

530 SANSOME STREET

July 29 Joint Commission Hearing

In Proud Partnership

 **RELATED**



530 SANSOME STREET

RELATED CALIFORNIA | CITY AND COUNTY OF SAN FRANCISCO | SAN FRANCISCO FIRE DEPARTMENT

530 Sansome Street is a public-private partnership between the City and County of San Francisco and Related California to create a 19-story mixed-use building atop a new four-story replacement fire station.

Construction of a new fire station is long overdue due to the age and structural condition of the existing fire station and will only come to fruition as a result of this unique partnership.

The new 19-story building will offer a myriad of uses including hotel, office, fitness, and ground floor retail. Related California is also considering a residential variant to the project, constructing 256 residential units in the approximately 218-foot-tall building instead of office and hotel uses.

In Proud Partnership

RELATED





1601 MARIPOSA

1550 MISSION

98 FRANKLIN

THE PARAMOUNT

THE AVERY

NORTH FINANCIAL DISTRICT

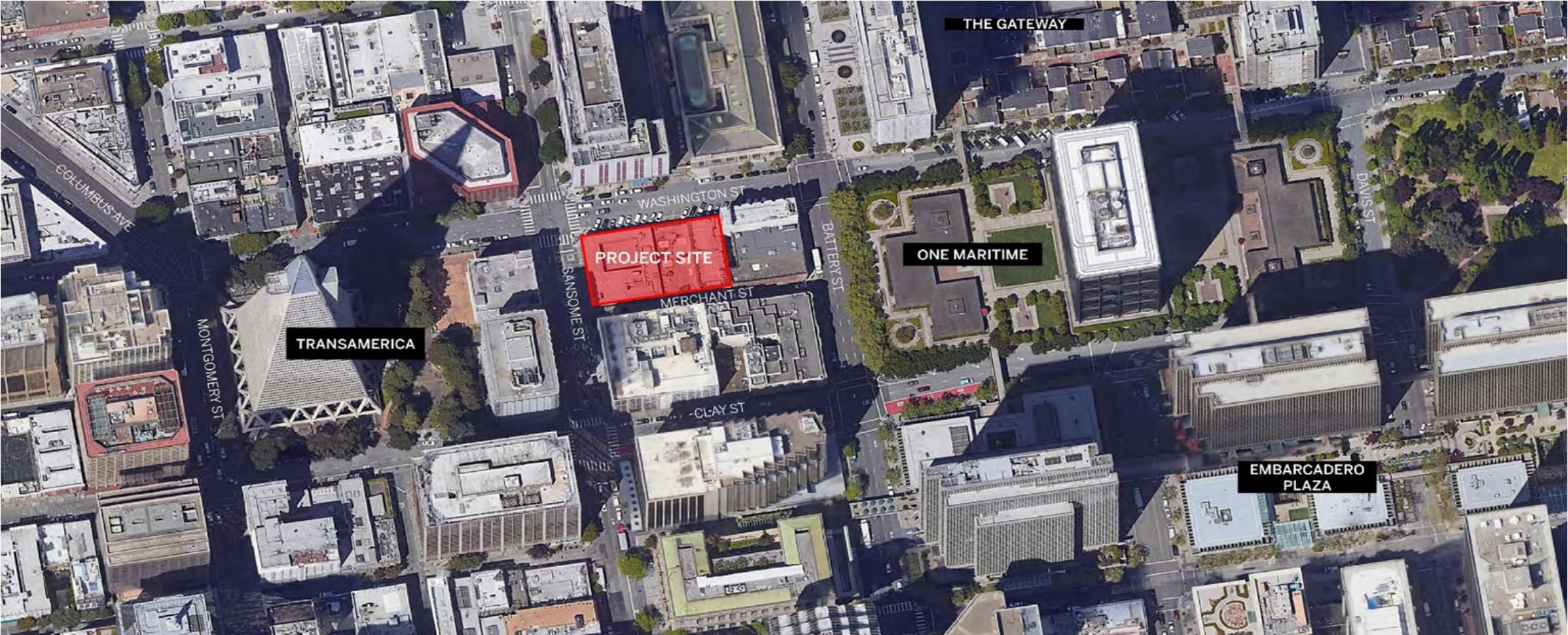
CHINATOWN

772 PACIFIC AVE

530 SANSOME

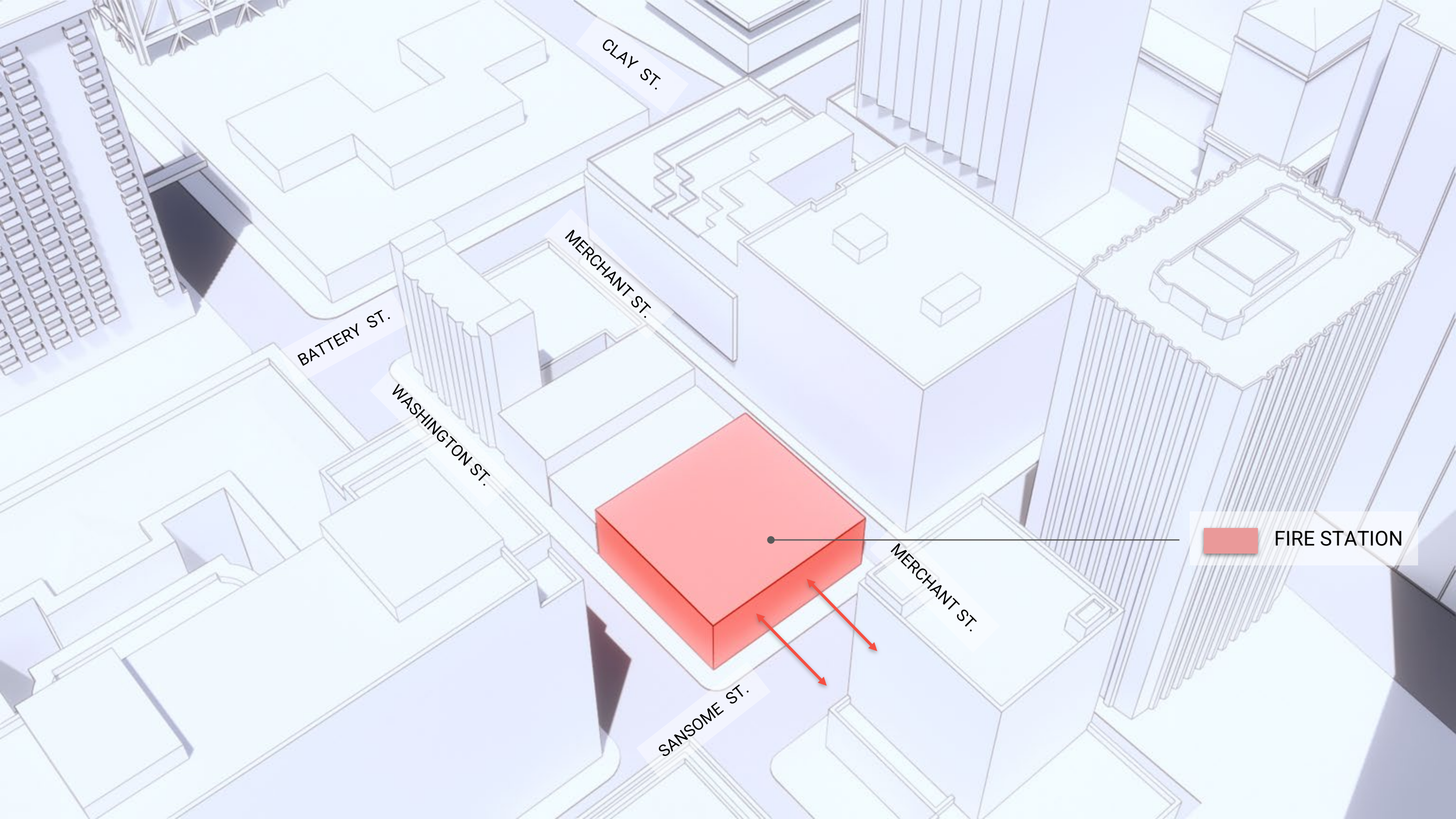
JACKSON SQUARE

PROJECT LOCATION



PROJECT LOCATION





CLAY ST.

BATTERY ST.

WASHINGTON ST.

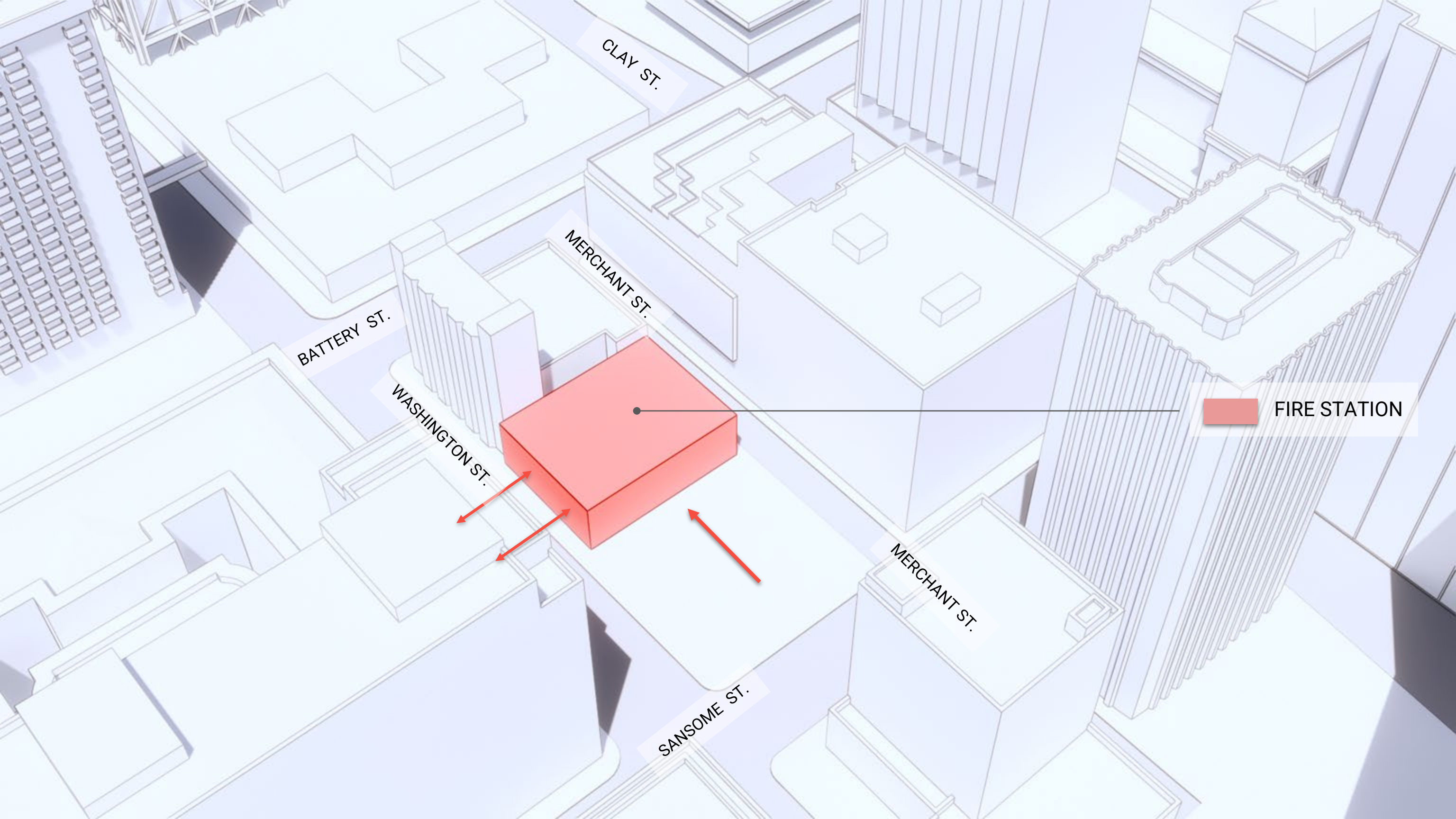
MERCHANT ST.

SANSOME ST.

MERCHANT ST.



FIRE STATION



CLAY ST.

BATTERY ST.

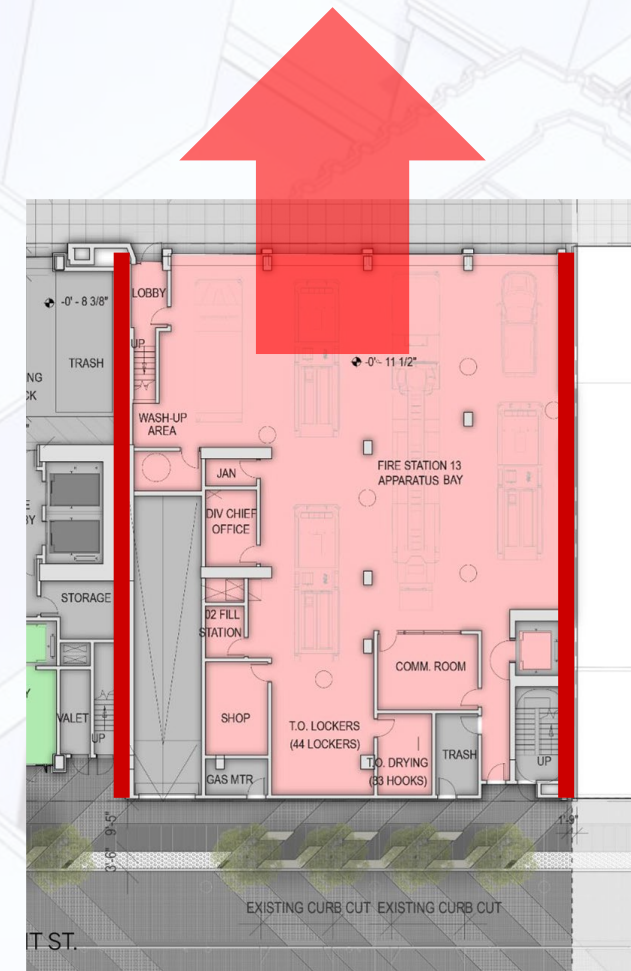
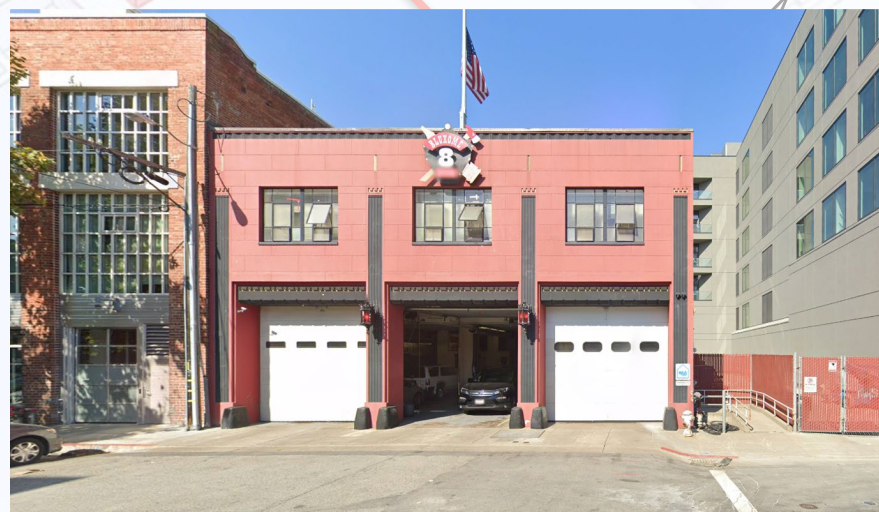
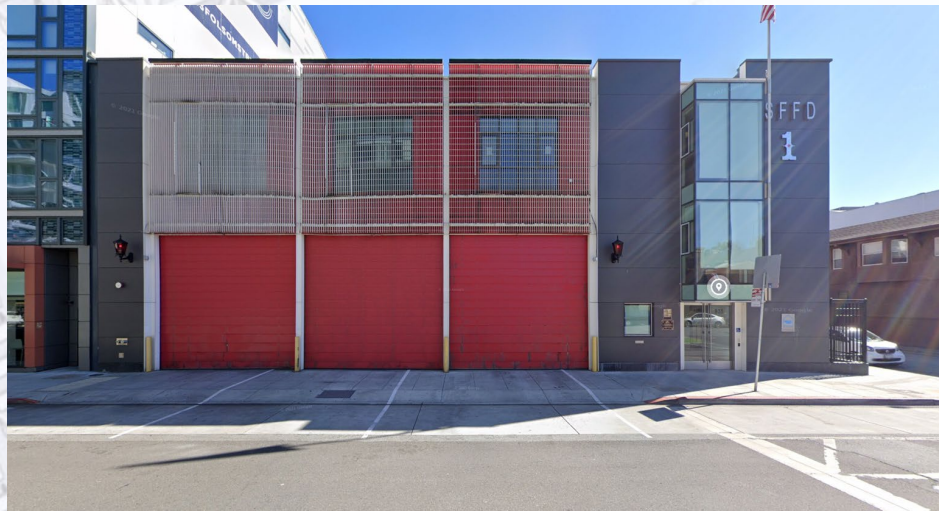
MERCHANT ST.

WASHINGTON ST.

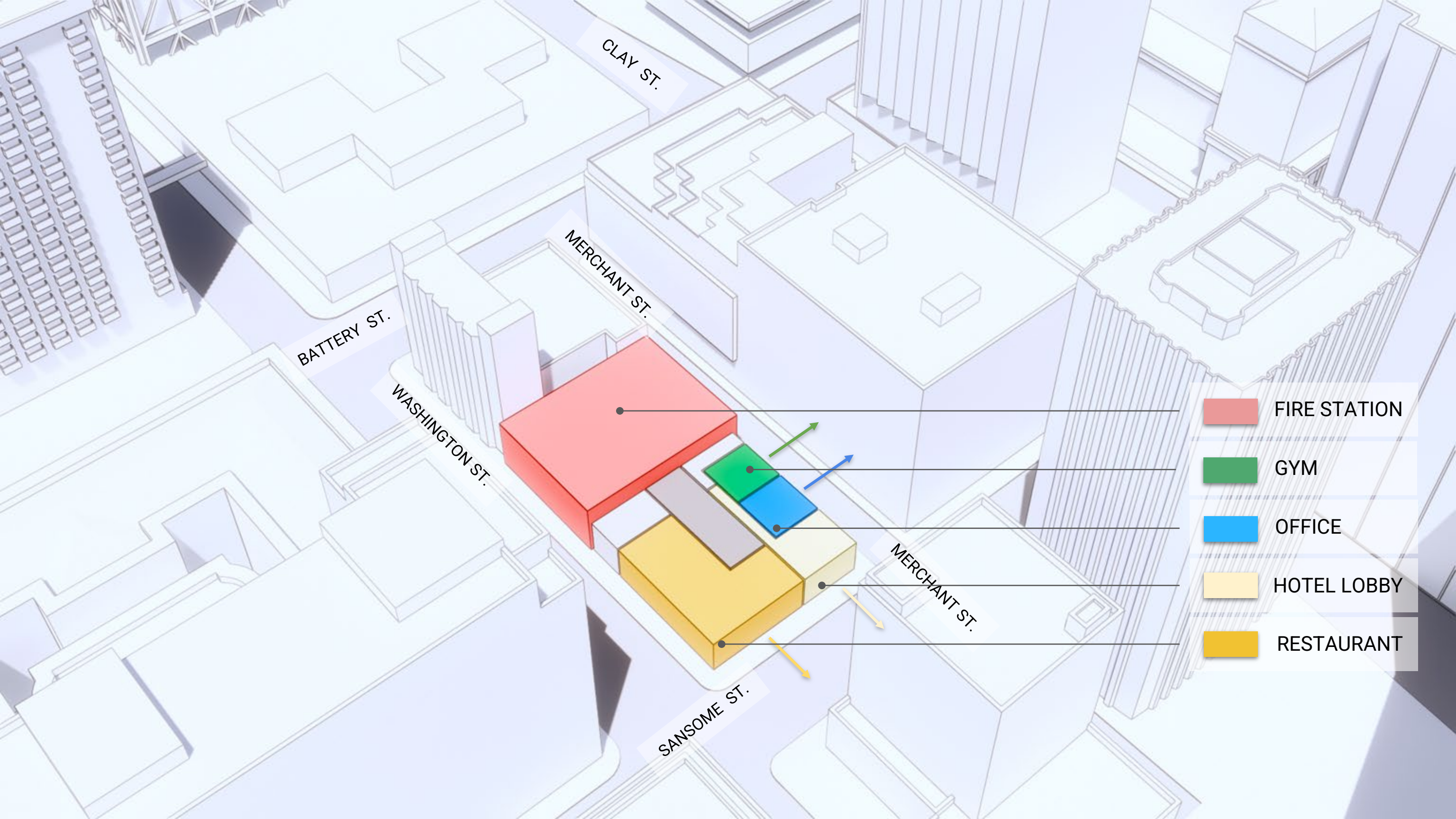
FIRE STATION

MERCHANT ST.

SANSOME ST.



FIRE STATIONS TYPICALLY MAKE USE OF ONE CRITICAL FRONTAGE, WITH OPAQUE SIDE WALLS TO THE EQUIPMENT BAYS.



CLAY ST.

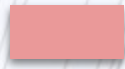
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WASHINGTON ST.

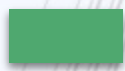
MERCHANT ST.

MERCHANT ST.

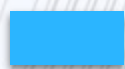
SANSOME ST.



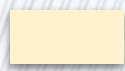
FIRE STATION



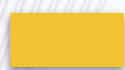
GYM



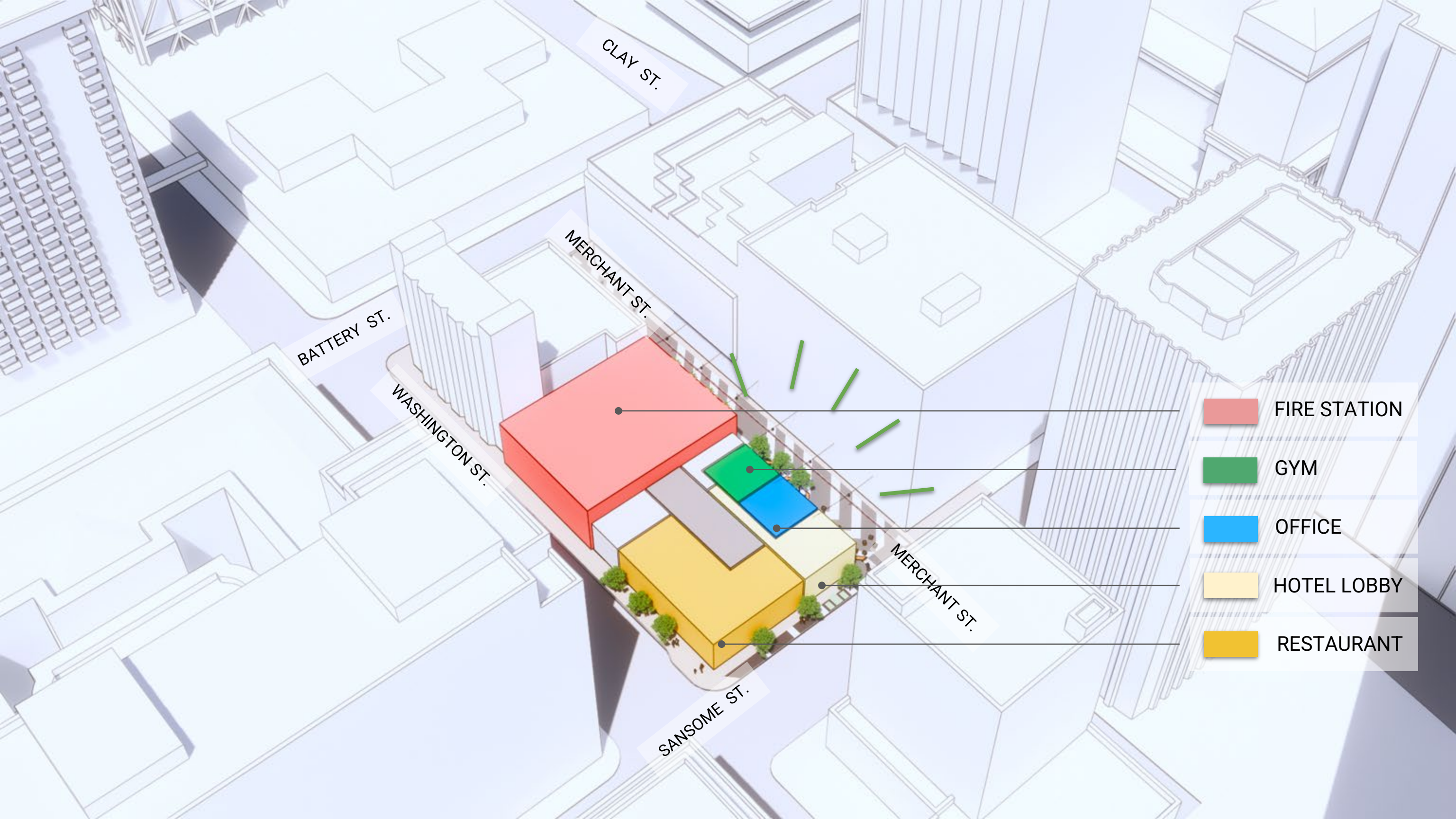
OFFICE



HOTEL LOBBY



RESTAURANT



CLAY ST.

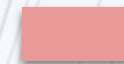
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WASHINGTON ST.

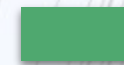
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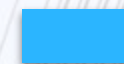
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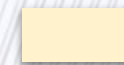
FIRE STATION



GYM



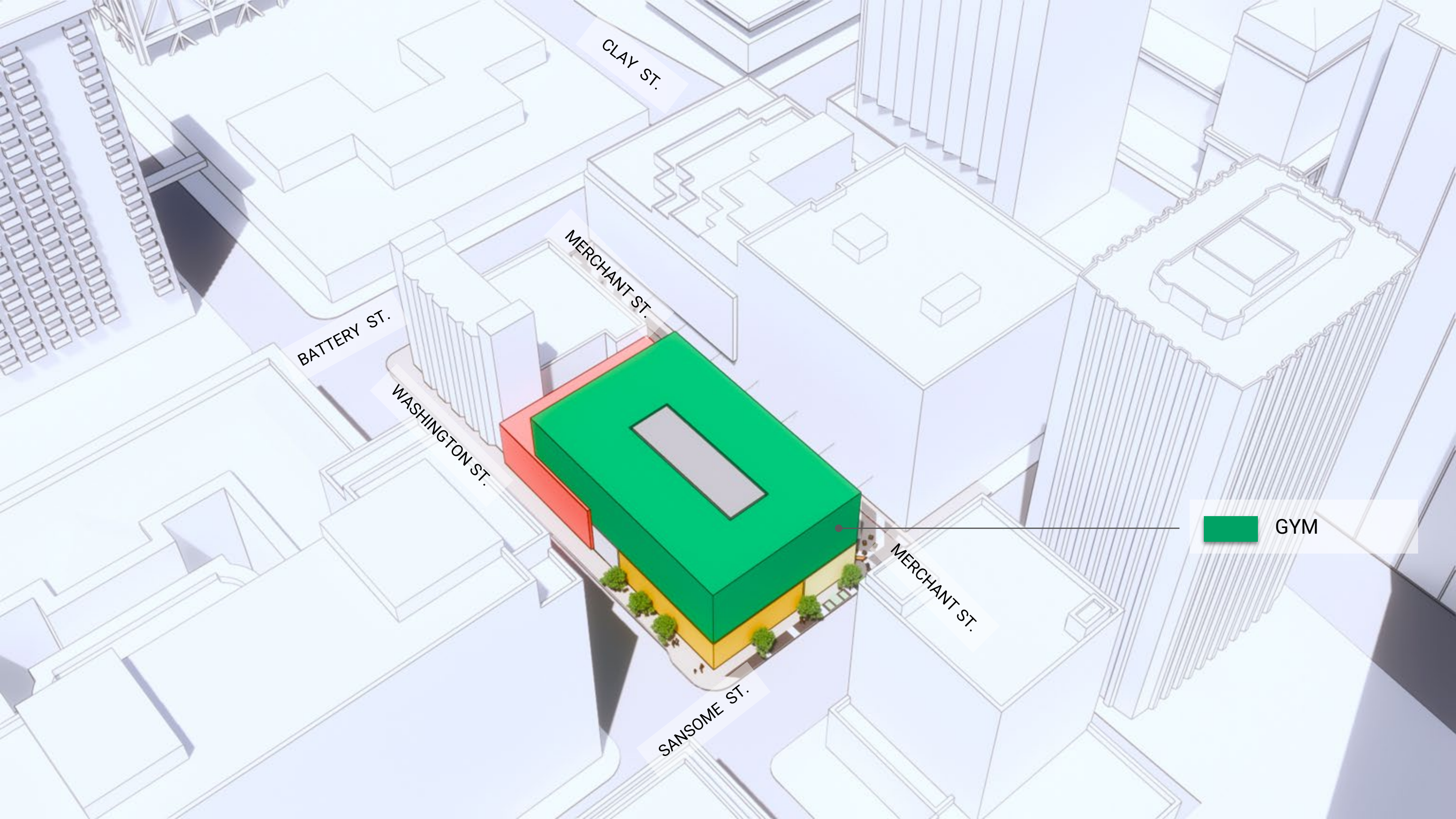
OFFICE



HOTEL LOBBY



RESTAURANT



CLAY ST.

MERCHANT ST.

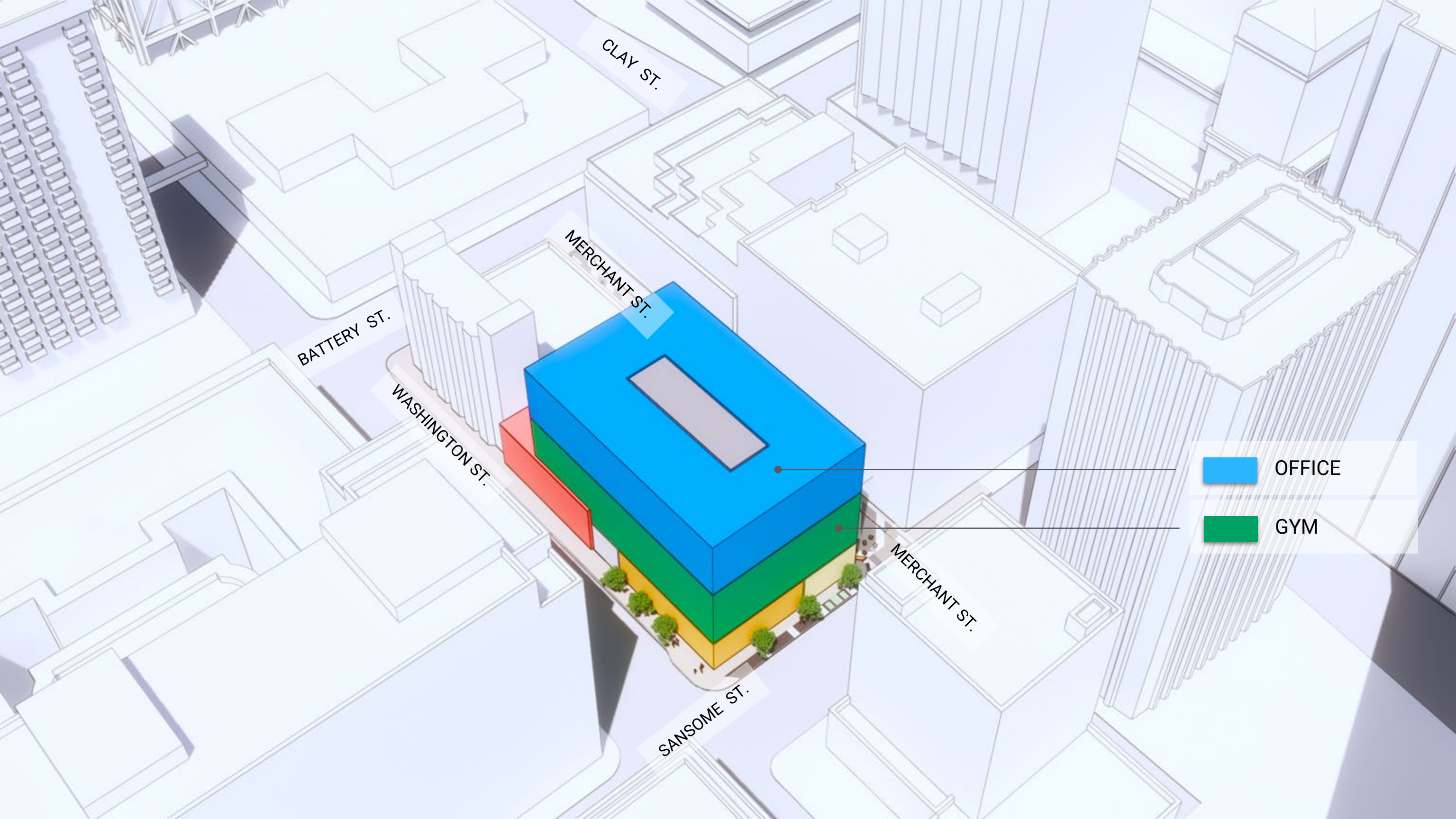
BATTERY ST.

WASHINGTON ST.

SANSOME ST.

MERCHANT ST.

GYM



CLAY ST.

MERCHANT ST.

BATTERY ST.

WASHINGTON ST.

SANSOME ST.

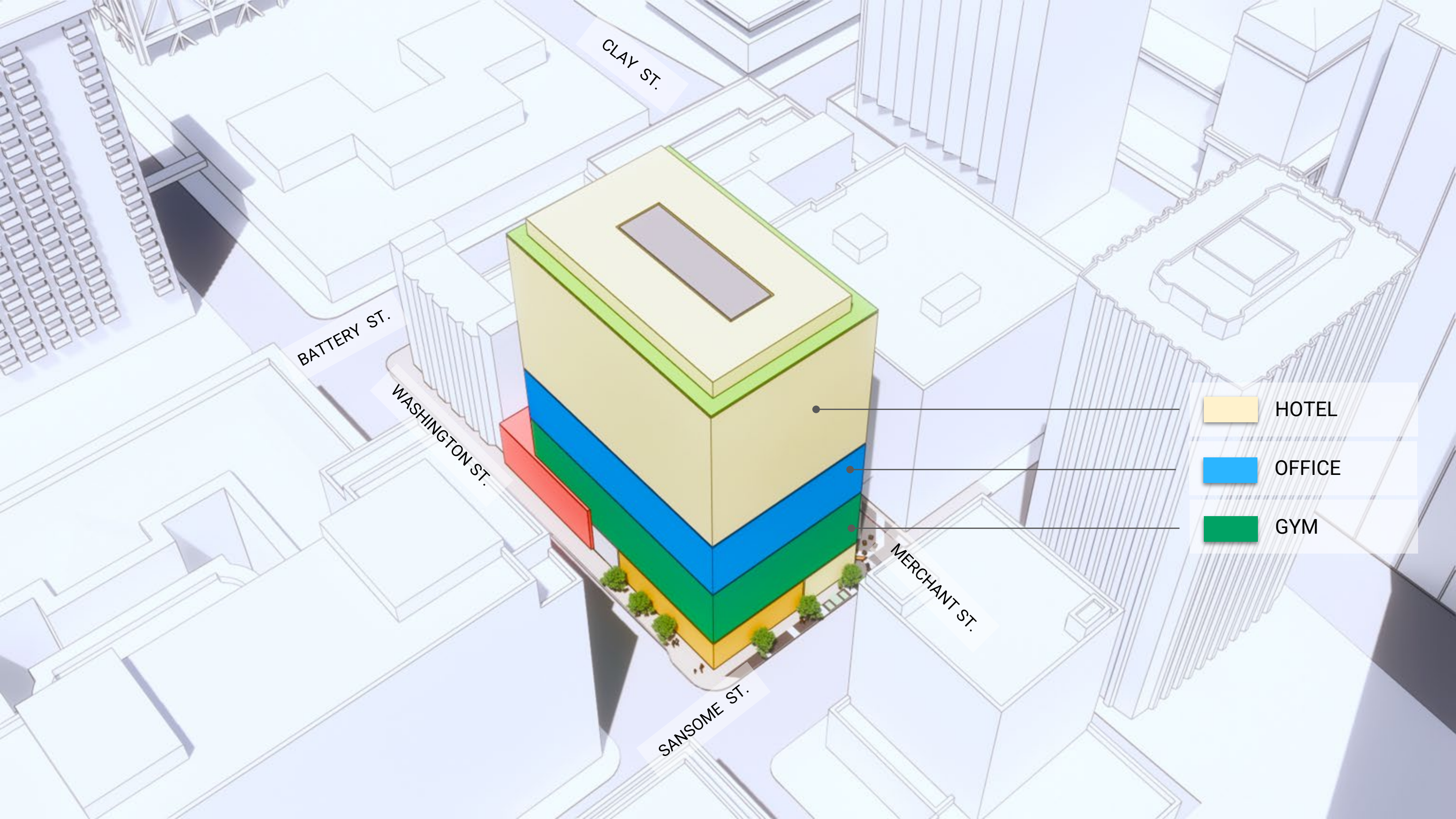
MERCHANT ST.



OFFICE



GYM



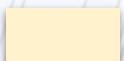
CLAY ST.

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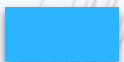
WASHINGTON ST.

SANSOME ST.

MERCHANT ST.



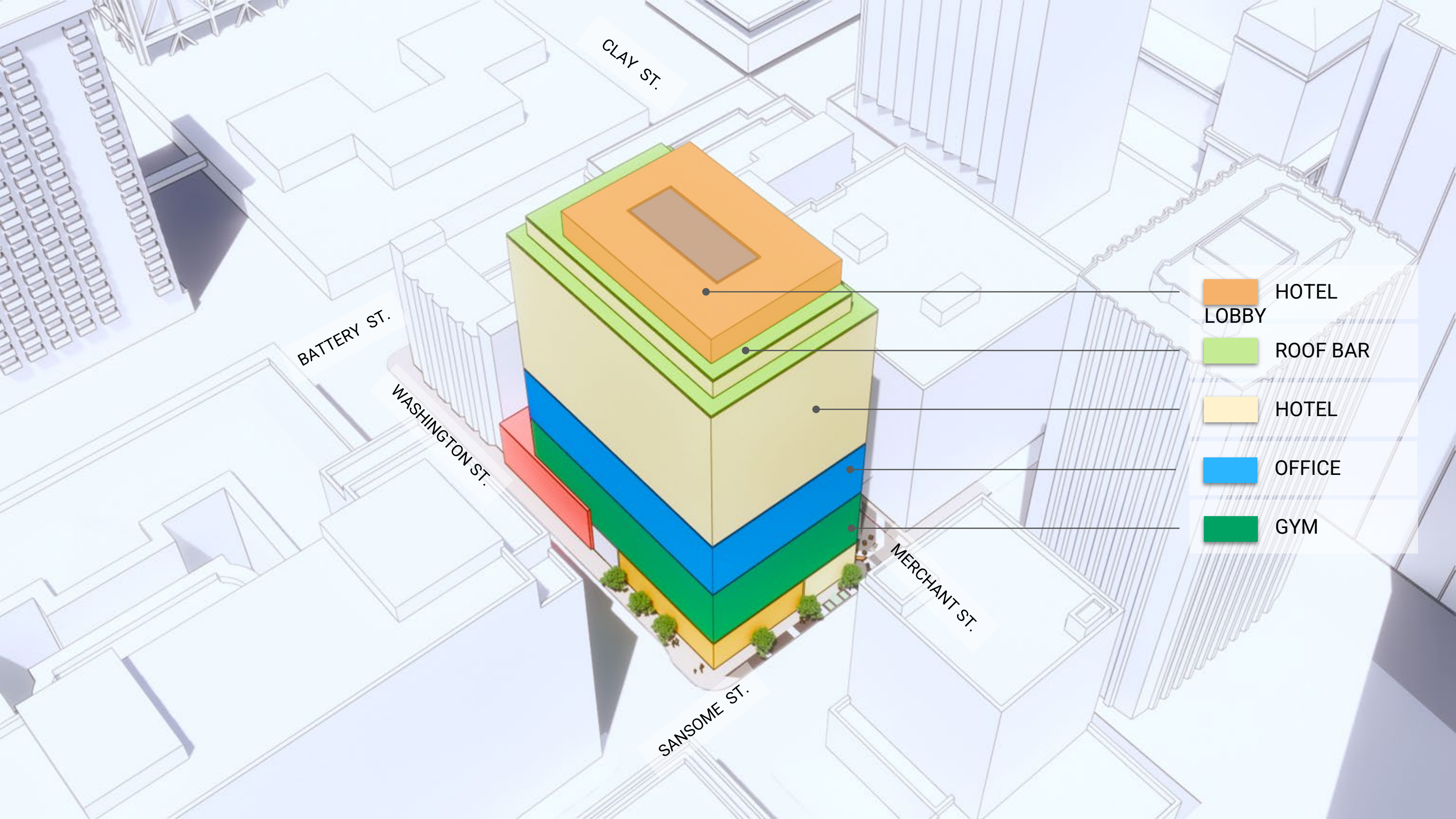
HOTEL



OFFICE



GYM



CLAY ST.

BATTERY ST.

WASHINGTON ST.

SANSOME ST.

MERCHANT ST.

- HOTEL
- LOBBY
- ROOF BAR
- HOTEL
- OFFICE
- GYM



CLAY ST.

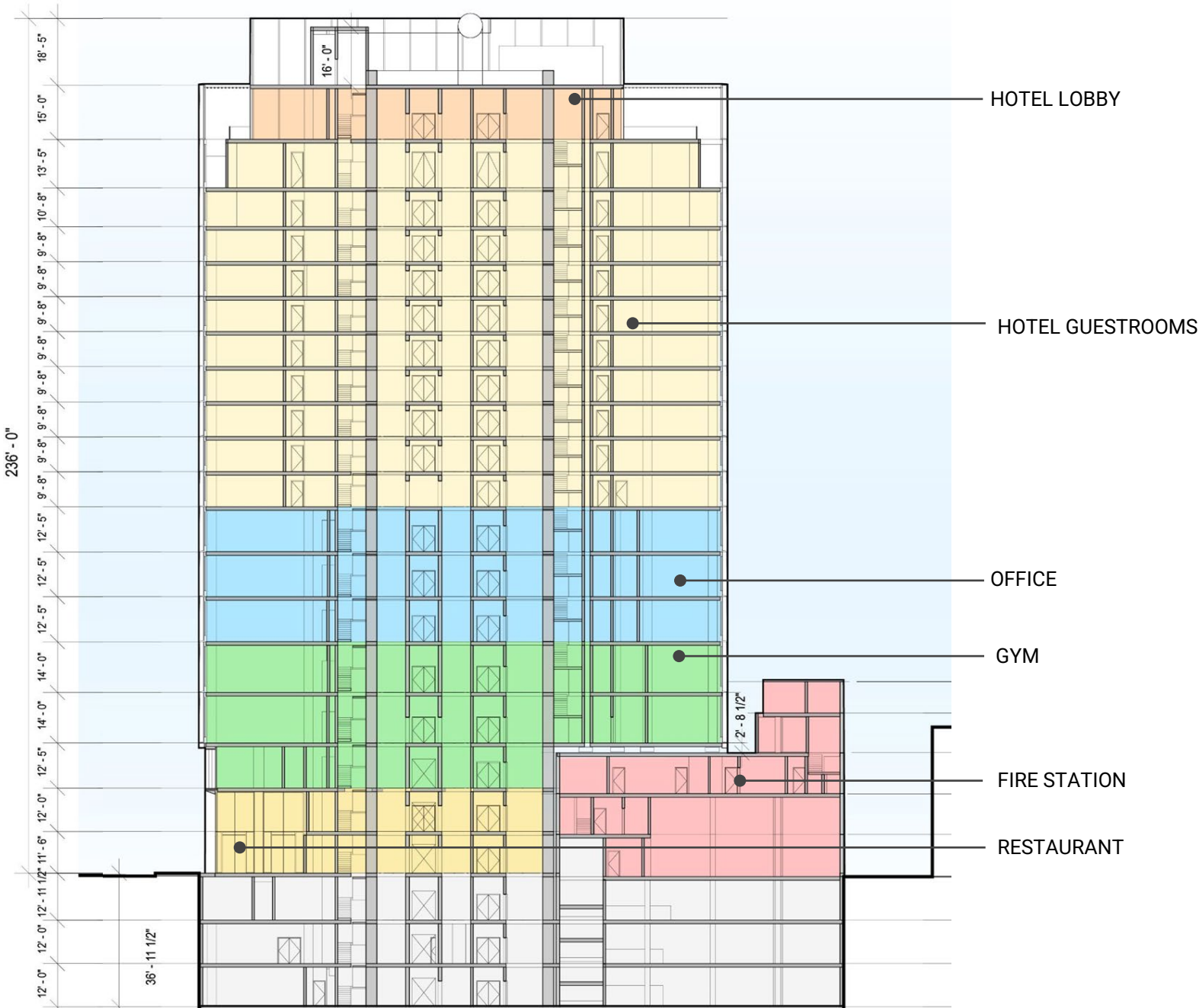
BATTERY ST.

WASHINGTON ST.

SANSOME ST.

MERCHANT ST.

PROJECT SUMMARY
PROPOSED PROJECT



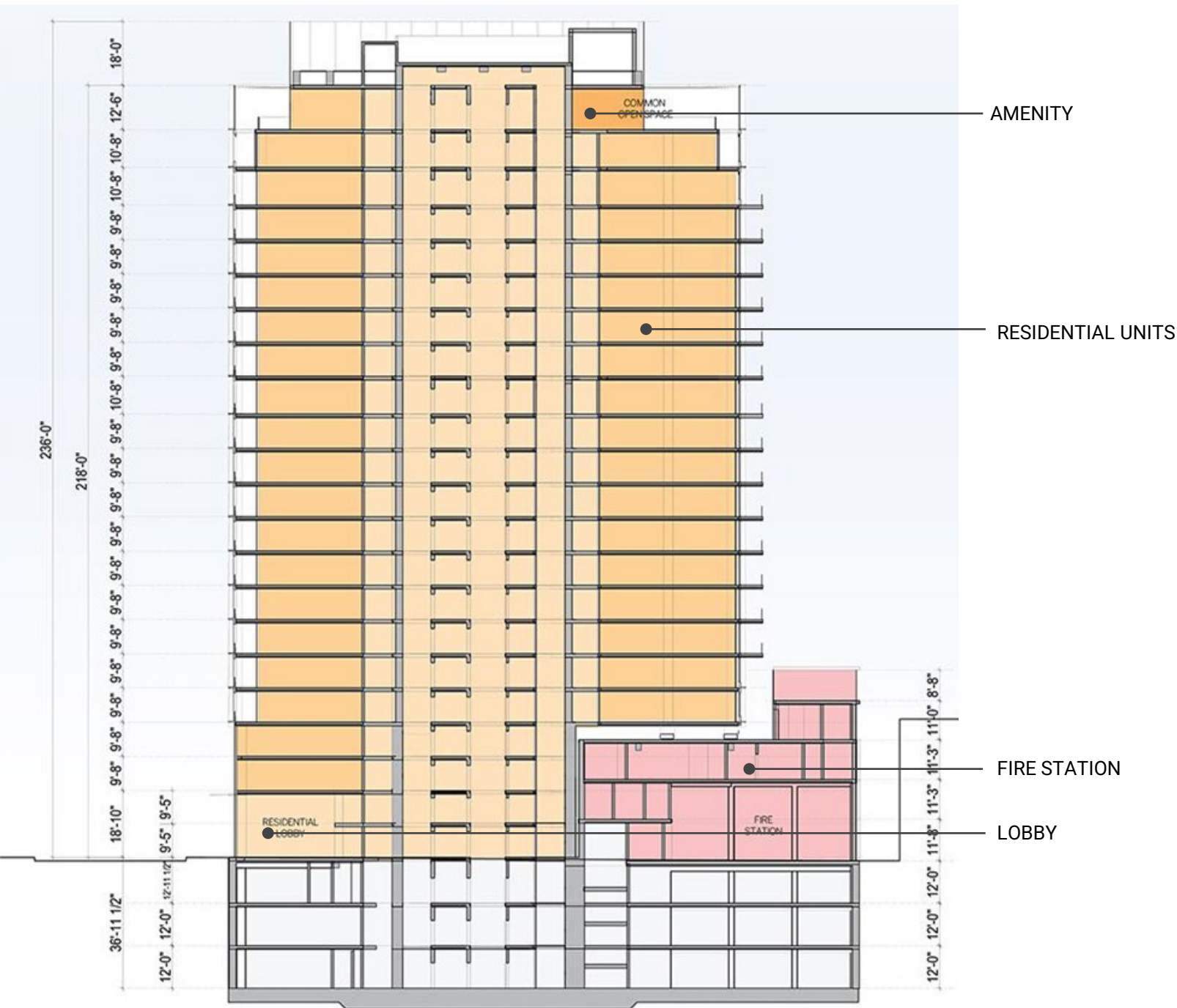
PROJECT SUMMARY	PROPOSED PROJECT	RESI VARIANT
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HEIGHT	218 FEET/ 19 STORIES	218 FEET/ 21 STORIES
ROOMS/UNITS	200 GUEST ROOMS	256 RESI UNITS
OFFICE FITNESS CENTER	39,800SF 36,350SF	- -
RETAIL/RESTAURANT	6,800SF	-
PARKING SPACES	30 CARS	64 CARS
BICYCLE PARKING	79 BIKES	155 BIKES
FIRE STATION	30,750SF	30,750SF
FIRE STATION PARKING	18 CARS	18 CARS



PROJECT SUMMARY

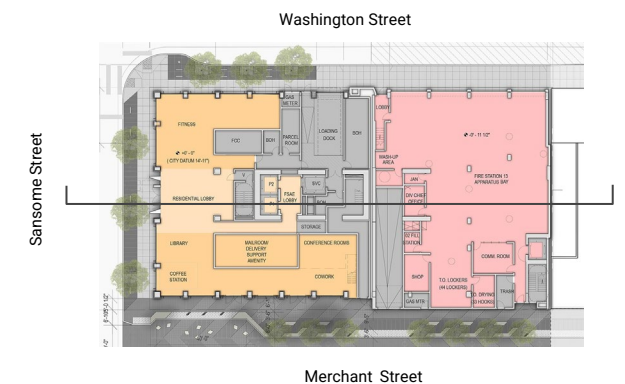
RESIDENTIAL VARIANT



530 SANSOME STREET

RELATED CALIFORNIA | CITY AND COUNTY OF SAN FRANCISCO | SAN FRANCISCO FIRE DEPARTMENT

PROJECT SUMMARY	PROPOSED PROJECT	RESI VARIANT
HEIGHT	218 FEET/ 19 STORIES	218 FEET/ 21 STORIES
ROOMS/UNITS	200 GUEST ROOMS	256 RESI UNITS
OFFICE	39,800SF	-
FITNESS CENTER	36,350SF	-
RETAIL/RESTAURANT	6,800SF	-
PARKING SPACES	30 CARS	64 CARS
BICYCLE PARKING	79 BIKES	155 BIKES
FIRE STATION	30,750SF	30,750SF
FIRE STATION PARKING	18 CARS	18 CARS





View looking west from Washington st. across Sansome st.

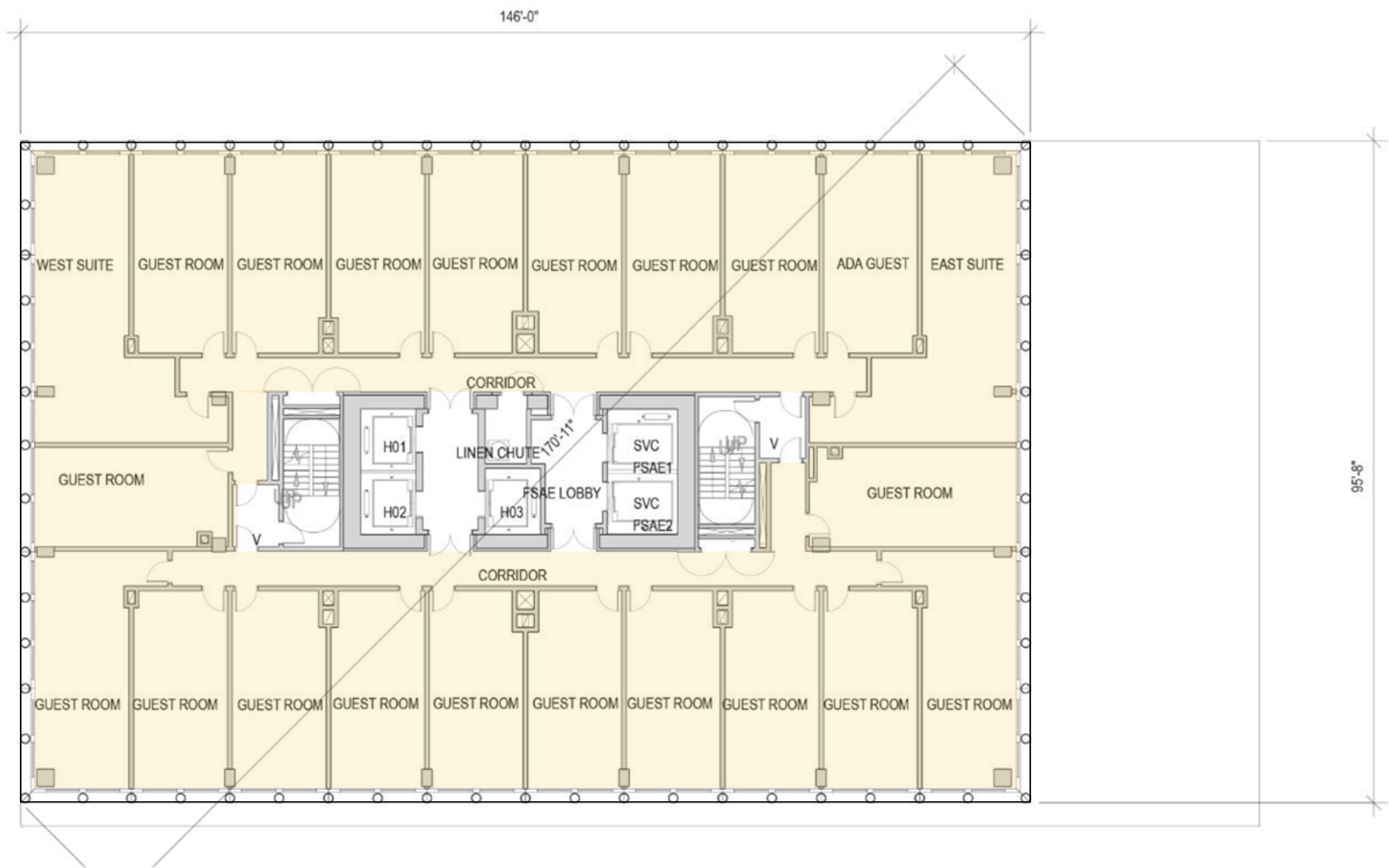
SITE PLAN
PROPOSED PROJECT



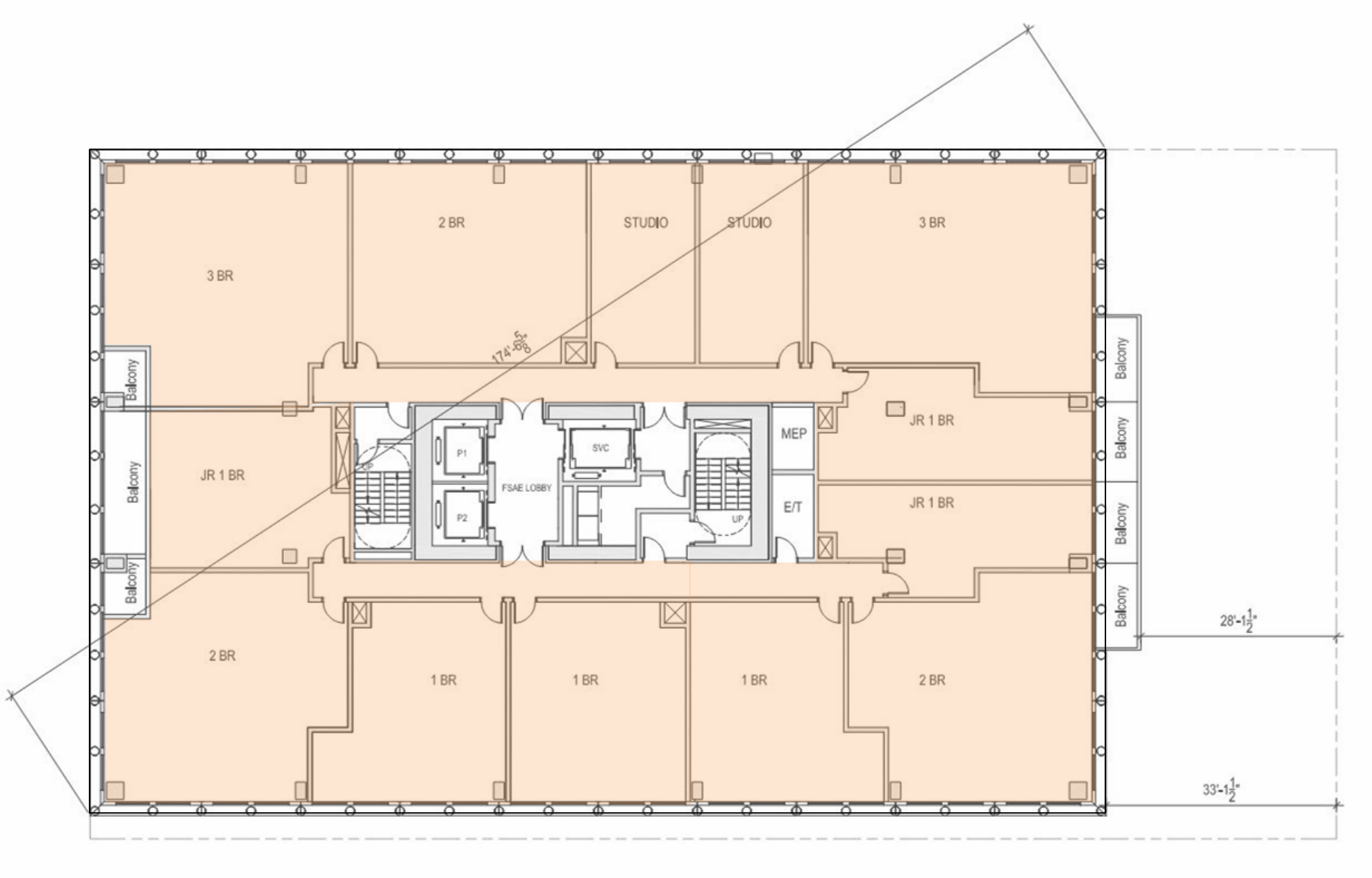
SITE PLAN
RESIDENTIAL VARIANT



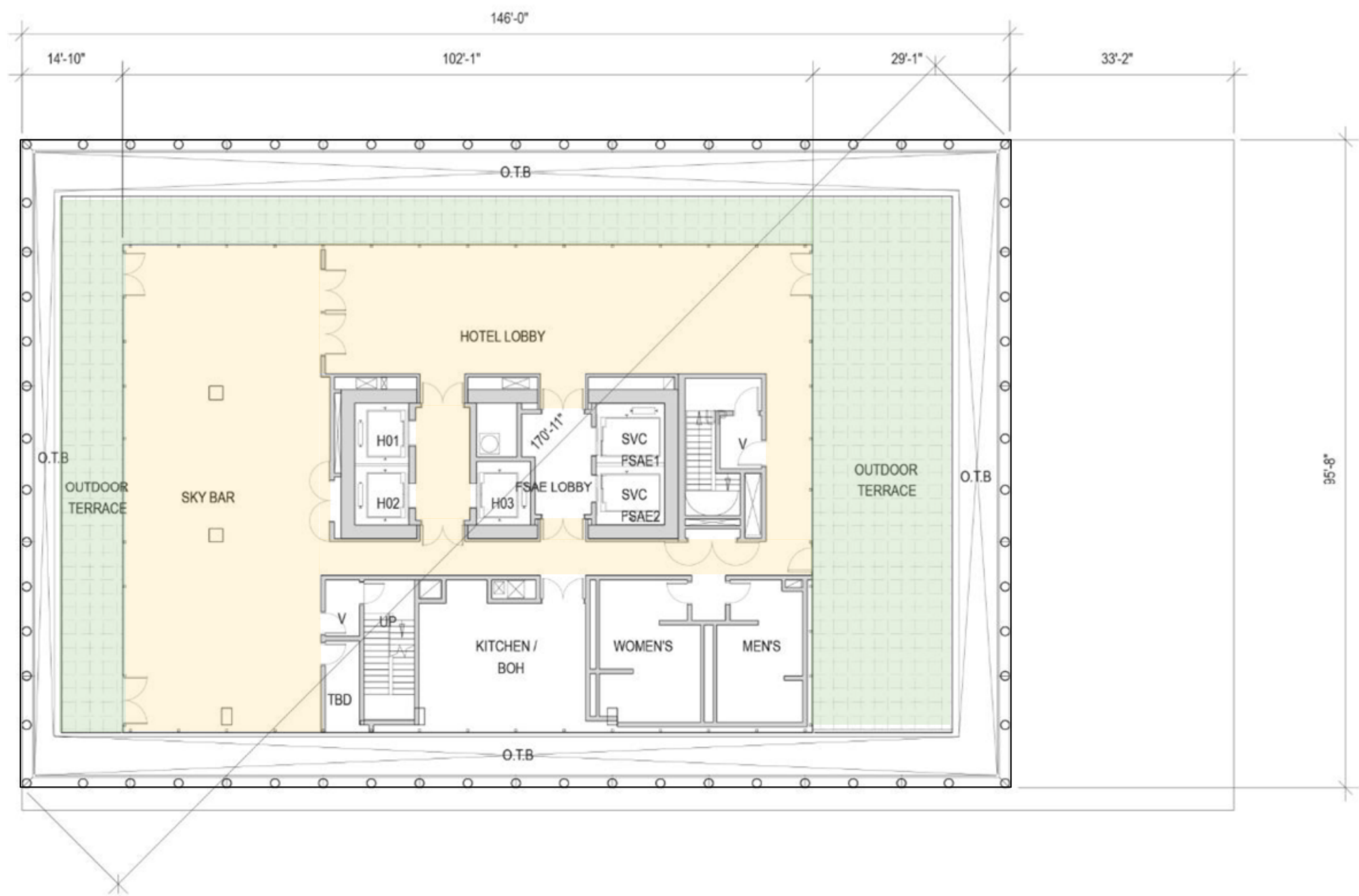
TYPICAL FLOOR
PROPOSED PROJECT



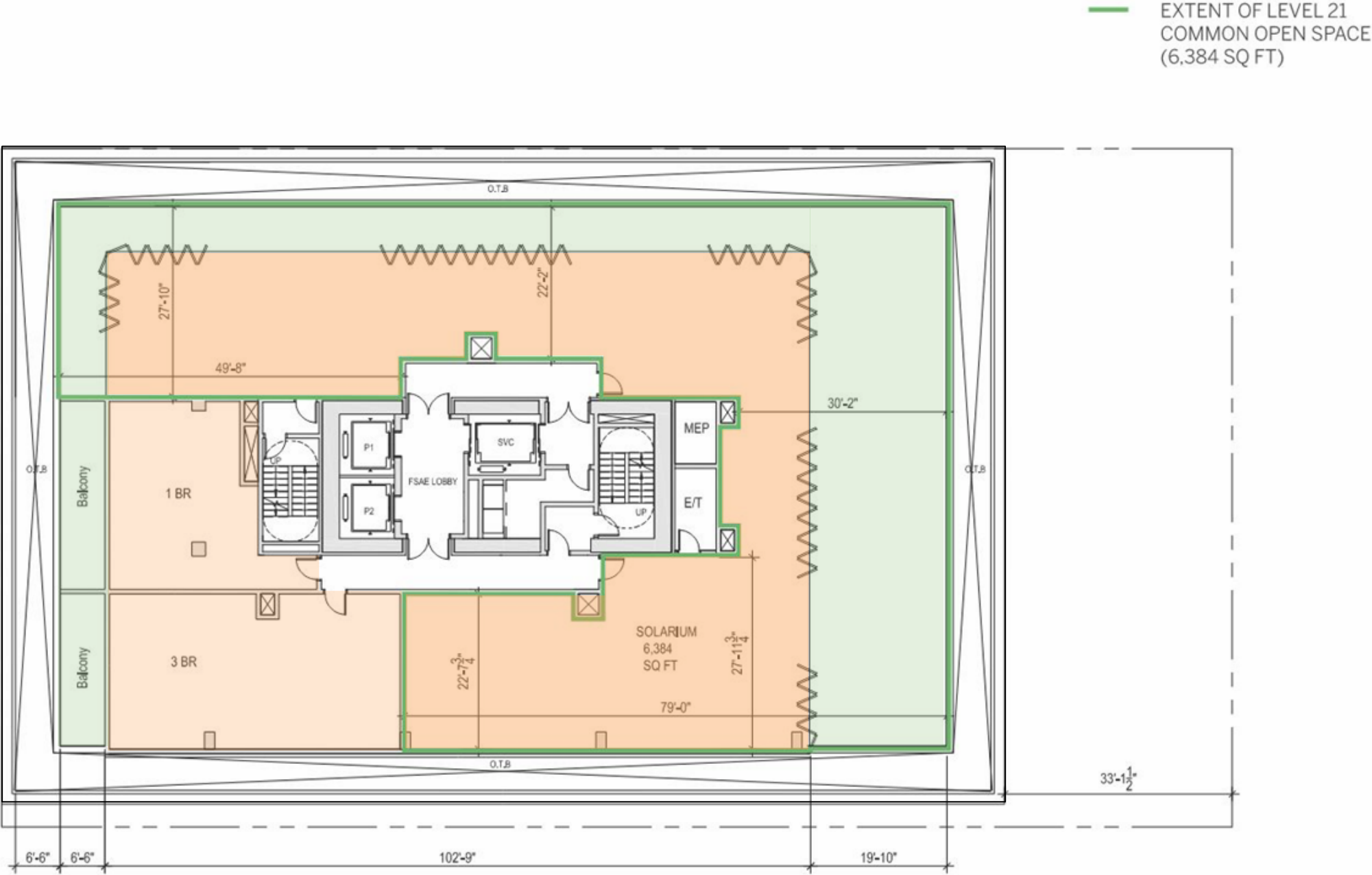
TYPICAL FLOOR
RESIDENTIAL VARIANT



LEVEL 19 - ROOFTOP
PROPOSED PROJECT



LEVEL 21 - ROOFTOP
RESIDENTIAL VARIANT





View of proposed project looking west from
Washington st. across Sansome st.



View of residential variant looking west from
Washington st. across Sansome st.



View of proposed project looking southwest from corner of Washington St. and Sansome St.



View of residential variant looking southwest
from corner of Washington St. and Sansome St.

View of proposed project looking south from Sansome St.
between Washington St. and Jackson st.





View of Fire Station looking west from Washington Street



View of Fire Station looking west from Washington Street

RELATED AND SOM:
COMMITMENT TO SAN FRANCISCO’S PUBLIC REALM



49 South Van Ness

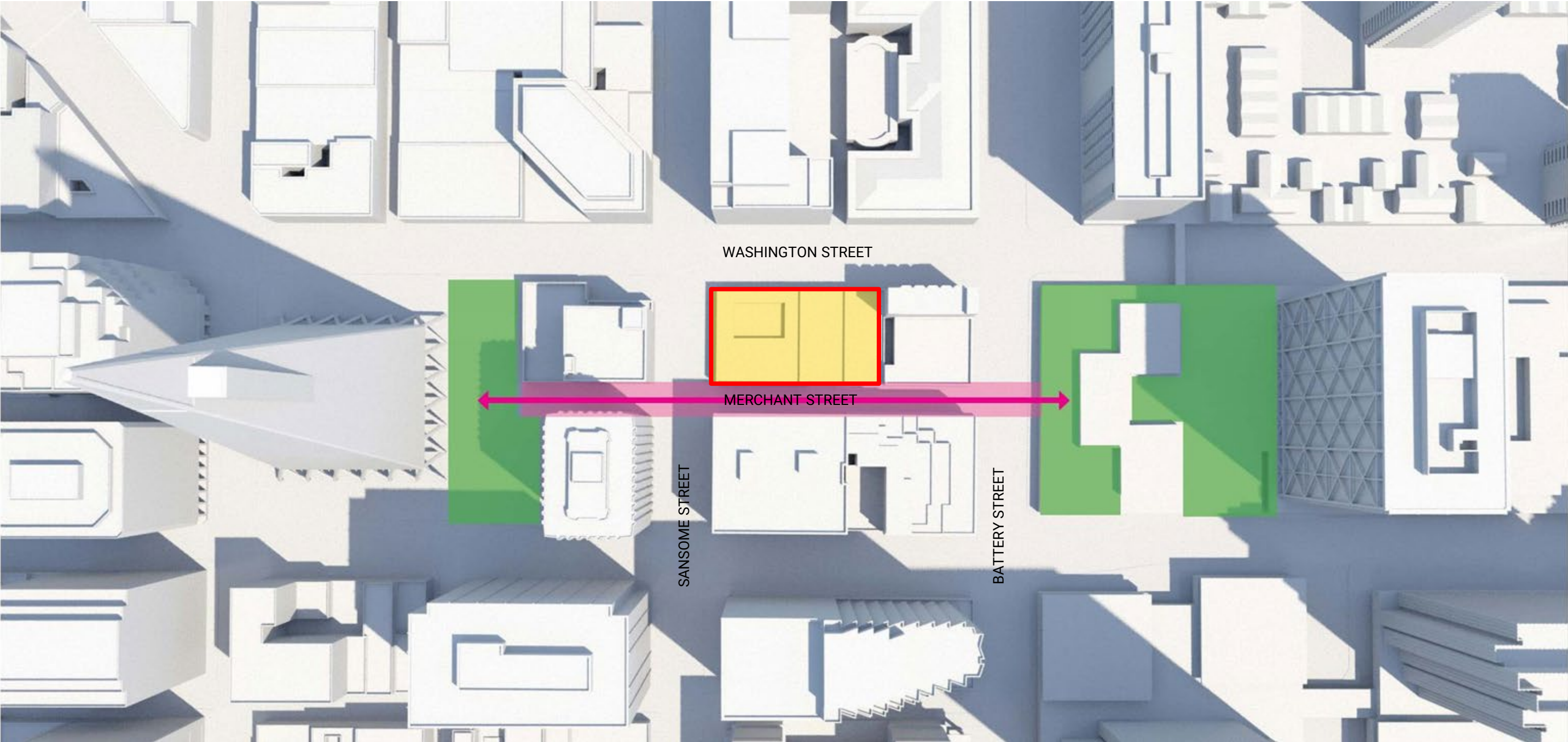


1550 Mission

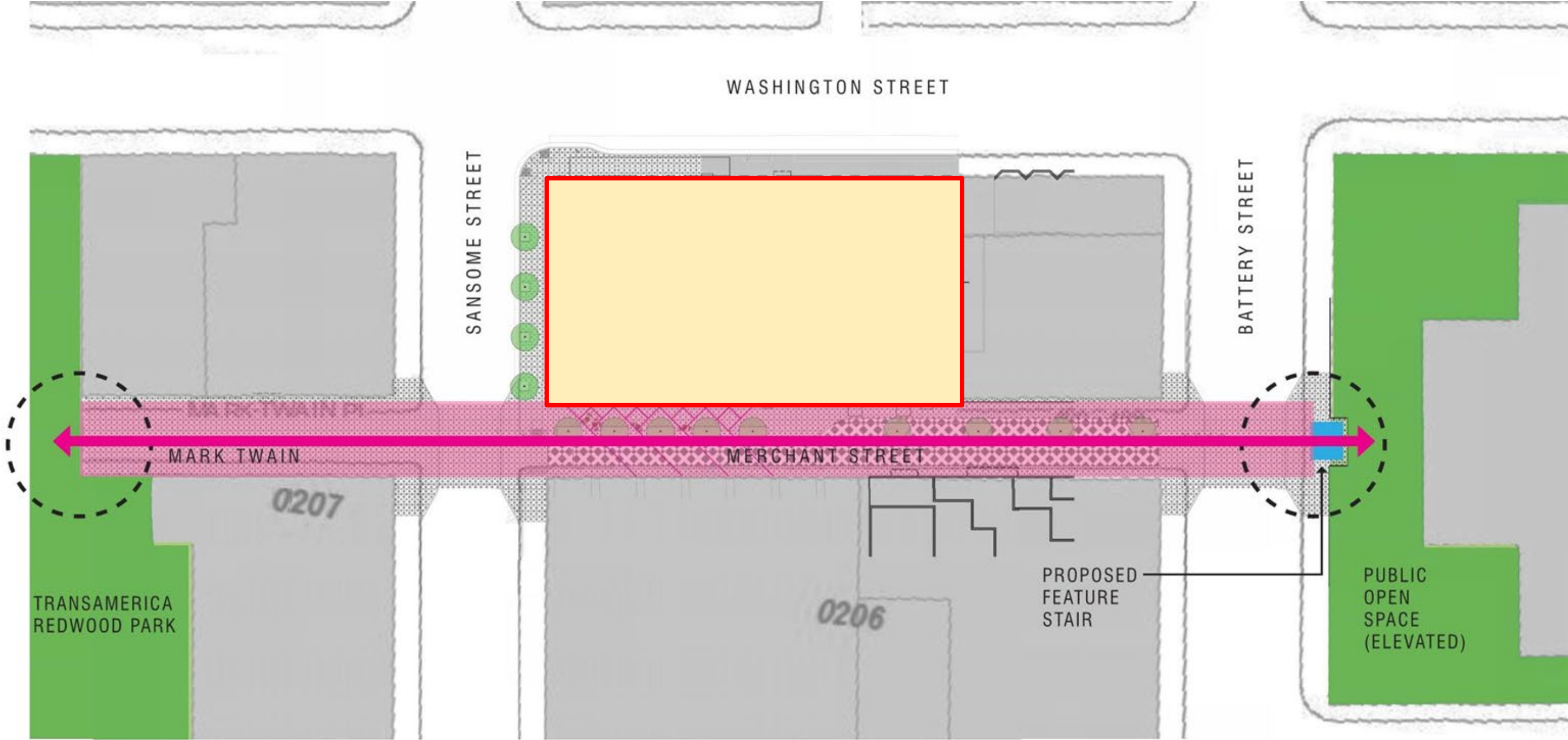


98 Franklin

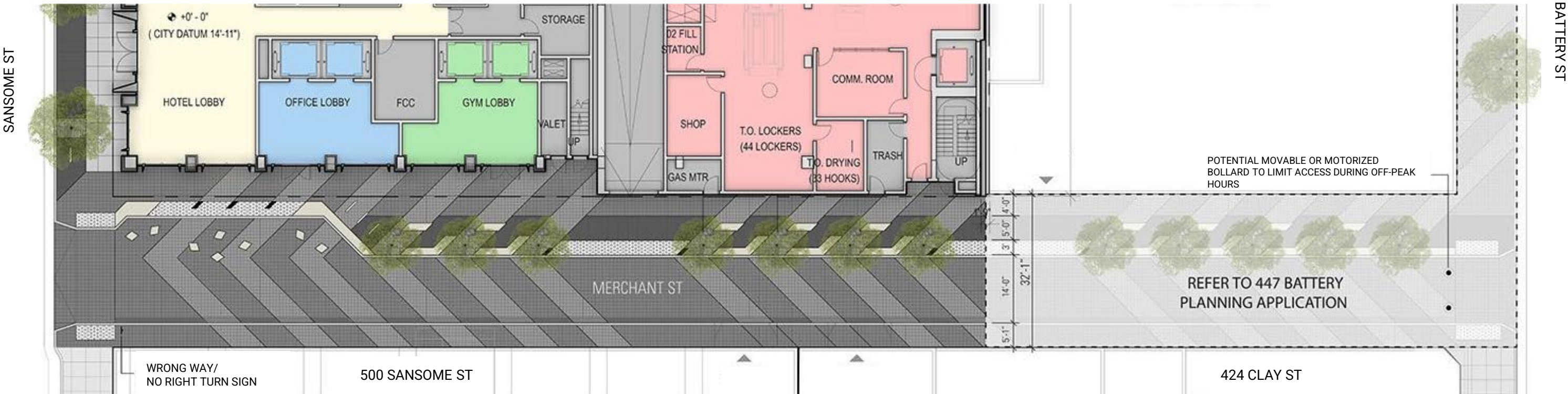
PUBLIC REALM OPPORTUNITY



PUBLIC REALM OPPORTUNITY



LANDSCAPE PLAN



MATERIAL LEGEND

	STONE PAVING		FEATURE BENCH		3' DETECTABLE WARNING STRIPS (TEKWAY OR EQUAL)
	CONCRETE SIDEWALK		MOVEABLE FURNISHING		6" CURB (FLUSH CURB ON NORTH SIDE)
			BIKE RACKS (QTY: 13)		CONCRETE GUTTER
			BOLLARDS		

TREES ON MERCHANT STREET
(Small to medium fastigate)
Alt 1. *Ginkgo biloba* var. 'Princeton Sentry'
Alt 2. *Magnolia grandiflora* 'Little Gem'
Alt 3. *Carpinus betulus* var. 'Franz Fontaine'
QTY: 7

TREES ON SANSOME ST. & WASHINGTON ST.
(Medium to large)
Alt 1. *Platanus x acerifolia*
Alt 2. *Lophostemon confertus*
QTY: 6



View of proposed project along Merchant Street in Daytime Looking East



View of proposed project along Merchant Street in Daytime Looking East

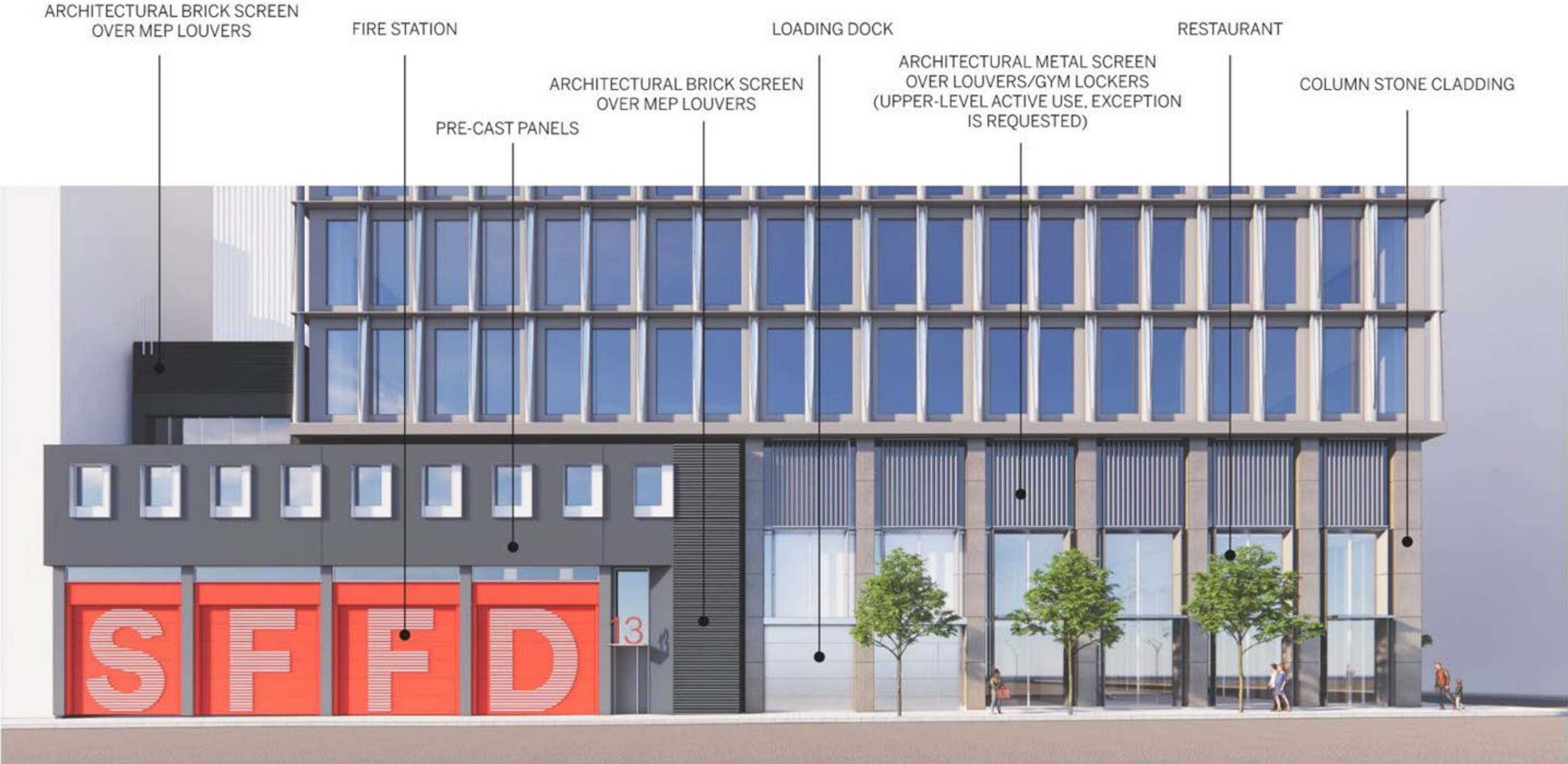
SANSOME ST. PEDESTRIAN FRONT
PROPOSED PROJECT



SANSOME ST. PEDESTRIAN FRONT
RESIDENTIAL VARIANT



WASHINGTON ST. PEDESTRIAN FRONT
PROPOSED PROJECT



MERCHANT ST. PEDESTRIAN FRONT
PROPOSED PROJECT



JACKSON SQUARE NEIGHBORHOOD



Osgood Pl



Jackson St



VILLA TAVERNA

SCALE AND DETAIL









THANK YOU

 **RELATED**

SOM



APPENDIX 1

TECHNICAL EXCERPTS

9. Wind

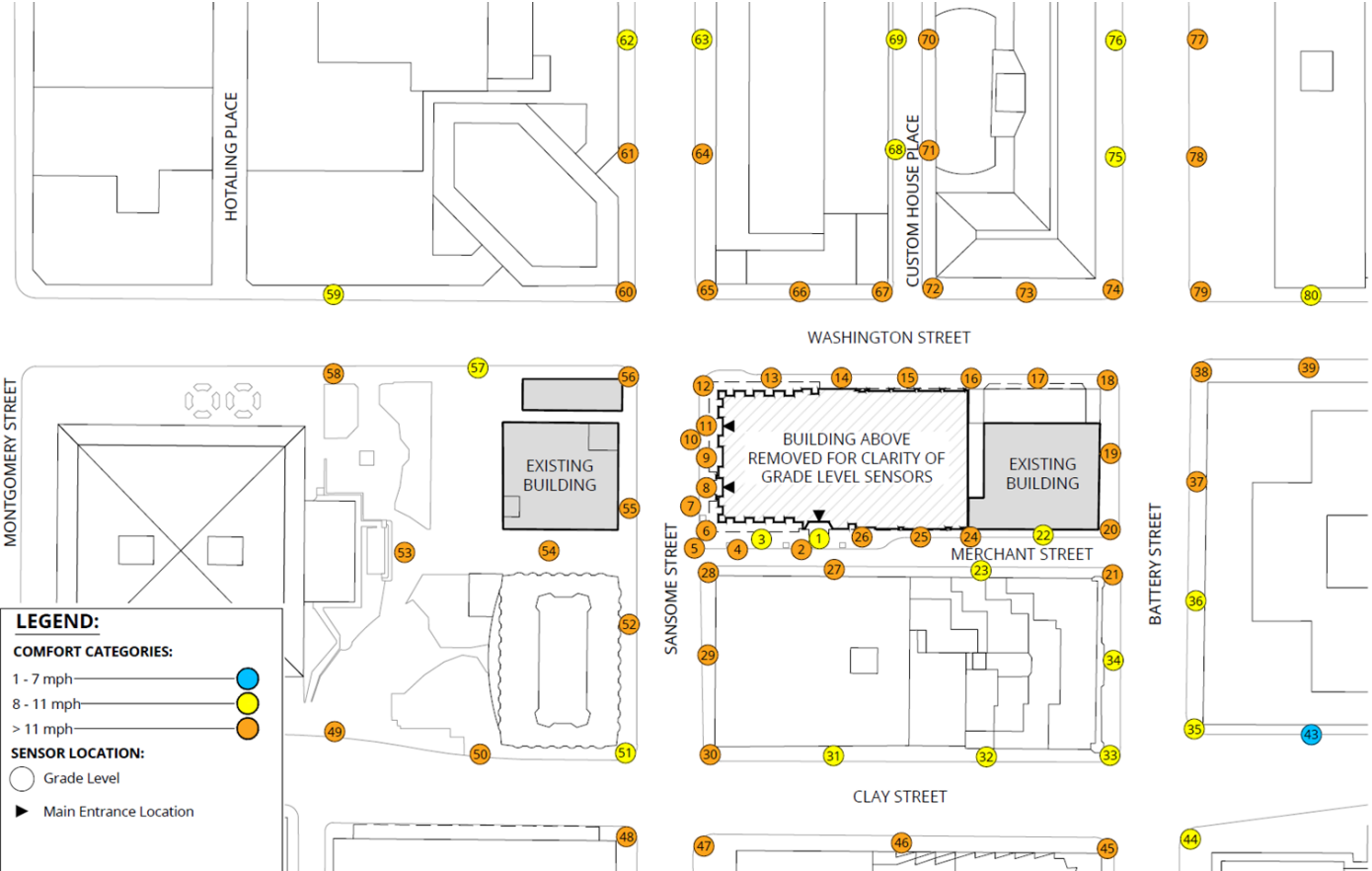
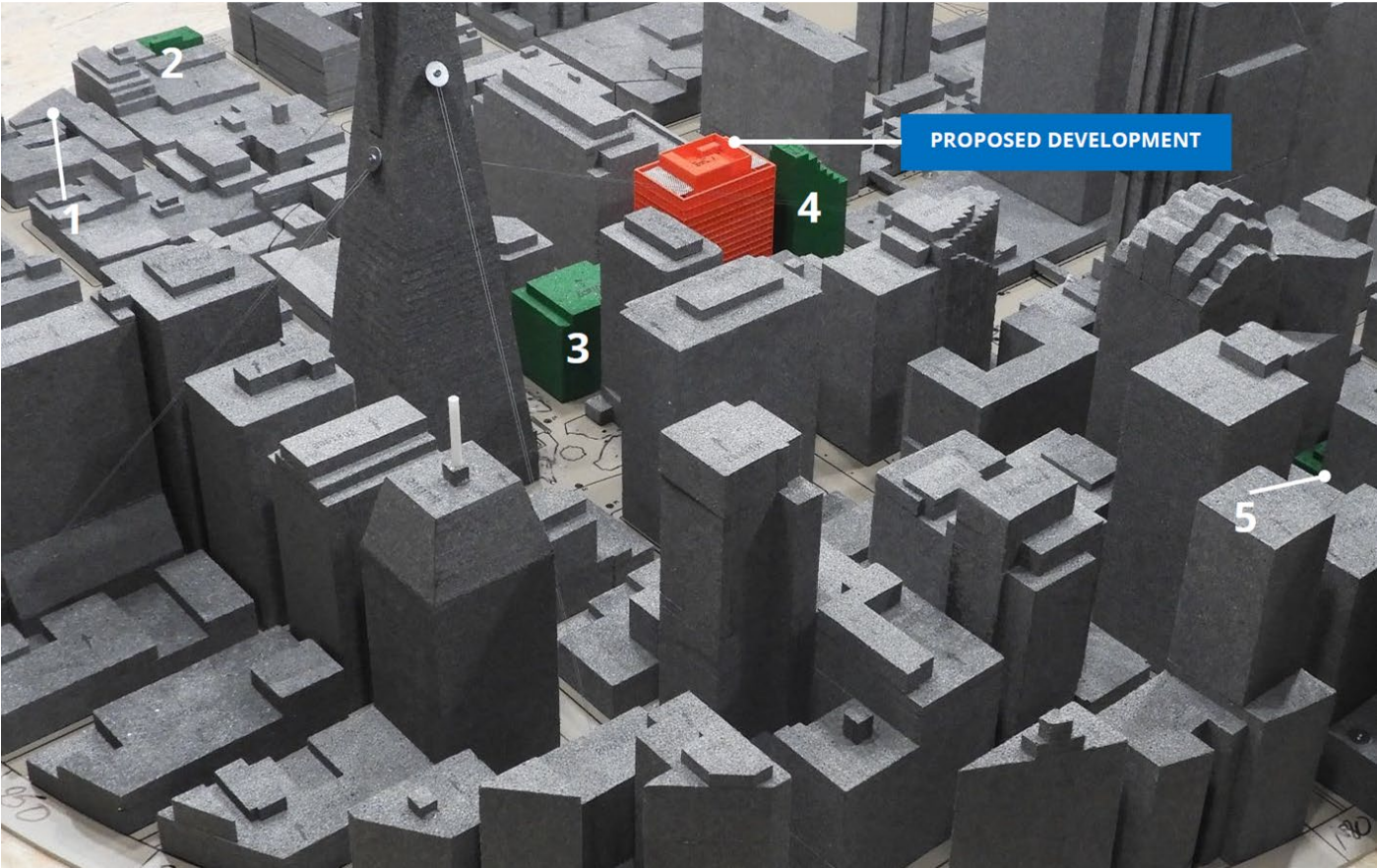
Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
9. WIND. Would the project:					
a) Create wind hazards in publicly accessible areas of substantial pedestrian use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 17 Pedestrian-Level Wind Impacts for the Proposed Project and Residential Variant

Scenario	Wind Comfort (Criterion = 11 MPH)			Wind Hazard (Criterion = 36 MPH)		
	Average Speed (mph)	Average (percent)	Total Exceedances (Exceedances/Number of Test Locations)	Average Speed (mph)	Total Hours	Total Exceedances (Exceedances/Number of Test Locations)
Existing	14	21	53/77	28	249	12/77
Proposed Project and Residential Variant	14	20	55/77	28	138	10/77
Cumulative	14	22	54/77	28	263	14/77

SOURCE: RWDI, 2021.

WIND



Wind Hazard

Existing wind speeds do not comply with the 1-hour, 36-mph wind hazard criterion at 12 of 77 test locations. This number is anticipated to decrease to 10 of 77 locations with the addition of the proposed development to the site (i.e., Existing + Project) and increase to 14 of 77 locations with the subsequent addition of future buildings to the surroundings (i.e., Project + Cumulative configuration).

Wind Comfort

Existing wind speeds exceed the 11-mph wind comfort criterion at 53 of 77 test locations. This number is expected to increase to 55 of 77 locations with the addition of the proposed development to the site (i.e., Existing + Project) and 54 of 77 locations with the subsequent addition of future buildings to the surroundings (i.e., Project + Cumulative configuration).

530 SANSOME STREET

FAN-1 530 SANSOME STREET SCOPING SHADOW FAN

Full year net new shadow fan diagram factoring in the presence of existing shadows



SHADOW FAN DIAGRAM FULL YEAR AFFECTED AREAS DURING SECTION 295 TIMES

Net New Project Shadow - Streets

Net new project shadow would not affect any portions streets listed in Table 146 with specific set criteria for sunlight access. The effect of net new shadow on the affected portions streets that fall within the C-3 district are detailed below with approximate dates and times of shading provided:

Washington Street (Between Kearny St. and Drumm St.):

Net new shadow would be cast by the project along this section of Washington Street from late summer through late spring annually. Generally speaking, morning shadows during the fall and spring would affect a portion of the Washington Street west of Sansome Street, midday shadows from late summer through late spring would affect the portion between Sansome and Battery Streets, and afternoon shadows during the fall and spring would affect the portion east of Battery Street.

Montgomery Street (Approx. 50' south of Washington St.):

Net new early morning shadow would be cast by the project along this section of Montgomery Street during the fall and spring.

Sansome Street (Approx. 130' south of Washington St.):

Net new morning shadow would be cast by the project along this section of Sansome Street throughout all times of year.

Battery Street (Approx. 200' south of Washington St.):

Net new afternoon shadow would be cast by the project along this section of Battery Street from spring through fall annually.

Merchant Street (Between Sansome St. and Battery Street St.):

Net new mid to late afternoon shadow would be cast by the project along this section of Merchant Street over summer months.

Clay Street (Between Battery St. and Davis Street St.):

Net new late afternoon shadow would be cast by the project along this section of Clay Street over summer months.

Net New Project Shadow – Nearby Open Spaces

The proposed project would generate net new shadow affecting several nearby open spaces, including Transamerica Redwood Park, Maritime Plaza, and Sue Bierman Park. Maritime Plaza and Sue Bierman Park are under jurisdiction of the San Francisco Recreation and Parks Department and therefore are subject to analysis under Section 295 of the planning code. Transamerica Redwood Park is a privately-owned public open space (POPOS), and below is a brief description of the effects of shadow on this open space:

The Transamerica Redwood Park is a mid-block open space located between the Transamerica Building (600 Montgomery) to the west, Washington Street to the North, the 500-block Sansome Street to the east and Clay Street to the south. Public entrances are located on the north and south street frontages along with an east-west pedestrian walkway between buildings connecting to Sansome street. The park is comprised of several dozen mature redwood and other trees along with other landscape plantings, a fountain, numerous fixed benches and points of access to the surrounding buildings.

Ignoring the presence of the existing trees, the project would generate small amounts net new shadow on Redwood Park from approximately early April through early September, with the largest amount of shadow occurring on the summer solstice (June 21st). The new shadow would only be cast in the morning lasting from between a few minutes in the spring and fall up to about 4 hours on the summer solstice. The amount of area affected by such shadow would cover 5% or less of the park area (under 3000 sf) at any given time. The portions of the park that would be affected include the northern quarter of the park along Washington Street and a narrow section in the middle of the space.

Features of the open space that would be considered to be more sensitive to the addition of new shadow would be some areas of fixed seating, some of which are in areas affected by net new project shadow, however while shadow analysis methodology does not take into account the presence of trees, the dense redwood canopy is both a defining feature of this open space and would also serve to capture a substantial amount of the shadow cast by the project, making the change in shading conditions less noticeable by users of this open space and therefore reducing the importance of sunlight in this park.

10. Shadow

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
10. SHADOW. Would the project:					
a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The information in this section is based on a shadow analysis report prepared for the proposed project and residential variant, which is included as Appendix F to this initial study.

Impact SH-1: the proposed project or residential variant would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. (Less than Significant)

SHADOW - SUE BIERMAN PARK

Increase in Annual Shadow from Proposed Project and Residential Variant

The proposed project would result in net new shadow falling on the park, adding approximately 976 net new annual sfh of shadow and increasing the annual shadow load by 0.0001%, which would result in a new annual total shadow load of 42.6055%.

The residential variant would result in a similar but slightly lesser amount of net new shadow, adding approximately 892 net new annual sfh of shadow to also increase the annual shadow load by 0.0001% for a new annual total shadow load of 42.6055%.

Timing and Location of Shadow from Proposed Project and Residential Variant

Net new shadow from both the proposed project and residential variant would occur for approximately 26 days a year between approximately March 16th-28th and again between September 14th-26th. Shadow would fall a small area of the western portion of Sue Bierman Park. Net new shadow would be cast between 5:45 and 6:09 p.m.

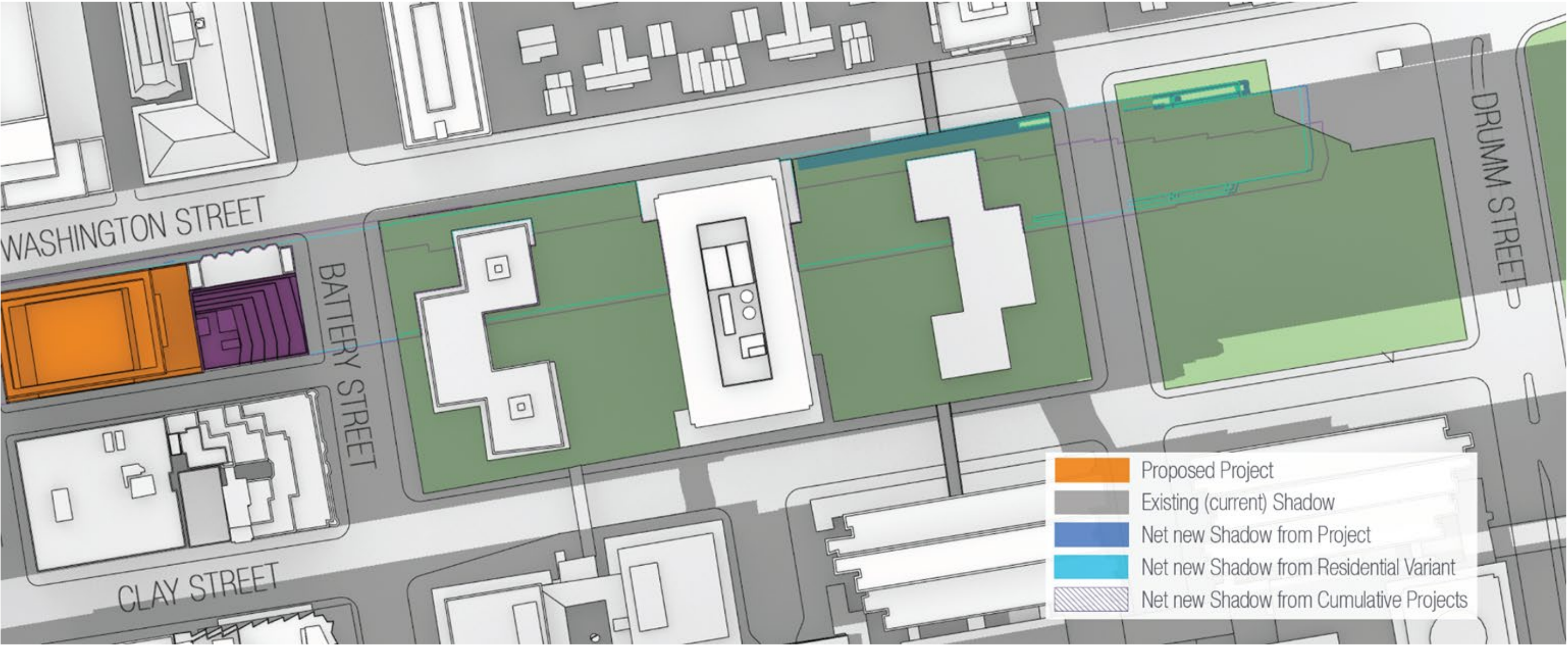
THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS) CALCULATION	SUE BIERMAN PARK (WEST)
Total plan area of Sue Bierman Park (West)	4.08 acres (177,577 sf)
Total hours of annual sunlight from 1-hr after sunrise through 1-hr before sunset	3721.4 hrs
Theoretical Annual Available Sunlight (plan area x hours of annual sunlight)	660,834,406 sfh

EXISTING SHADOW CONDITIONS SUMMARY	SUE BIERMAN PARK (WEST)
Total annual existing shadow load (existing shadow sfh ÷ TAAS sfh)	42.6054%
Total annual existing shadow in square-foot-hours (sfh)	281,550,861 sfh
Range in existing shadow area coverage throughout the year	Between 0% - 100%
Time of year / time of day most affected by existing shadow	Winter / Afternoon (1:00-4:00 PM)

530 SANSOME PROJECT NET NEW SHADOW SCENARIO SUMMARY	SUE BIERMAN PARK (WEST)
Annual net new project-only shadow load / total existing + project shadow load	0.0001% / 42.6055%
Annual net new sfh project shadow / total existing + project sfh	976 sfh / 281,551,837 sfh
Number of days annually when new shading from project would occur	Up to 26 days a year
Dates when net new shadow from project would be cast annually	3/16 - 3/28 & 9/14 - 9/26
Date(s) with most annual sfh net new project shadow (shadow load / net new sfh)	September 20 & March 22
Time of year / time of day most affected by project net new shadow overall	Spring / Late Afternoon (after 4:00 PM)
Date(s) with largest shadow area from the project (area and time shadow occurs)	Sep 20/Mar 22 (344 sf @ 6:00 PM)
Range in project net new shadow percentage coverage (area range)	Between 0.0% - 0.2% (0 - 344 sf)
Average project net new shadow coverage on affected dates (shadow area)	0.23% (410 sf)
Date(s) with the longest duration of net new shadow (duration)	Sep 20/Mar 22 (12 min +/- 11 min)
Range in daily project net new shadow duration (margin of error)	Between zero minutes up to 12 min (+/- 11 min)
Average daily project net new shadow duration on affected dates	12.3 minutes

530 SANSOME VARIANT NET NEW SHADOW SCENARIO SUMMARY	SUE BIERMAN PARK (WEST)
Annual net new variant-only shadow load / total existing + variant shadow load	0.0001% / 42.6055%
Annual net new sfh variant shadow / total existing + variant sfh	892 sfh / 281,551,753 sfh
Number of days annually when new shading from variant would occur	Up to 26 days a year
Dates when net new shadow from variant would be cast annually	3/16 - 3/28 & 9/14 - 9/26
Date(s) with most annual sfh net new variant shadow (shadow load / net new sfh)	September 20 & March 22
Time of year / time of day most affected by variant net new shadow overall	Spring / Late Afternoon (after 4:00 PM)
Date(s) with largest shadow area from the variant (area and time shadow occurs)	Sep 20/Mar 22 (315 sf @ 6:00 PM)
Range in variant net new shadow percentage coverage (area range)	Between 0.0% - 0.2% (0 - 315 sf)
Average variant net new shadow coverage on affected dates (shadow area)	0.21% (375 sf)
Date(s) with the longest duration of net new shadow (duration)	Sep 20/Mar 22 (12 min +/- 11 min)
Range in daily variant net new shadow duration (margin of error)	Between zero minutes up to 12 min (+/- 11 min)
Average daily variant net new shadow duration on affected dates	12.3 minutes

SHADOW - SUE BIERMAN PARK



SHADOW - ONE MARITIME PLAZA

Increase in Annual Shadow from Proposed Project and Residential Variant

The proposed project would result in net new shadow falling on the plaza, adding approximately 2,275,914 net new annual sfh of shadow and increasing the annual shadow load by 0.71% above current levels, which would result in a new annual total shadow load of 68.59%.

The residential variant would result in a similar but slightly lesser amount of net new shadow falling on the plaza, adding approximately 2,219,243 net new annual sfh of shadow and increasing the annual shadow load by 0.69% above current levels, which would result in a new annual total shadow load of 68.57%.

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS) CALCULATION	MARITIME PLAZA
Total plan area of Maritime Plaza	1.99 acres (86,676 sf)
Total hours of annual sunlight from 1-hr after sunrise through 1-hr before sunset	3721.4 hrs
Theoretical Annual Available Sunlight (plan area x hours of annual sunlight)	322,556,066 sfh

EXISTING SHADOW CONDITIONS SUMMARY	MARITIME PLAZA
Total annual existing shadow load (existing shadow sfh ÷ TAAS sfh)	67.88%
Total annual existing shadow in square-foot-hours (sfh)	218,954,785 sfh
Range in existing shadow area coverage throughout the year	Between 6% - 100%
Time of year / time of day most affected by existing shadow	Fall / Early Morning (before 8:00 AM)

530 SANSOME PROJECT NET NEW SHADOW SCENARIO SUMMARY	MARITIME PLAZA
Annual net new project-only shadow load / total existing + project shadow load	0.71% / 68.59%
Annual net new sfh project shadow / total existing + project sfh	2,275,914 sfh / 221,230,699 sfh
Number of days annually when new shading from project would occur	Up to 223 days a year
Dates when net new shadow from project would be cast annually	March 2 - October 10
Date(s) with most annual sfh net new project shadow (shadow load / net new sfh)	August 16 & April 26
Time of year / time of day most affected by project net new shadow overall	Spring / Late Afternoon (after 4:00 PM)
Date(s) with largest shadow area from the project (area and time shadow occurs)	Aug 23/Apr 19 (11,524 sf @ 6:00 PM)
Range in project net new shadow percentage coverage (area range)	Between 0% - 10% (0 - 11,524 sf)
Average project net new shadow coverage on affected dates (shadow area)	4.88% (4,229 sf)
Date(s) with the longest duration of net new shadow (duration)	Aug 2/May 10 (2 hr 56 min +/- 7 min)
Range in daily project net new shadow duration (margin of error)	Between zero minutes up to 2 hr 56 min (+/- 7 min)
Average daily project net new shadow duration on affected dates	2 hr 31 min

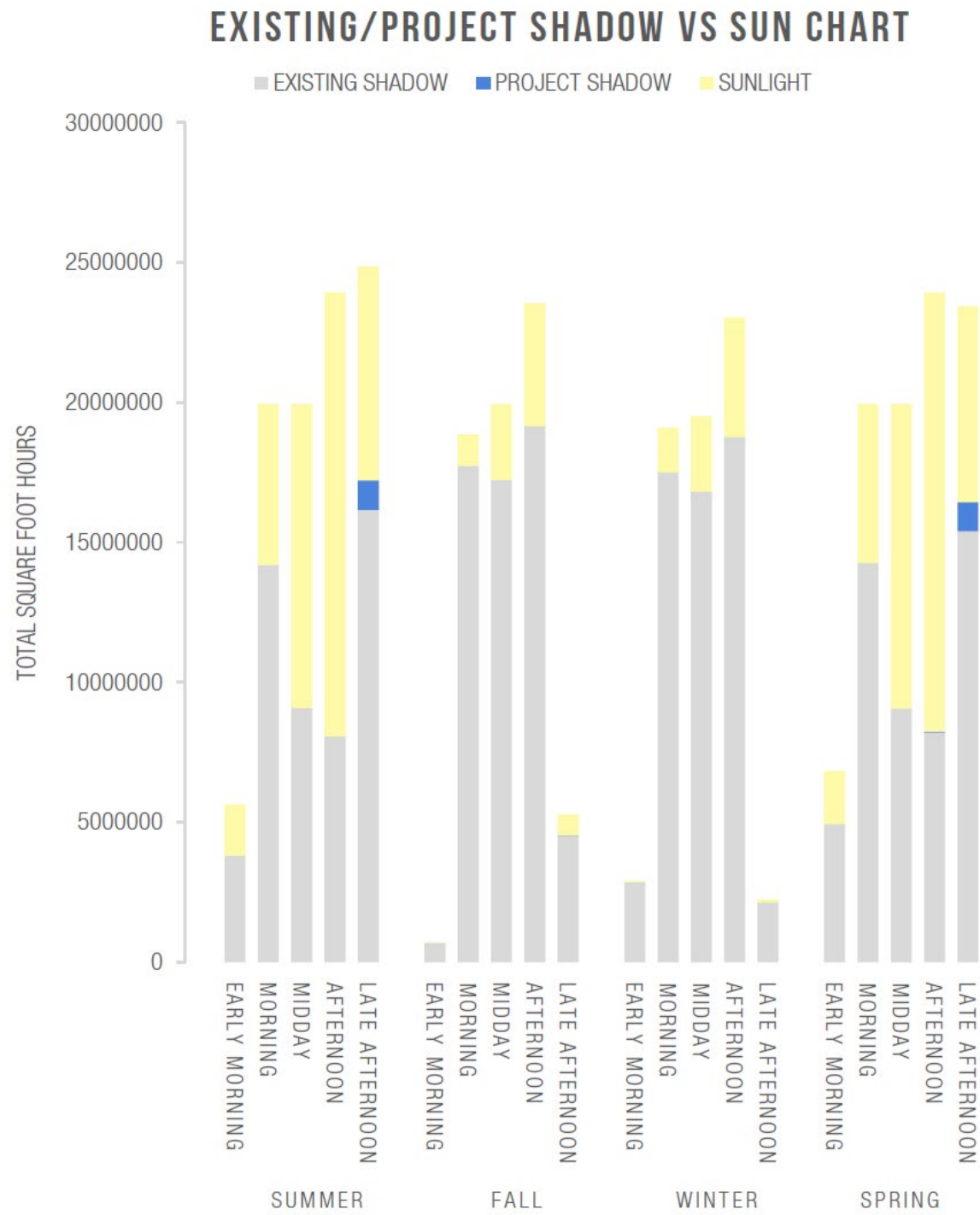
530 SANSOME VARIANT NET NEW SHADOW SCENARIO SUMMARY	MARITIME PLAZA
Annual net new variant-only shadow load / total existing + variant shadow load	0.69% / 68.57%
Annual net new sfh variant shadow / total existing + variant sfh	2,219,243 sfh / 221,174,027 sfh
Number of days annually when new shading from variant would occur	Up to 223 days a year
Dates when net new shadow from variant would be cast annually	March 2 - October 10
Date(s) with most annual sfh net new variant shadow (shadow load / net new sfh)	August 16 & April 26
Time of year / time of day most affected by variant net new shadow overall	Spring / Late Afternoon (after 4:00 PM)
Date(s) with largest shadow area from the variant (area and time shadow occurs)	Aug 23/Apr 19 (11,489 sf @ 6:00 PM)
Range in variant net new shadow percentage coverage (area range)	Between 0% - 10% (0 - 11,489 sf)
Average variant net new shadow coverage on affected dates (shadow area)	4.76% (4,124 sf)
Date(s) with the longest duration of net new shadow (duration)	Aug 2/May 10 (2 hr 56 min +/- 7 min)
Range in daily variant net new shadow duration (margin of error)	Between zero minutes up to 2 hr 56 min (+/- 7 min)
Average daily variant net new shadow duration on affected dates	2 hr 31 min

SHADOW - ONE MARITIME PLAZA

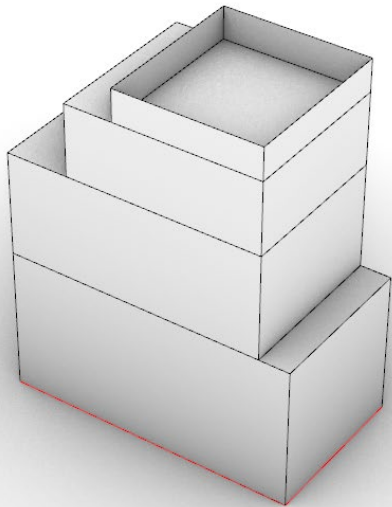
Increase in Annual Shadow from Proposed Project and Residential Variant

The proposed project would result in net new shadow falling on the plaza, adding approximately 2,275,914 net new annual sfh of shadow and increasing the annual shadow load by 0.71% above current levels, which would result in a new annual total shadow load of 68.59%.

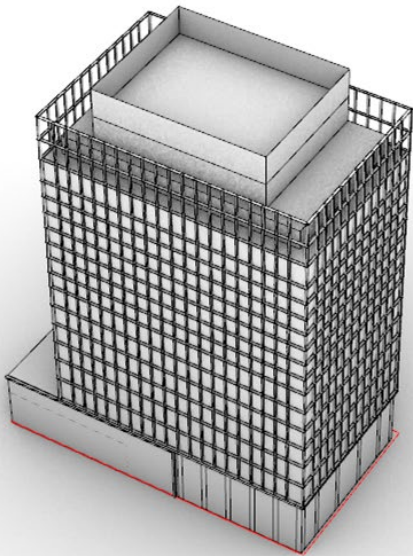
The residential variant would result in a similar but slightly lesser amount of net new shadow falling on the plaza, adding approximately 2,219,243 net new annual sfh of shadow and increasing the annual shadow load by 0.69% above current levels, which would result in a new annual total shadow load of 68.57%.



SHADOW - ONE MARITIME PLAZA



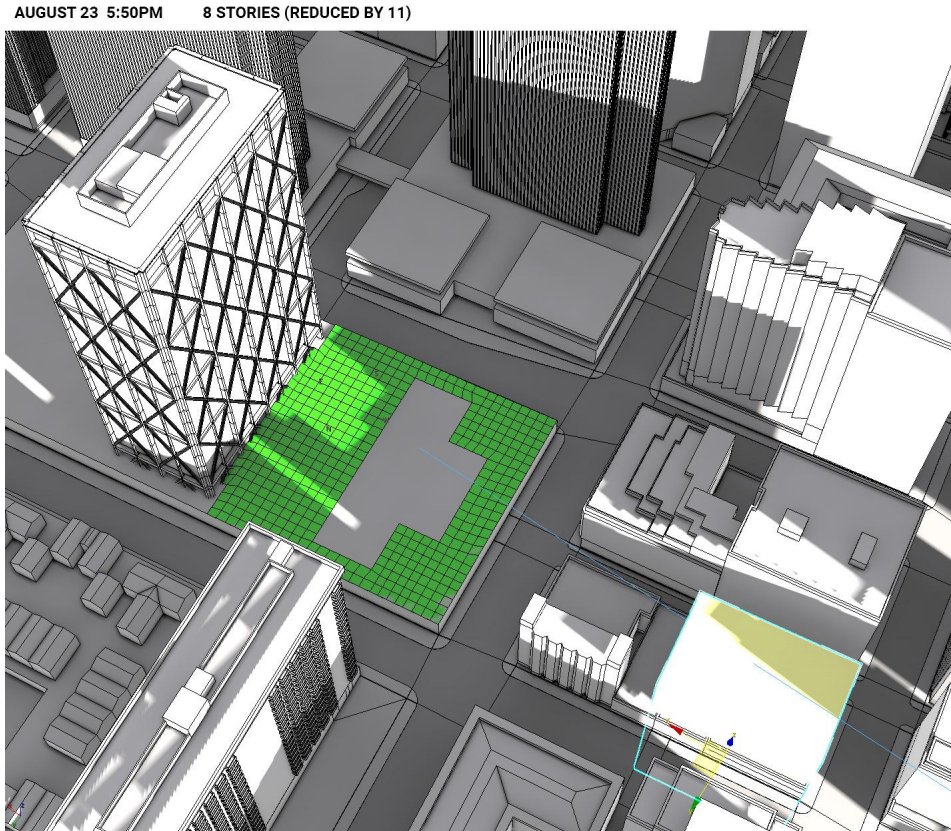
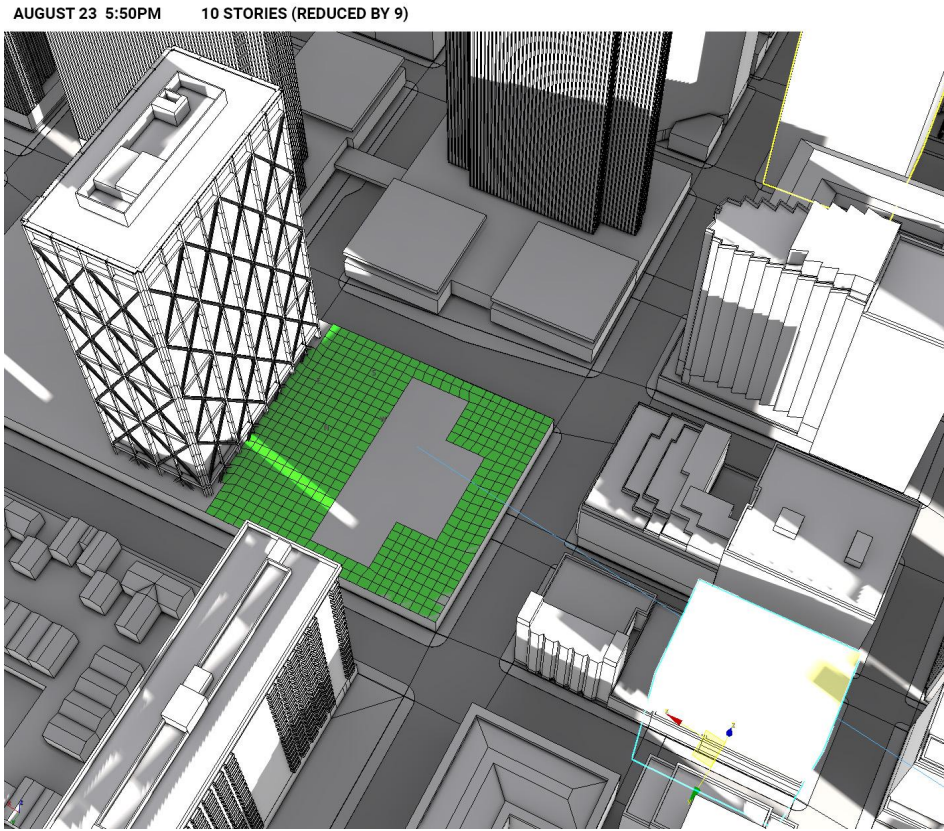
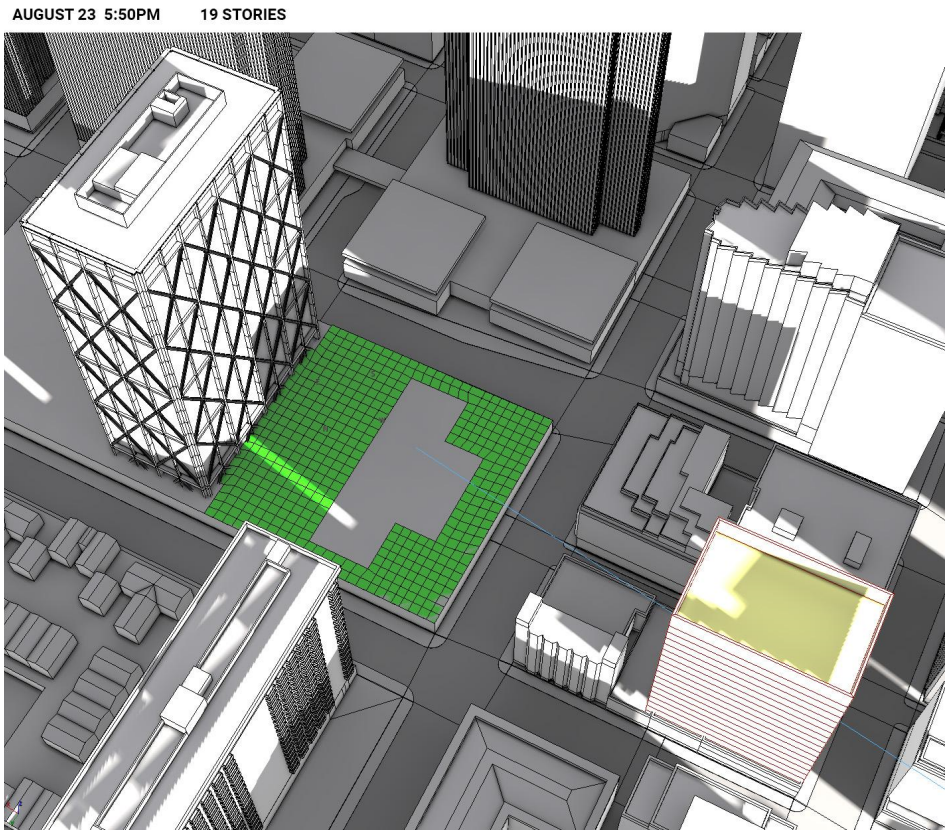
200' NO BULK-EXCEPTION
.74%*



PROPOSED PROJECT
.71%
RESIDENTIAL VARIANT
.69%

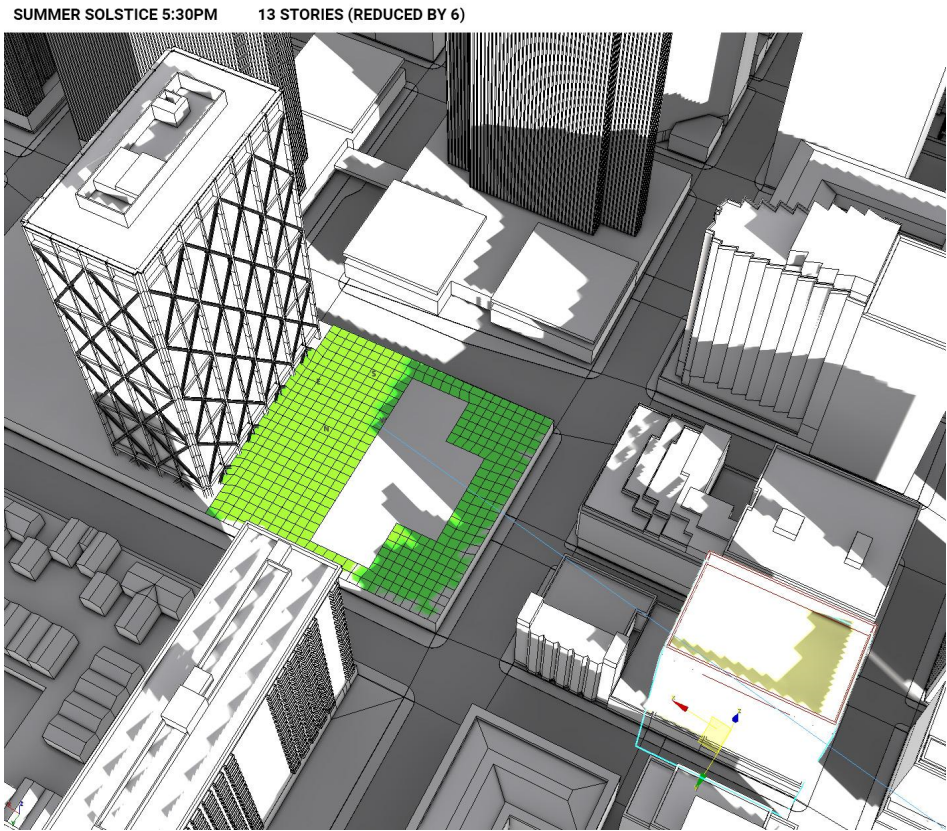
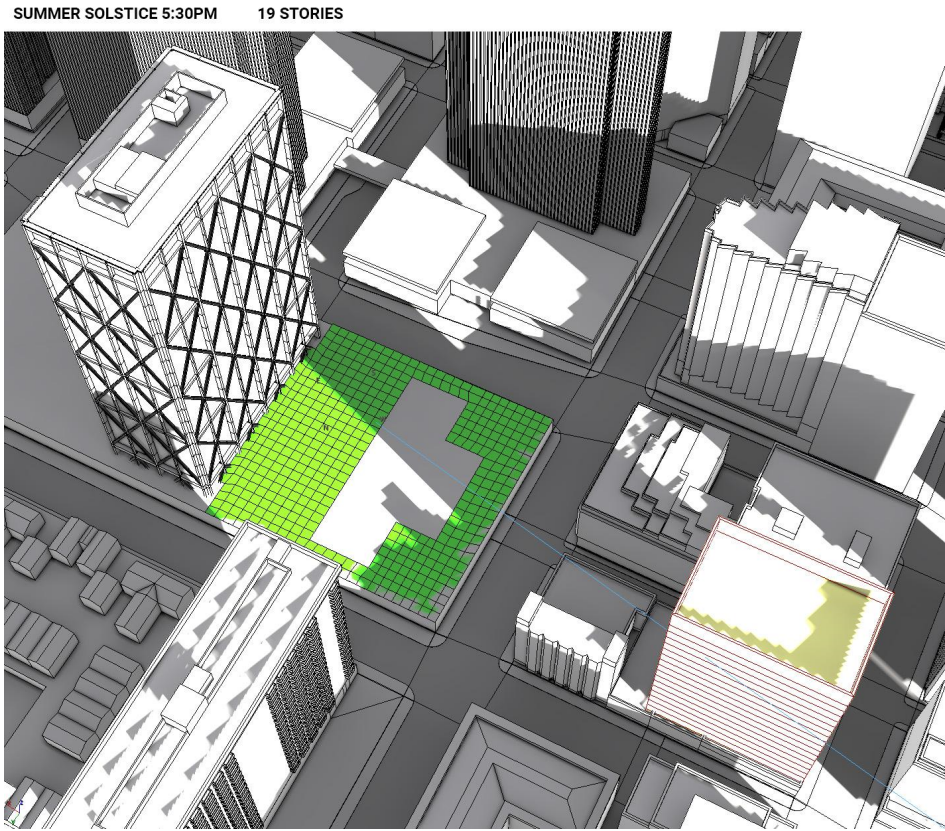
***NOTE: Due to methodology changes between 2019 and the final analysis, this net new shadow figure is an approximation.**

SHADOW - ONE MARITIME PLAZA



On the approximate day of peak impact, a reduction in height of 11 stories is required to eliminate the majority (not all) of the new shadow.

SHADOW - ONE MARITIME PLAZA



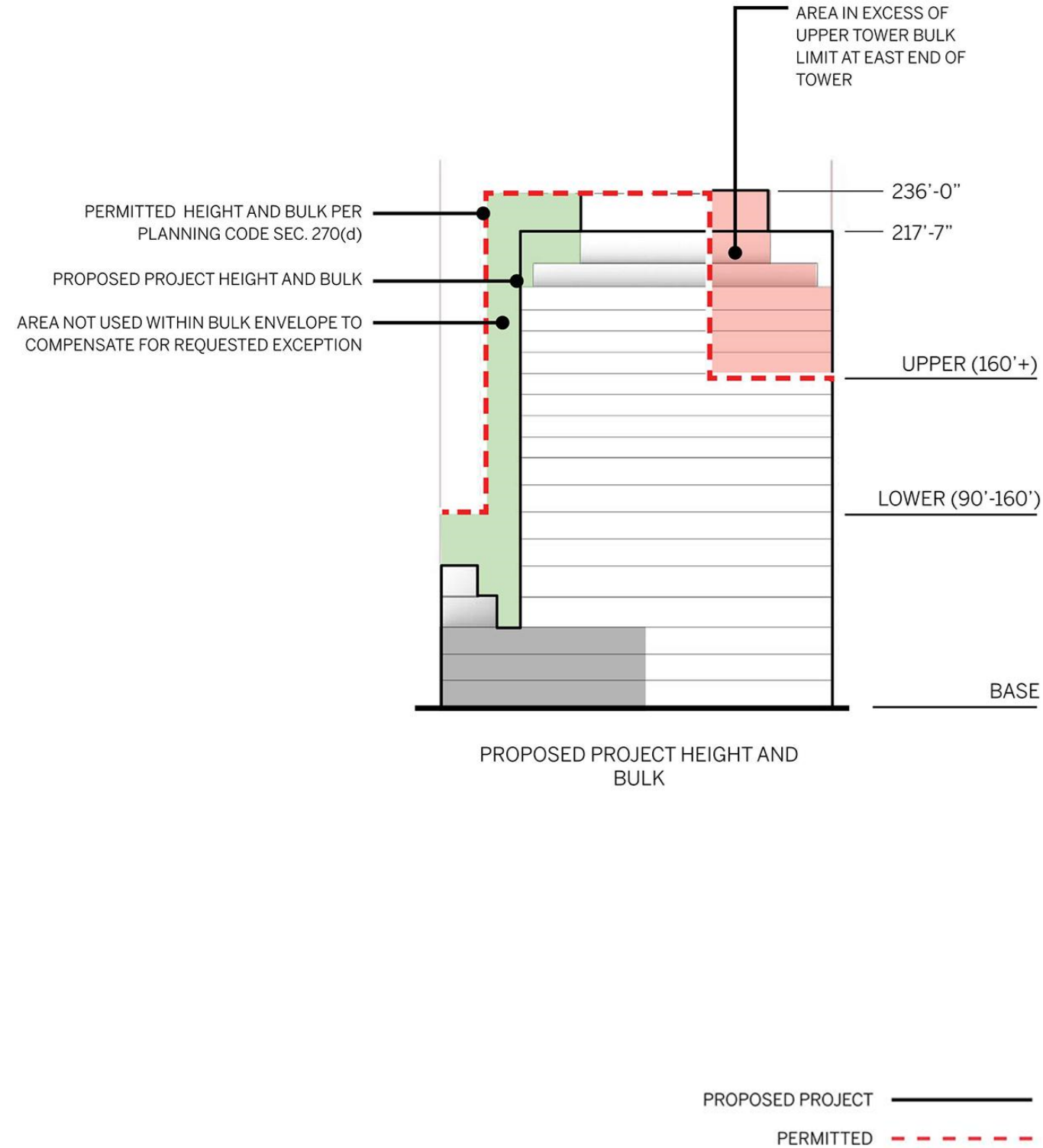
At the summer solstice, a reduction in height of 6 stories is required to eliminate the majority (not all) of the new shadow.

BULK

All bulk exceptions are limited to the upper tower, which begins at 160 feet and includes floors 15 through 19. Floors 8-14 are smaller than the allowable area by a total of 18,130 sf (2,590 sf/floor), while floors 15-19 are larger than the allowable area by a total of 9,228 sf (1,845 sf/floor), or approximately half of the amount not used lower tower. The project mass is shifted as far west as possible to minimize shadows on Maritime Plaza.

Upper tower limit delineated by red dashed line is a combination of site constraints and two planning code sections:

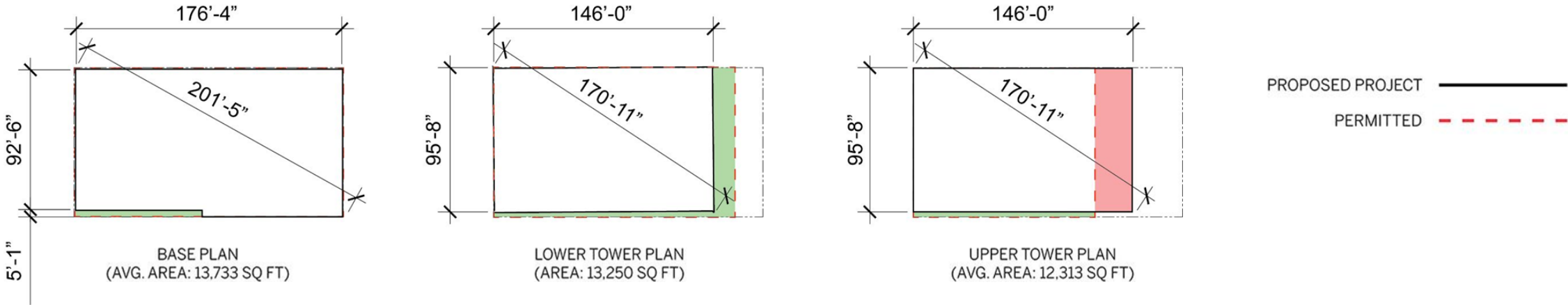
- 1.- 270(d)(2)(A) limits length to 130 feet, diagonal to 160 feet, and average floor size to 12,000. proposed upper tower is 146 feet in length, 171 feet in diagonal, with an average area of 12,313 square feet.
- 2.- 270(d)(3)(A) requires a reduction of 21.5% from the lower tower footprint, or 10,468 square feet. Proposed average upper tower footprint is 12,313 square feet, or a reduction of 7.1% from the proposed lower tower footprint, but a reduction of 22.3% from the allowable lower tower footprint of 15,840sf.



BULK

Level	FL to FL	Elevation	Tower Zone	Proposed Footprint	Proposed Average	Allowable Footprint (1) (2)	Footprint Area Difference	Total Footprint Area Difference	Exception Requested
T.O.P		236' 0"							
Roof		217' 7"							
19	15' 0"	202' 7"	UPPER	9,445	12,313	10,468	1,023	-9,228	(1) (2)
18	13' 5"	189' 2"	UPPER	12,370		10,468	-1,903		
17	10' 8"	178' 6"	UPPER	13,250		10,468	-2,783		
16	9' 8"	168' 10"	UPPER	13,250		10,468	-2,783		
15	9' 8"	159' 2"	UPPER	13,250		10,468	-2,783		
14	9' 8"	149' 6"	LOWER	13,250	13,250	15,840	2,590	18,130	None
13	9' 8"	139' 10"	LOWER	13,250		15,840	2,590		
12	9' 8"	130' 2"	LOWER	13,250		15,840	2,590		
11	9' 8"	120' 6"	LOWER	13,250		15,840	2,590		
10	9' 8"	110' 10"	LOWER	13,250		15,840	2,590		
9	9' 8"	101' 2"	LOWER	13,250	13,733	15,840	2,590	-	None
8	12' 5"	88' 9"	LOWER	13,250		15,840	2,590		
7	12' 5"	76' 4"	BASE	13,250		17,733			
6	12' 5"	63' 11"	BASE	13,250		17,733			
5	14' 0"	49' 11"	BASE	13,610		17,733			
4	14' 0"	35' 11"	BASE	15,860	13,733	17,733			
3	12' 5"	23' 6"	BASE	16,130		17,733			
2	12' 0"	11' 6"	BASE	7,850		17,733			
1	11' 6"	0' 0"	BASE	16,180		17,733			
TOTAL				250,445		287,349	8,903		

ALLOWABLE UPPER TOWER FOOTPRINT CALCULATION	
Proposed Lower Tower Footprint	13,250
Required 21.5% reduction of lower tower Footprint	2,783
Allowable Upper Tower Footprint (with 21.5% reduction)	10,468



APPENDIX 2 DRAWINGS

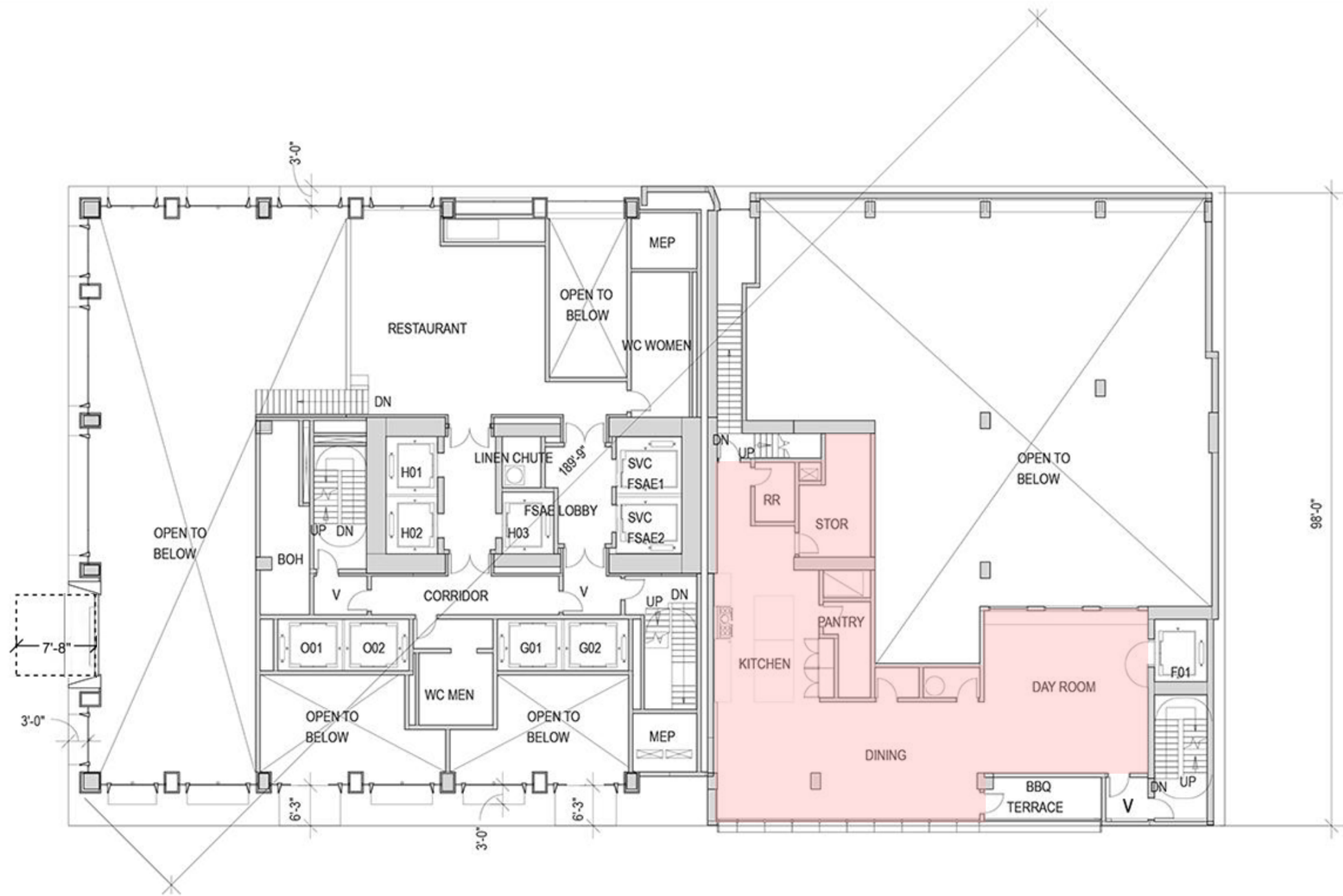
SITE PLAN



SITE PLAN



LEVEL 2



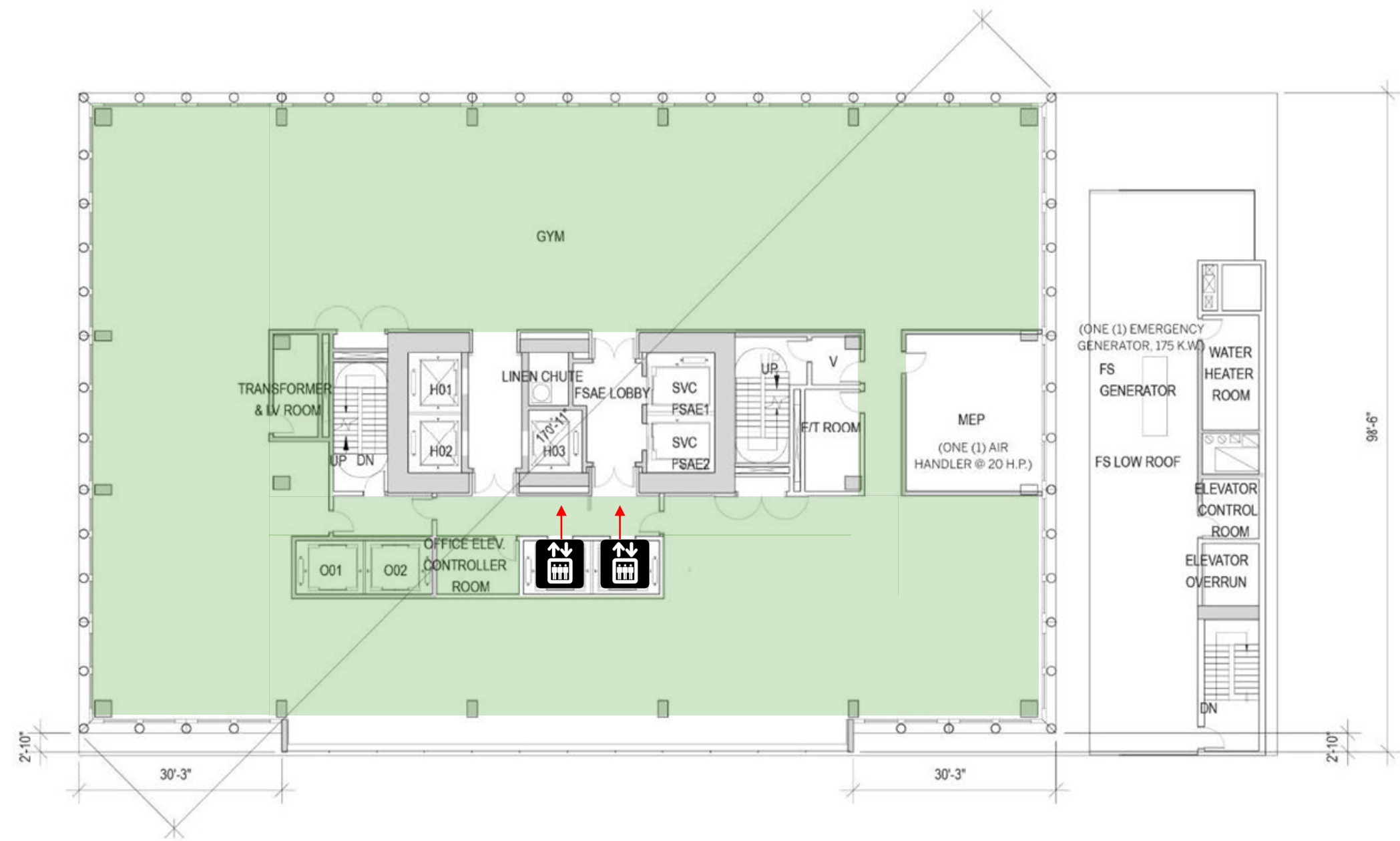
LEVEL 3 - GYM



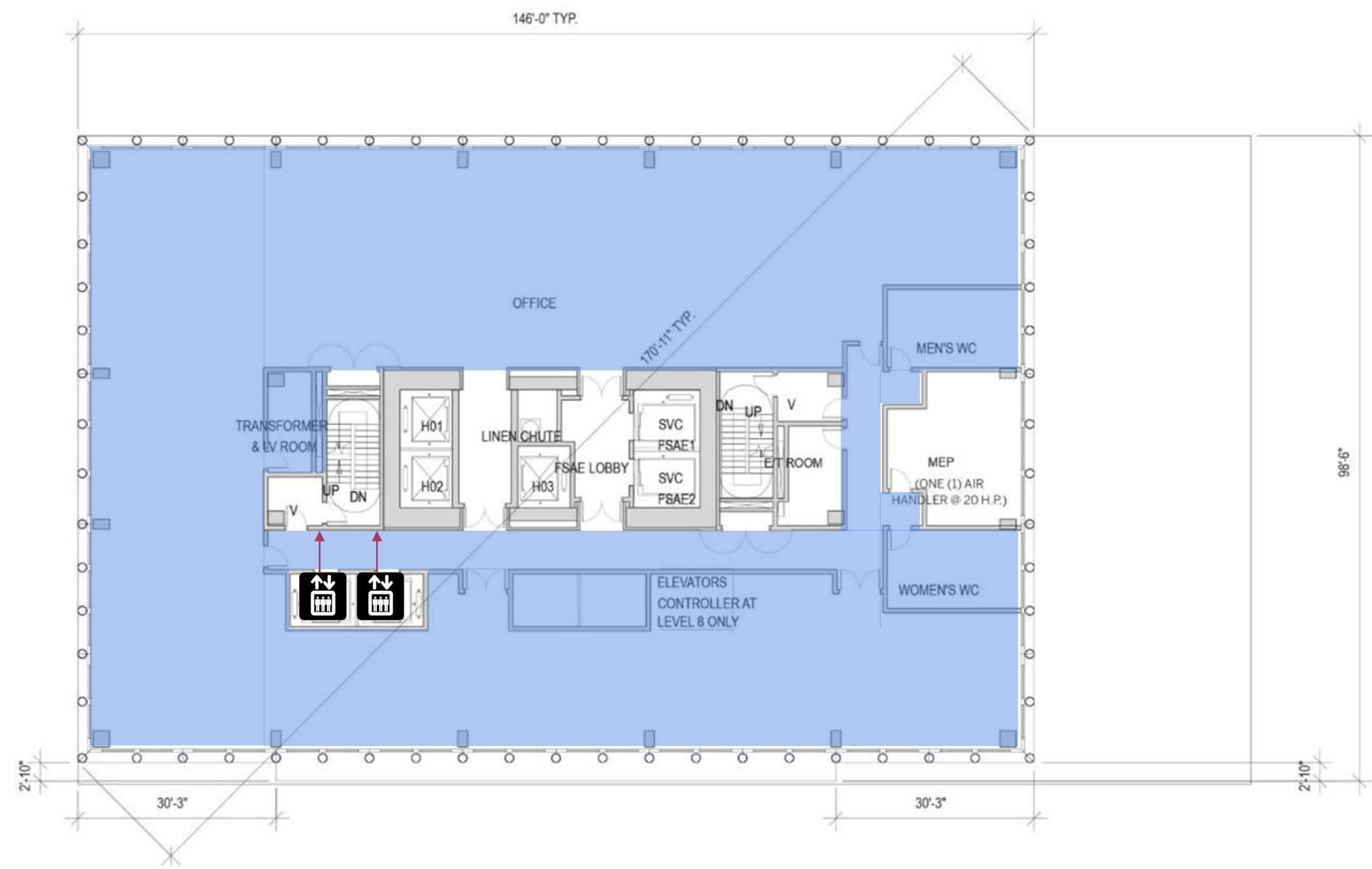
LEVEL 4 - GYM



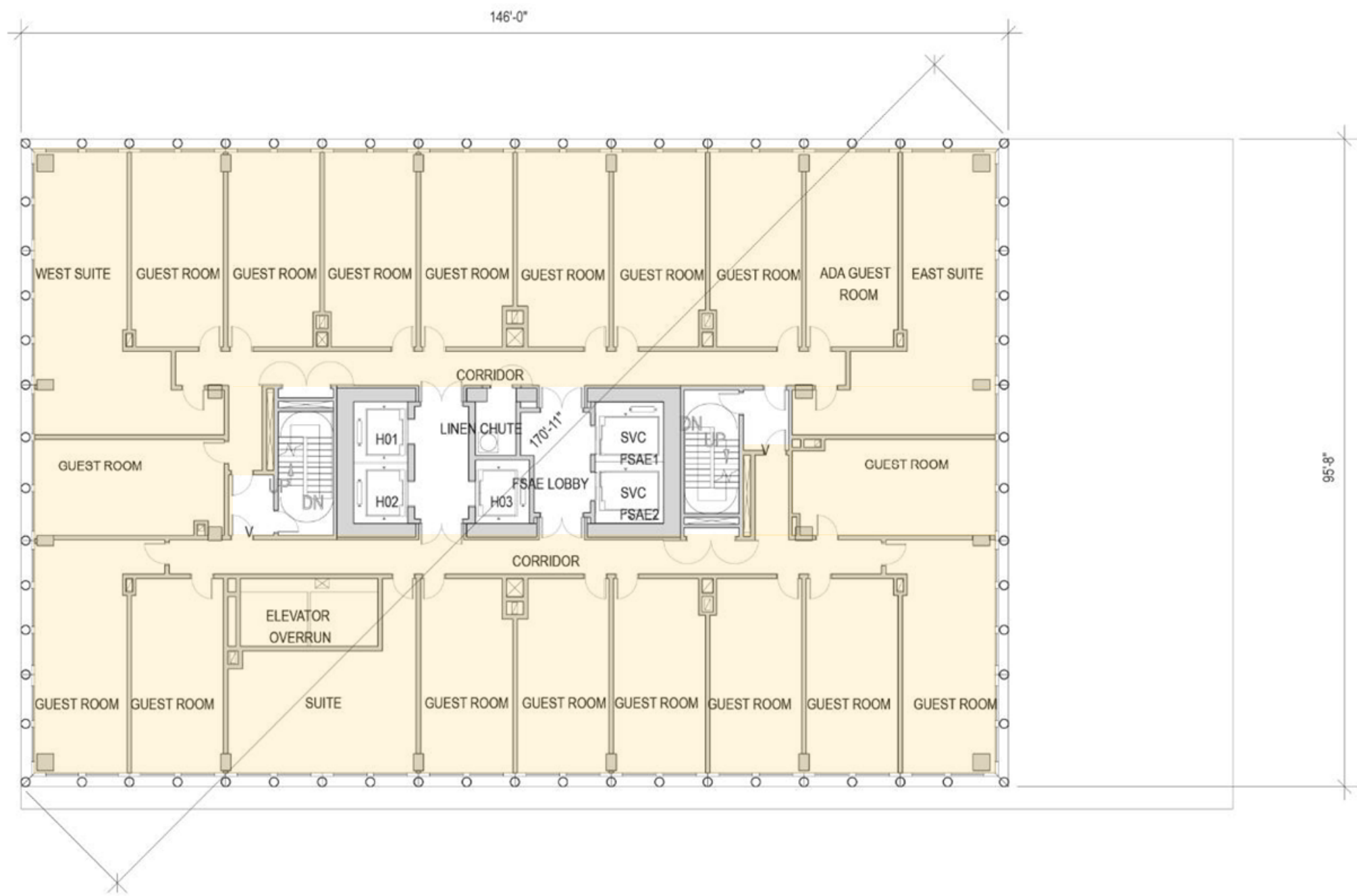
LEVEL 5 - GYM



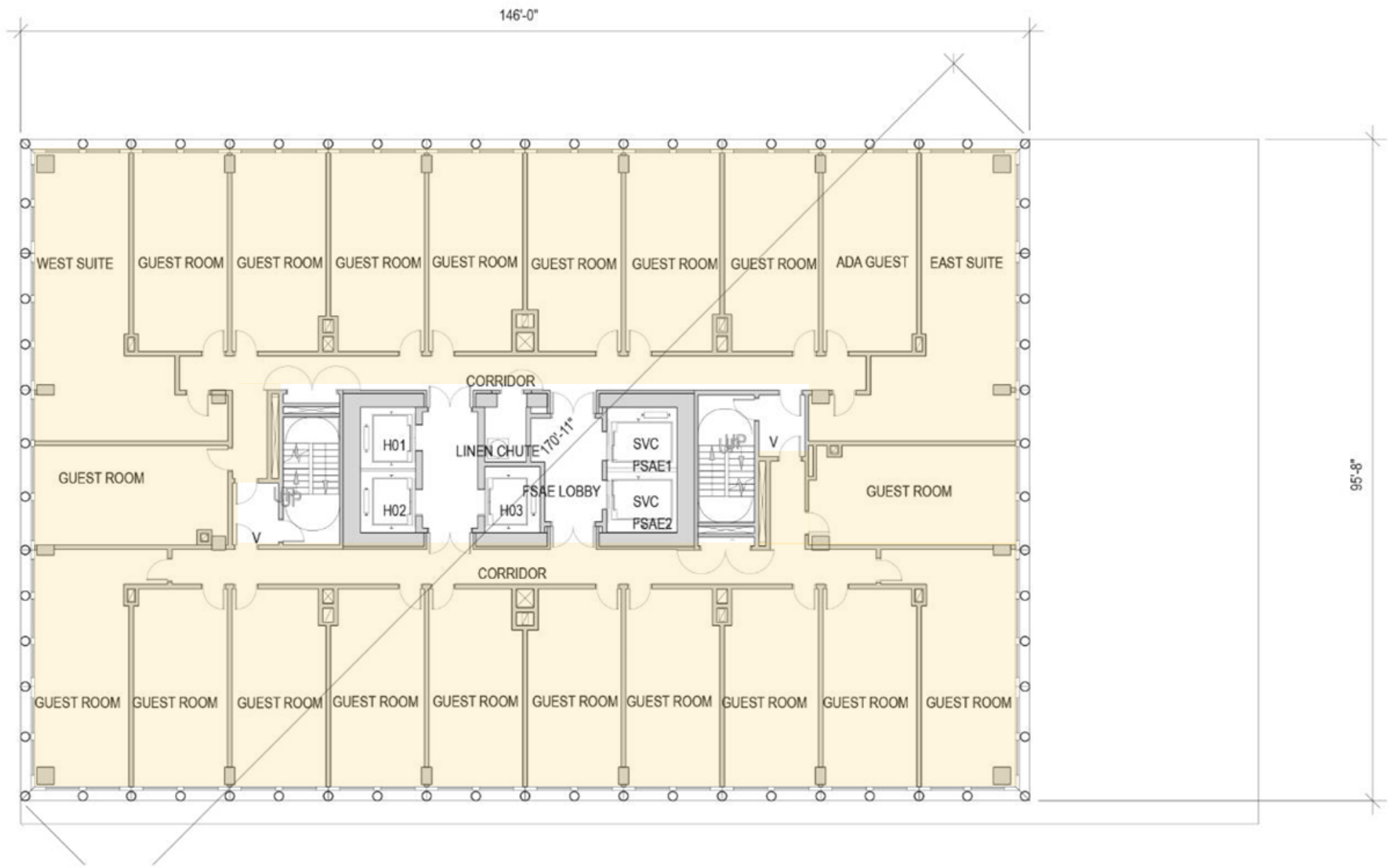
LEVEL 6 - TYP. OFFICE



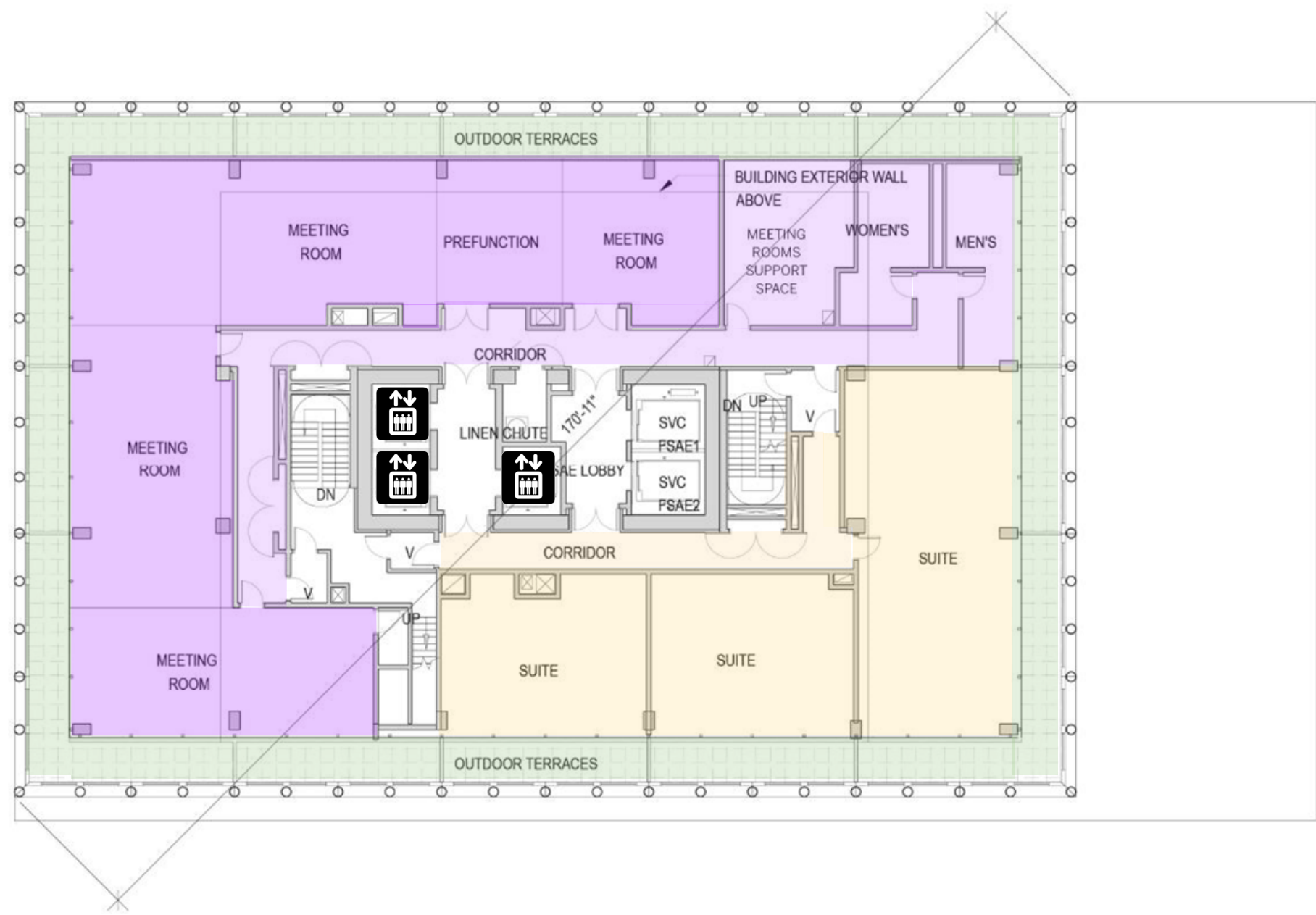
LEVEL 9 - HOTEL



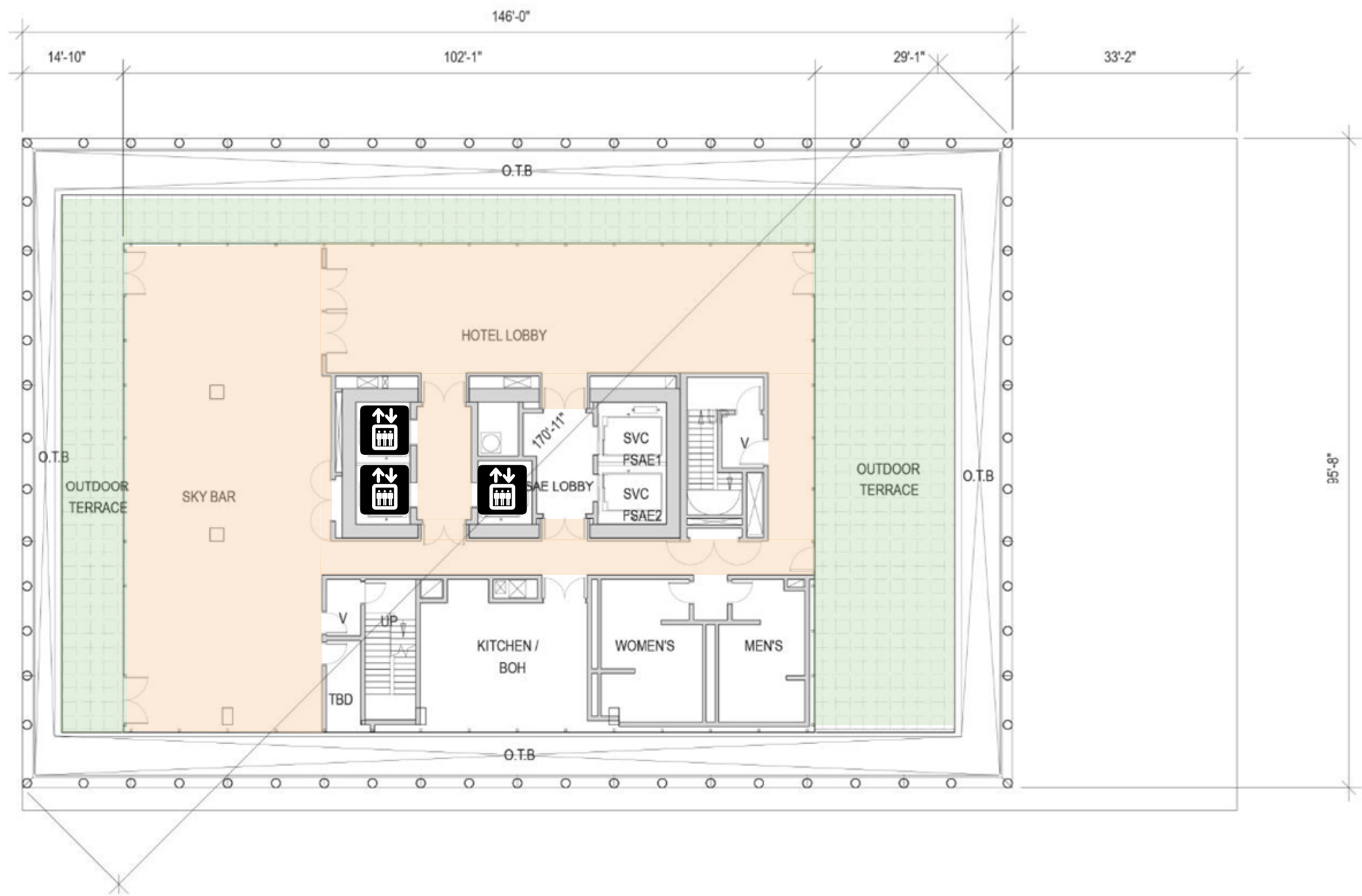
LEVEL 10 - TYP. HOTEL



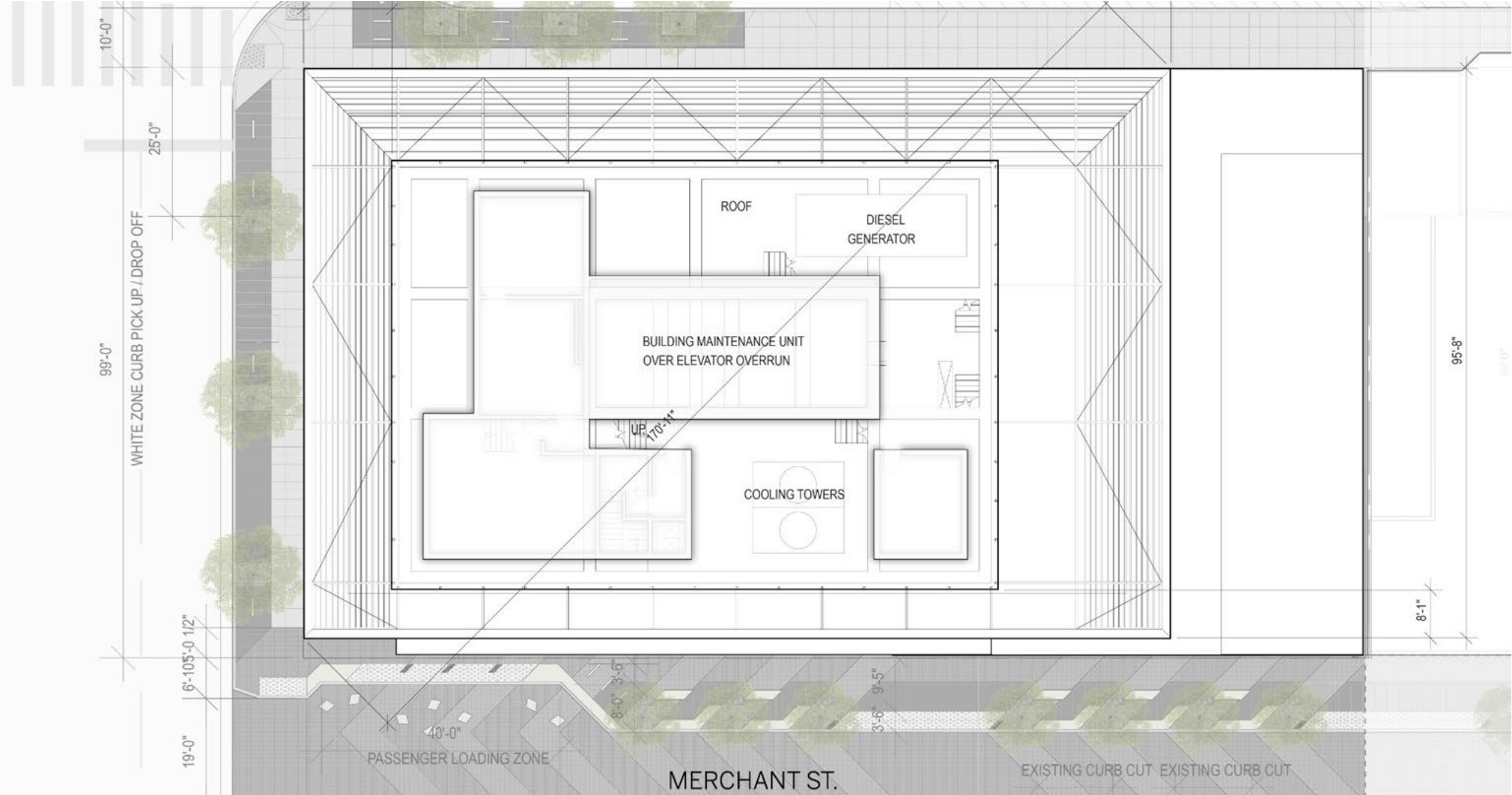
LEVEL 18 - MEETING ROOM



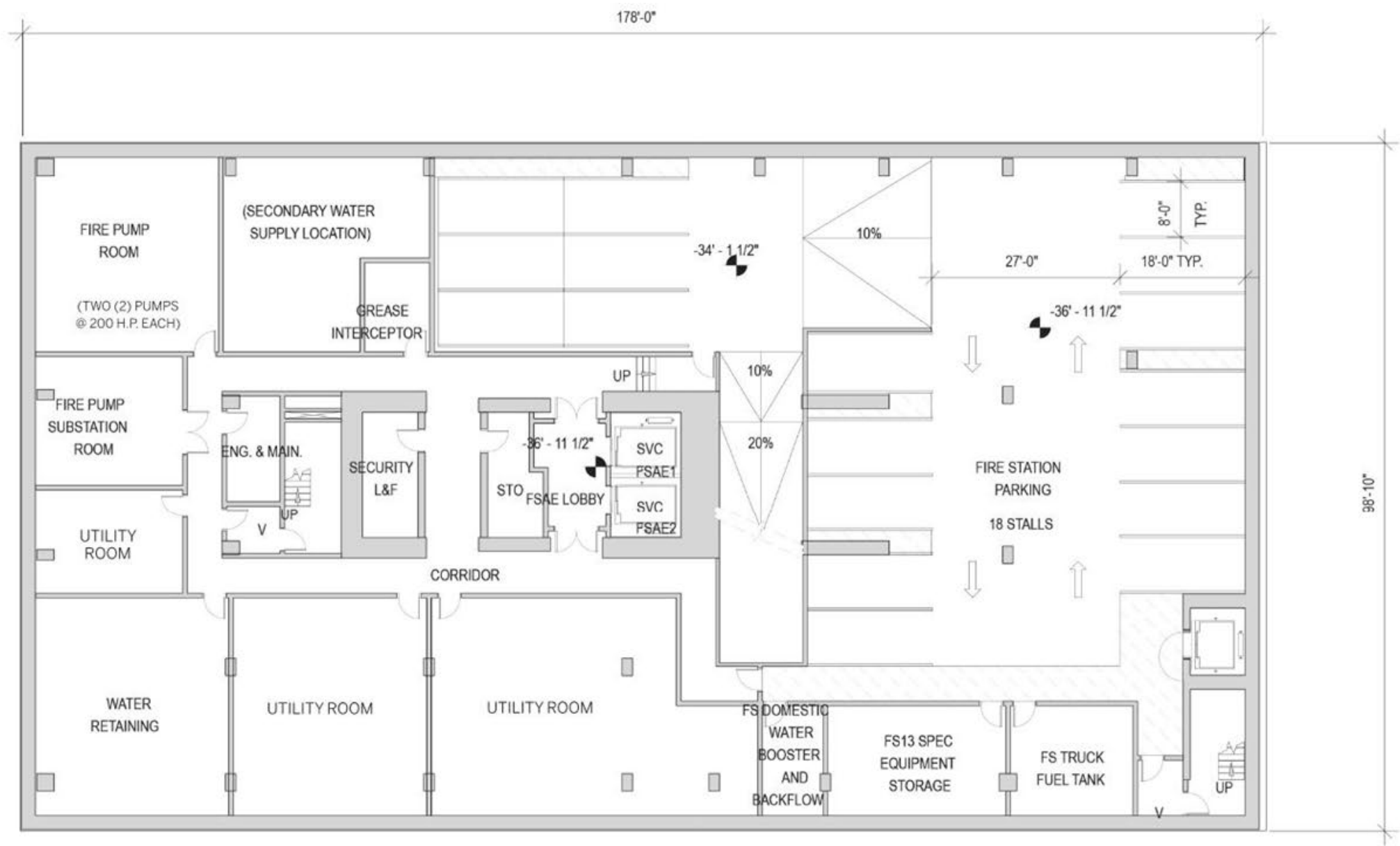
LEVEL 19 - HOTEL RECEPTION



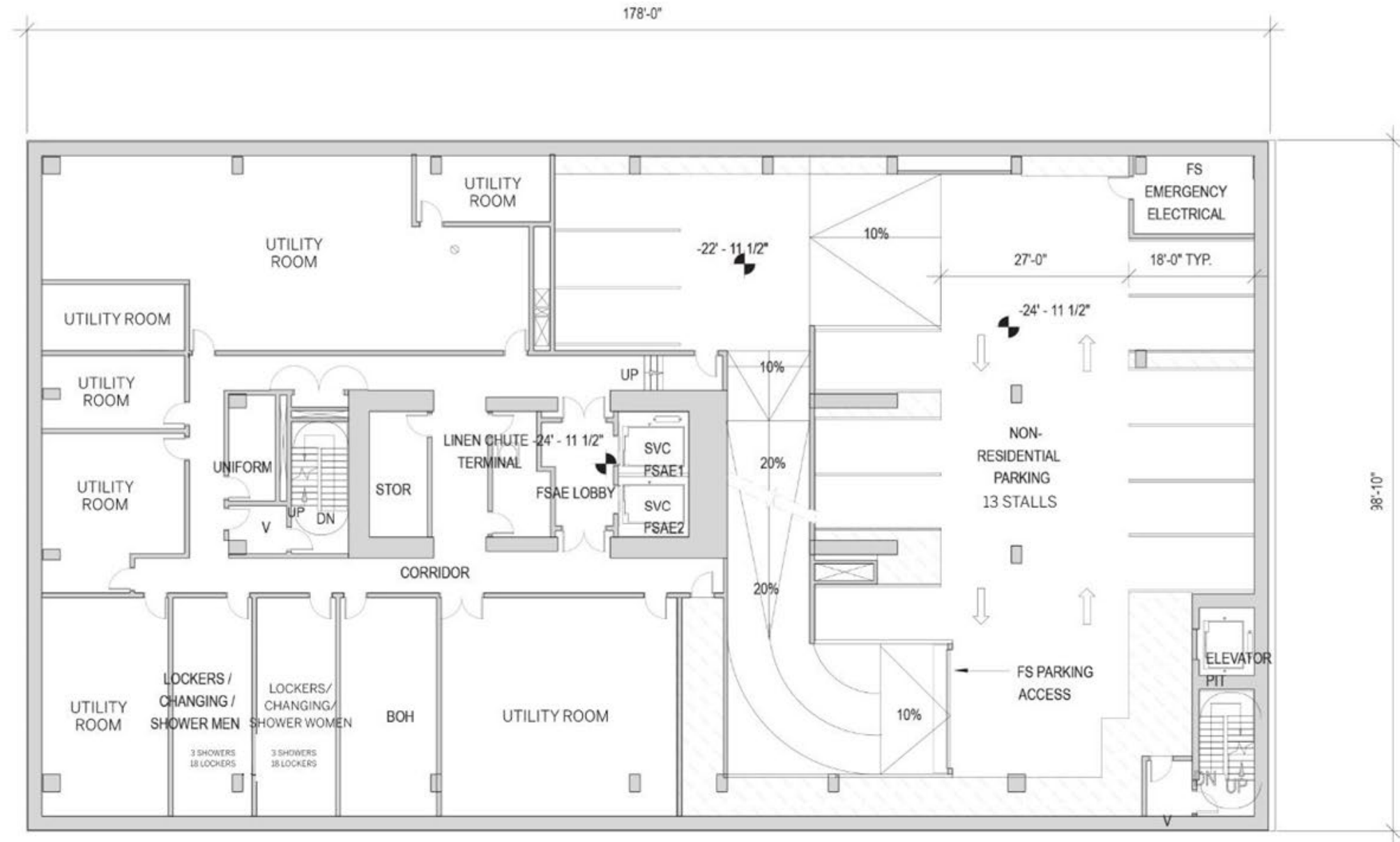
ROOF



LEVEL B3



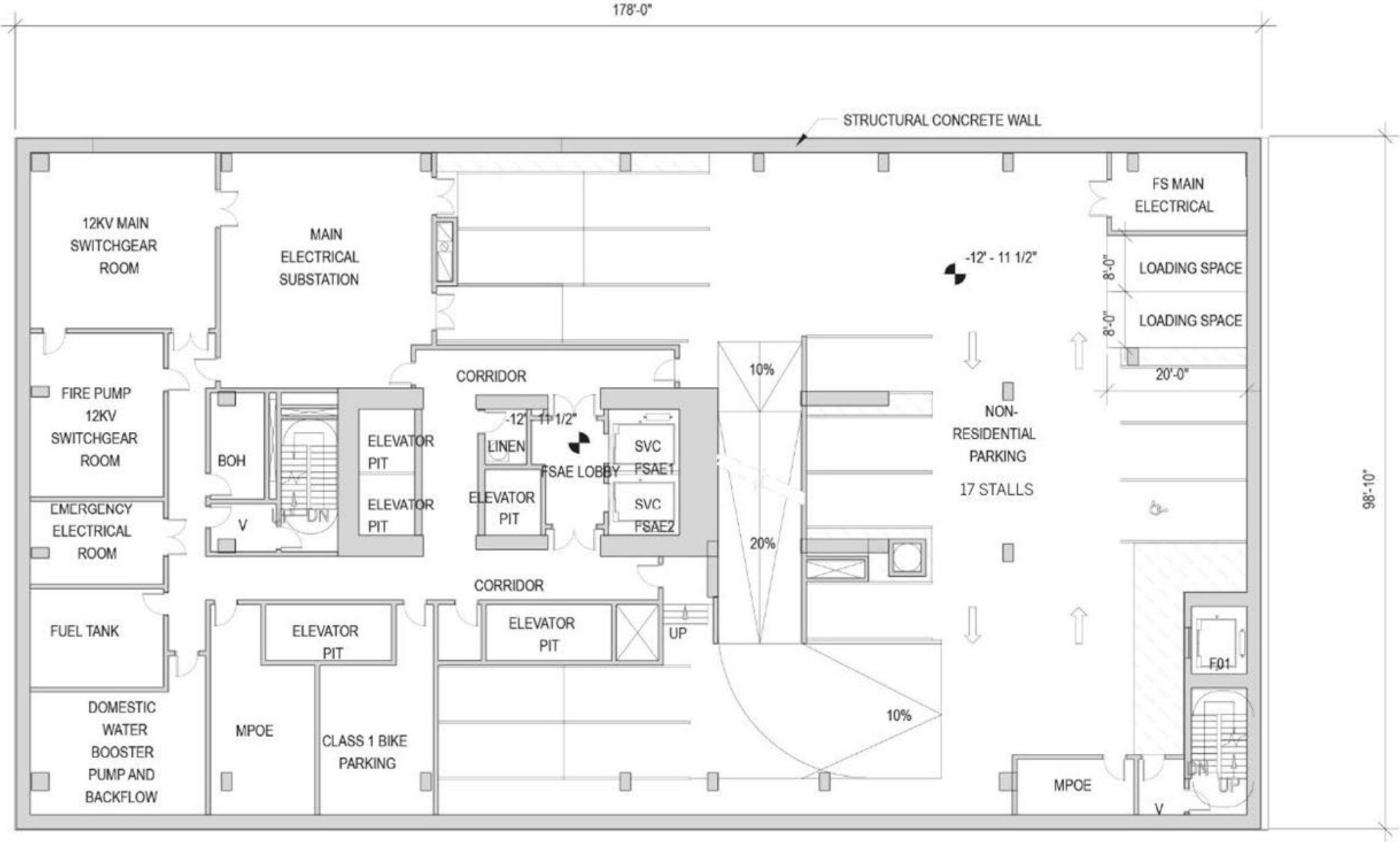
LEVEL B2



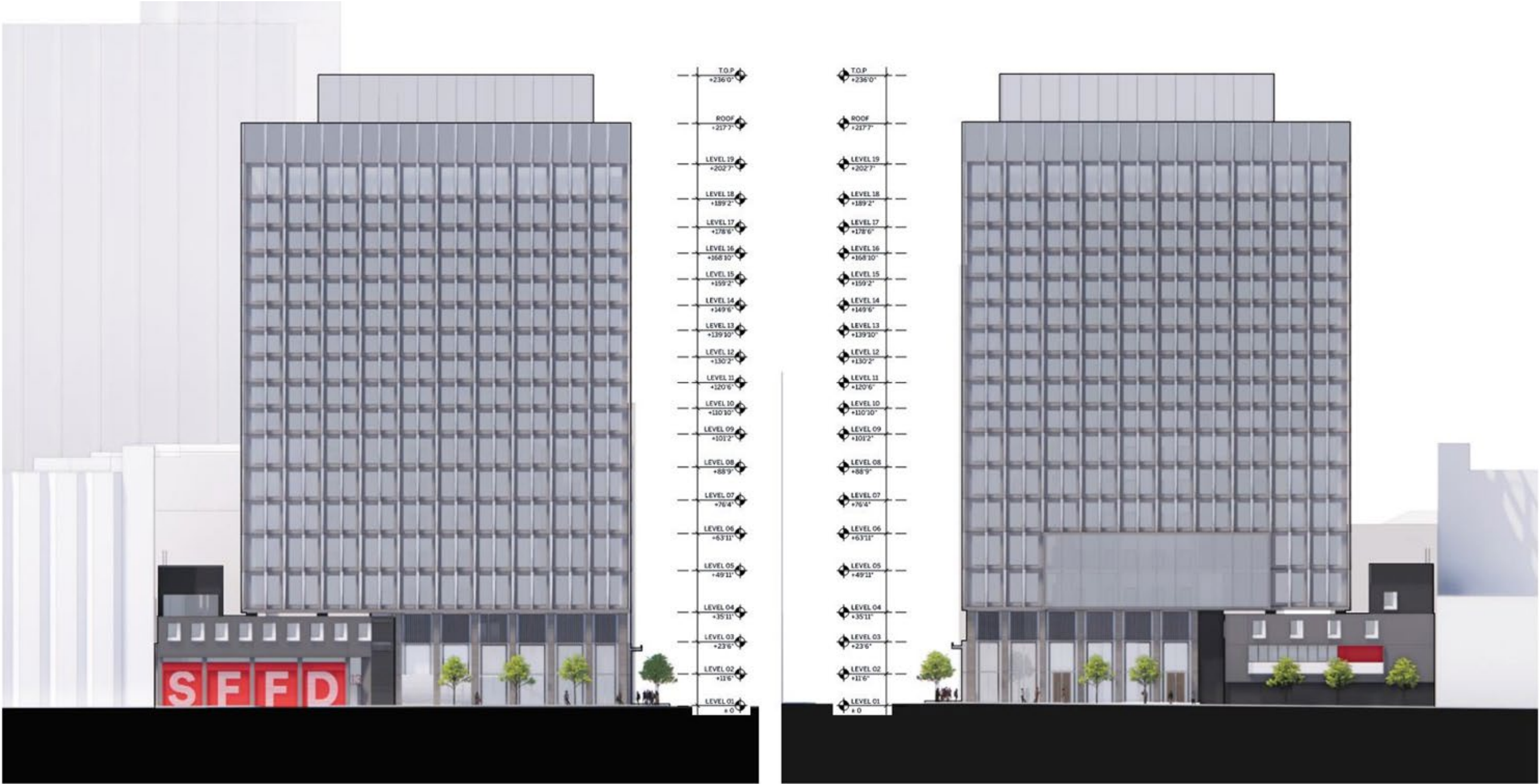
530 SANSOME STREET

RELATED CALIFORNIA | CITY AND COUNTY OF SAN FRANCISCO | SAN FRANCISCO FIRE DEPARTMENT

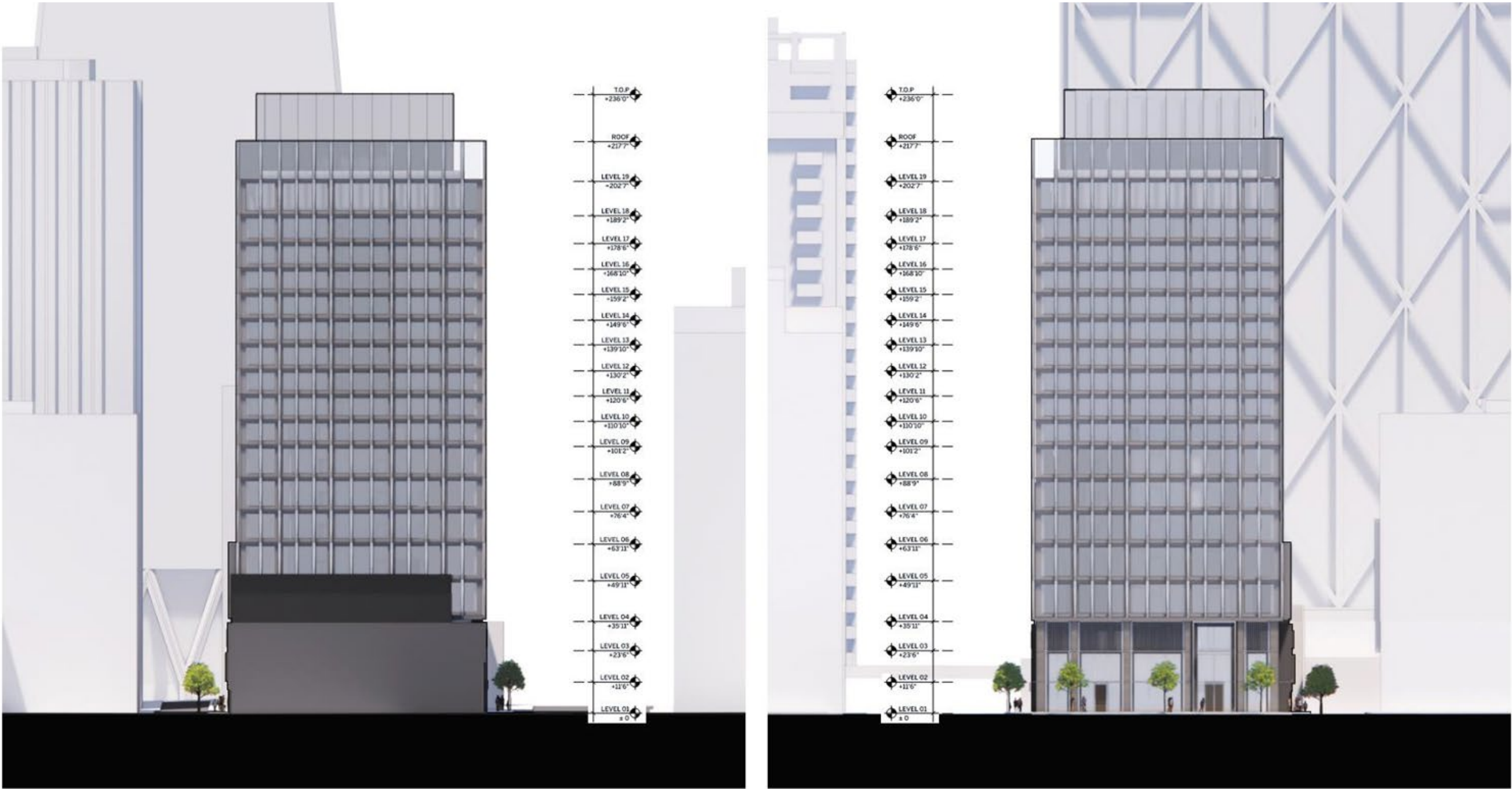
LEVEL B1



NORTH AND SOUTH ELEVATION



EAST AND WEST ELEVATION



APPENDIX 3

RESI VARIANT DRAWINGS





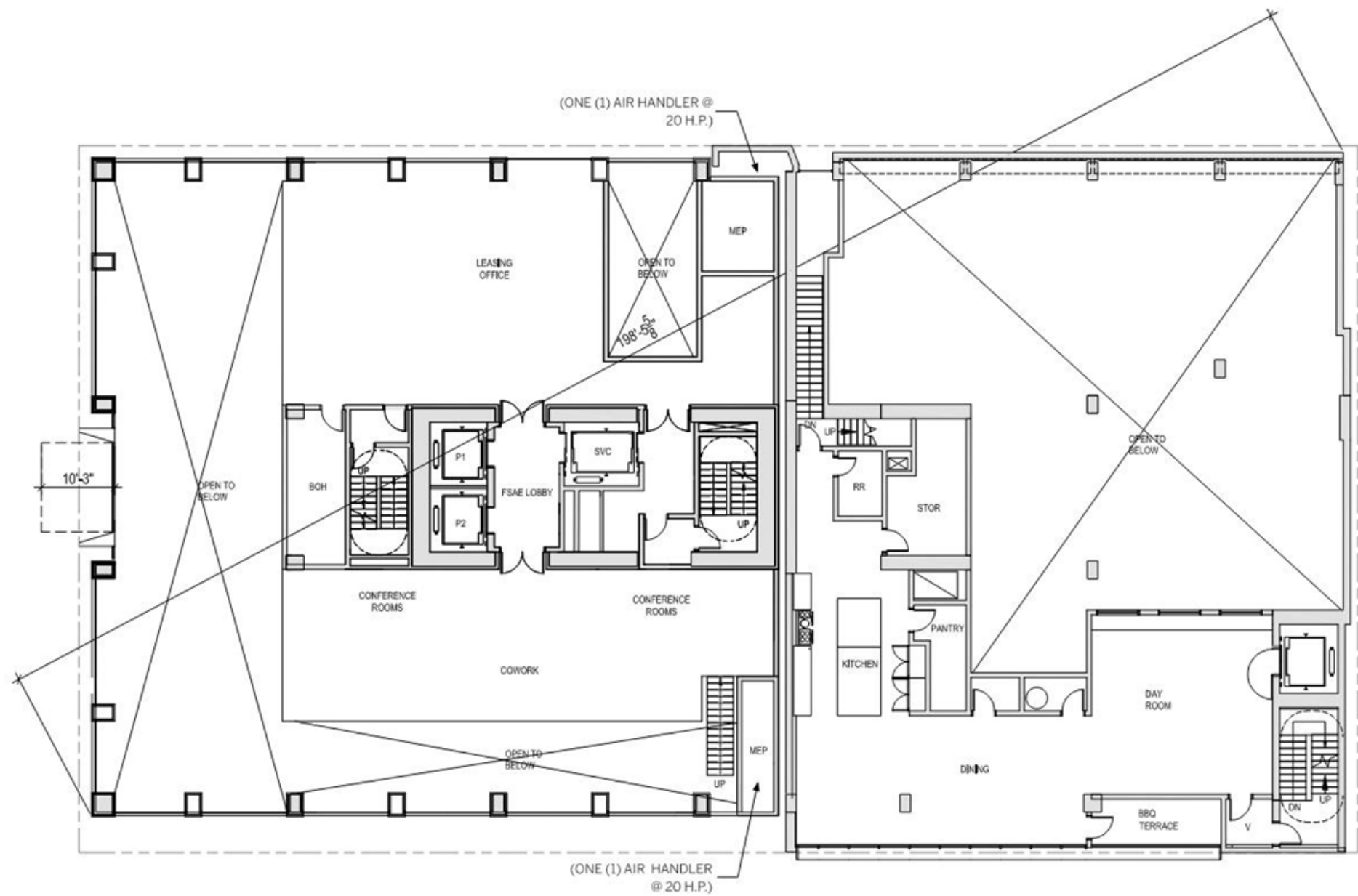
530 SANSOME STREET

RELATED CALIFORNIA | CITY AND COUNTY OF SAN FRANCISCO | SAN FRANCISCO FIRE DEPARTMENT

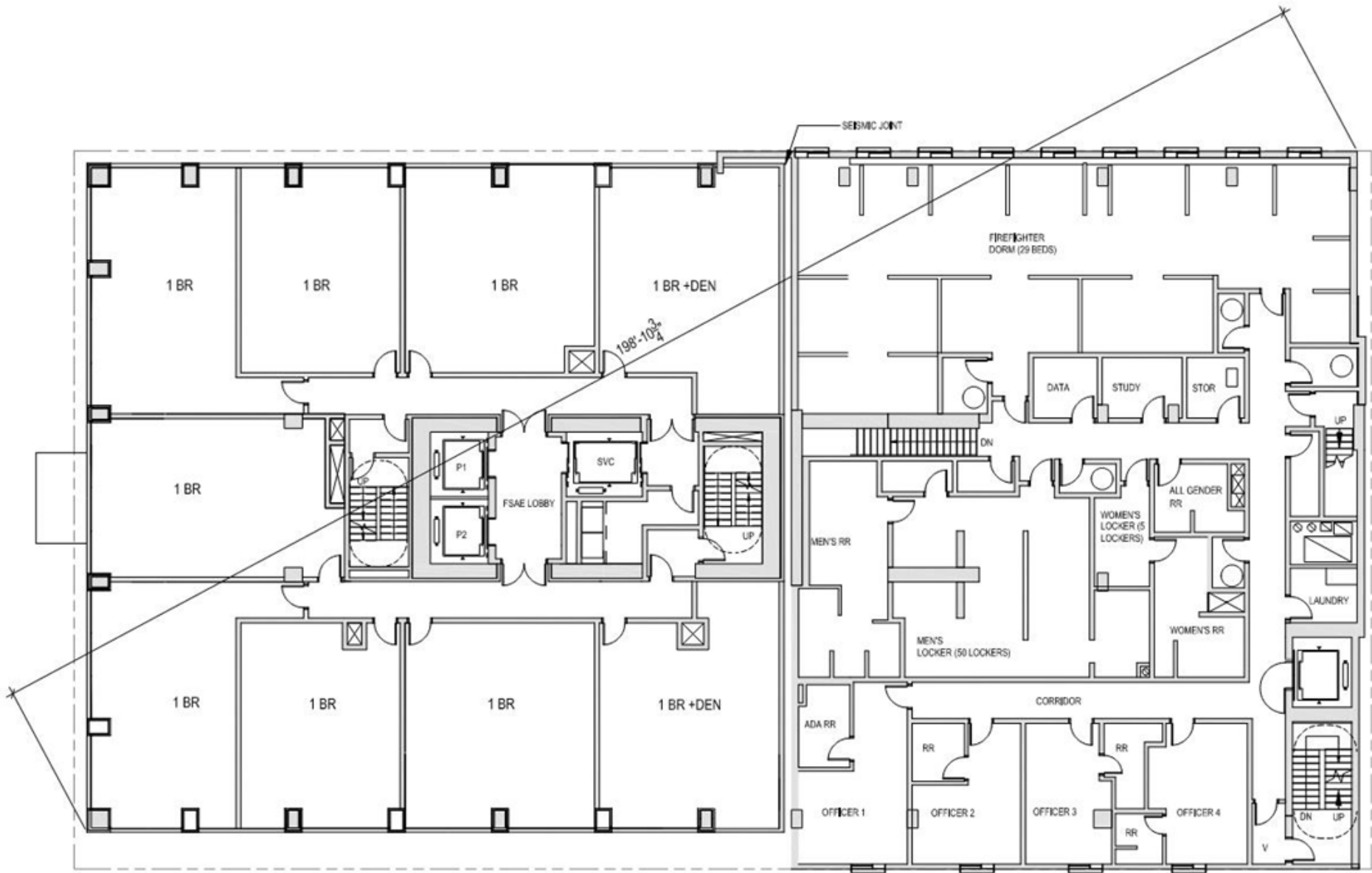
SITE PLAN
RESIDENTIAL VARIANT



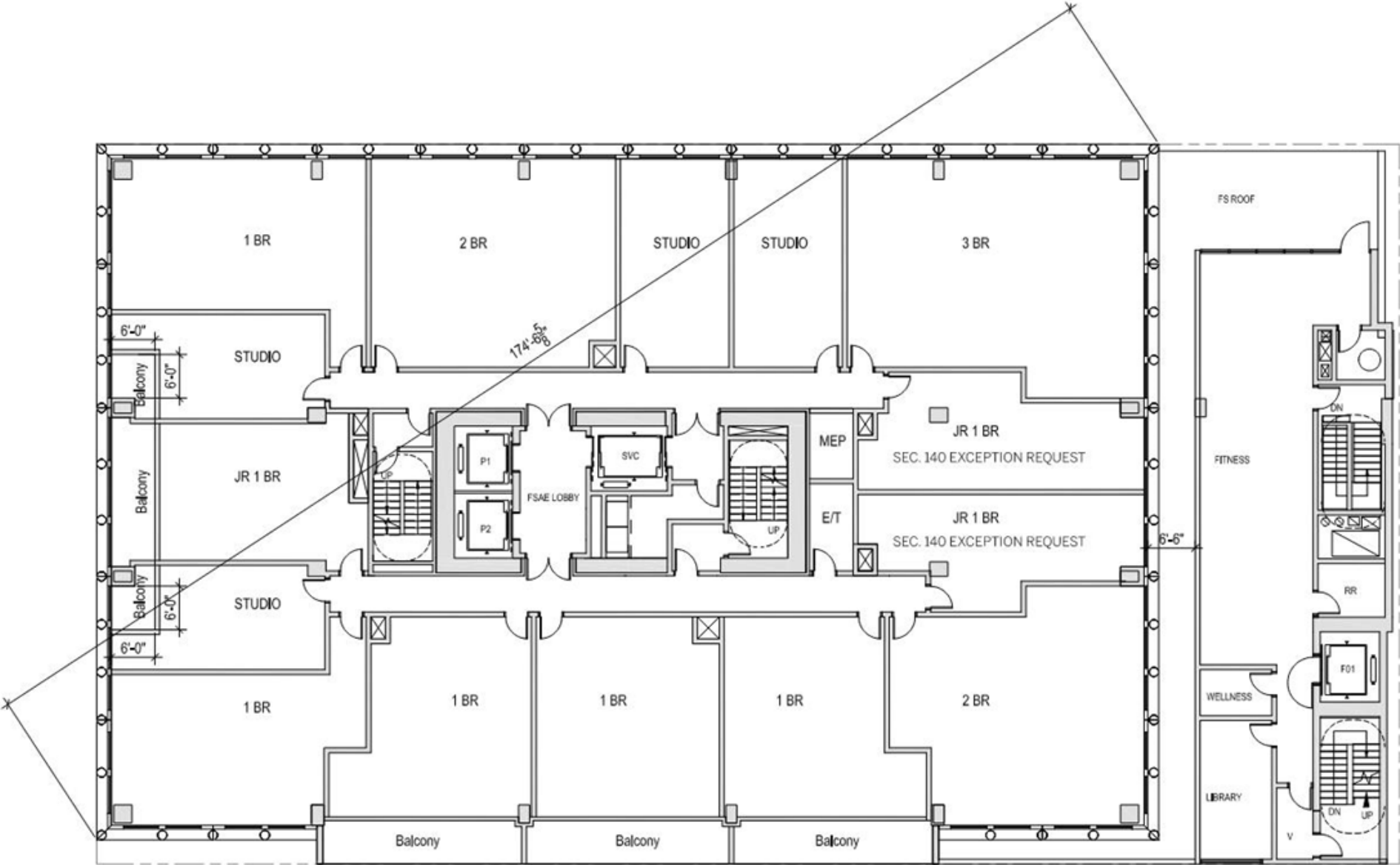
LEVEL 1 MEZZ



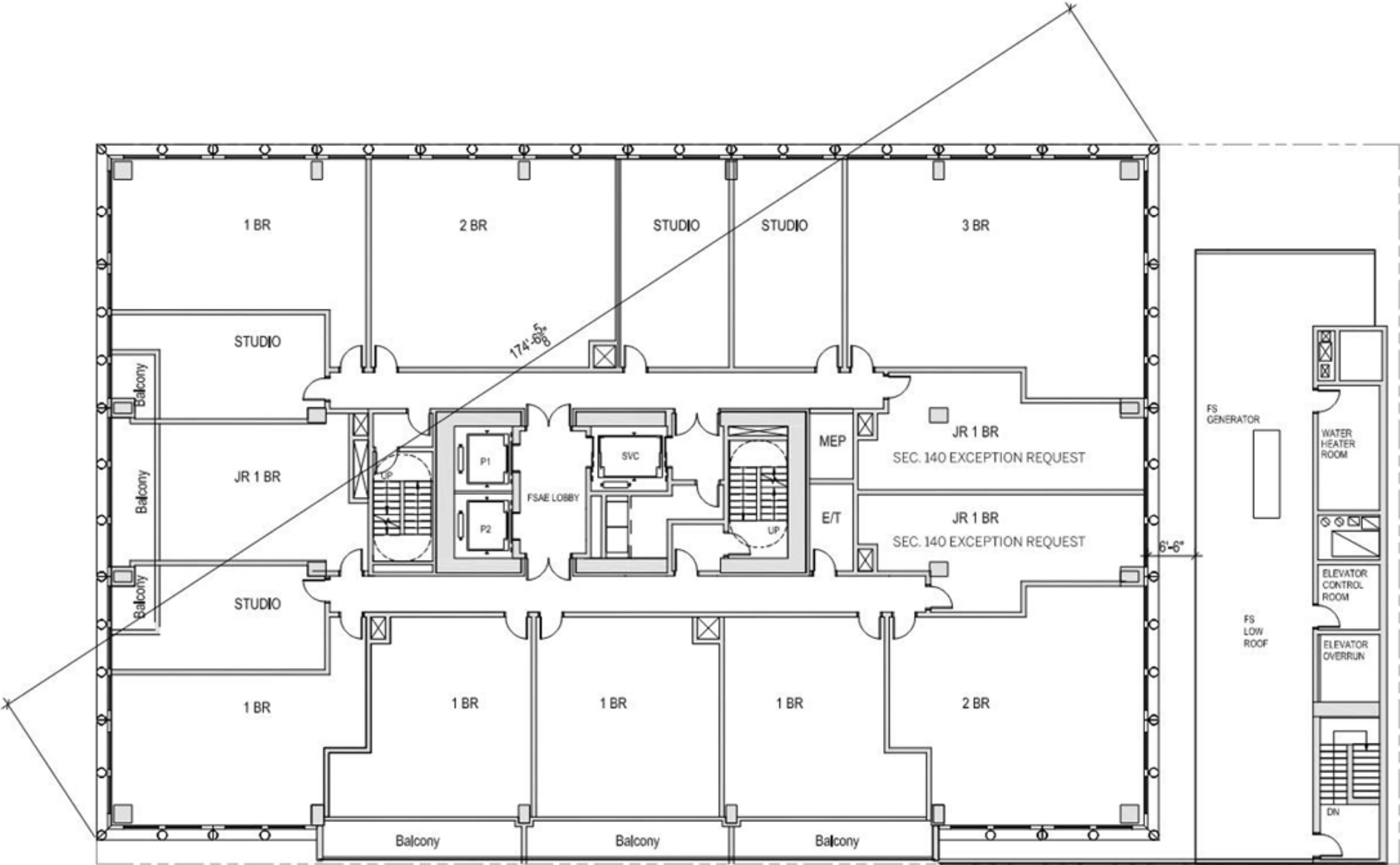
LEVEL 2-3



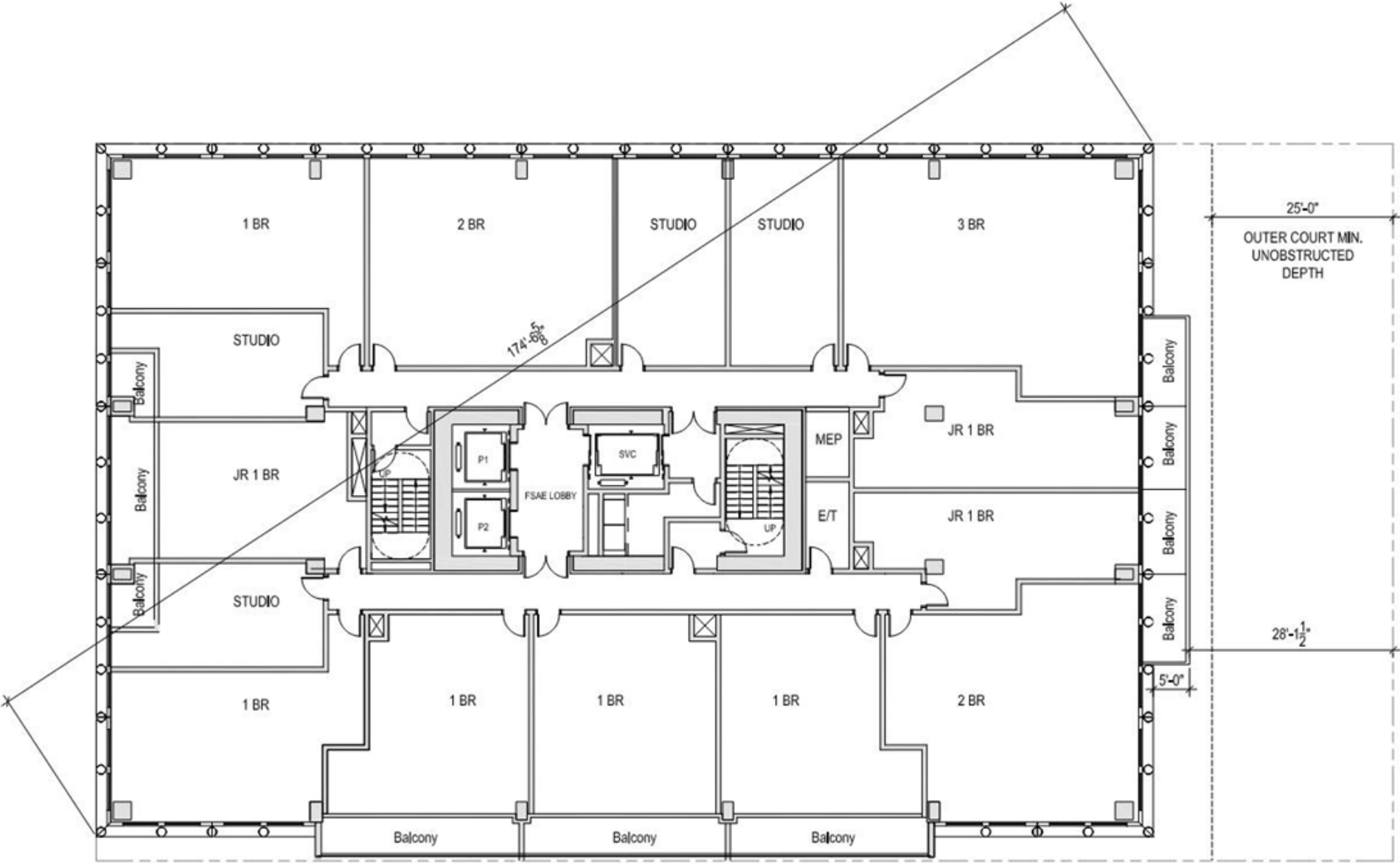
LEVEL 4



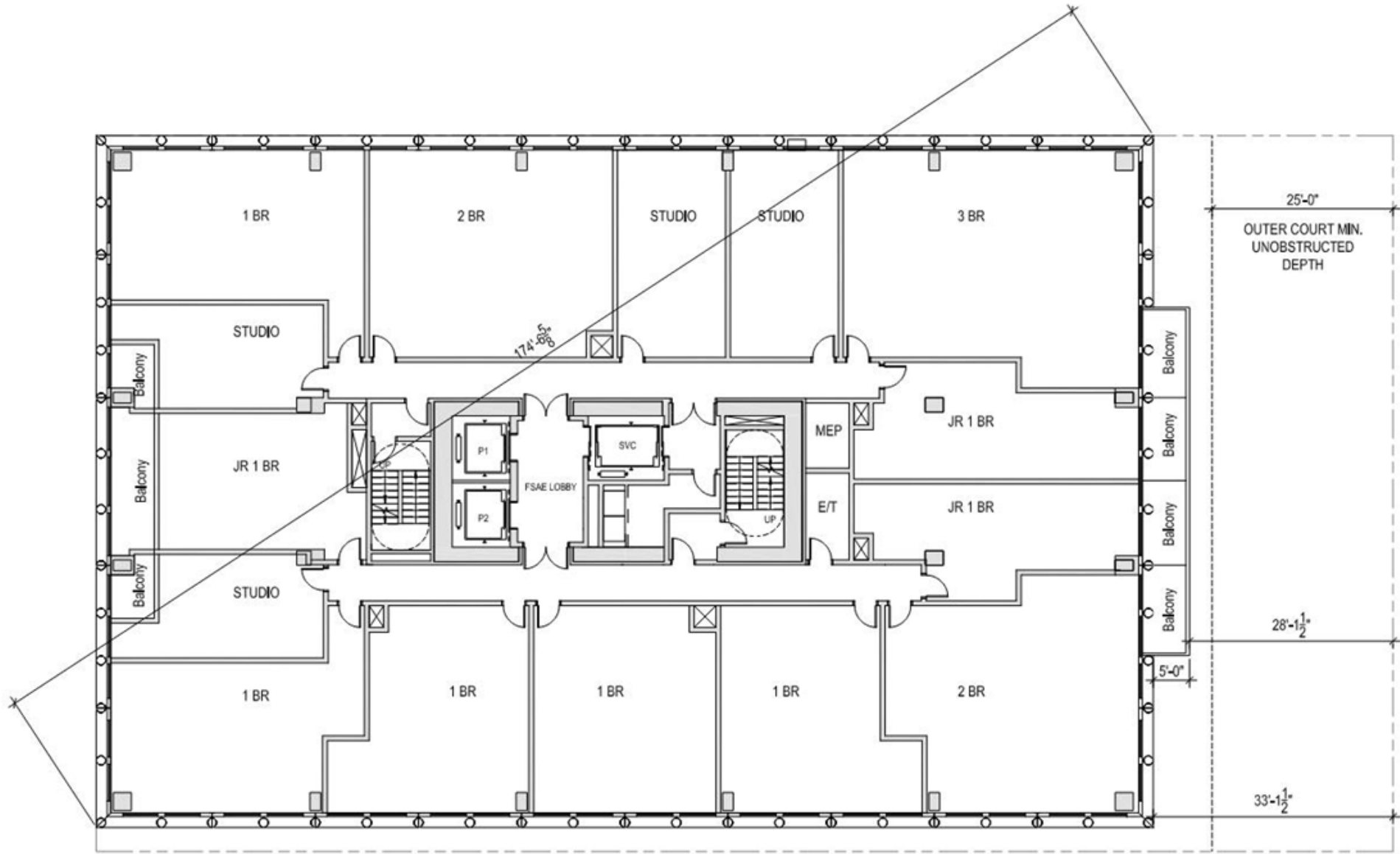
LEVEL 5



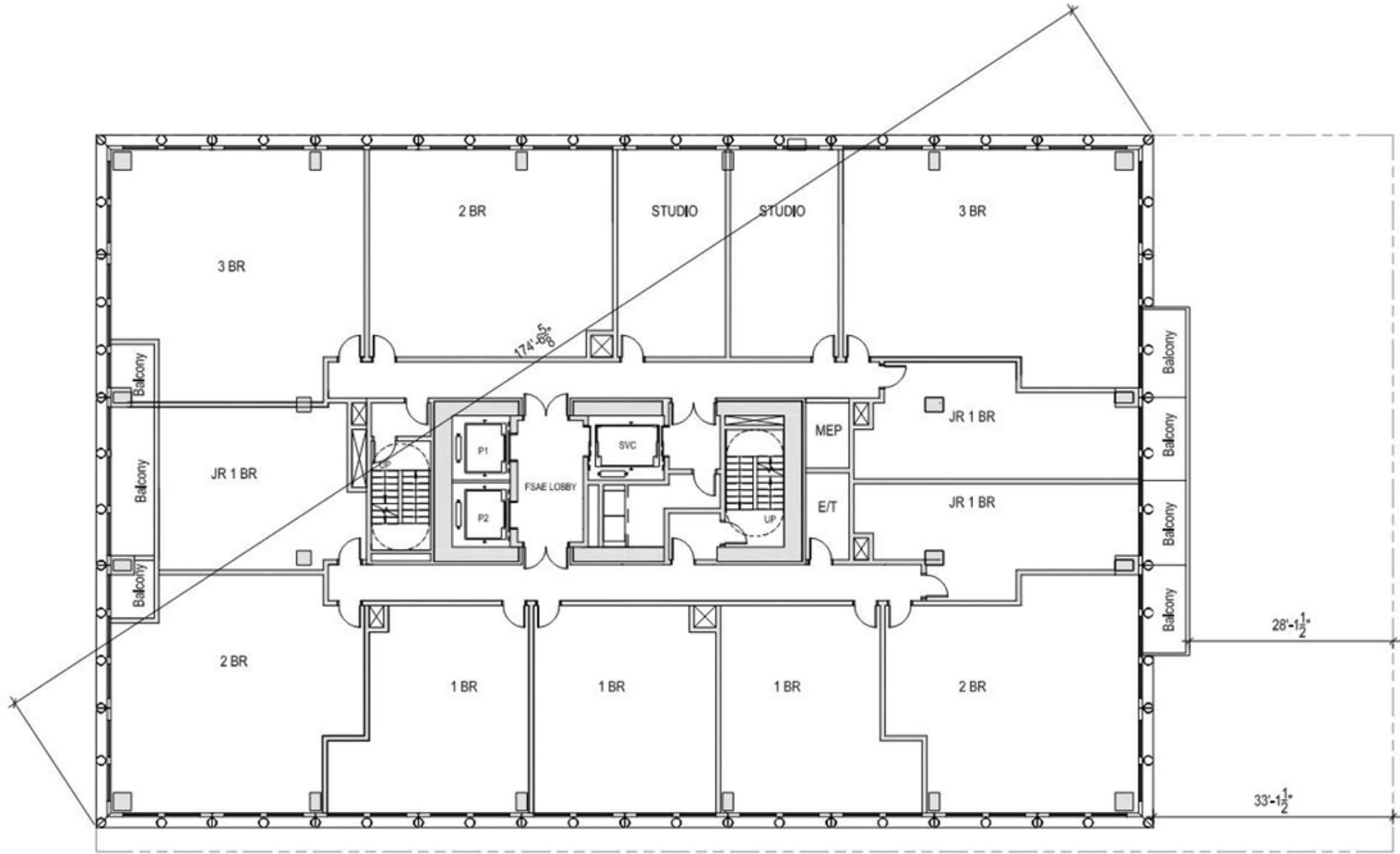
LEVEL 6



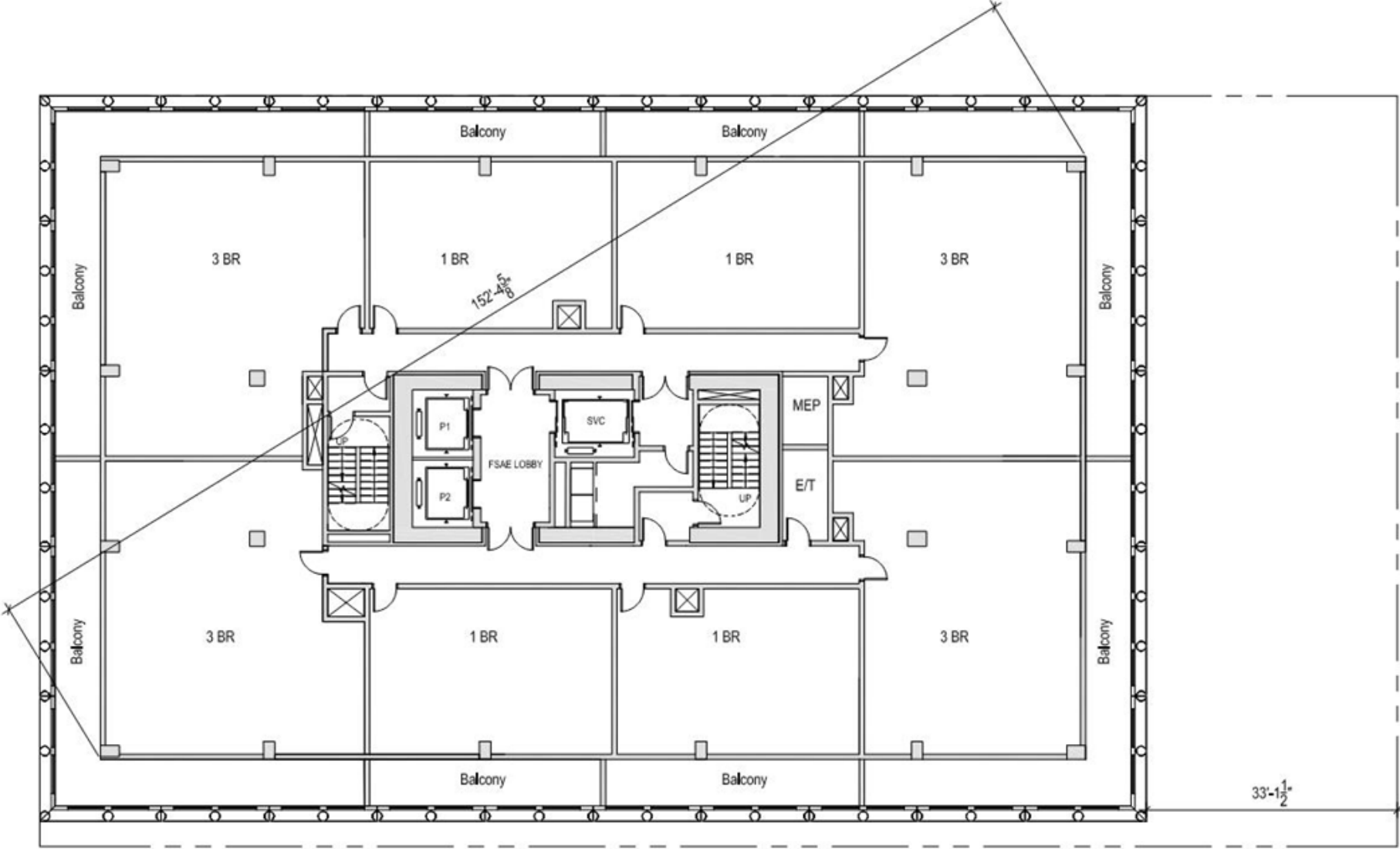
LEVEL 7-13



LEVEL 14-19

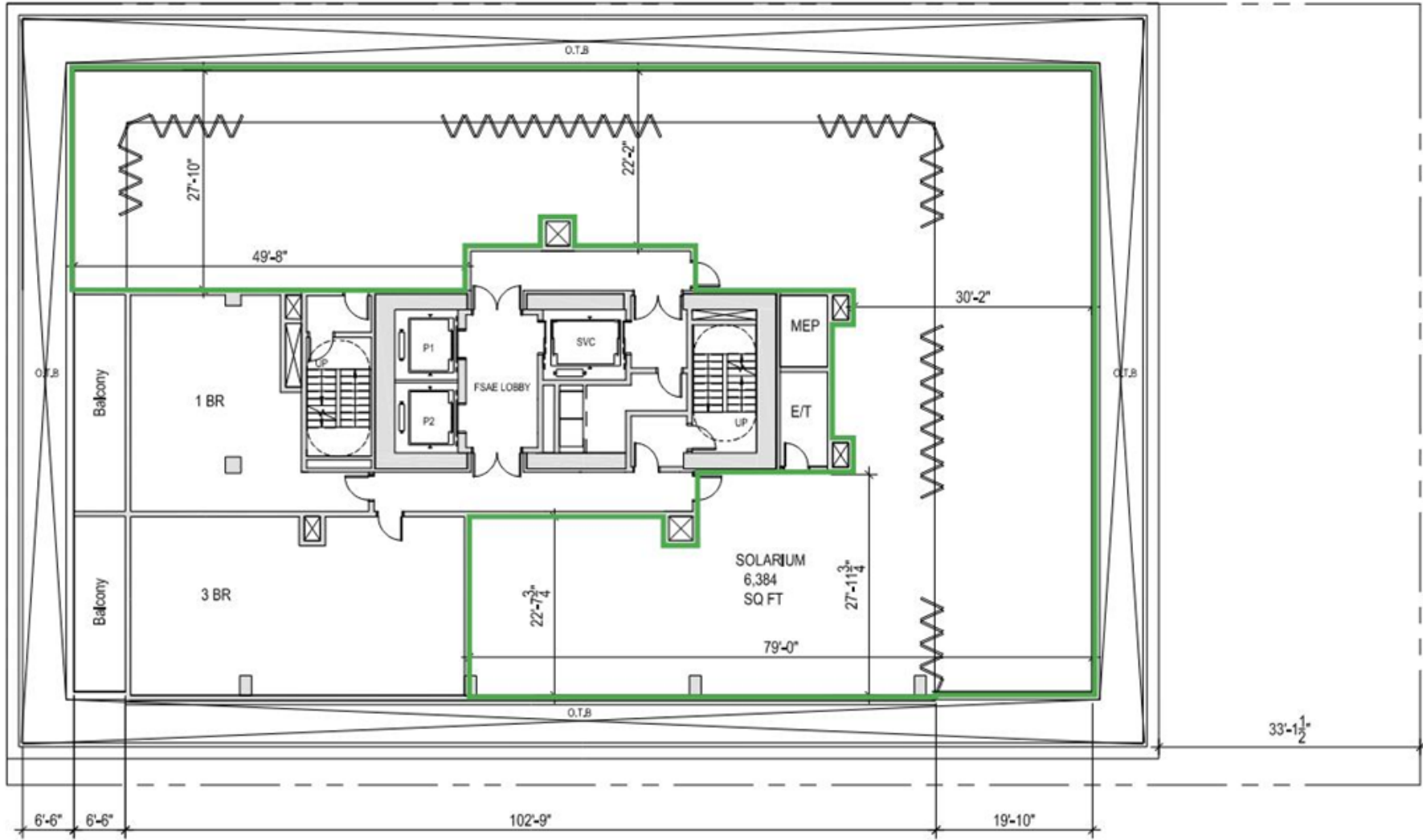


LEVEL 20

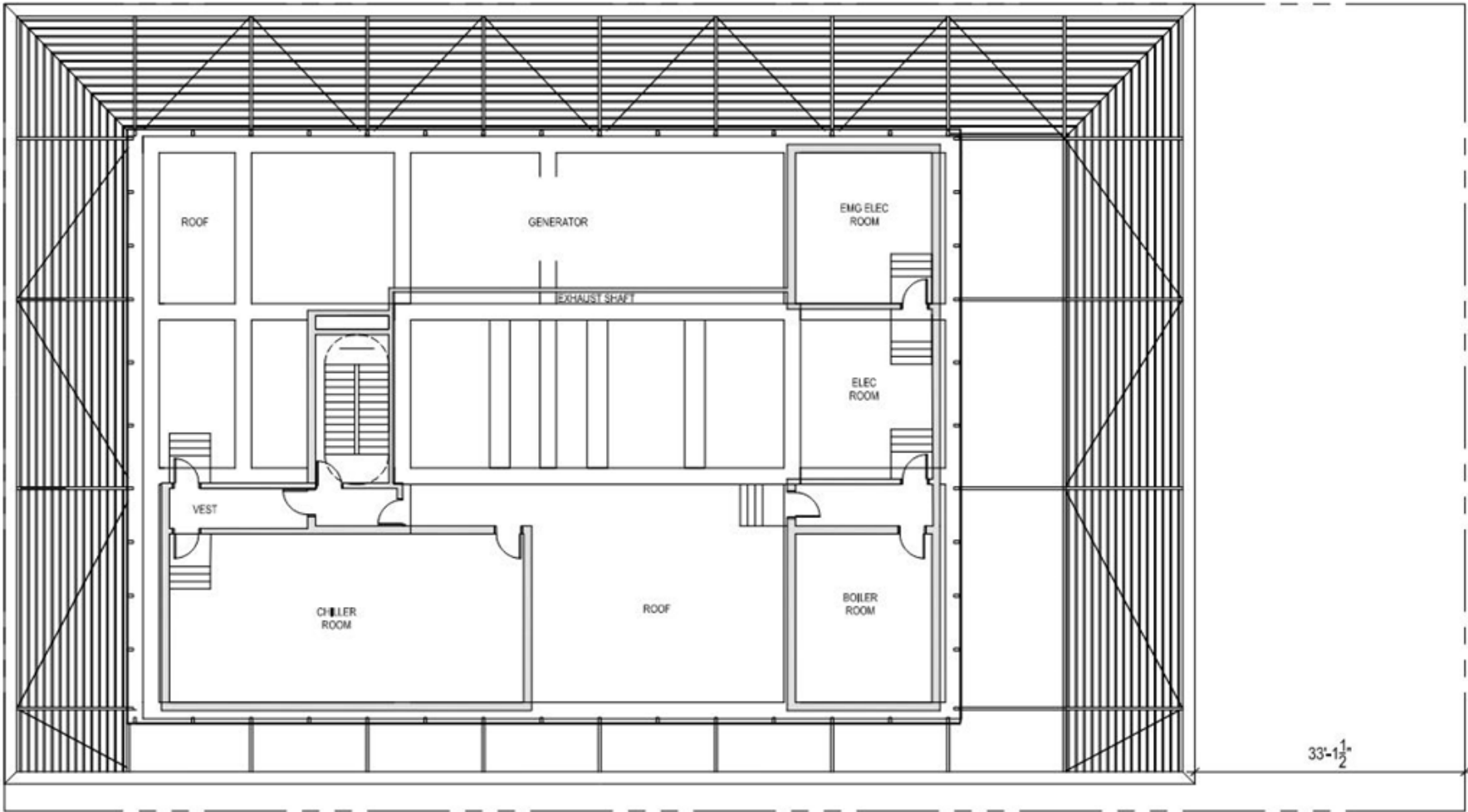


LEVEL 21

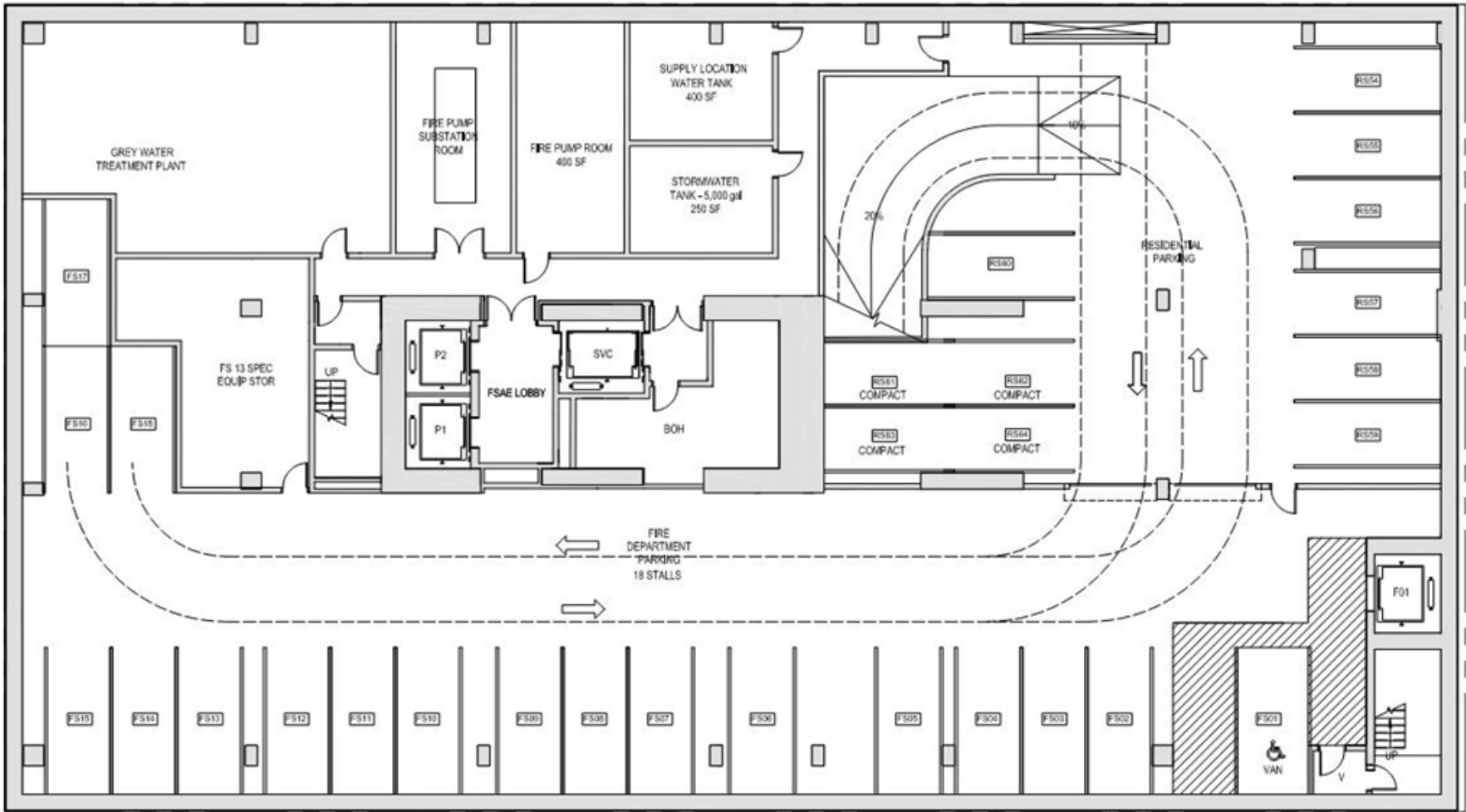
— EXTENT OF LEVEL 21
COMMON OPEN SPACE
(6,384 SQ FT)



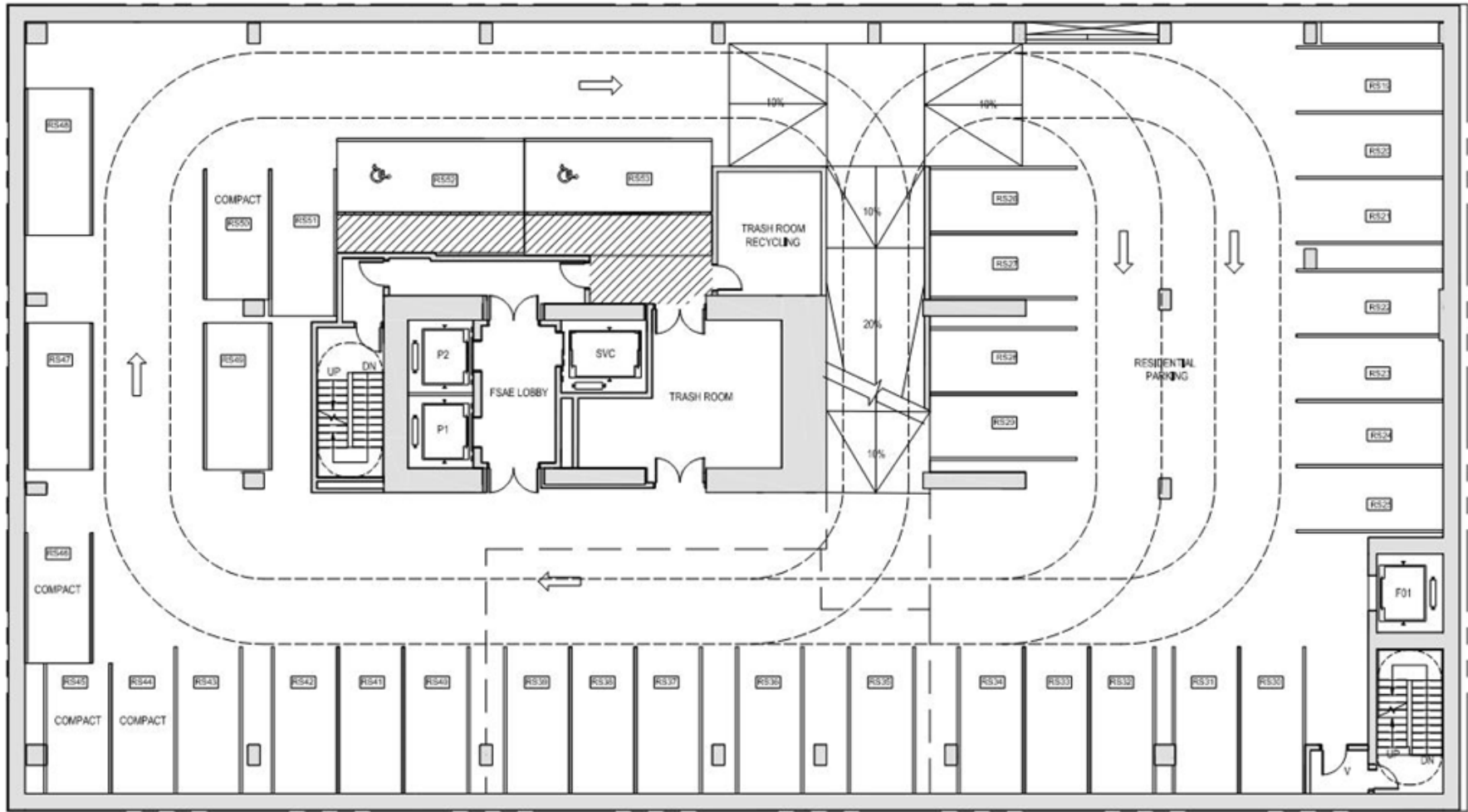
ROOF



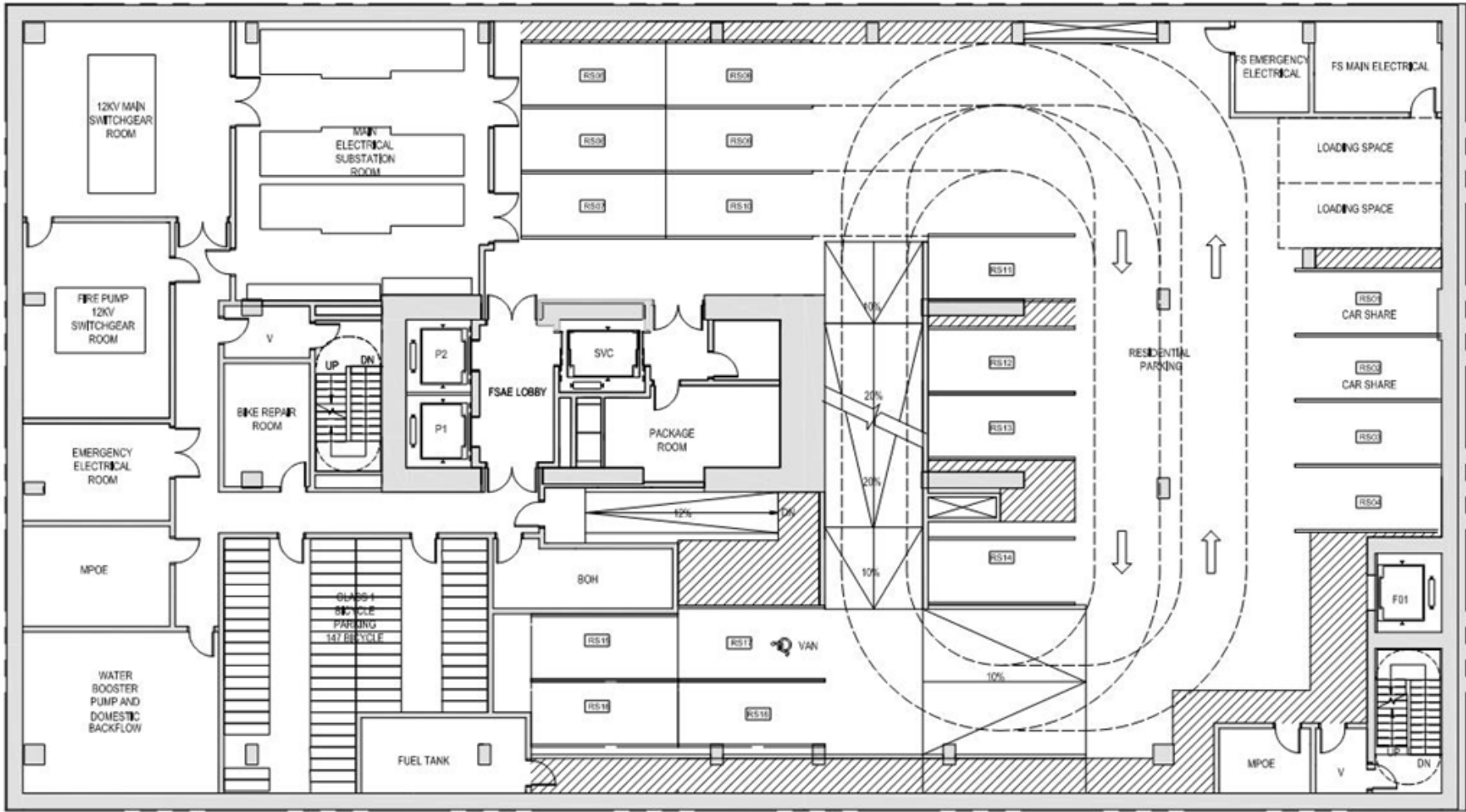
LEVEL B3



LEVEL B2



LEVEL B1



NORTH AND SOUTH ELEVATION



EAST AND WEST ELEVATION



WASHINGTON ST. PEDESTRIAN FRONT



SANSOME ST. PEDESTRIAN FRONT



MERCHANT ST. PEDESTRIAN FRONT



APPENDIX 4

BACKGROUND INFORMATION NOT USED

As part of its public-private partnership with San Francisco, Related California has agreed to fund the relocation of the firehouse.

The new \$35 million, four-story firehouse would contain gear and equipment rooms, fire apparatus parking bays, and office space on the ground floor. A mezzanine on the second floor houses a kitchen and dining area, a day room, and a small terrace. The third floor would have the dormitory, additional office space, locker rooms and laundry facilities. The fourth floor would contain a fitness center, library and wellness/lactation room.

“While Station 13 will be closed for approximately two years, its “first alarm area” will be covered by other units with minimal effect on response times.

All the companies in that area are familiar with the high rises and other special buildings they may respond to. The San Francisco Fire Department relocates units in this manner every time a fire station is earthquake retrofitted or rebuilt, and we have no data to suggest that it had a negative effect on our response to emergencies. It is also important to note that Engine 13 and Truck 13 will remain in service during construction and will continue to serve and protect the City.”

Dawn DeWitt
Assistant Deputy Chief, Support Services
San Francisco Fire Department

Affordable housing fees, paid by Related California would go to funding approximately 30 low-income affordable housing units.

These units could potentially be built at 772 Pacific Avenue in Chinatown, or at another location designated by the City. The 772 Pacific Avenue project proposes to construct affordable housing and preserve the beloved Chinese dim-sum spot and banquet hall New Asia Restaurant.