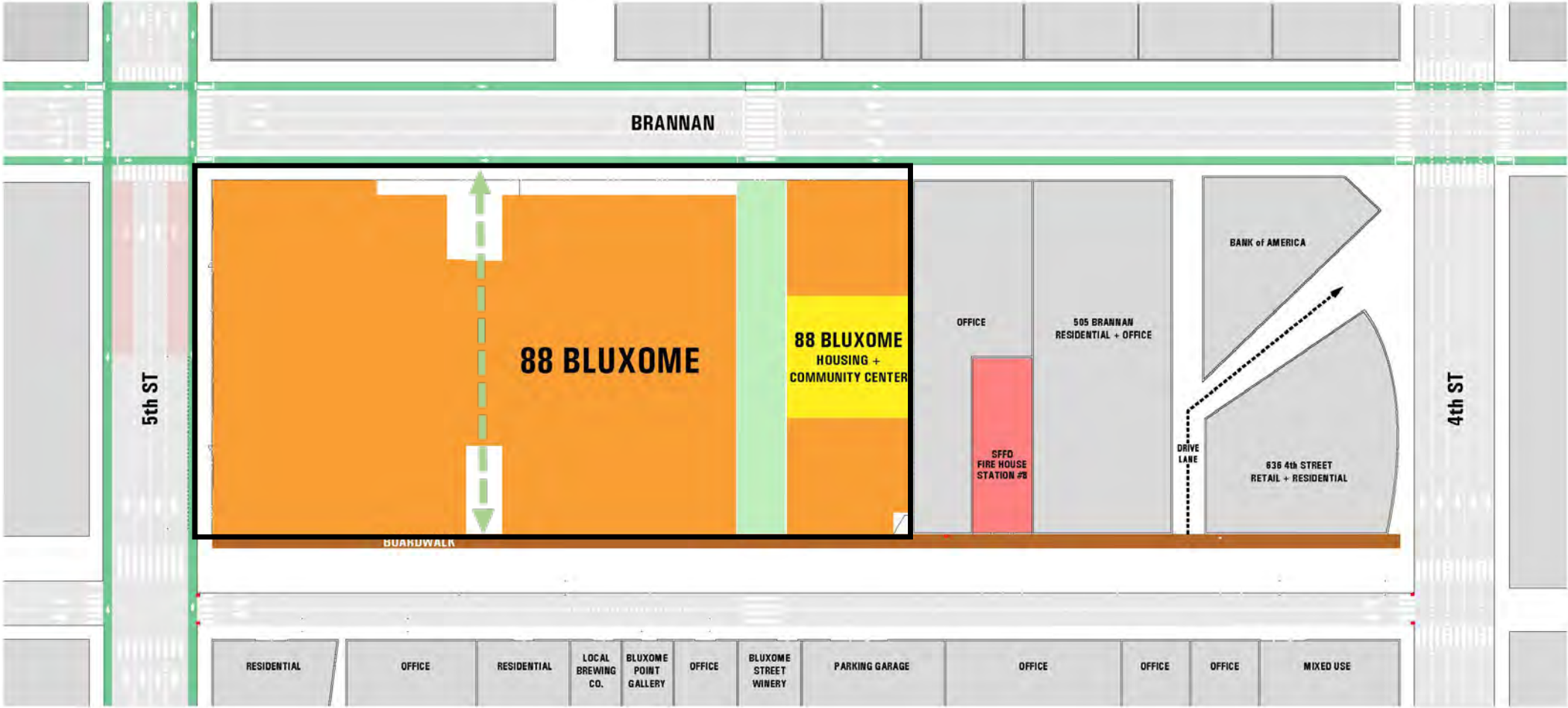


IWAMOTOSCOTT
ARCHITECTURE

EXISTING SITE



SITE PLAN





PROJECT OVERVIEW

OFFICE:	775,000 sf
PDR SPACE:	8,080 sf
RETAIL:	16,690 sf
CHILDCARE:	4,630 sf
RECREATION (TENNIS CLUB):	134,460 sf
PUBLIC REC CENTER:	29,690 sf
BLUXOME LINEAR PARK:	From 4 th to 5 th Streets
AFFORDABLE HOUSING:	106,220 sf



PDR SPACE (PRODUCTION, DESIGN, RESEARCH)
8,080 sf

OFFICE
775,000 sf

**AFFORDABLE HOUSING +
COMMUNITY CENTER**
106,220 sf – 107 units

**RECREATIONAL USE
(TENNIS CLUB)**
134,460 sf

CHILDCARE
4,630 sf

ART WALK

RETAIL
16,690 sf

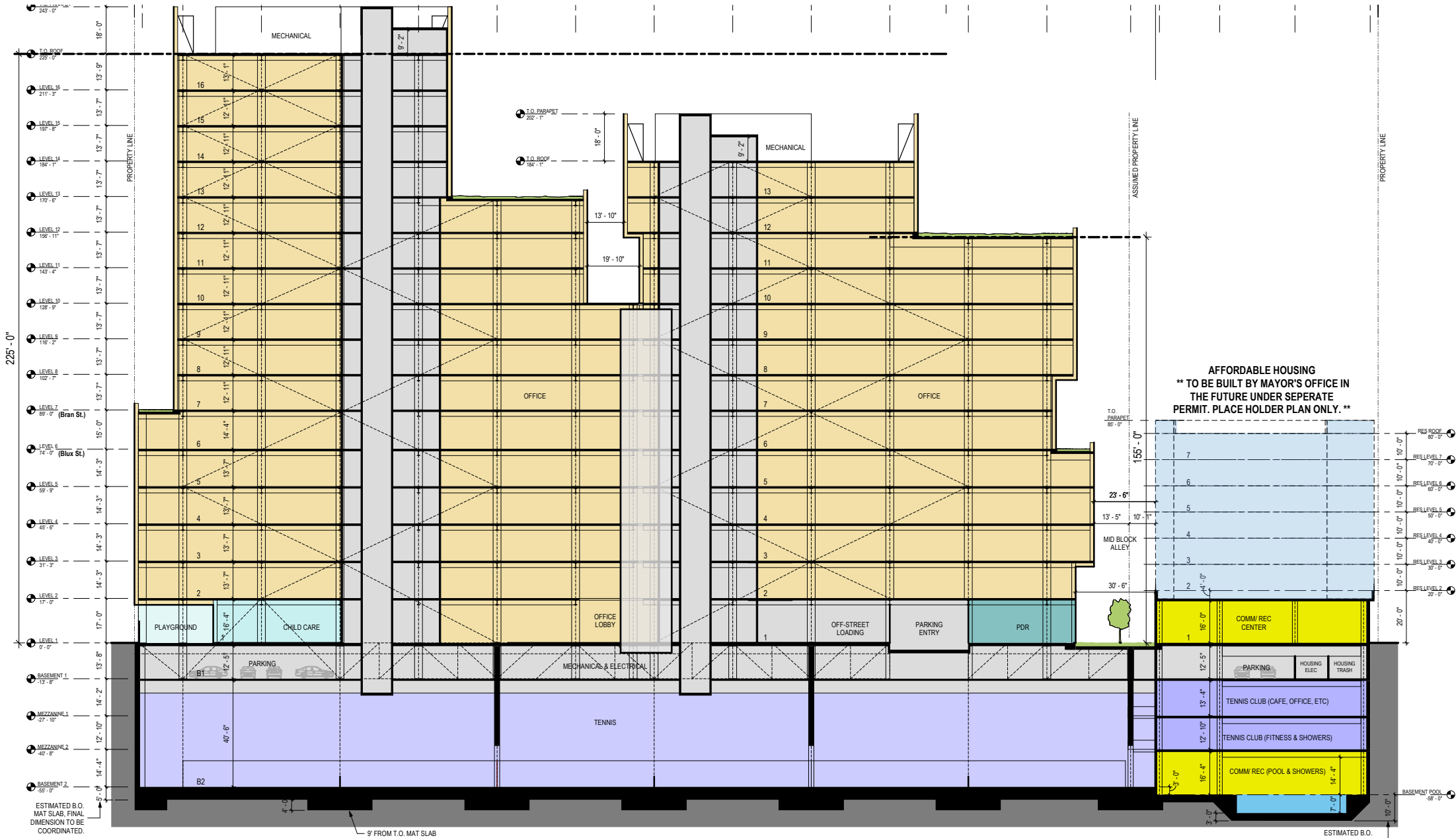
**PUBLIC RECREATION
(SF REC & PARKS)**
29,690 sf

PROJECT SECTION

C:\Users\blu\Documents\BLU\BLU\2019 CENTRAL OFFICE ENTITLEMENT_blu@blu.com.rvt

15614.02

88 BLU/BLU STREET



AQUATIC CENTER



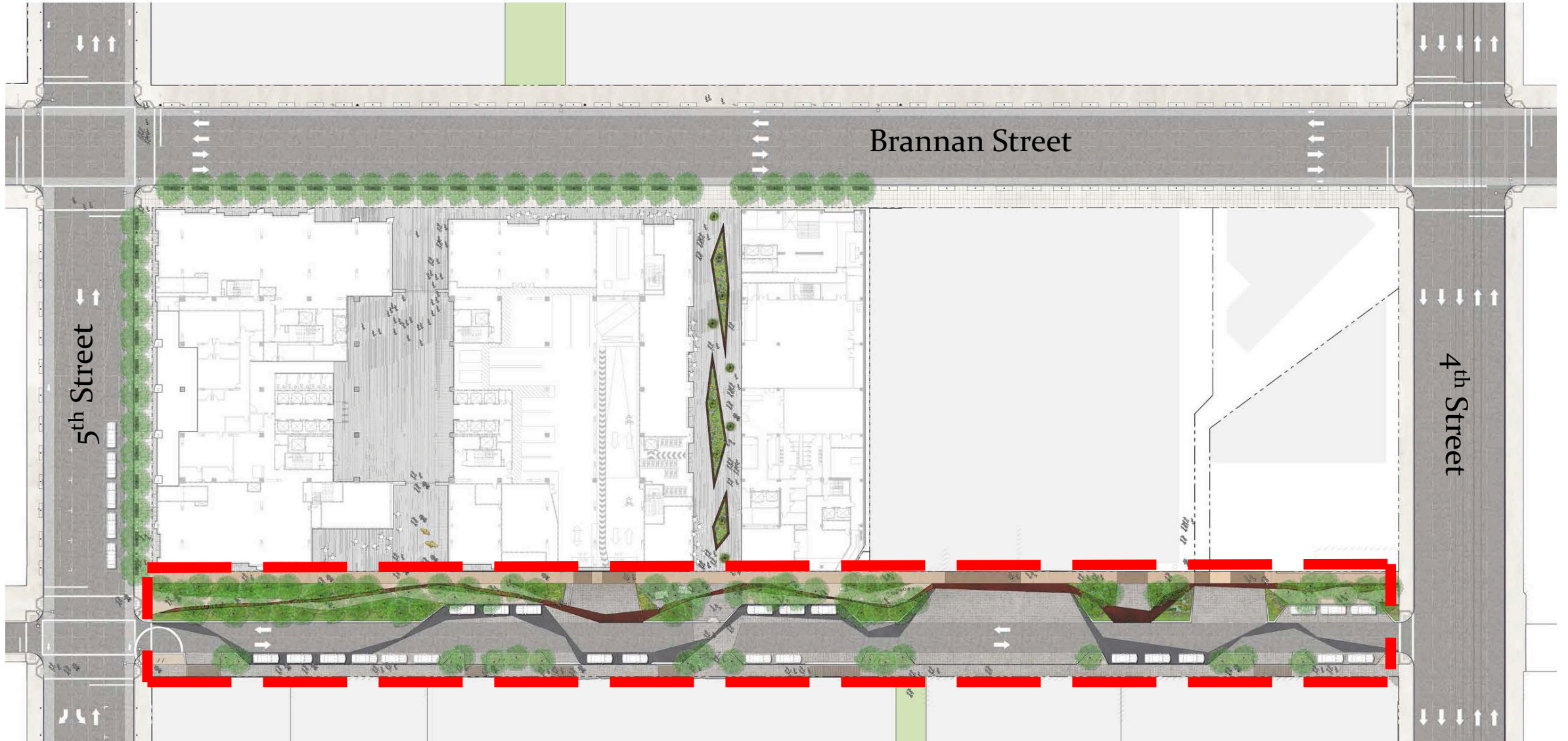
RECREATION CENTER



MID-BLOCK ALLEY



BLUXOME PARK



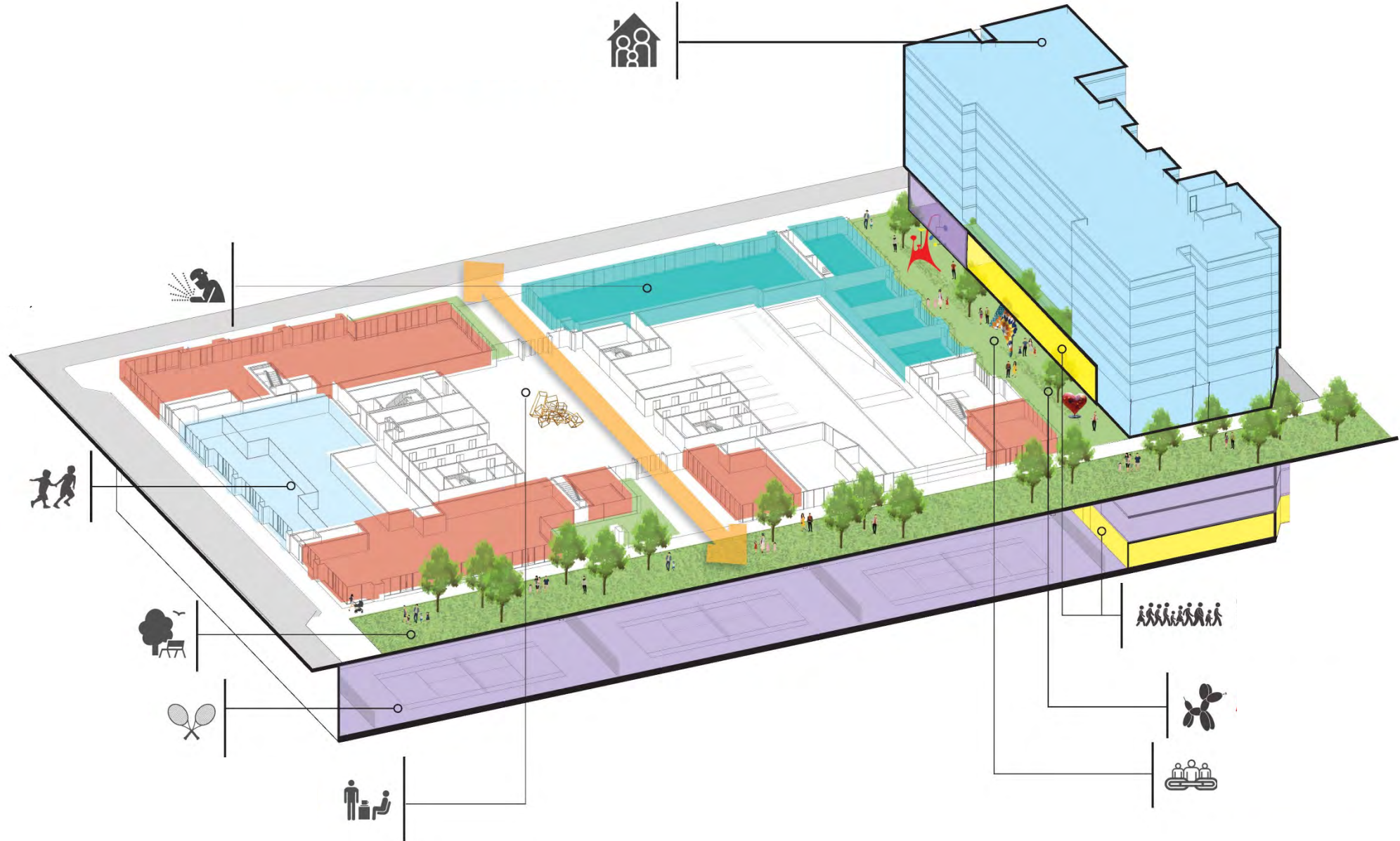




Dog Run and Boardwalk



AFFORDABLE HOUSING

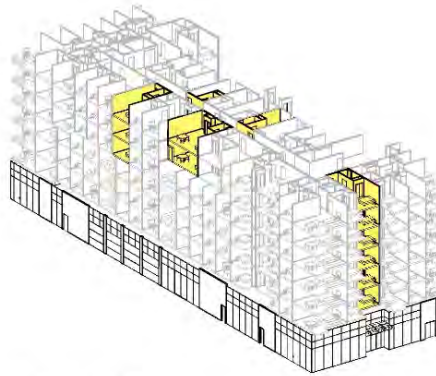


100% AFFORDABLE HOUSING

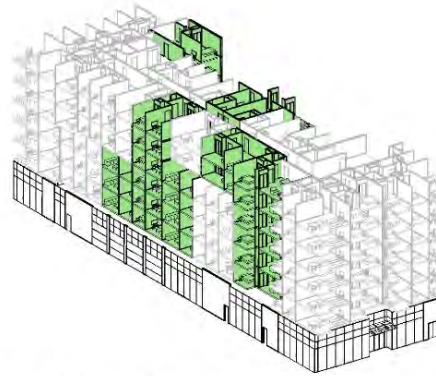
107 Units



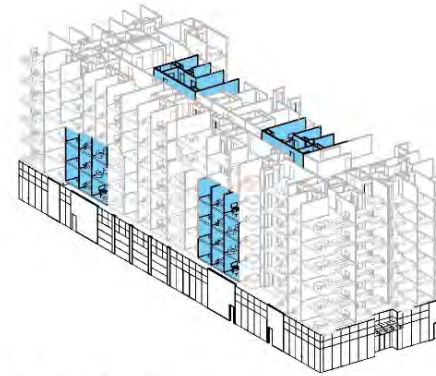
Mayor's Office of
Housing Community
Development Division



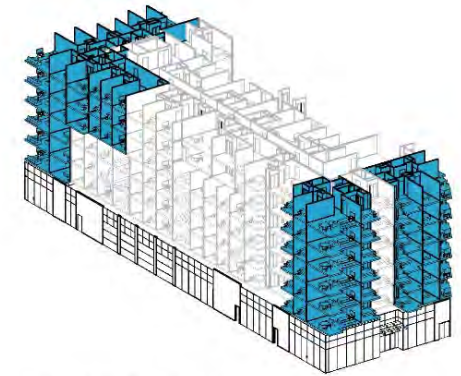
STUDIOS



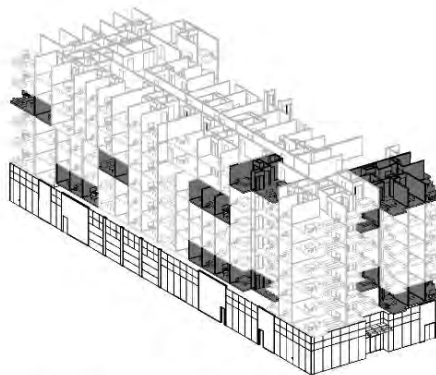
1 BEDROOMS



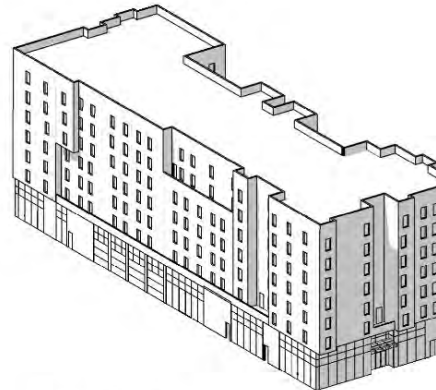
2 BEDROOMS



3 BEDROOMS



MOBILITY UNITS



MASSING

	RESIDENTIAL GROSS AREA	TOTAL UNITS	2 STUDIO	3 1 BD	3 2 BD	3 3 BD	MOBILITY UNITS	COMM. UNITS
LVL 7	14,883 SF	18	5	6	2	5	2	
LVL 6	14,883 SF	18	5	6	2	5	1	
LVL 5	15,158 SF	18	4	6	3	5	2	
LVL 4	15,117 SF	18	3	7	4	4	1	
LVL 3	15,117 SF	18	3	7	4	4	1	
LVL 2	15,097 SF	17	3	7	3	4	4	
TOTAL:	90,254 SF	107	23	39	18	27	11	4
			21%	36%	17% + 25% = 42.1%		10%	4% (of adapt.)



	RESIDENTIAL GROSS AREA	TOTAL UNITS	2 STUDIO	3 1 BD	3 2 BD	3 3 BD	MOBILITY UNITS
LVL 7	16,410 SF	18	4	7	3	4	3
LVL 6	16,410 SF	18	4	7	3	4	1
LVL 5	16,685 SF	18	3	7	4	4	2
LVL 4	16,685 SF	18	3	7	4	4	1
LVL 3	16,685 SF	18	3	7	4	4	1
LVL 2	16,685 SF	17	3	7	3	4	3
TOTAL:	99,560 SF	107	20	42	21	24	11

19% 39% 20% + 22% = 42.1% 10% 4% (of adaptable)

COMM.
UNITS

4

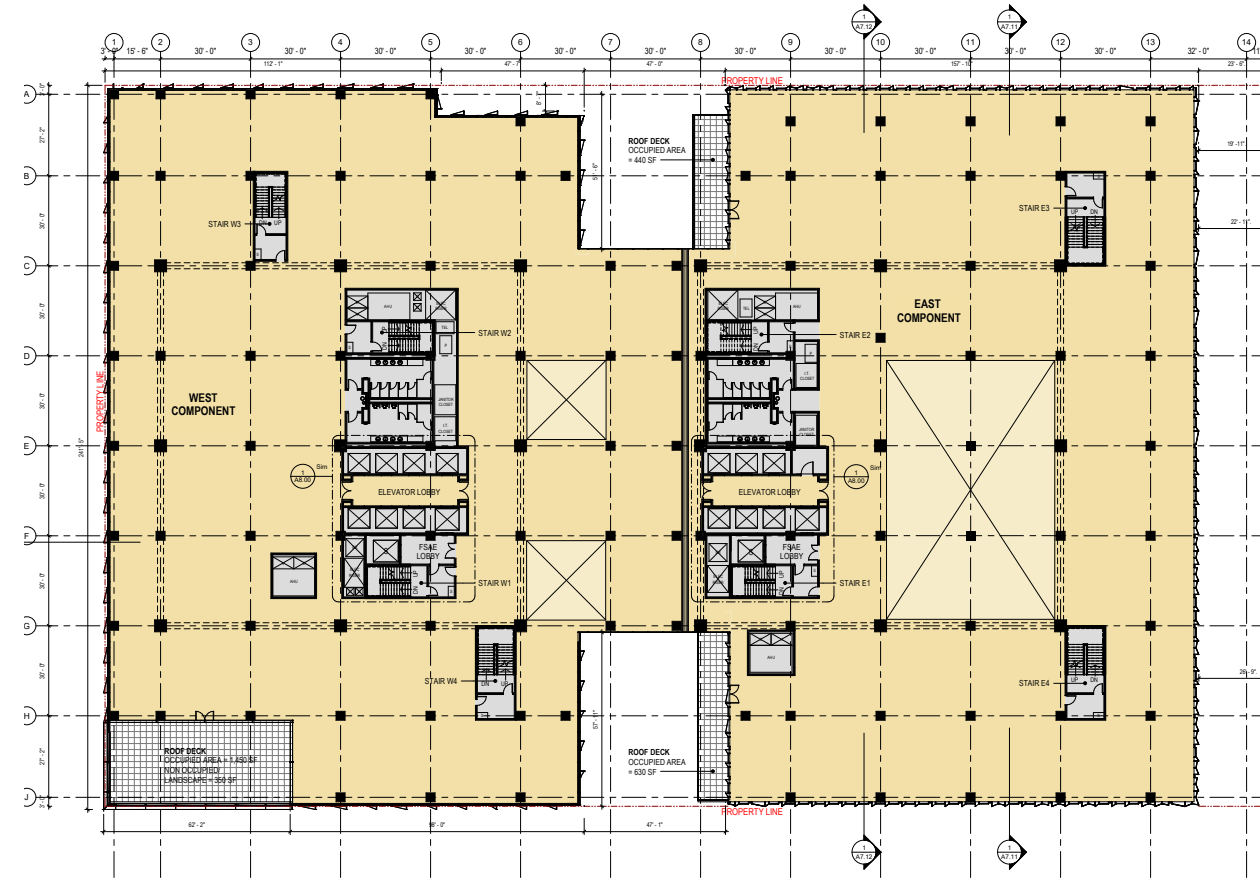
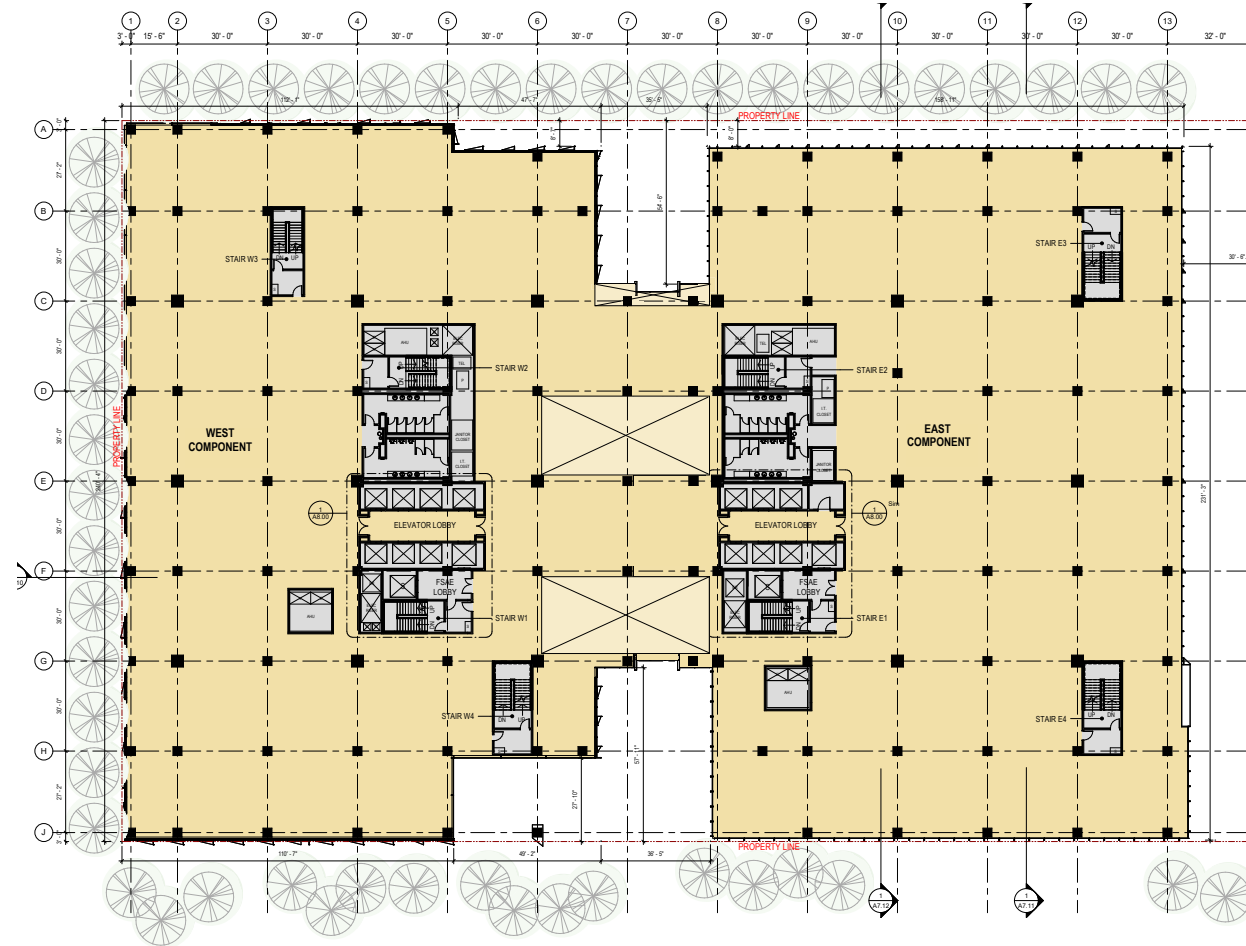
243' - 4"



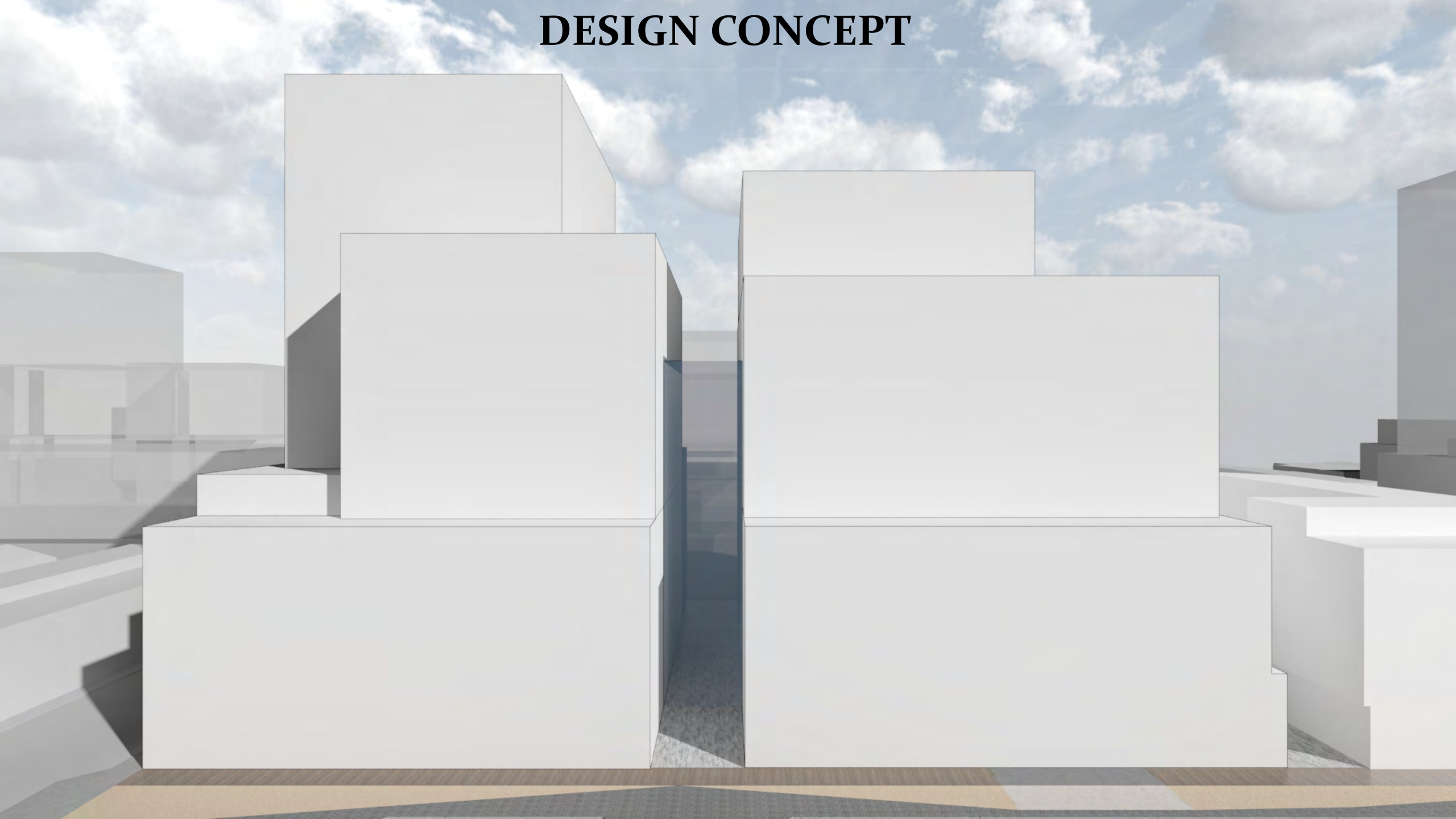
OFFICE COMPONENT



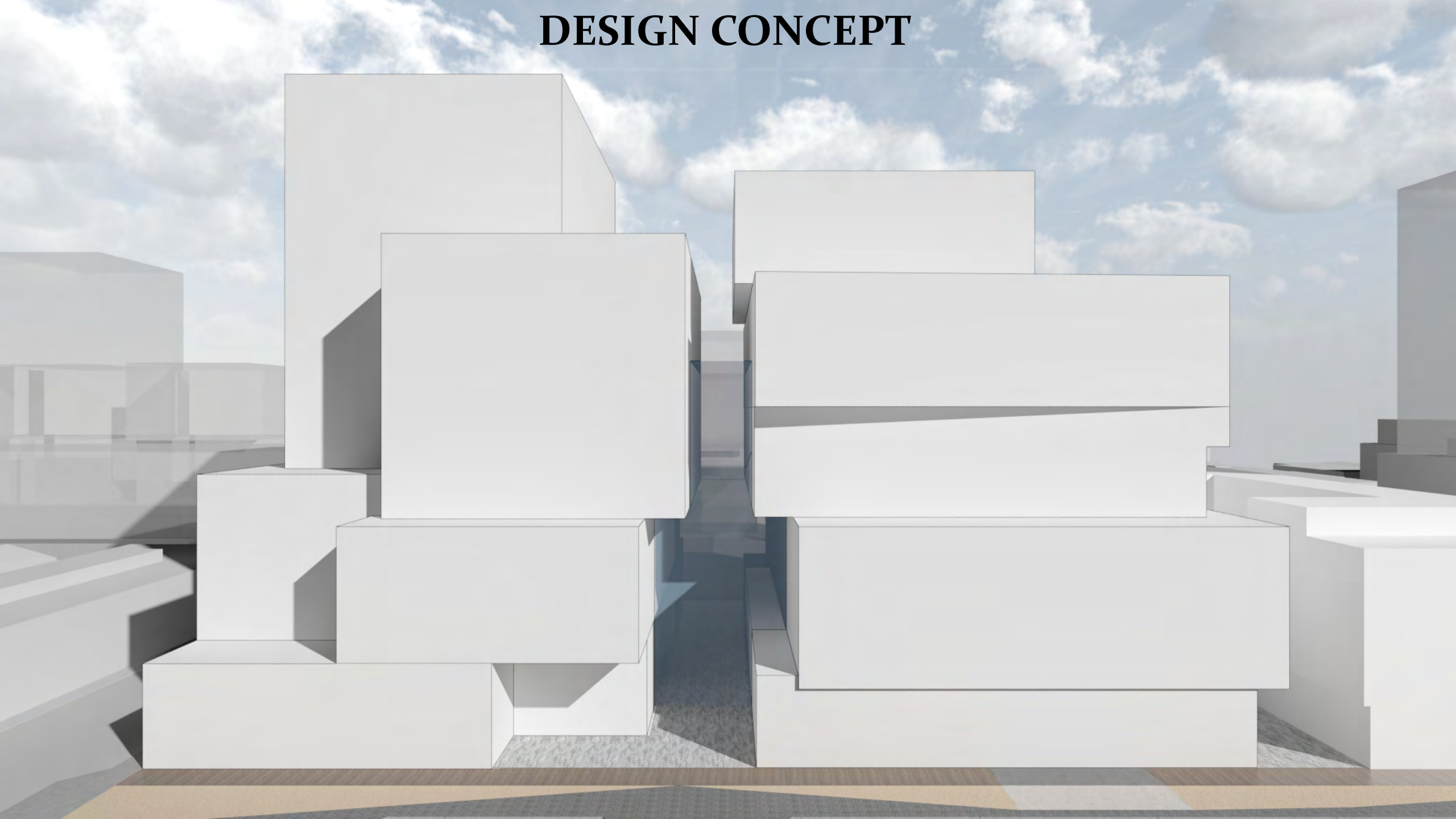
Select Plans – L2 & L3



DESIGN CONCEPT



DESIGN CONCEPT



SOMA FAÇADE INSPIRATION

SOMA FACADE INSPIRATION

Punched

Industrial Sash



310 Townsend



601 Townsend



149 Bluxome



888 Brannan



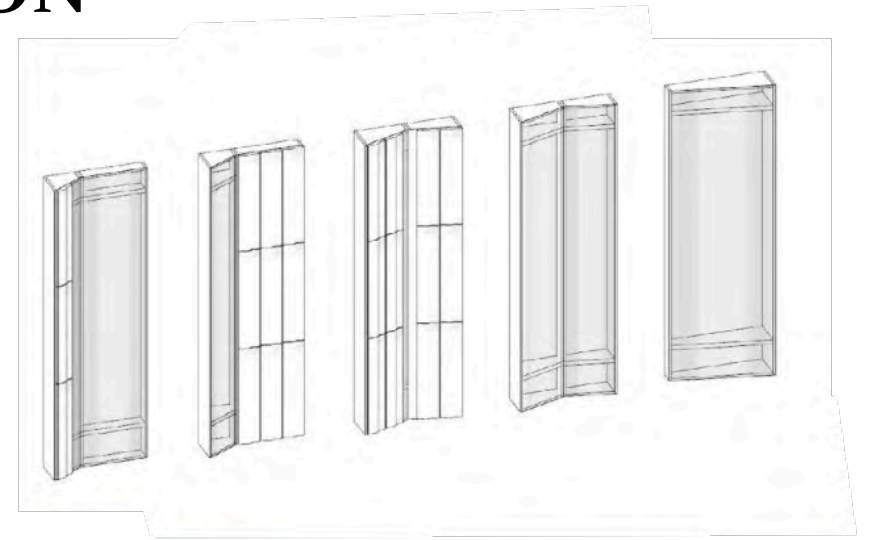
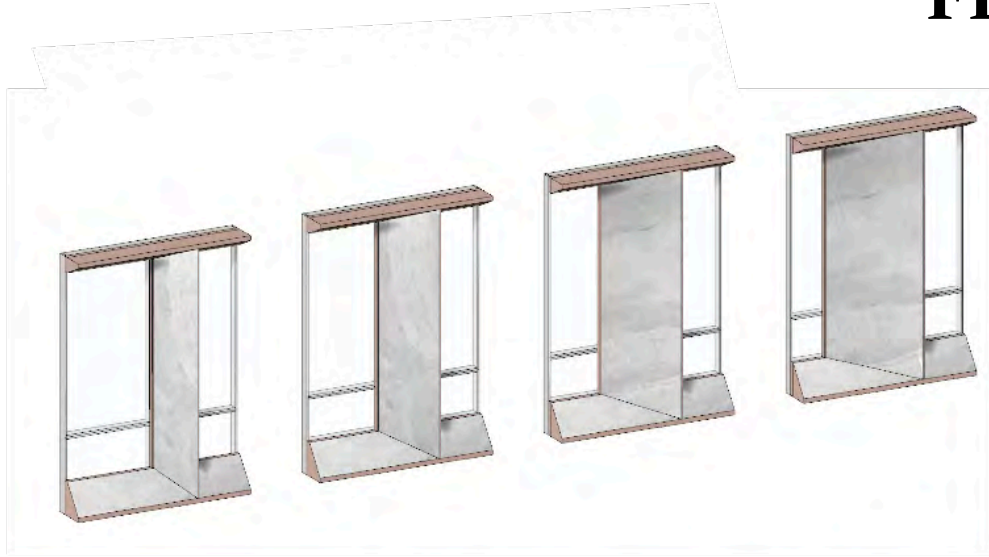
444 Townsend



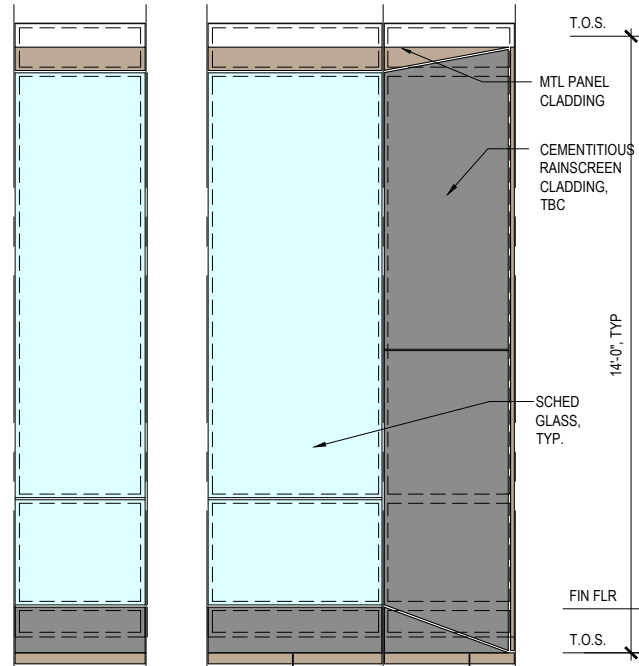
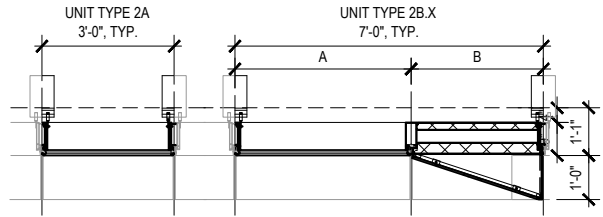
601 4th St



FENESTRATION



FENESTRATION – West Wing

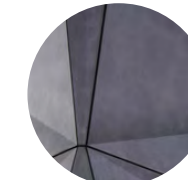


GLASS:
Potential Materials



SB 60

CEMENTITIOUS CLADDING:
Potential Materials



Precast Concrete

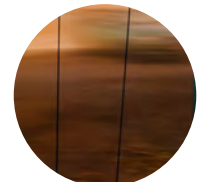


Equitone

METAL PANEL CLADDING:
Potential Materials



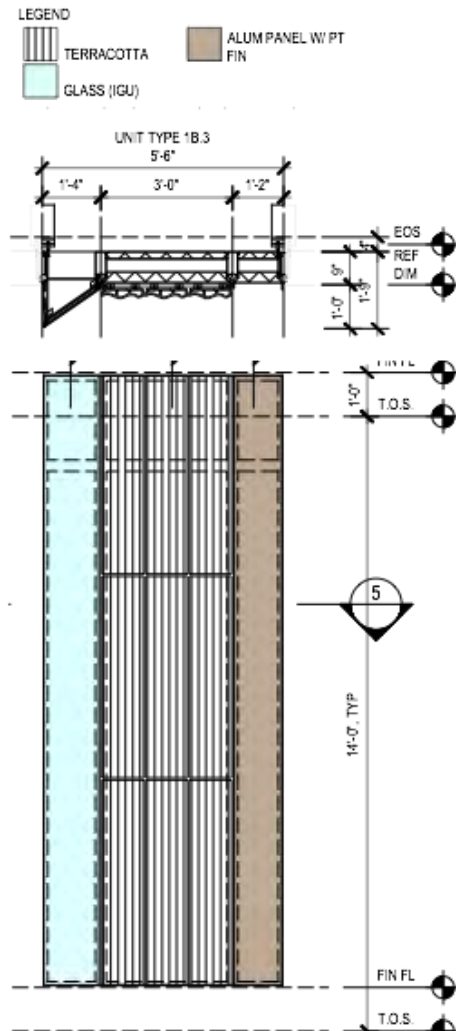
Panted Aluminum



TECU Bond

WEST BUILDING FAÇADE DEVELOPMENT
Material Palette

FENESTRATION – East Wing



GLASS
Potential Materials



SBR100



Ceramic Frit

CEMENTITIOUS CLADDING:
Potential Materials



Terracotta



GFRP

METAL PANEL REVEAL:
Potential Materials



Painted Aluminum

EAST BUILDING FAÇADE DEVELOPMENT
Material Palette





CENTRAL SoMa CATALYST PROJECT



MAKER SPACE



PDR



OPEN SPACE @ GRADE



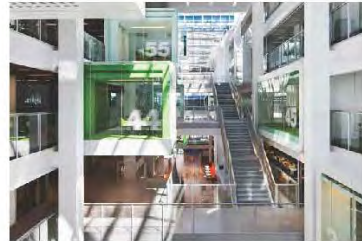
BIKES & OTHER BLDG SERVICES



ART WALK



RESTAURANT



OFFICE



BLUXOME LINEAR PARK



RETAIL



COMMUNITY & REC CENTER



AFFORDABLE HOUSING

88 BLUXOME STREET
2017-07-25