



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 7, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: December 28, 2015
Case No.: **2014.1434COA**
Project Address: **950 TENNESSEE STREET**
Historic Landmark: Dogpatch Landmark District
Zoning: UMU (Urban Mixed-Use) Zoning District
40-X Height and Bulk District
Block/Lot: 4107/001B
Applicant: J.C. Wallace, Oryx Partners, LLC
P.O Box 14315
San Francisco, CA 94114
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

950 TENNESSEE STREET is a two-story, industrial building located on an irregularly-shaped lot (measuring approximately 36,098 square feet (sq ft)) on the west side of Tennessee Street, between 20th and 22nd Streets. The project site has 205-ft of frontage along Tennessee Street and 155-ft 6-in of frontage along Tennessee Street. Constructed in 1947, the existing building features a saw-tooth roof, stucco exterior, and aluminum-sash windows, and currently measures approximately 31,883 square feet in size.

PROJECT DESCRIPTION

The proposed project entails the demolition of the existing two-story industrial building, and the new construction of a four-story-with-basement (40-ft tall) residential building with approximately 99,075 gross square feet (gsf). The project includes 103 dwelling units, which consists of 4 three-bedroom units, 38 two-bedroom units, 22 one-bedroom units, and 39 studios. The proposed project also includes 87 off-street parking spaces, 2 car-share parking spaces, 100 Class 1 bicycle parking spaces, and 5 Class 2 bicycle parking spaces. The project incorporates a common area on the ground floor measuring approximately 3,810 sq ft, a roof deck measuring 640 square feet, and a publically-accessible mid-block open space measuring 5,400 square feet.

OTHER ACTIONS REQUIRED

The proposed project requires a Large Project Authorization from the Planning Commission, and Building Permits from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

PUBLIC/NEIGHBORHOOD INPUT

As of December 1, 2016, the Department has received one inquiry regarding proposed project. The Dogpatch Neighborhood Association (DNA) has expressed support for the Project contingent upon the publically-accessible mid-block passageway. DNA has communicated the importance of the publically-accessible mid-block alley in the development of their neighborhood. To address concerns with DNA, the Project Sponsor has stated that they will enter into a Memorandum of Understanding (MOU) with DNA.

ISSUES & CONSIDERATION

- Large Project Authorization: The project requires a Large Project Authorization (LPA) from the Planning Commission, since the project includes construction of more than 25,000 gross square feet within the UMU Zoning District. The LPA is scheduled for review by the Planning Commission on December 15, 2016.
- Non-Contributing Resource: Per Appendix L of Article 10, 950 Tennessee Street is currently listed as a contributor to the Dogpatch Landmark District due to a clerical error. However, based upon the date of construction of 950 Tennessee Street (1947) and the period of significance of the Dogpatch Landmark District (1867 to 1945), 950 Tennessee Street should have been classified as a non-contributing resource. The Department has reviewed the original survey documentation (included as an Appendix) for the Dogpatch Landmark District, and affirms that 950 Tennessee Street was originally intended to be a non-contributing resource within the Dogpatch Landmark District.
- Architectural Review Committee (ARC): The Project was reviewed by the Architectural Review Committee on June 15, 2016. During this hearing, the ARC requested: additional diagrams and documentation to illustrate the relationship of the Project to the surrounding landmark district; refinement of the fenestration within the “rowhouse” portion of the Project; additional study of an alternative handrail material; and, refinement of the upper-story architectural treatment within the “industrial” portion of the Project.

To address the comments from the ARC, the Project Sponsor undertook the following revisions:

- Incorporation of additional diagrams and documentation showing the Project and the surrounding landmark district. The new diagrams illustrate the Project’s floor plan and the uses and building outlines within the immediate vicinity.
- Revision to the fenestration pattern within the “rowhouse” portion, including refinement of the bay design, revisions to the solid to void ratio on the exterior facade, and incorporation of muntins into the fenestration pattern.
- Revision to the glass handrail within the “rowhouse” portion to read as a glazed panel with a solid cap.

- Refinement of the design of the upper story of the “industrial portion” to incorporate muntins, a projecting roofline and vertical fins that project less than previously shown.

Overall, the Department has determined that the revisions addressed ARC comments. However, the Department does recommend several conditions of approval to further refine certain aspects of the Project.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

Within Article 10 of the San Francisco Planning Code, Appendix L outlines the standards for review for new construction within the Dogpatch Landmark District.

THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Project would provide new residential use within the Dogpatch Landmark District. The Department has determined that the existing building is a non-contributing resource to the surrounding landmark district; therefore, the demolition of the subject building does not impact the integrity of the landmark district. Residential use is commonly found within the surrounding landmark district. The massing and scale of the Project is consistent with the larger landmark district, since it is consistent and compatible with the district’s industrial properties. Therefore, the Project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The Project would not remove or alter any features or spaces that characterize the surrounding landmark district. The Project would maintain the historic character of the surrounding landmark district by providing for compatible new construction, which is consistent with the district's character-defining features, including, but not limited to, four-story mass and form (divided into an "industrial" and "rowhouse" portions) and defined cornice, as well as other elements identified in the designating ordinance for the landmark district. Therefore, the Project complies with Rehabilitation Standard 2.

- Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Project does not include the addition of conjectural elements or architectural features from other buildings. The new construction would not create a false sense of historical development and is designed to be contemporary in nature. Therefore, the Project complies with Rehabilitation Standard 3.

- Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The Project does not involve alterations to the surrounding district that have acquired significance in their own right. The existing building has been determined to be a non-contributing element within the Dogpatch Landmark District, and has not gained significance in its own right. Therefore, the Project complies with Rehabilitation Standard 4.

- Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The Project does not impact or destroy any distinctive features, finishes or construction techniques that characterize the surrounding district. The subject lot is currently occupied by a non-contributing, two-story industrial building, and does not contain any contributing features or historic materials associated with the surrounding landmark district. Therefore, the Project complies with Rehabilitation Standard 5.

- Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Project does not include the repair or replacement of any historic features, since there are no historic features on the subject lot. Therefore, the Project complies with Rehabilitation Standard 6.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project would not destroy or damage any contributing elements to the Dogpatch Landmark District. The proposed project has been designed to be compatible with several elements of the landmark district, including the district's massing, form, scale, materials and features, yet is differentiated by the nature of the project's construction, use and detailing.

Overall, the Project draws from the massing, scale and form of nearby contributing industrial properties, and provides an architectural treatment that echoes both industrial and residential properties within the landmark district. The overall form of the Project is organized into two distinct masses: an "industrial" portion and a "rowhouse" portion. From the street, the "industrial" blockier massing evokes the district's industrial properties, such as 800 Tennessee Street, 970 Tennessee Street and 904-922 22nd Street—all of which are larger and blockier in form as compared to adjacent residential buildings. Similarly, the "rowhouse" portion provides a blockier massing with a series of projecting bay windows, which reference the verticality and dimension of the district's bay windows that are found on the nearby residential properties along Minnesota and Tennessee Streets.

The Project features a material palette primarily consisting of pre-weathered matte metal panels, off-white and charcoal composite panels, perforated metal, and powder-coated aluminum, which evoke the qualities of district's material palette, as found on the nearby contributing industrial properties.

The "industrial" portion of the Project provides a regular rhythm of bays, and incorporates a massing setback at the fourth floor level along Minnesota and Tennessee Streets. The "industrial" portion features large multi-lite windows in a regular pattern on the second and third floors. This multi-lite pattern is scaled in a more contemporary manner on the Minnesota and Tennessee Street facades. The massing setbacks provide visual relief and a direct relationship to the nearby district properties further south on Minnesota and Tennessee Streets. The spacing of the vertical bays assists in scaling down the mass of the "industrial" portion. Finally, the multi-lite windows reference the window palette commonly found on the district's industrial buildings, including the nearby property at 900 Tennessee Street.

The "rowhouse" portion of the Project offers a more contemporary design approach with distinct references to the surrounding district, including the two-panel window design, horizontal siding (albeit in a composite material, as opposed to wood), and bay windows. The "rowhouse" portion organizes the exterior façade into a series of modules, which echo the pattern of nearby residential cottages. Within the bays of "rowhouse" portion, the design of aluminum windows are proportioned to the vertically-oriented window commonly found on the residential properties within the surrounding district. Although the design and organization of the exterior façade could

strengthened (as detailed below) to reinforce aspects of the surrounding district, the "rowhouse" portion is generally compatible, yet differentiated, from the dominant characteristics of the surrounding landmark district.

Overall, the Project appears to comply with Rehabilitation Standard #9, and offers a contemporary infill project within a designated landmark district that appropriately evokes the material quality of the district's character-defining features and draws from historic references in a contemporary manner. Therefore, the proposed project complies with Rehabilitation Standard #9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes new construction, which would not affect the essential form and integrity of the landmark district, since the proposal does not impact any character-defining features of the surrounding district and offers compatible, yet contemporary, infill new construction. The project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the district would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

APPENDIX L OF ARTICLE 10

Although identified as a contributing resource in Appendix L of Article 10 of the San Francisco Planning Code, 950 Tennessee Street is a non-contributing resource located within the Dogpatch Landmark District. The Dogpatch Landmark District is significant under events and design/construction as an industrial workers' housing enclave and for the strong collection of industrial and commercial buildings, which are representative of San Francisco's maritime, labor and industrial activities for the period of significance between 1867 and 1945. This district is also significant for the collection of Victorian and Edwardian-era dwellings, many of which were designed by noted San Francisco architect, John Cotter Pelton Jr., constructed between 1870 and 1910.

Per Section 6 of Appendix L, the Dogpatch Landmark District is characterized by the following character-defining features:

1. *Residential - Features of Existing Buildings.*

1. Overall Form and Continuity. Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.
 2. Scale and Proportion. The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake-styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.
 3. Fenestration. Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.
 4. Materials. Horizontal rustic wood siding is the traditional cladding material found in the district. However, fish-scale wood shingles and asbestos siding are also found throughout the district.
 5. Design Features. Recessed porches and entry porticos are characteristic design features of the district.
 6. Architectural Detail. Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.
2. *Industrial/Commercial - Features of Existing Buildings.*
1. Overall Form and Continuity. Building height is generally within a four-story range and many of the industrial/commercial structures are one or two stories in height. Typically, these buildings are constructed closer to the property line than the residential structures found in the district.
 2. Scale and Proportion. The buildings are of typical warehouse design, large in bulk, often with large, ground level openings originally designed for rail or vehicular access. Industrial/commercial structures are found throughout the district, often surrounded by residential buildings. While gaps may exist, because of height, bulk and setback, there is regularity to the overall form of industrial/commercial buildings. A small cluster of brick and stucco public buildings (police, fire, and hospital) are easily recognizable from other industrial/commercial structures found in the district. These resources, while offering a different scale and proportion, are compatible with the plain reinforced concrete and brick-faced structures characteristic of 20th century industrial architecture.

3. Fenestration. For the most part, the district's industrial/commercial buildings lack strong fenestration patterns, which typically are not supportive of a warehouse function. Windows exist near entrances and in some cases, offer small storefronts to display products. Early 20th century warehouse buildings were often constructed with office spaces above warehouse functions. In this case, double-hung, residential-type windows can be found. Larger industrial, metal sash windows are prevalent on commercial buildings built after 1920. Door openings are often massive to facilitate easy access of bulk materials.
4. Materials. Standard brick masonry is found on the older industrial/commercial buildings in the district; reinforced concrete was introduced as a cladding material following the earthquake and fire of 1906. Concrete block and stucco are also found on some 20th century, industrial/commercial buildings.
5. Color. Red brick is typical, with some yellow and painted brick. Muted earth tones of red, brown, green, gray, and blue are found on reinforced concrete, concrete block, and stucco-faced buildings.
6. Texture. Typical facing materials give both a rough textured or smooth appearance, depending on the cladding material.
7. Architectural Detail. Industrial and commercial buildings typically lack ornamentation. Warehouses by their very nature are utilitarian; warehouses constructed towards the end of the Dogpatch Historic District period of significance (1943) have even less ornamentation than older counterparts. Cornices are simple and may be abstract versions of more elaborate cornices found on larger, commercial structures in San Francisco's Financial District. Where detail occurs, it is often found surrounding entryways to industrial/commercial buildings.

As noted within Section 7 of Appendix L, the Dogpatch Landmark District outlines standards for new construction and alterations within the Dogpatch Landmark District (See Appendix L, Section 7). The standards for review address the character of the historic district, alteration and new construction of residential properties, and alteration and new construction of industrial/commercial properties.

Overall, the proposed project appears to be compatible and in general conformity with the historic character and character-defining features of the Dogpatch Landmark District, as outlined within Appendix L of Article 10 of the San Francisco Planning Code, and as follows:

Overall Form and Continuity

950 Tennessee Street appears to be consistent and compatible with the overall form and continuity of the Dogpatch Landmark District with its large rectangular bulk, four-story height and upper-story setbacks along Minnesota and Tennessee Streets. The industrial properties in the surrounding district are one-to-four-stories in height, and are constructed at the property line. The Project relates to this overall form, since the Project features a four-story massing that is constructed at the property line. In reference to the two- and three-story residential properties, the Project features an upper-story setback along Minnesota and Tennessee Street, as well as walk-up dwelling units on the ground floor.

Scale and Proportion

950 Tennessee Street appears to be consistent and compatible with the district's scale and proportion, as evidenced by the large bulk, and vertical bay articulation. The residential properties in the surrounding district are located on lots which range from 20 to 40-ft in width, and are designed in either a vernacular style with Greek Revival influences or a Victorian-era (Queen Anne, Italianate and Eastlake-Pelton Cottage) architectural style. The industrial properties in the surrounding district feature a typical warehouse design with a large bulk. The Project balances between these two characteristics in the "industrial" and "rowhouse" portions, since the Project features a large four-story bulk and projecting bay windows on the street facades, which reference the 20 to 40-ft lot width.

Fenestration

950 Tennessee Street appears to be generally consistent and compatible with certain aspects of the district's fenestration. The residential properties in the surrounding district are primarily characterized by a fairly symmetrical and regular pattern of double-hung, wood-sash windows with consistent dimensions. The industrial properties in the surrounding district feature large-scale door openings and larger industrial metal sash windows; though, a typical district fenestration pattern is not apparent among the district's industrial properties. The Project correlates its multi-lite windows on the "industrial" portion to the district's industrial properties and the assortment of two-panel aluminum windows within the "rowhouse" portion.

To reinforce the compatibility of the "rowhouse" portion of the Project with the district's residential properties, Department staff recommends a condition of approval to further reduce and regularize the fenestration pattern in the bays and on the exterior facade. The "rowhouse" portion of the Project is organized into a series of modules, which echo the pattern of the nearby residential cottages. The bay windows assist in reinforcing this residential module. Department staff has determined that the exterior façade fenestration should be further refined to strengthen the relationship of the Project to the surrounding landmark district.

Materials, Color and Texture

950 Tennessee Street appears to be largely consistent and compatible with aspects of the district's predominant materials, colors and textures. The residential properties in the surrounding district are primarily characterized by painted horizontal rustic wood siding. The industrial properties in the surrounding district are primarily characterized by standard brick masonry (either red brick or yellow brick), reinforced concrete and stucco, which feature a rough textured or smooth appearance in earth tones of red, brown, green, gray and blue. The Project's material palette, consisting of pre-weathered matte metal panels, off-white and charcoal composite panels, perforated metal, and powder-coated aluminum, are consistent with the qualities of the district's characteristics. Within the "rowhouse" portion, the composite panels are thinner in dimension and oriented horizontally to relate to the typical wood siding of the residential properties in the district. Within the "industrial" portion, the pre-weather matte metal panels relate to the finer metal detailing found on some of the district's industrial properties. All of the Project materials are matte in finish. Similarly, the proposed color of the exterior materials, which include red, white and gray, are consistent with the district's characteristics.

To ensure consistency with the surrounding district, the Department recommends a condition of approval to review and approve the final material palette.

Design Features & Architectural Details

950 Tennessee Street appears to be consistent and compatible with district's design features and architectural details. The residential properties in the surrounding district are primarily characterized by recessed porches, entry porticos and architectural details designed in either: Greek Revival, Eastlake, Queen Anne, Italianate or Classical Revival architectural styles. The industrial properties in the surrounding district are primarily characterized by their lack of ornamentation, utilitarian nature, and simple cornices. The proposed project incorporates some of the district's characteristics including the lack of ornamentation and a strong cornice.

To further strengthen the roofline edge, the Department recommends adopting a condition of approval to setback the roof deck handrails from the building edge at the "industrial" portion of the Project. A setback will avoid conflict between the glass handrails and building edge.

Summary

Ultimately, the proposed project appears to respect the general size, shape, scale and historic character of the character-defining features and contributing resources within the Dogpatch Landmark District. The proposed project provides a contemporary expression that appropriately references important elements and characteristics of the district. Therefore, the proposed project appears to generally comply with the standards for infill new construction, as outlined in Appendix L of Article 10 of the San Francisco Planning Code.

ENVIRONMENTAL REVIEW STATUS

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on November 30, 2016, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. Materials: As part of the Building Permit, the Project Sponsor shall provide material samples, including the pre-weathered matte metal panels, off-white and charcoal composite panels, perforated metal, and powder-coated aluminum, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color and finishes for the identified materials.
2. Refinement of Fenestration: Within the “rowhouse” portion of the Project, the Project Sponsor shall work with Department staff to further refine and regularize the fenestration. The fenestration pattern should be scaled to better relate to the existing historic buildings and reinforce the residential module within the “rowhouse” portion, as well as be organized in a manner that echoes the fenestration of the historic cottages.
3. Handrail Setback: Within the “industrial” portion of the Project, the Project Sponsor shall setback the roof deck handrails from the building edge, and shall work with Department staff to determine an appropriate setback dimension.

ATTACHMENTS

Draft COA Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Height Map, Aerial Photos, and Site Photos
DPR 523A-B, 950 Tennessee St (September 2000)

Architectural Drawings

Public Correspondence

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: DECEMBER 7, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

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richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001B IN ASSESSOR'S BLOCK 4107, WITHIN THE DOGPATCH LANDMARK DISTRICT, UMU (URBAN MIXED-USE) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on December 28, 2015, J.C. Wallace of Oryx Partners, LLC (Project Sponsor), on behalf of TSP Oryx Partners, LLC (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to demolish the existing two-story industrial building and construct a new residential building with 103 dwelling units located at 950 Tennessee Street on Lot 001B in Assessor's Block 4107.

WHEREAS, the environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Planning Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"). The Planning Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

WHEREAS, the Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

WHEREAS, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

WHEREAS, on November 30, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

WHEREAS, on December 7, 2016 the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.1434COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions a Certificate of Appropriateness, in conformance with the project information dated November 18, 2016 and labeled Exhibit A on file in the docket for Case No. 2014.1434COA based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. Materials: As part of the Building Permit, the Project Sponsor shall provide material samples, including the pre-weathered matte metal panels, off-white and charcoal composite panels, perforated metal, and powder-coated aluminum, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color and finishes for the identified materials.
2. Refinement of Fenestration: Within the “rowhouse” portion of the Project fronting along both Minnesota and Tennessee Streets, the Project Sponsor shall work with Department staff to further refine and regularize the fenestration. The fenestration pattern should be scaled to better relate to the existing historic buildings found within the district. Specifically, the residential module within the “rowhouse” portion shall be organized in a manner that bears a stronger relationship to the rhythm and scale of fenestration of Dogpatch Landmark District.
3. Handrail Setback: Within the “industrial” portion of the Project, the Project Sponsor shall setback the roof deck handrails from the building edge, and shall work with Department staff to determine an appropriate setback dimension.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code.

- That the proposed project is compatible with the Dogpatch Landmark District, since the new work does not destroy historic materials and provides for new infill construction, which is compatible, yet differentiated.
- That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, as well as, other elements identified in the designating ordinance for Dogpatch Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Dogpatch Landmark District.

- The proposed project meets the requirements of Article 10.
 - The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Dogpatch Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any effect on any existing neighborhood serving retail uses, since there is no neighborhood-serving retail use located on the project site.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project would maintain the existing residence, and will strengthen neighborhood character by respecting the character-defining features of Dogpatch Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project does not include commercial office development, and will not have any effect on industrial and service sector jobs on the project site.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable

construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not affect the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 001B in Assessor's Block 4107 for proposed work in conformance with the project information dated November 28, 2016, labeled Exhibit A on file in the docket for Case No. 2014.1434COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on December 7, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

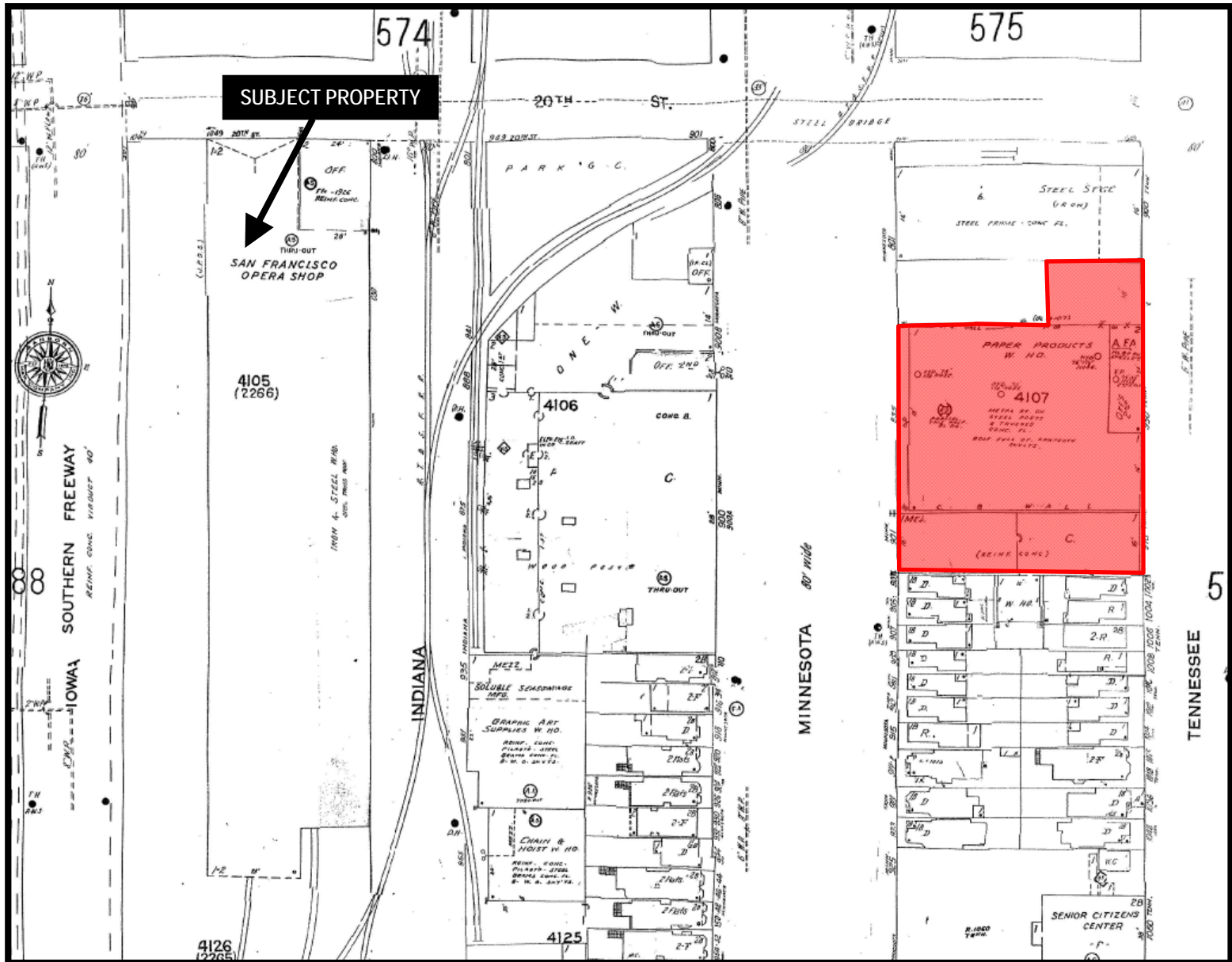
ADOPTED: December 7, 2016

SUBJECT PROPERTY



**SAN FRANCISCO
PLANNING DEPARTMENT**

Sanborn Map*

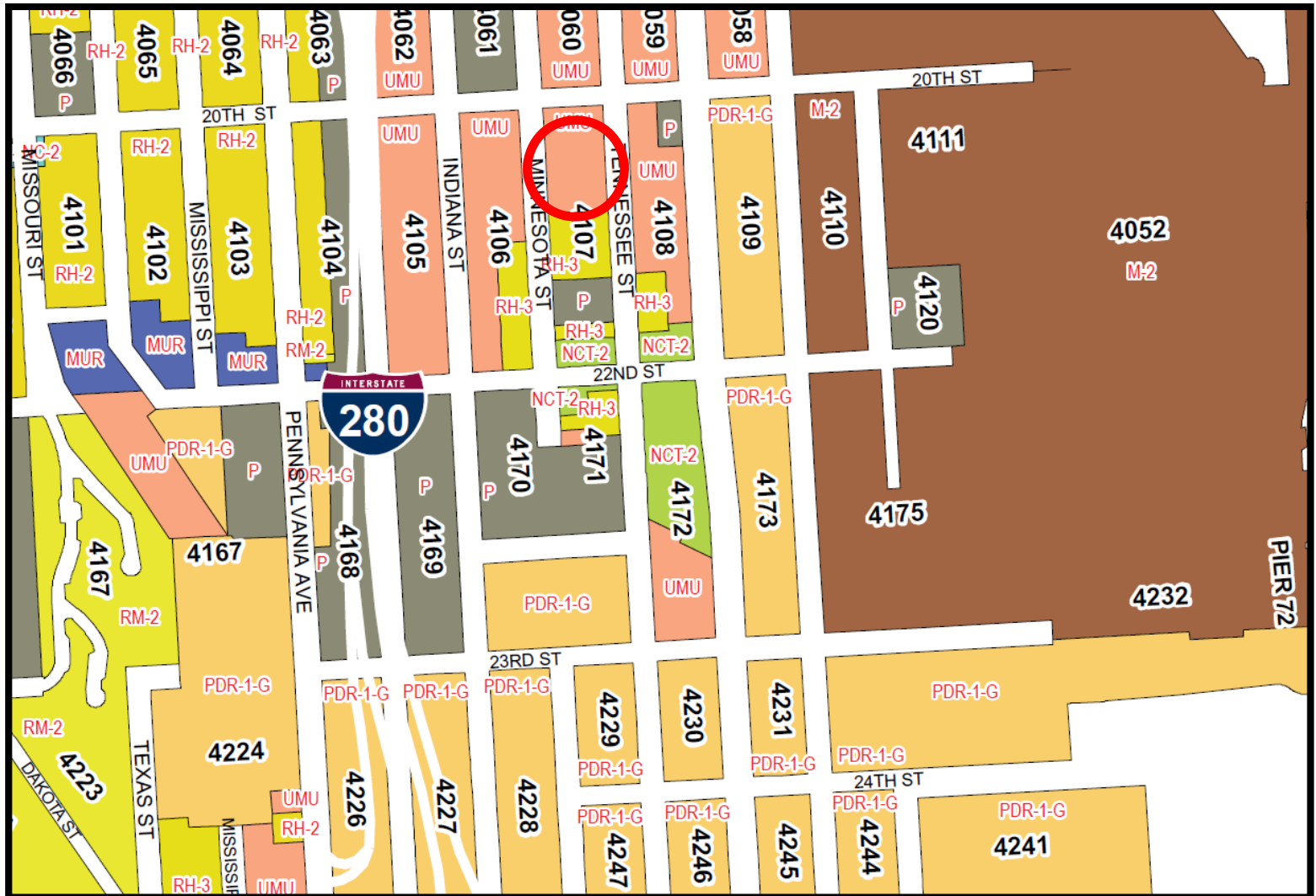


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



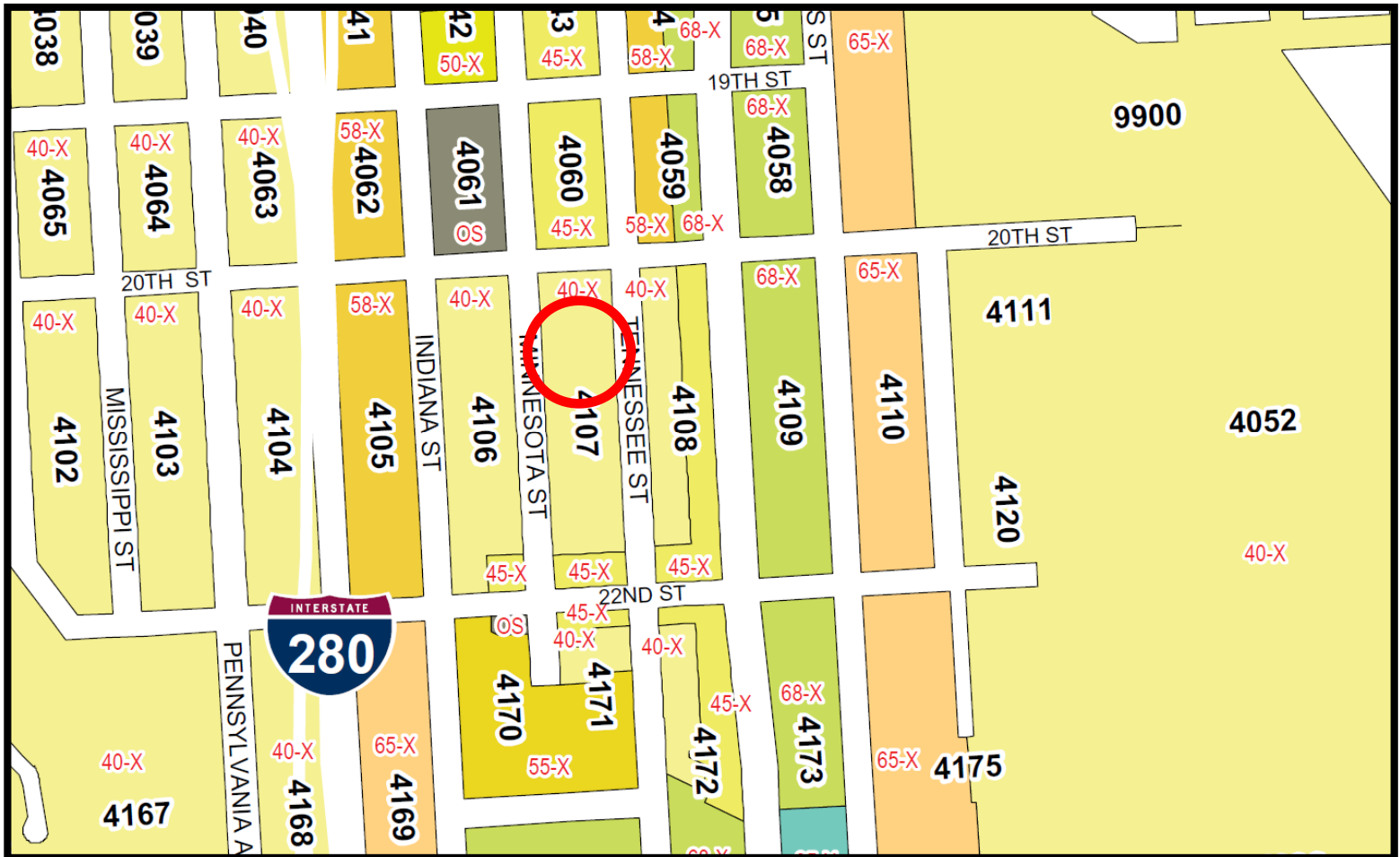
Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

Zoning Map



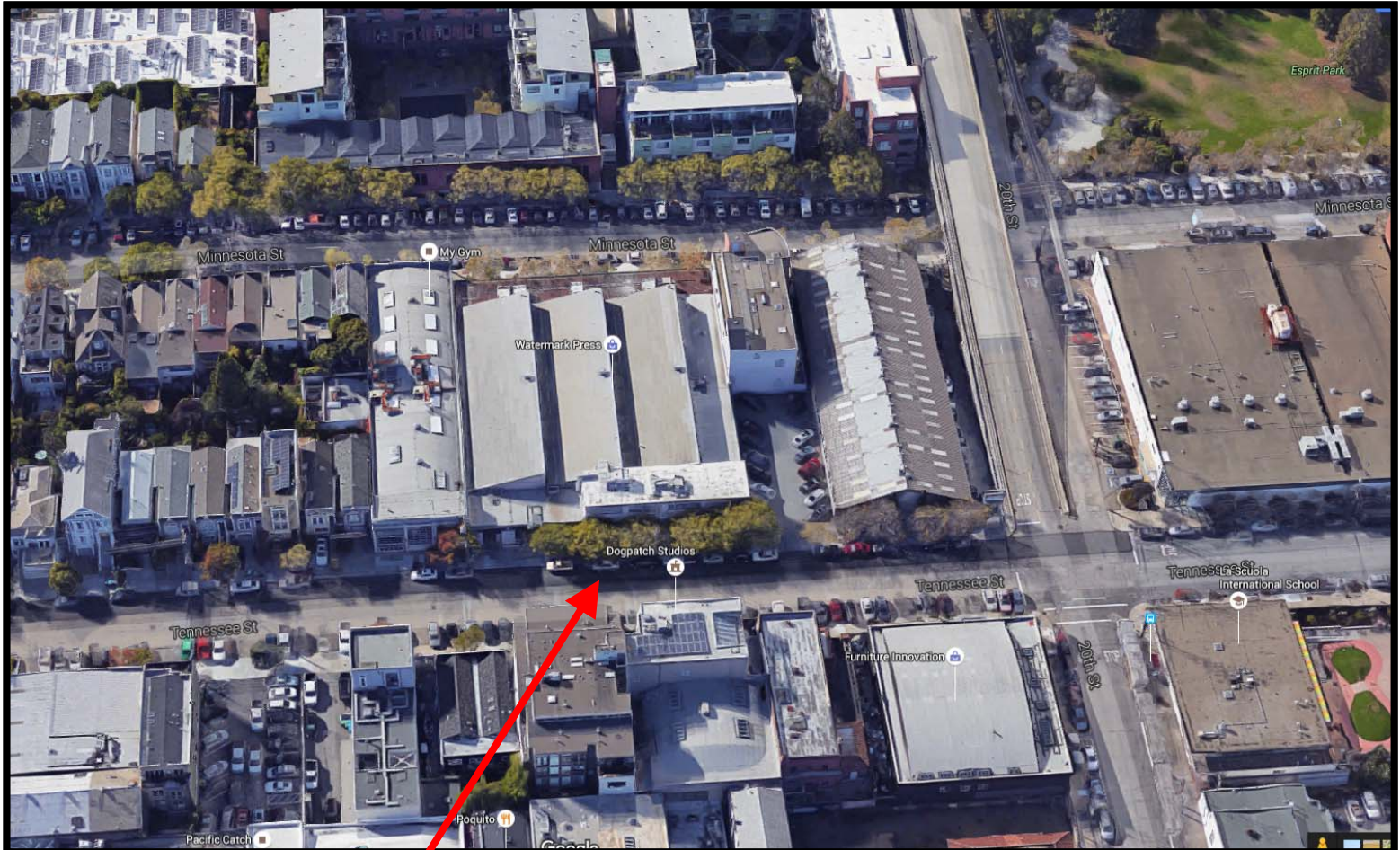
Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

Height & Bulk Map



Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

Aerial Photo

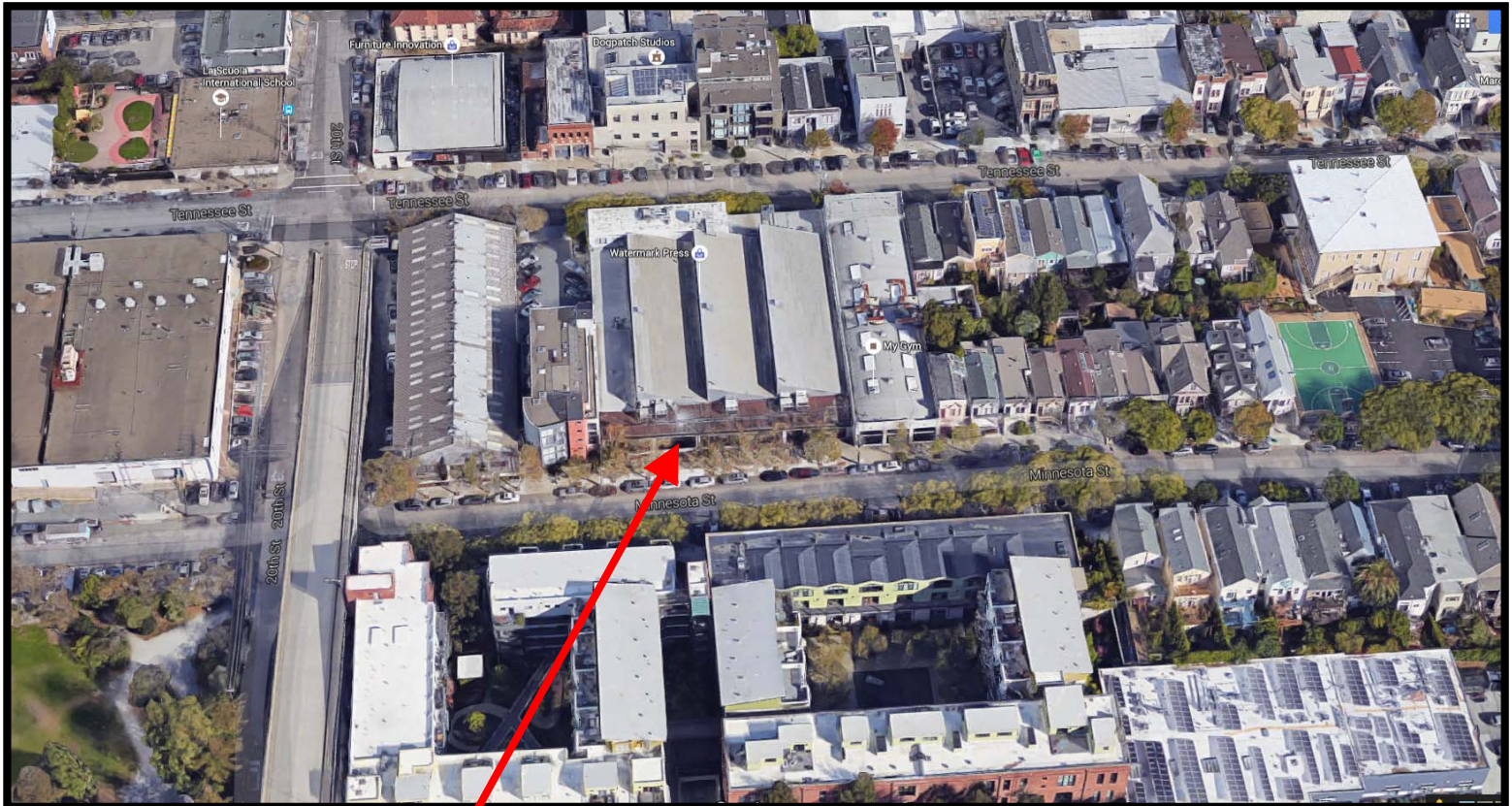


PROJECT SITE



Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

Aerial Photo



PROJECT SITE



ARC Hearing
Case Number 2014.1434COA, ENX
950 Tennessee Street

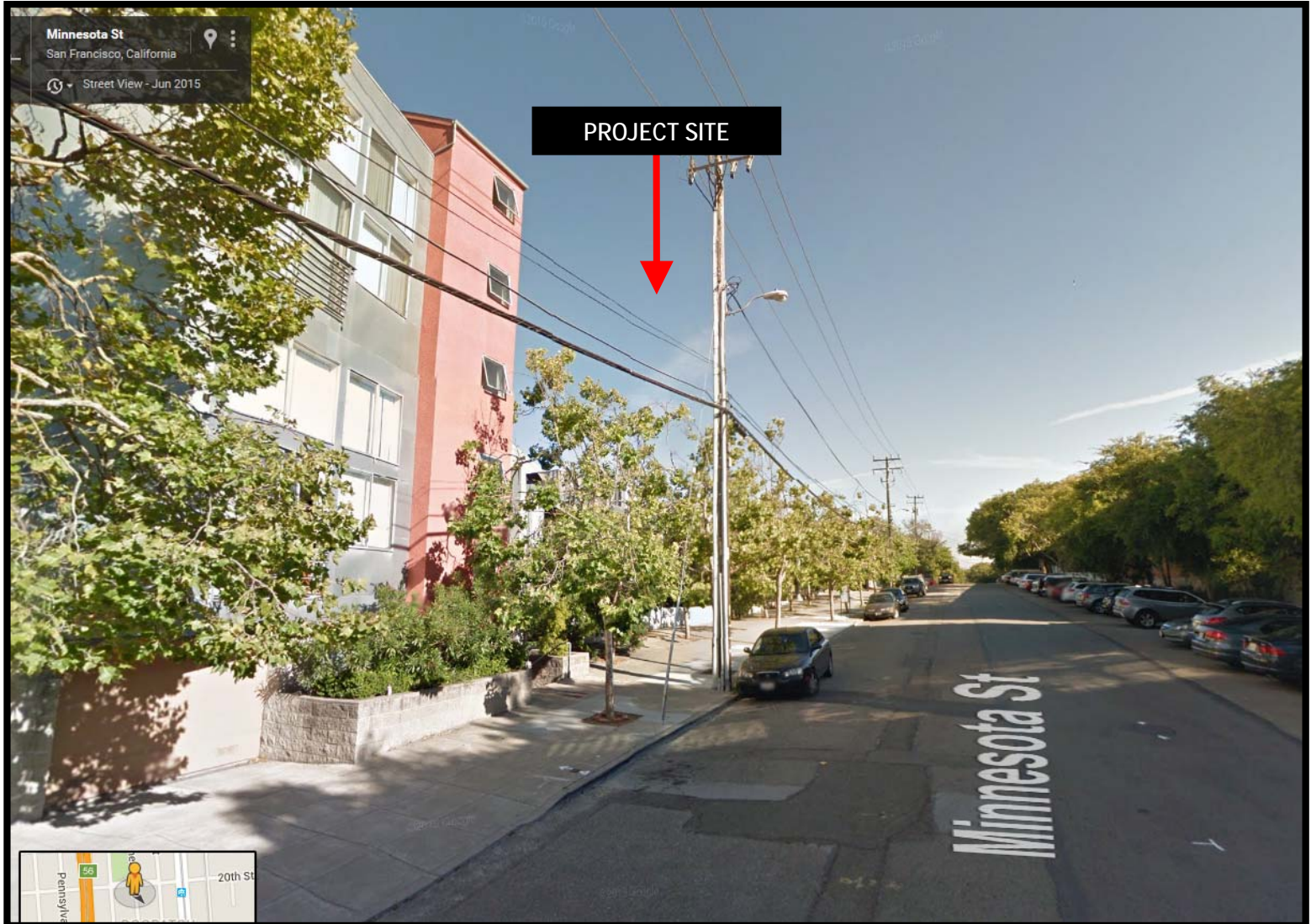
Site Photo



950 Tennessee Street, View along Tennessee St

Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

Site Photo



950 Tennessee Street, View along Minnesota St

Certificate of Appropriateness Hearing
Case Number 2014.1434COA
950 Tennessee Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

P1. Resource name(s) or number: 950 Tennessee

***P2. Location:** *a. County San Francisco

*b. USGS 7.5' Quad San Francisco North, CA Date 1995

*c. Address 950 Tennessee Street

City San Francisco

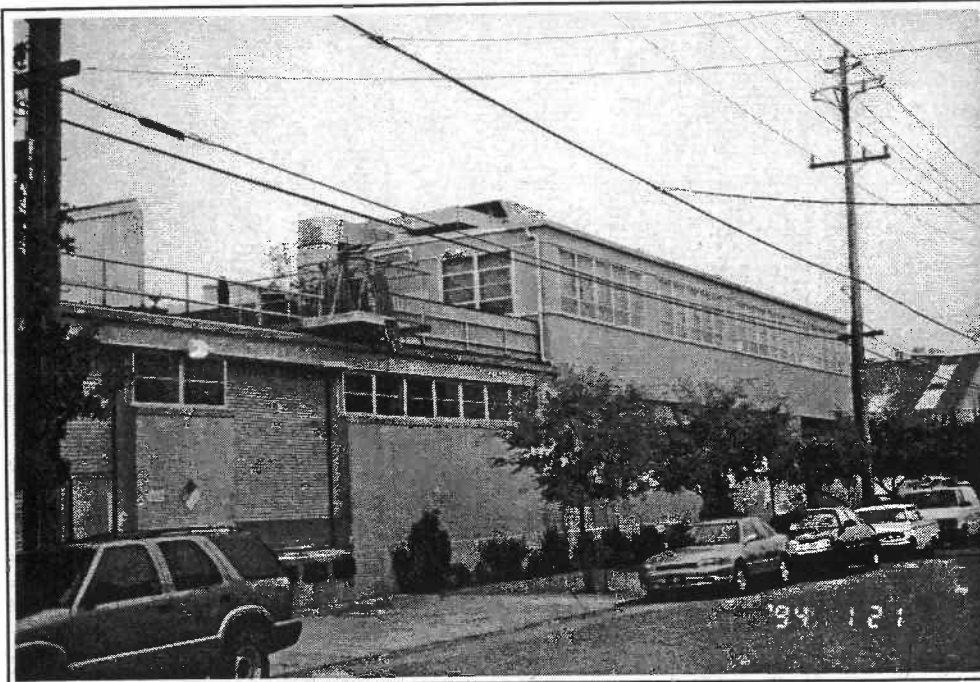
Zip 94107

*e. Assessor's Parcel Number 4107/001B

***P3a. Description:** 950 Tennessee is located on the west side of Tennessee Street, between 20th and 22nd Streets. It is a two-story, 31,883 square-foot, steel-frame and brick construction industrial/warehouse building. 950 Tennessee is utilitarian in appearance. 950 Tennessee has a square plan and the building extends across the entire width of the block so that there is a secondary façade at 835 Minnesota. The Tennessee Street façade is four bays in width. At the first floor level, the façade arrangement consists of a recessed entry in the right bay and three bands of steel industrial windows in the bays to the left. The aluminum doors are set back about twenty feet from the sidewalk within a square alcove and they are accessed by a run of concrete steps. The upper floor of the façade consists of four bands of windows arrayed across the width of the building. Each band contains five steel casement windows. 950 Tennessee is covered with beige-colored stucco which has been scored with vertical lines at regular intervals.

***P3b. Resource Attributes:** HP8: Industrial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo date:

July 1999, view toward northwest

***P6. Date Constructed/Sources:**

1946: Spring Valley Water Company records; Sanborn maps: 1924, 1948

***P7. Owner and Address:**

Tennessee Street Partnerships
950 Tennessee Street
San Francisco, California 94107

***P8. Recorded by:**

Christopher VerPlanck
San Francisco Heritage
2007 Franklin Street
San Francisco, California 94109

***P9. Date Recorded:**

September 20, 2000

***P10. Survey Type:**

Intensive Survey:
National Register

***P11. Report Citation:**

***Attachments:** NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 950 Tennessee Street

NRHP Status Code: 5N

B1. Historic name: Unknown

B2. Common name: 950 Tennessee Street

B3. Original Use: Warehouse

B4. Present use: Warehouse

*B5. Architectural Style: Vernacular/Industrial

*B6. Construction History: 950 Tennessee was constructed in 1946 on land owned by the Santa Fe Land Improvement Company.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Industrial Development Area: Dogpatch/Potrero Waterfront

Period of Significance: 1867-1945

Property Type: Multi-family Residence

Applicable Criteria: A

950 Tennessee was constructed in 1946 on what had been a vacant lot by K. C. Tomlinson, Manager of American Meter Company. Santa Fe Land Improvement Company, a major land investment company and a subsidiary of the Atchison, Topeka and Santa Fe Railroad, had owned the lot, as well as much of the surrounding land from the late 19th Century until 1945. Tomlinson purchased all of lots 1A and 1B, including the corrugated metal warehouse to the north, in 1945 from Santa Fe Land Improvement Company. He set up shop here manufacturing gas meters, after moving the factory from 11th Street in the South of Market district. 950 Tennessee is a good example of the stripped-down/non-descript warehouses and factories erected throughout the Central Waterfront district after the conclusion of the Second World War. Similar examples can be found today in the vast area between 23rd Streets and Islais Creek. While a good example of its type, 950 Tennessee is not architecturally significant and it was constructed after the conclusion of the Period of Significance and is therefore, not a contributor to the proposed district.

B11. Additional Resource Attributes:

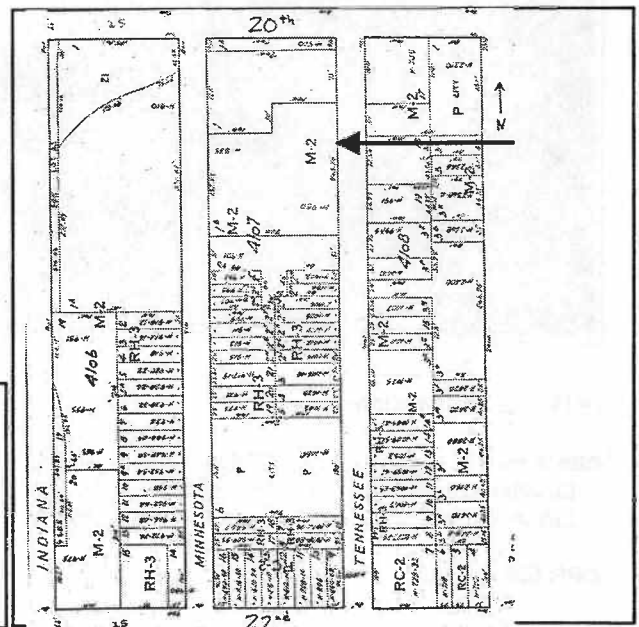
*B12. References: San Francisco City Directories; United States Census: 1950, 1910 and 1920; San Francisco Block Books: 1906, 1923, 1930 and 1947; Sanborn Maps: 1913, 1948, 1997

B13. Remarks: Zoning: M2; Threats: Live-Work/Commercial Development

*B14. Evaluator: Christopher VerPlanck: San Francisco Heritage

*Date of Evaluation: September 20, 2000

(This space reserved for official comments.)



*Required information

950 Tennessee Street

LARGE PROJECT AUTHORIZATION

23 DEC 2015
REVISED 28 NOV 2016



SAN FRANCISCO, CALIFORNIA

Oryx Partners HANDEL ARCHITECTS LLP

Zoning Information

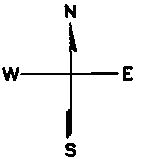
Address	950 Tennessee, San Francisco, CA 94107
Parcels	4107/001B
Neighborhood	Potrero Hill / Dogpatch
Planning Area	Eastern Neighborhood/Central Waterfront
Historic District	Dogpatch Historic District
Site Area SF	36,098 sf
Zoning	UMU - Urban Mixed-Use
Height	40'
Bulk	X - No Bulk Limit
Floor Area Ratio	3.0:1 for non-residential use; residential exempted from FAR
Residential Density	No density limits by lot area
Residential Mix	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms
Rear Yards	25% of lot depth or 15 feet (whichever is larger)
Useable Open Space	80 sf per unit; 54 sf per unit if publicly accessible
Exposure	1 bedroom in each dwelling unit must look onto street, code complying rear yard or open area
Parking	Permitted up to .75 car for each dwelling unit. Dwelling units with at least 2 bedrooms and at least 1,000 sf of occupied floor area are permitted up to 1 car for each dwelling unit and subject to the condition of 151.1(g)
Bicycle Parking	1:1 Class 1 bicycle parking up to 100 dwelling units and 1:4 Class 1 bicycle parking above 100 dwelling units; 1:20 Class 2 bicycle parking spaces
Ground Floor Height	Non-residential uses minimum 17 feet
Ground Floor	No required commercial uses.



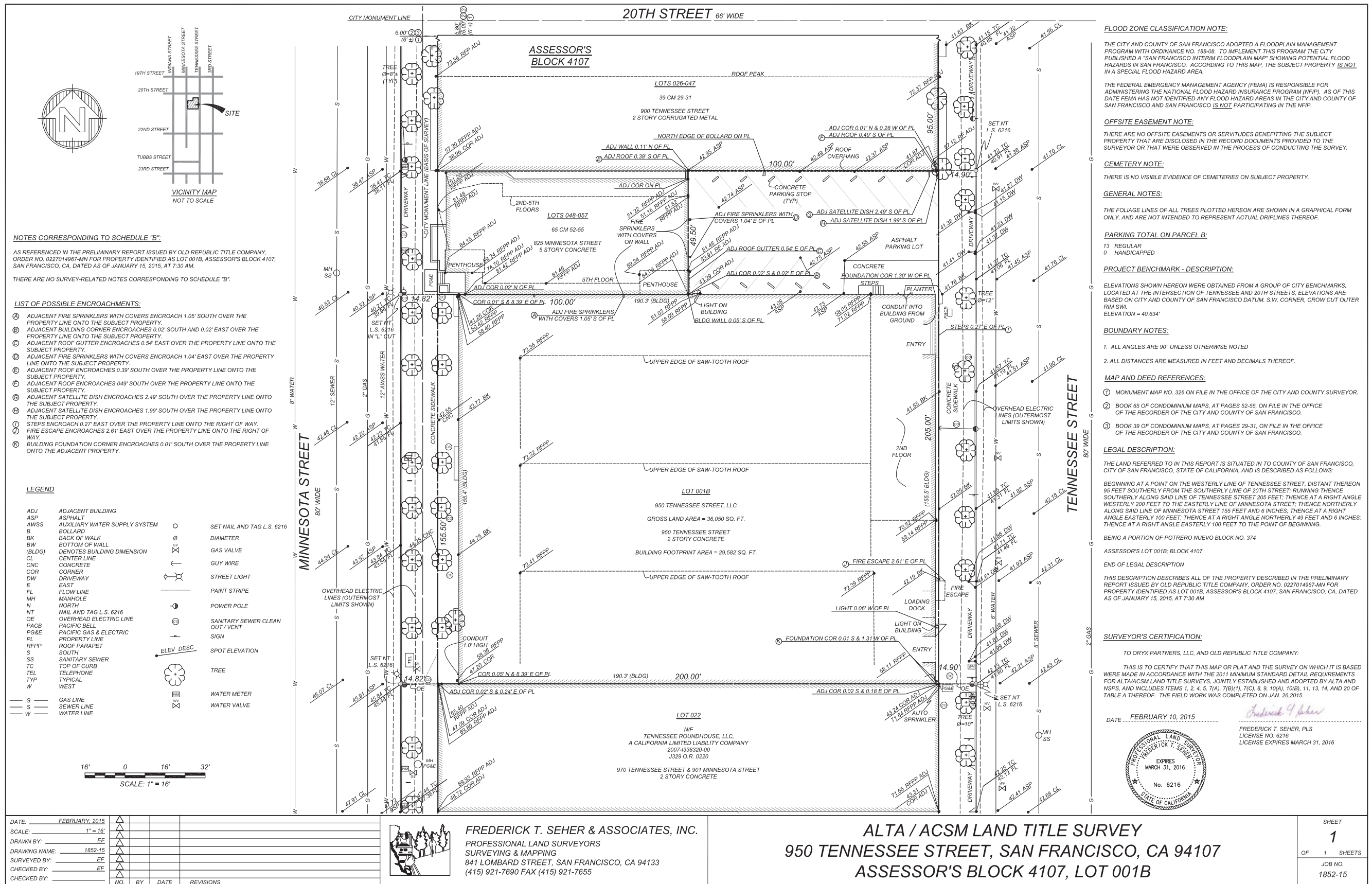
Sanborn Map



801 MINNESOTA STREET			
A CONDOMINIUM			
LOT	UNIT	% COMM.	AREA
26			4.6
27	1		4.6
28	3		4.2
29	4		4.2
30	5		4.1
31	6		3.7
32	7		4.7
33	8		4.7
34	9		4.7
35	10		4.7
36	11		4.7
37	12		4.7
38	13		4.1
39	14		4.1
40	15		4.7
41	16		4.7
42	17		4.7
43	18		4.7
44	19		4.7
45	20		4.7
46	21		5.0
47	22		5.0



Site Survey



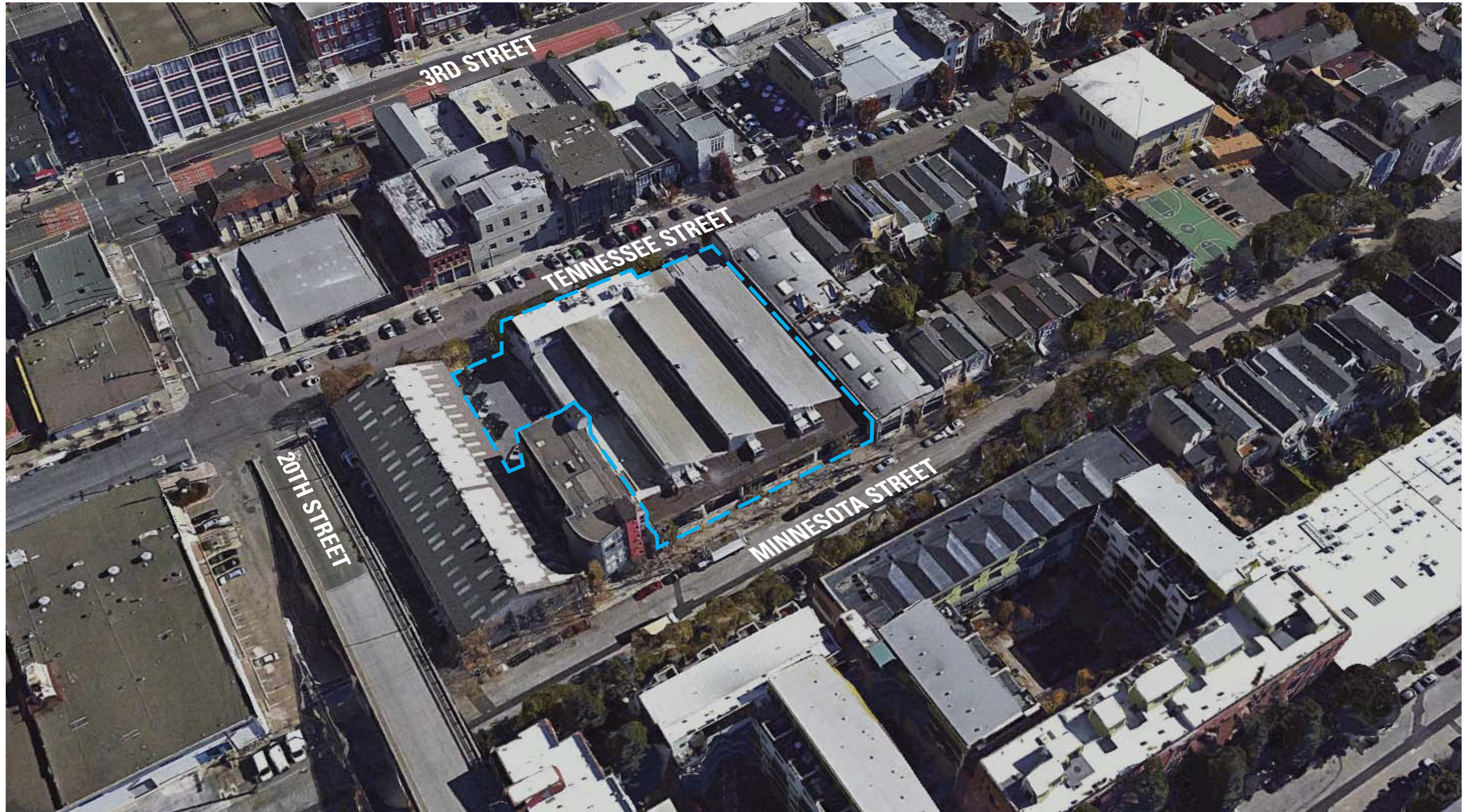
Existing Site Plan

Legend

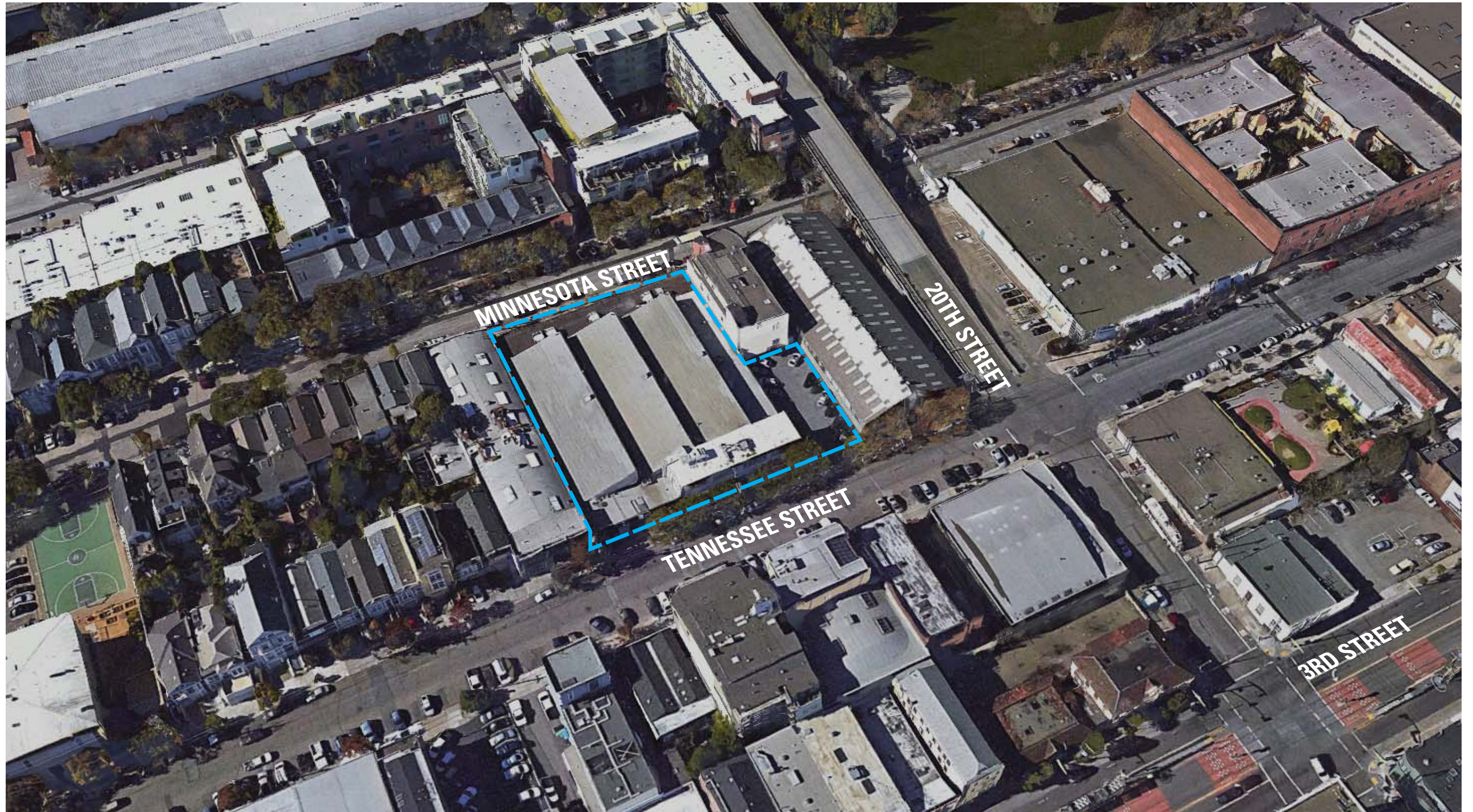
- Existing Building
- Proposed Building
- Commercial
- Residential
- Flex / Mix-Use
- School
- Open Space
- Light Rail Stop
- Light Rail Route
- Bus Stop
- Bus Route



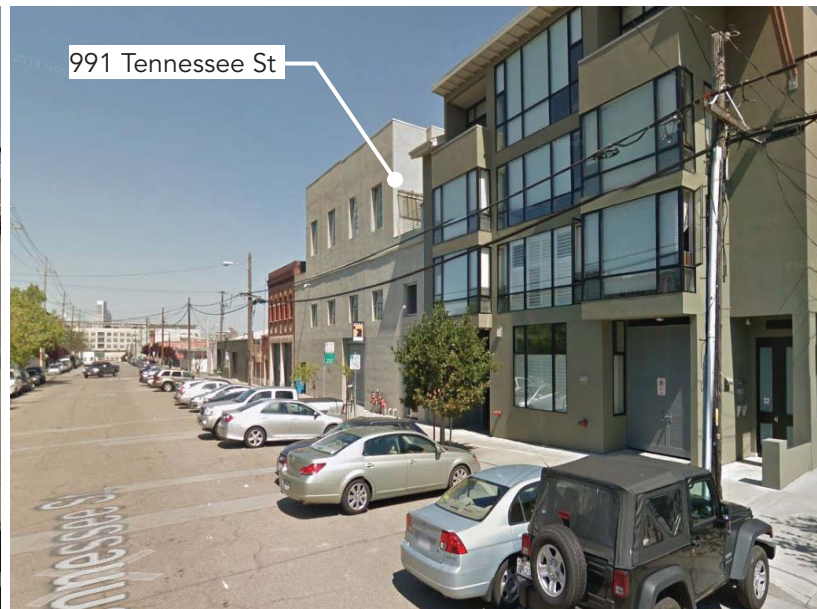
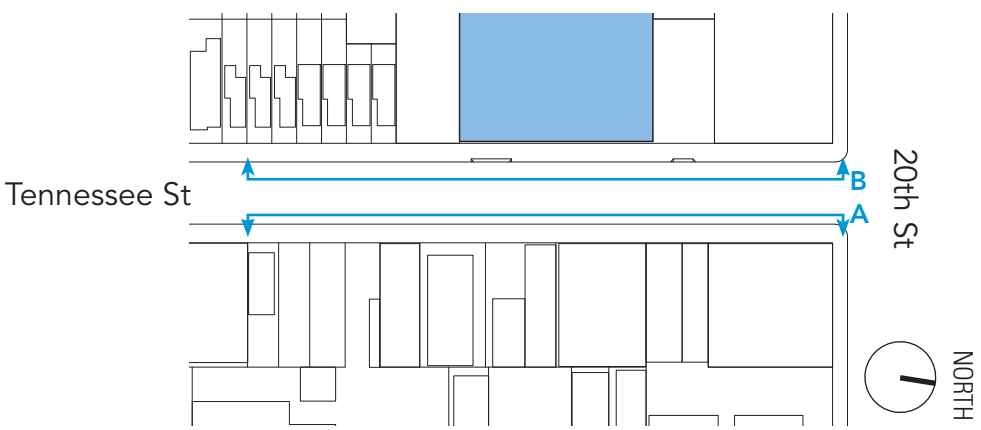
Aerial View



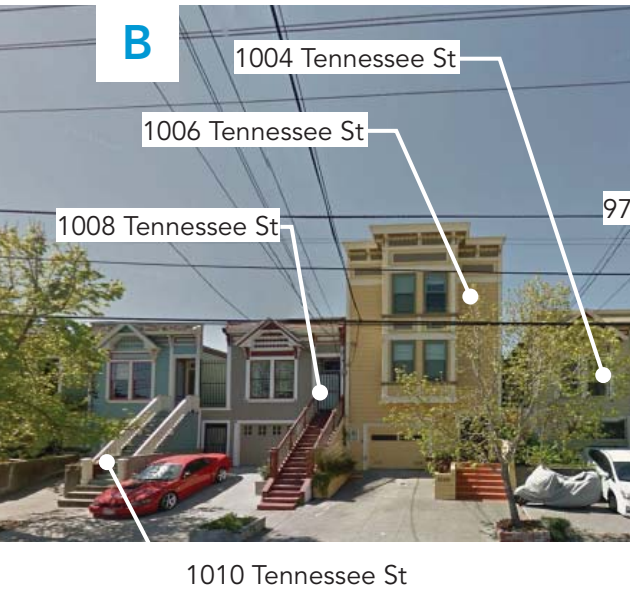
Aerial View



Tennessee Street

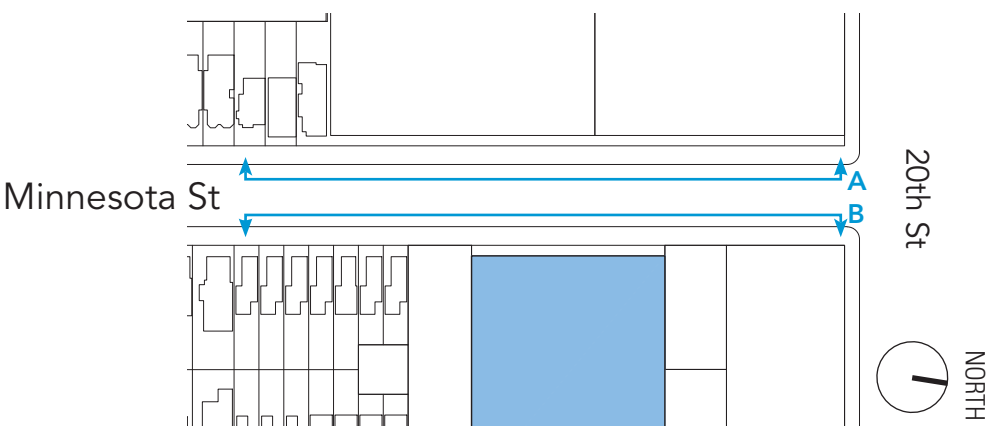


East



West

Minnesota Street



A



West

B

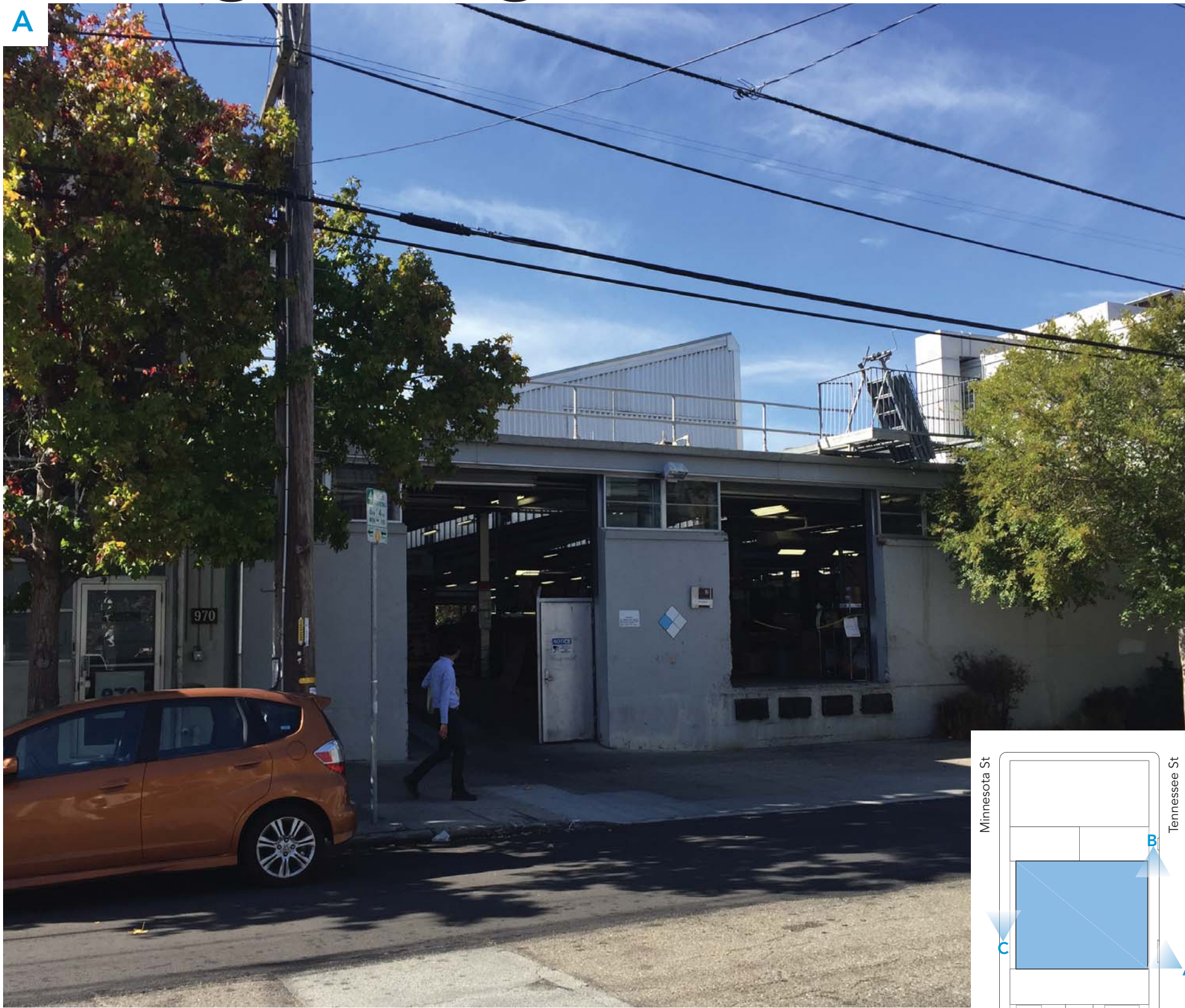


East

SITE

Existing Building

A



Tennessee St - Looking at Loading Dock

B

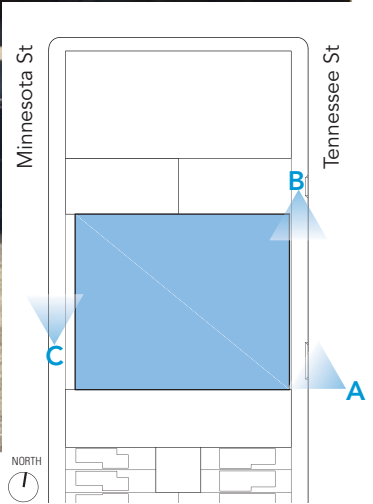


Tennessee St - Looking South

C



Minnesota St - Looking North at East Elevation



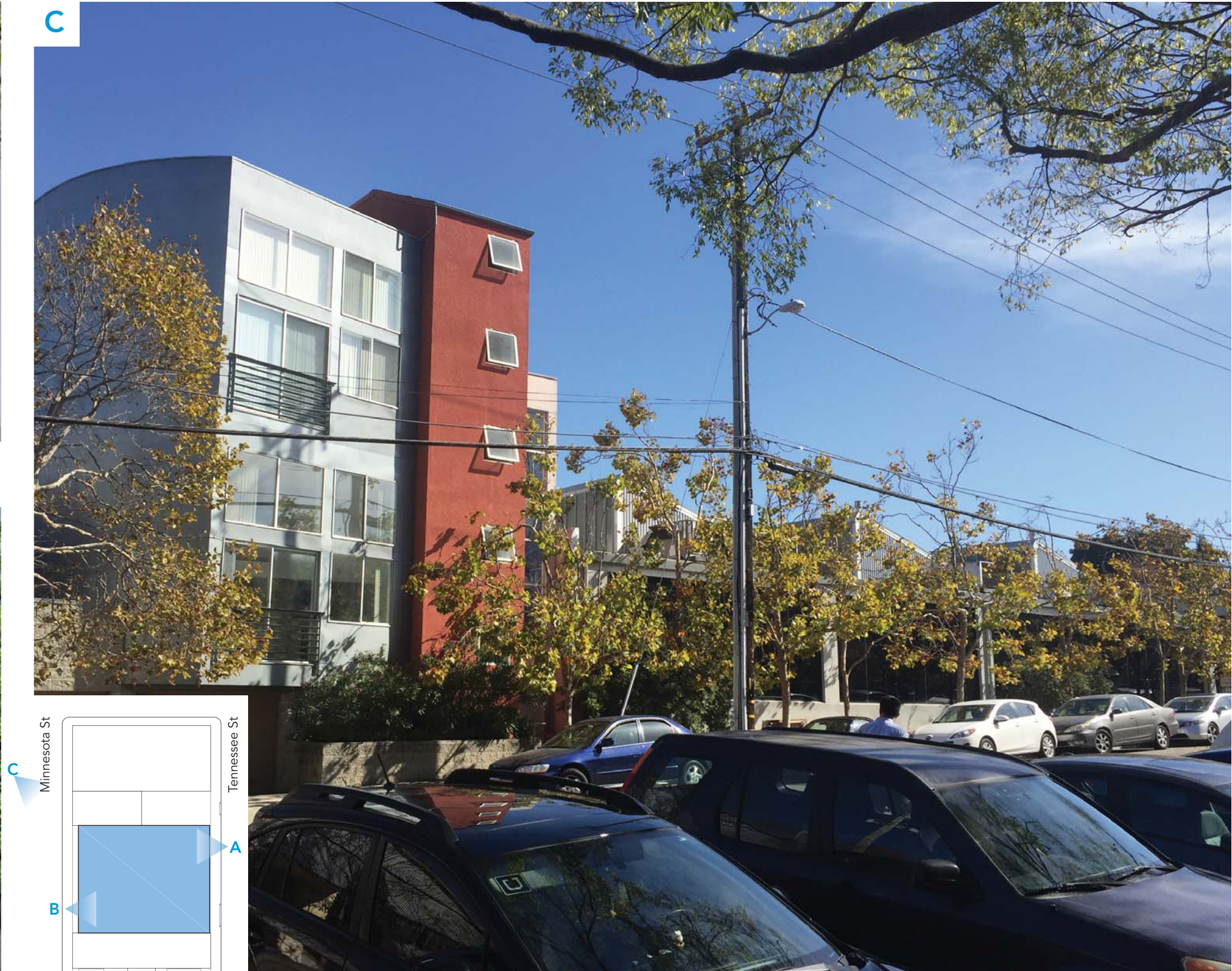
Existing Building



Tennessee St - Looking at Primary Entrance



Minnesota St - Looking at Secondary Entrance



Minnesota St - Looking at East Elevation

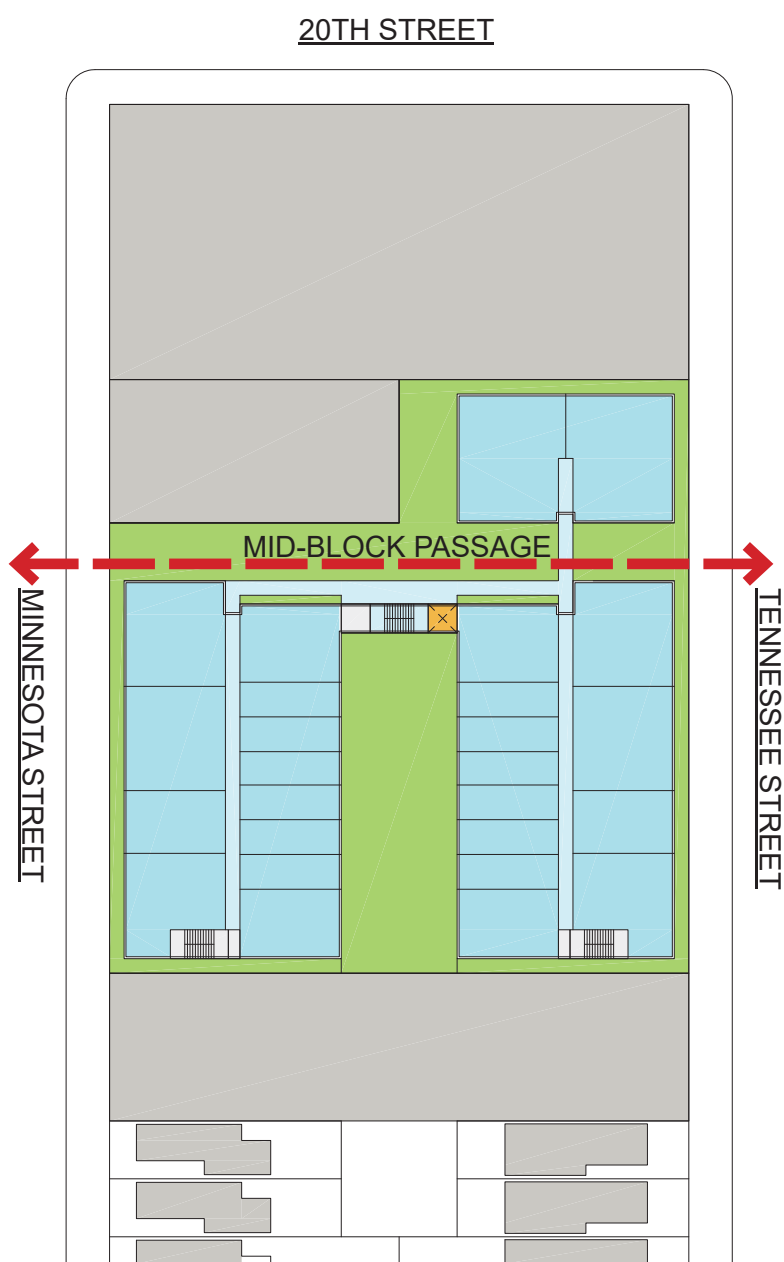
Design Concepts

Site Planning Studies

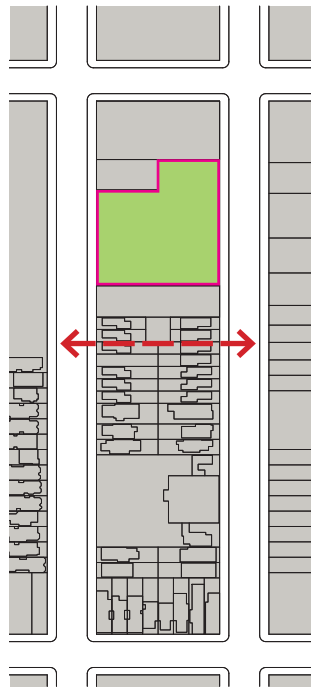
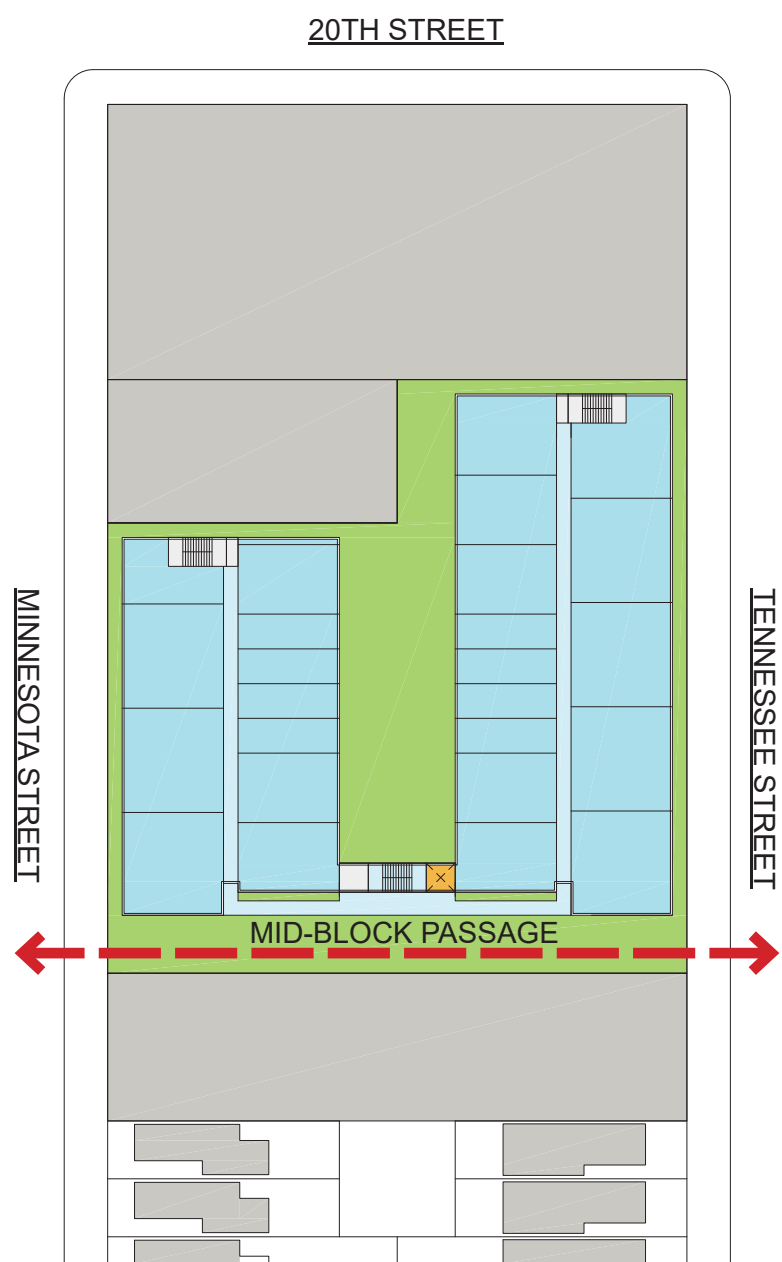
PPA
By Previous Owner



Scheme A



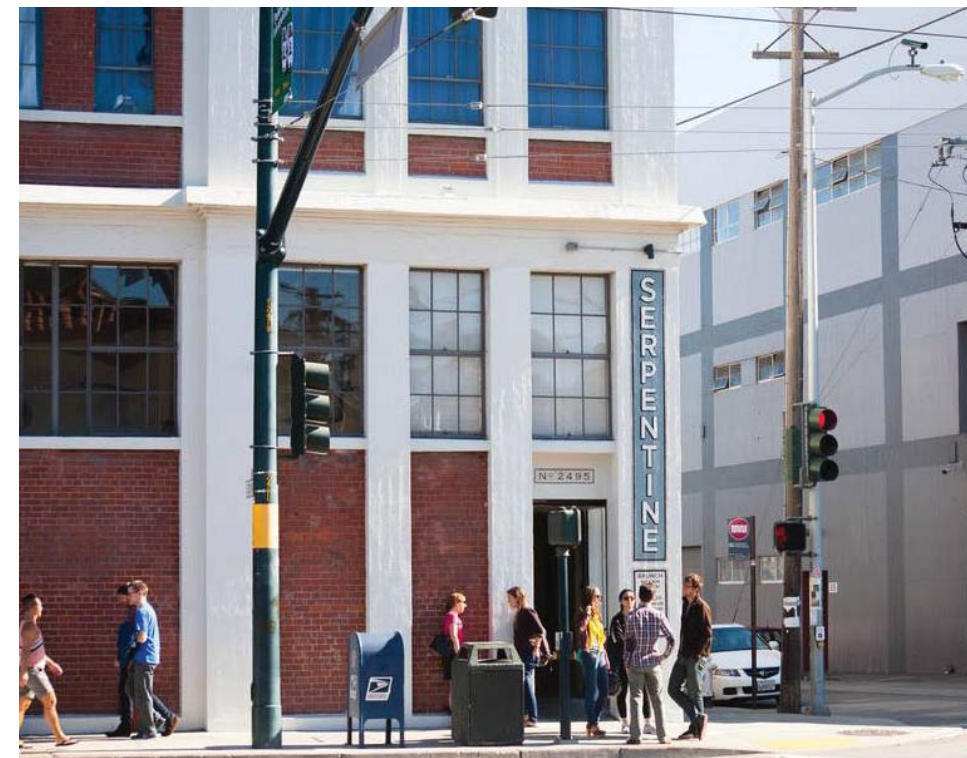
Scheme B



Building Typology Residential



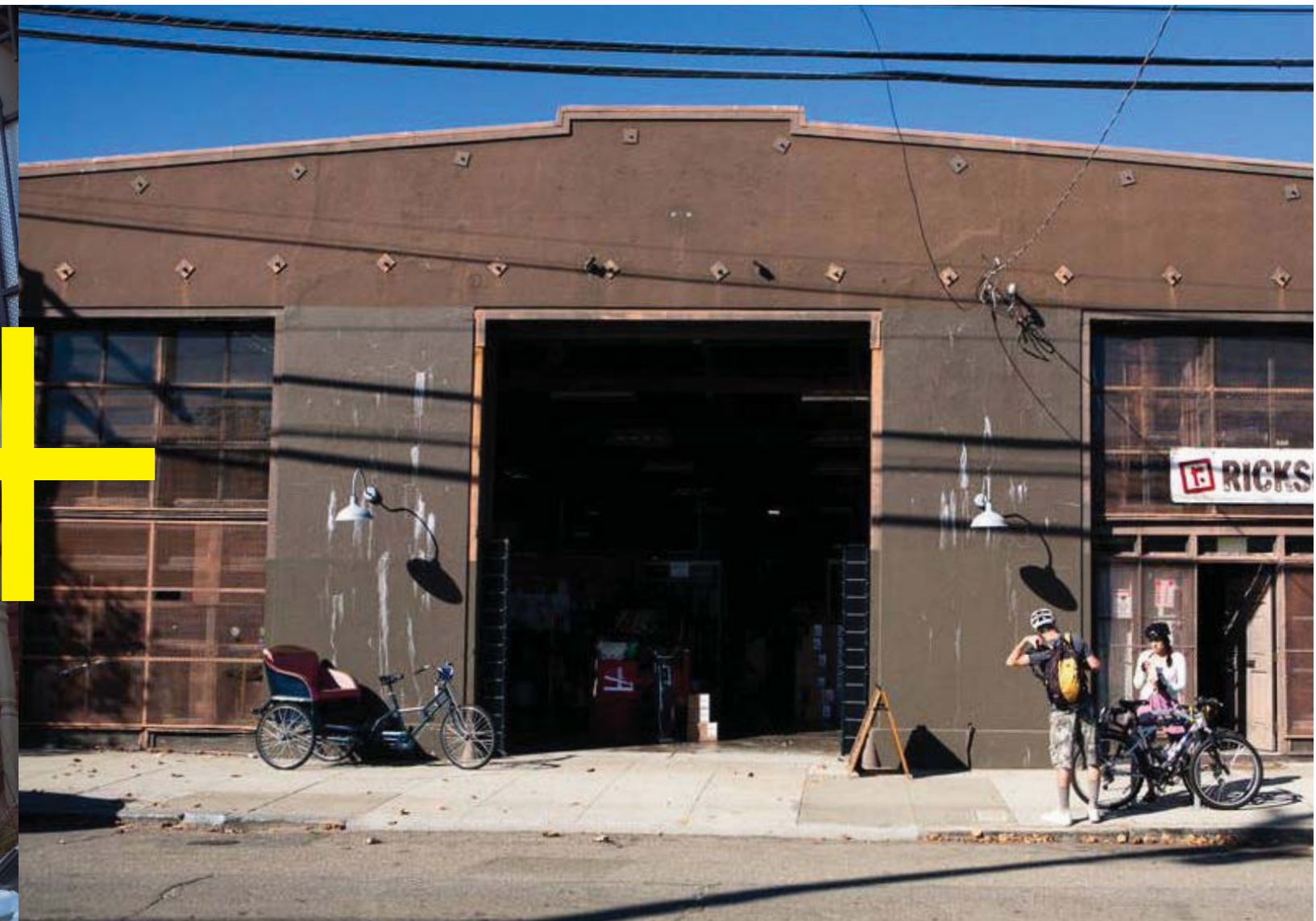
Building Typology Industrial



Concept

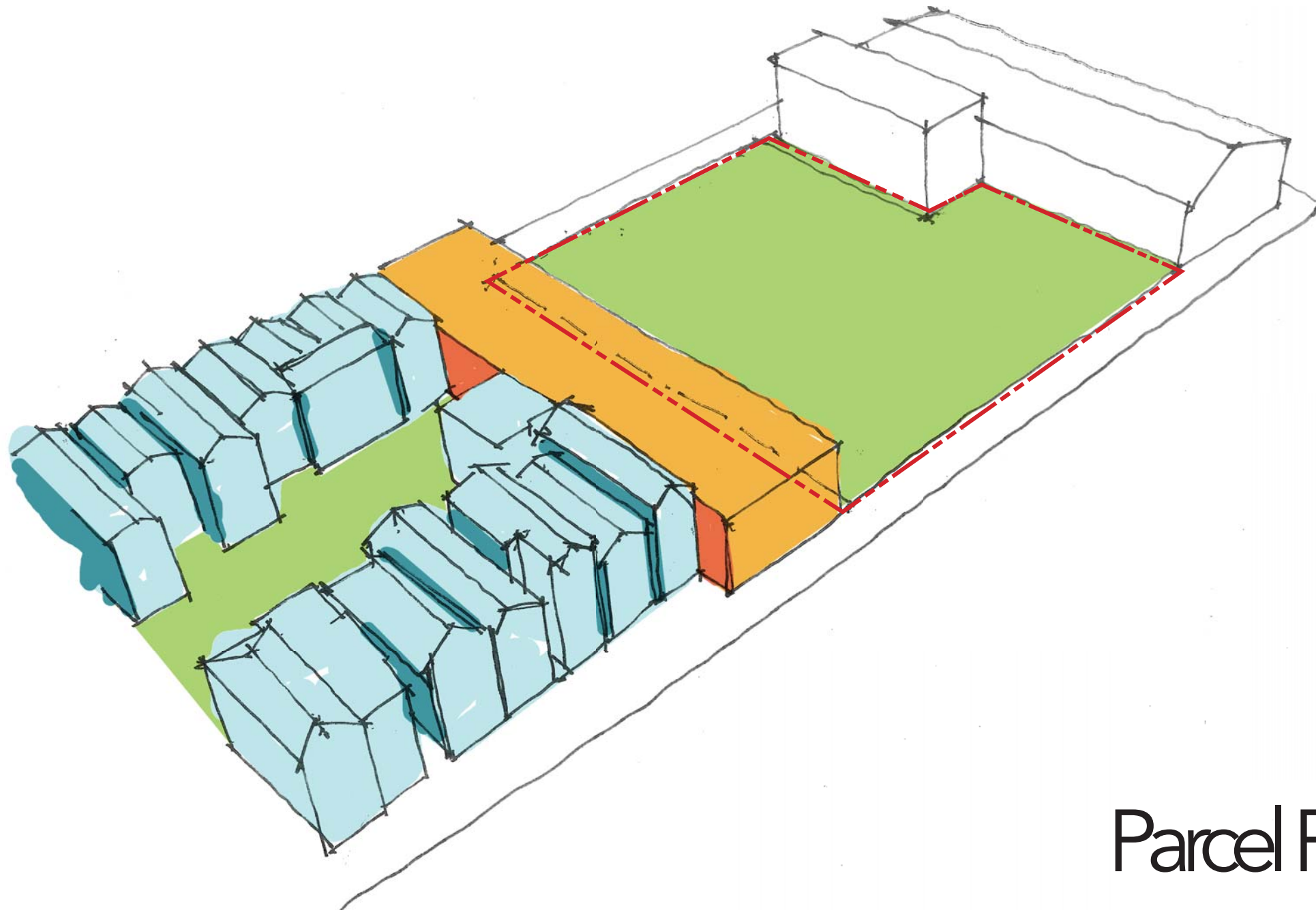


Residential



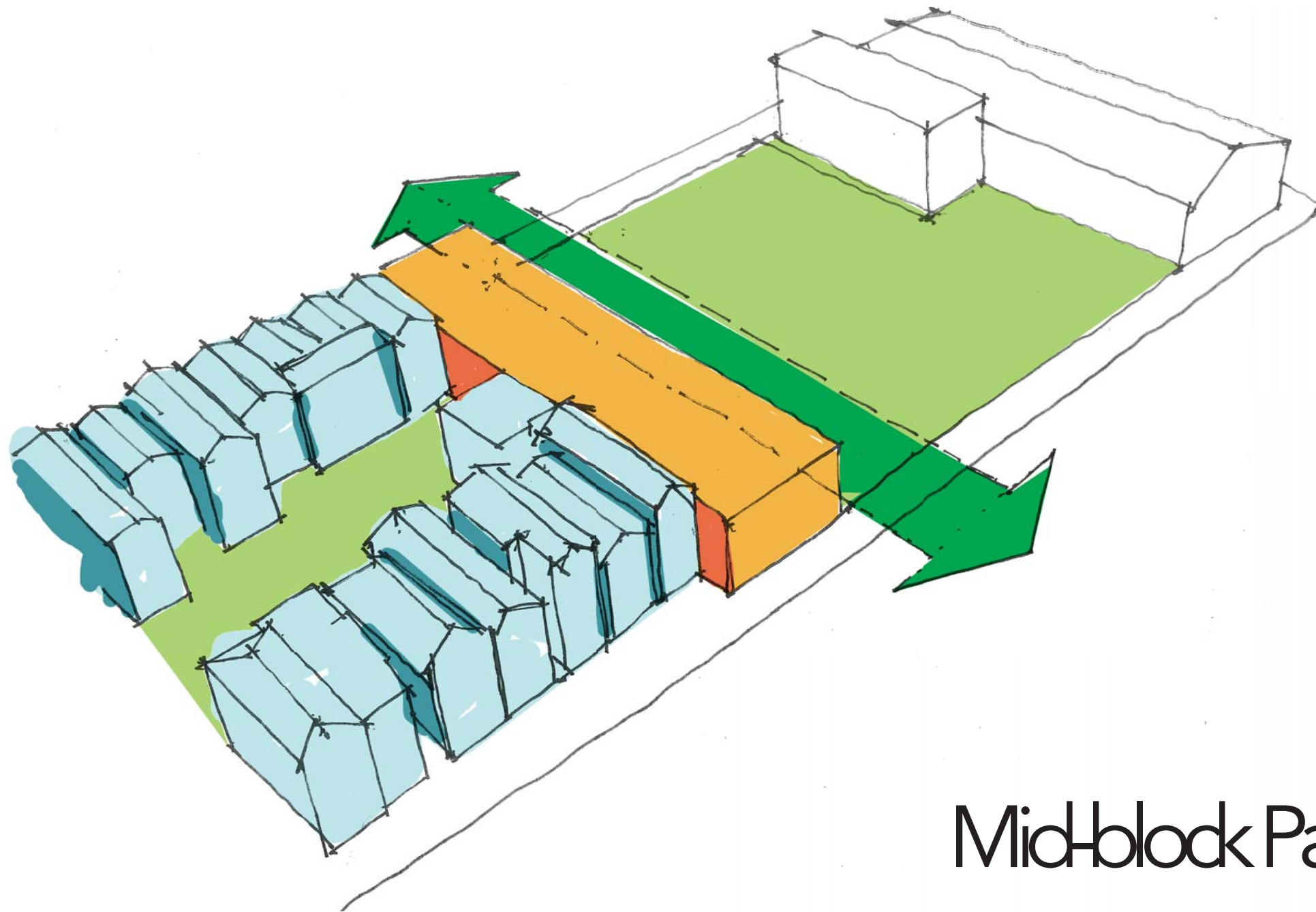
Industrial

Concept Diagram



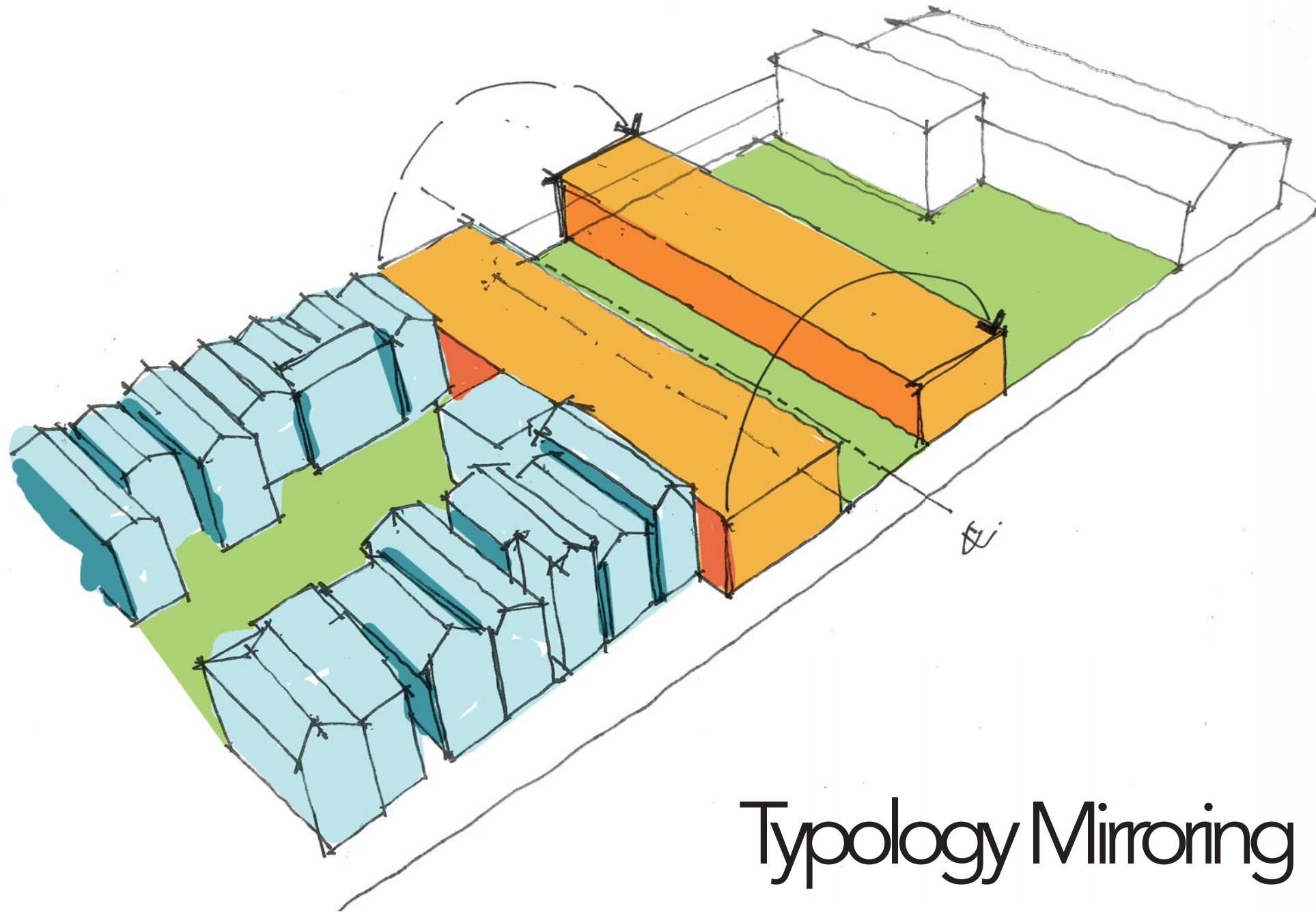
Parcel Pattern

Concept Diagram



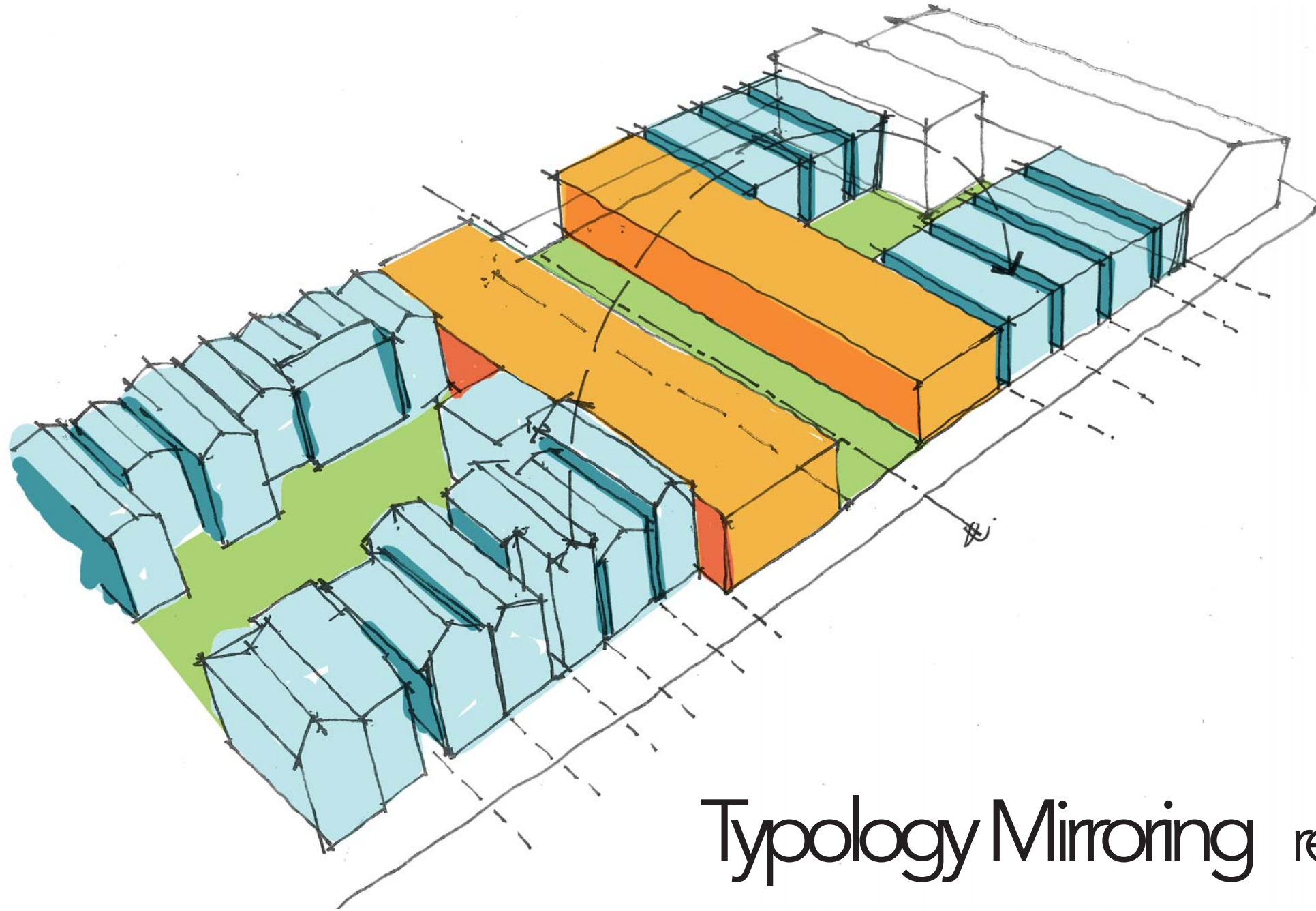
Midblock Passage

Concept Diagram



Typology Mirroring industrial

Concept Diagram



Typology Mirroring residential

Precedents Industrial



Precedents Residential



Precedents Landscape



Proposed Design

Project Summary

FLOOR	UNIT TYPES								GFA (PER SEC 102)				EXEMPTED GFA (PER SEC 102)			INTERIOR SF	PARKING					BIKE PARKING		EXTERIOR SF				
	STUDIO	1 BR	1 BR+	JR 2 BR	2 BR	2 BR+	3 BR	Total Units	RESIDENTIAL			TOTAL	PARKING	MECH & UTILITY	TOTAL	TOTAL	CONV.	STACKERS	HC	CAR SHARE	TOTAL PARKING	CLASS 1	CLASS 2	COMMON	PUBLIC OPEN SPACE	PRIVATE		TOTAL
									NET	COMMON	GROSS RES													AREA		UNITS		
ROOF								0				0			0	0								640				640
4	6	6			9		2	23	21,098	2,945	24,043	24,043	0	120	120	24,163										320	4	320
3	11	4			10		2	27	22,688	2,918	25,606	25,606	0	120	120	25,726												0
2	11	4			12			27	22,688	2,918	25,606	25,606	0	120	120	25,726												0
1	11	8			7			26	20,804	2,156	22,960	22,960	0	120	120	23,080							6	3,810	5,400			9,210
B1								0		860	860	860	26,593	3,955	30,548	31,408	13	70	4	2		103						0
Total	39	22	0	0	38	0	4	103	87,278	11,797	99,075	99,075	26,593	4,435	31,028	130,103	13	70	4	2	89	103	6	4,450	5,400	320	4	10,170

Required	
Height	40'
Bulk	X - No Bulk Limit
Floor Area Ratio	3.0:1 for non-residential use; residential exempted from FAR
Residential Density	No density limits by lot area
Residential Mix	At least 40% of all dwelling units mush contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms
Rear Yards	25% of lot depth or 15 feet (whichever is larger)
Useable Open Space	80 sf per unit; 54 sf per unit if publicly accessible
Exposure	1 bedroom in each dwelling unit must look onto street, code complying rear yard or open area
Parking	Permitted up to .75 car for each dwelling unit. Dwelling units with at least 2 bedrooms and at least 1,000 sf of occupied floor area are permitted up to 1 car for each dwelling unit and subject to the condition of 151.1(g)
Bicycle Parking	1:1 Class 1 bicycle parking up to 100 dwelling units and 1:4 Class 1 bicycle parking above 100 dwelling units; 1:20 Class 2 bicycle parking spaces
Ground Floor Height	Non-residential uses minimum 17 feet
Ground Floor	No required commercial uses.

Open Space Required

If private, 80 sf x 103 units = 8,2400 sf
If publicly accessible, 54 sf x 103 units = 5,562 sf

Open Space Provided

4 private individual terraces provided @ 80 sf each
3,810 sf common open space in courtyard
640 sf common open space on roof
5,400 sf publicly accessible open space provided

Parking Calculation

41 units with at least 2 bedrooms and at least 1,000 sf of occupied aera
[41 x (1)] + [62 x (.75)] = 87.5
87 stalls provided

Proposed		Exception Requested
Height	40'	No
Bulk	X - No Bulk Limit	No
Floor Area Ratio	N/A	No
Residential Density	103 Units	No
Residential Mix	Complies	No
Rear Yards	27% of lot via center courtyard and mid-block passage	Yes
Useable Open Space	4 private individual terraces @ 80 sf each. 3,810 sf of common open space in courtyard. 640 sf of common open space on roof. 5,400 sf of publicly accessible open space	No
Exposure	99 complying units	Yes. For 4 units
Parking	87 Parking Spaces (Including 4 HC Spaces); 2 Car Share	Yes. Section 329 exception
Bicycle Parking	Class 1: 103 Spaces Class 2: 6 Spaces	No
Ground Floor Height	Ground floor is residential use.	No
Ground Floor	None	No

Proposed Site Plan

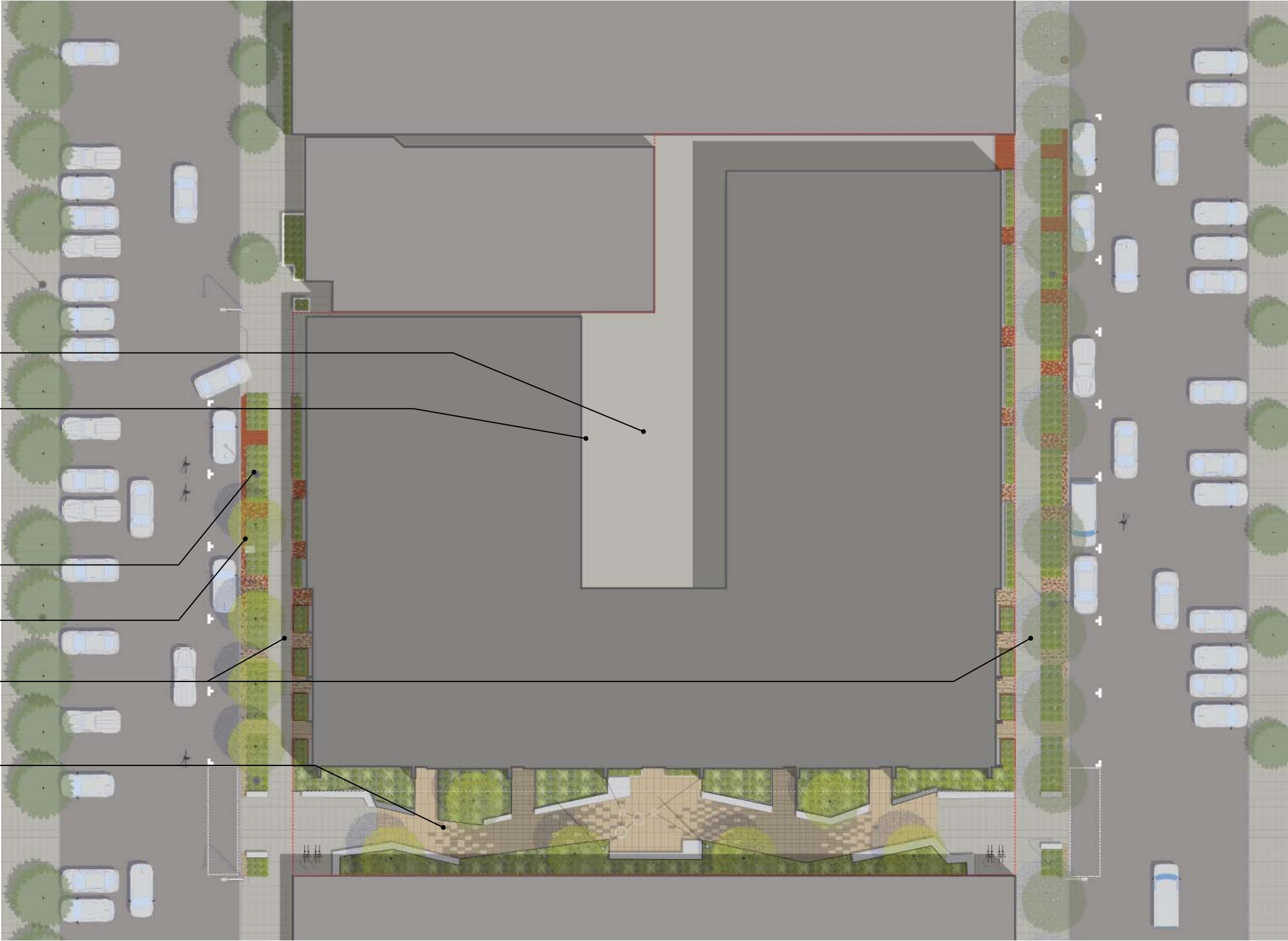
Legend

- Existing Building
- Proposed Building
- Commercial
- Residential
- Flex / Mix-Use
- School
- Open Space
- Light Rail Stop
- Light Rail Route
- Bus Stop
- Bus Route



Landscape Plan

- Inner Courtyard
- Private Garden Entry for Ground Level Units
- Historic Lamp Posts
- New Trees Planted
- Maintain Current Sidewalk Width
- Publically Accessible Mid-Block Passage



1/32" = 1'-0"



Floor Plan - B1

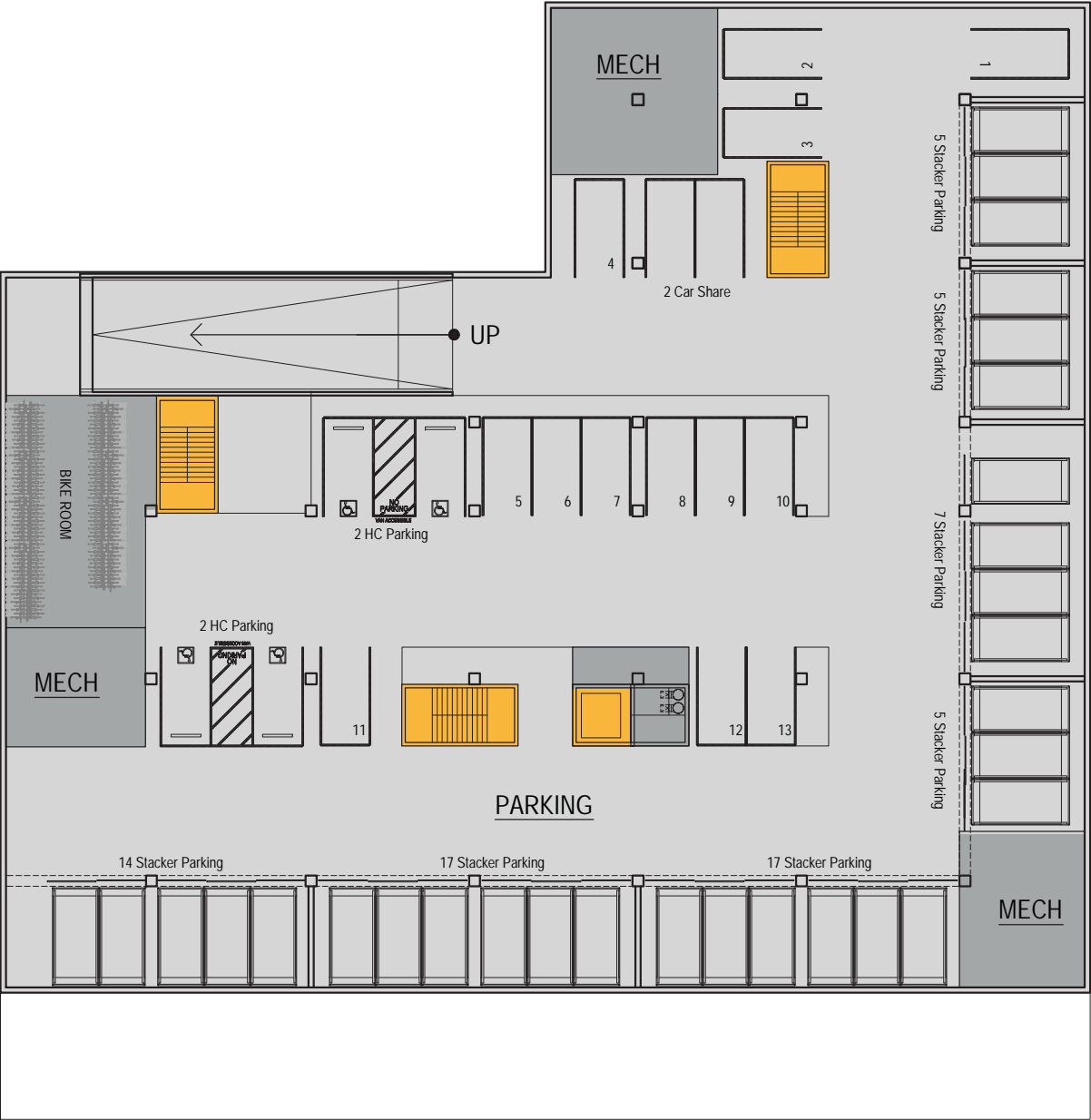
Parking

Stacker	70
Conventional	13
HC	4
<hr/>	
Total Parking	87

Car Share	2
-----------	---

Total Floor Summary

Common	860 sf
Parking	26,593 sf
Mech & Utilites	3,955 sf
<hr/>	
Total Floor Area	31,408 sf



1/32" = 1'-0"



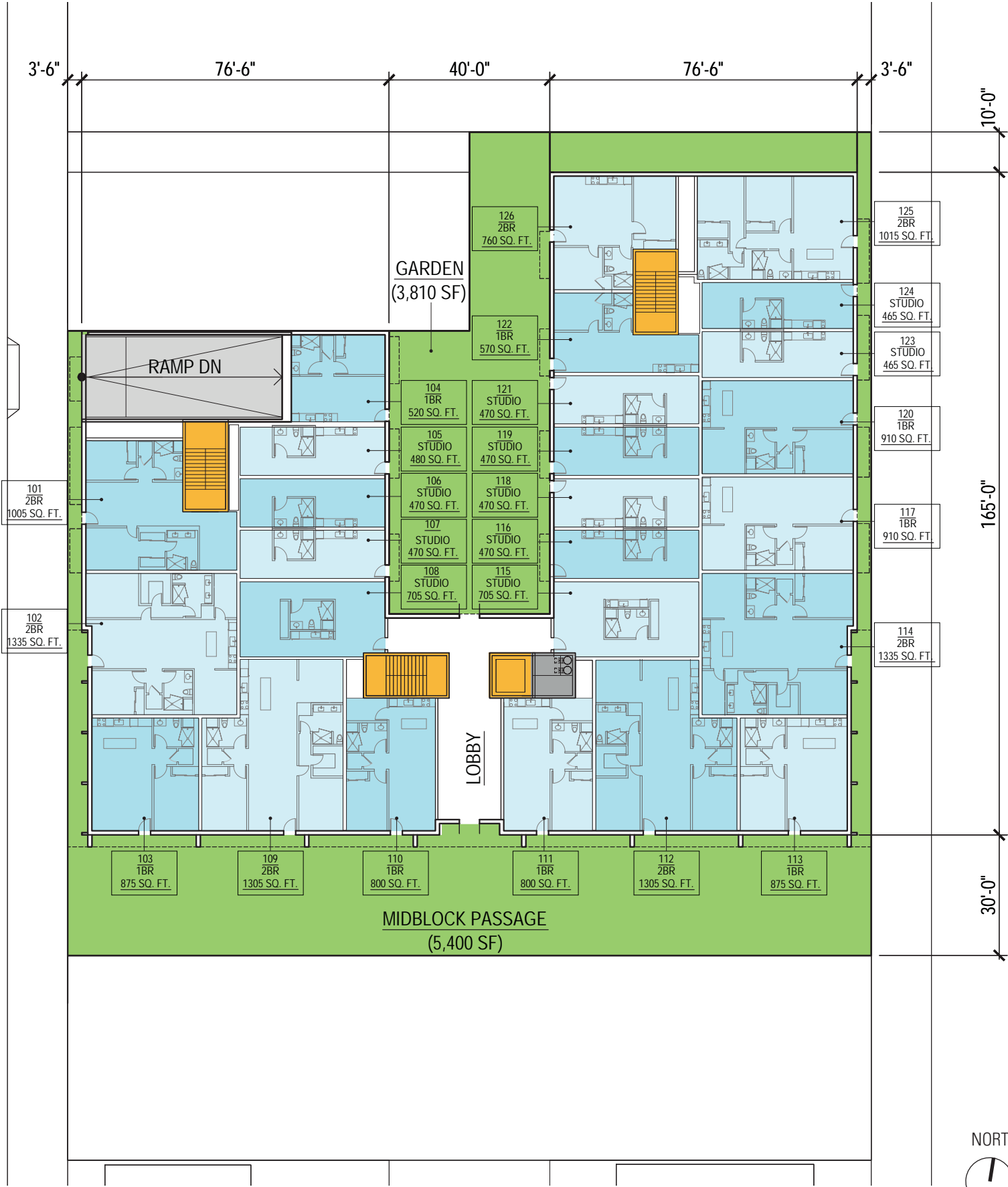
Floor Plan - L1

Total Floor Summary

Residential	20,804 sf
Common	2,156 sf
Mech & Utilites	120 sf

Total Floor Area	23,080 sf
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MINNESOTA STREET

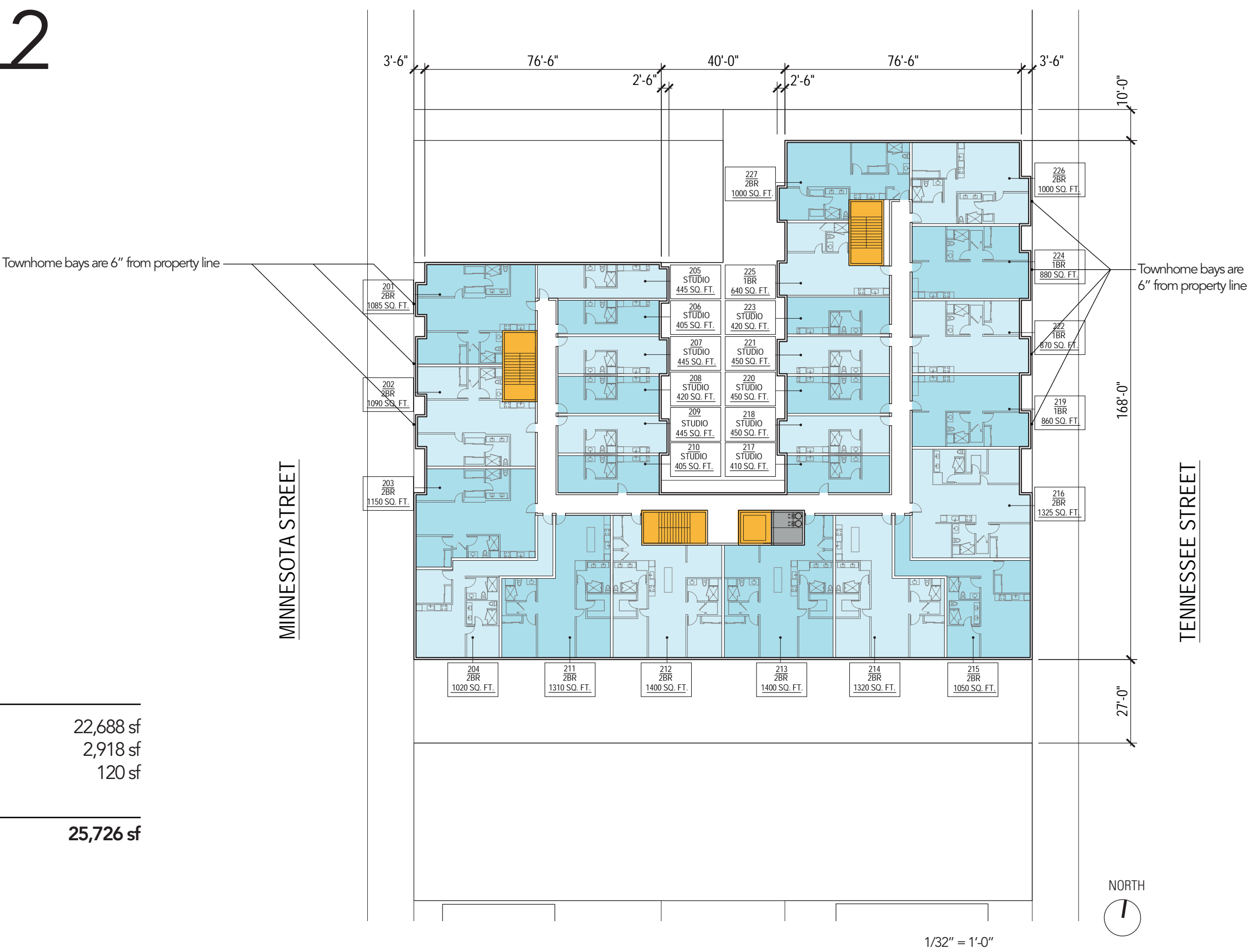


TENNESSEE STREET

1/32" = 1'-0"

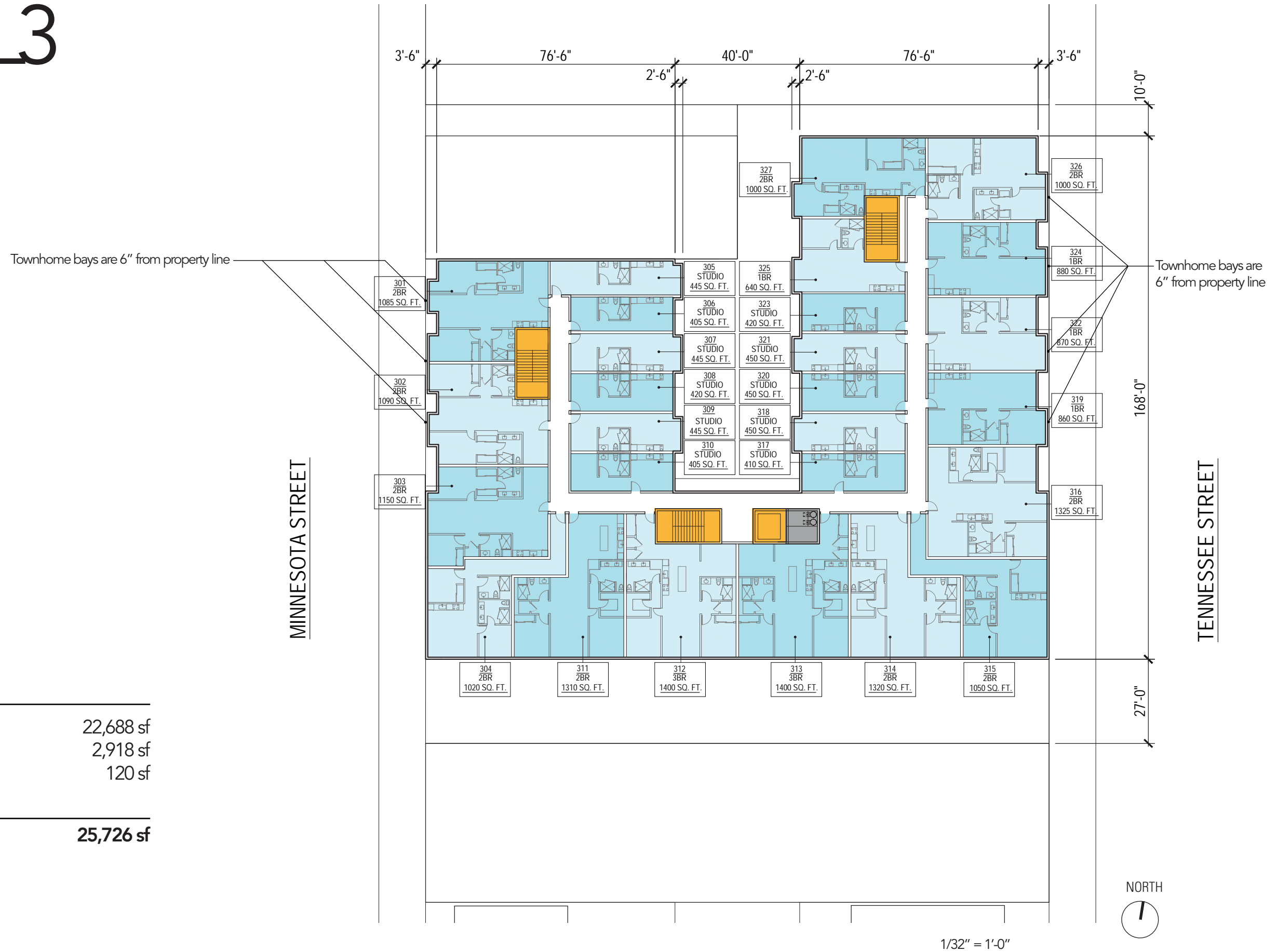


Floor Plans - L2



Total Floor Summary	
Residential	22,688 sf
Common	2,918 sf
Mech & Utilites	120 sf
<hr/>	
Total Floor Area	25,726 sf

Floor Plans - L3



Total Floor Summary

Residential	22,688 sf
Common	2,918 sf
Mech & Utilites	120 sf

Total Floor Area 25,726 sf

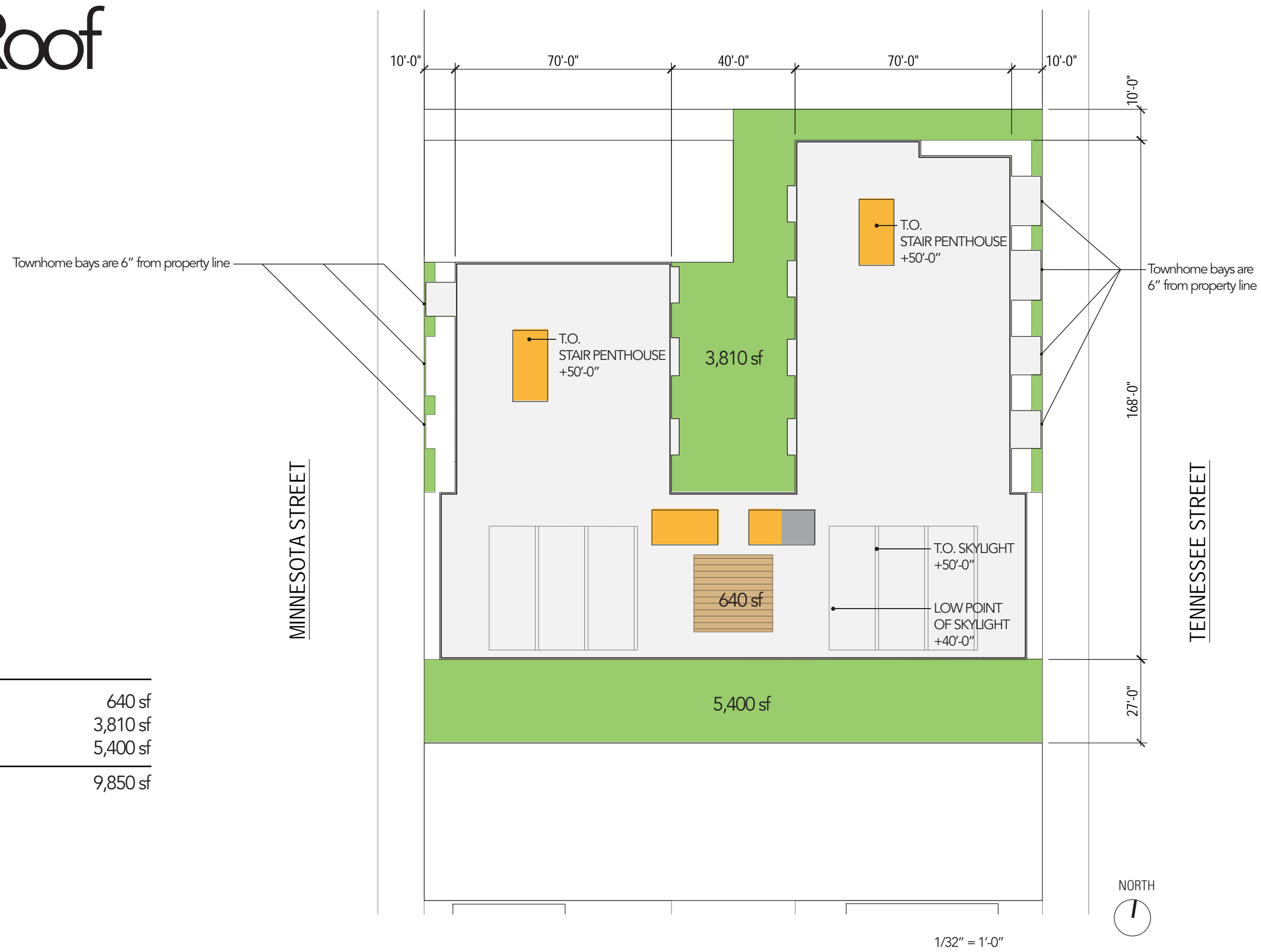
Floor Plan - L4



Floor Plan - Roof

Open Space Area

Rooftop Deck	640 sf
Interior Courtyard	3,810 sf
Mid-Block Passage	5,400 sf
Provided	9,850 sf



Building Section N-S



- T.O MECH PENTHOUSE
EL. 50'-0" T.O.S.
- Roof
EL. 40'-0" T.O.S.
- LEVEL 4
EL. 30'-0" T.O.S.
- LEVEL 3
EL. 20'-0" T.O.S.
- LEVEL 2
EL. 10'-0" T.O.S.
- LEVEL 1
EL. 0'-0" T.O.S.
- LEVEL B1
EL. -12'-6" T.O.S.

Building Section E-W



Not to Scale

Elevations - Tennessee



Looking East

20TH STREET

22ND STREET



Looking West

22ND STREET

20TH STREET



Project Site

Elevations - Minnesota



Looking East

Project Site

20TH STREET

22ND STREET



Looking West

22ND STREET

20TH STREET

Building East Elevation



- T.O MECH PENTHOUSE
EL. 50'-0" T.O.S.
- Roof
EL. 40'-0" T.O.S.
- LEVEL 4
EL. 30'-0" T.O.S.
- LEVEL 3
EL. 20'-0" T.O.S.
- LEVEL 2
EL. 10'-0" T.O.S.
- LEVEL 1
EL. 0'-0" T.O.S.

Building West Elevation

- T.O MECH PENTHOUSE
EL. 50'-0" T.O.S.
- Roof
EL. 40'-0" T.O.S.
- LEVEL 4
EL. 30'-0" T.O.S.
- LEVEL 3
EL. 20'-0" T.O.S.
- LEVEL 2
EL. 10'-0" T.O.S.
- LEVEL 1
EL. 0'-0" T.O.S.



Not to Scale

Building South Elevation



T.O MECH PENTHOUSE
EL. 50'-0" T.O.S.

Roof
EL. 40'-0" T.O.S.

LEVEL 4
EL. 30'-0" T.O.S.

LEVEL 3
EL. 20'-0" T.O.S.

LEVEL 2
EL. 10'-0" T.O.S.

LEVEL 1
EL. 0'-0" T.O.S.

Mid-block Passage

Material Palette



Midblock Passage



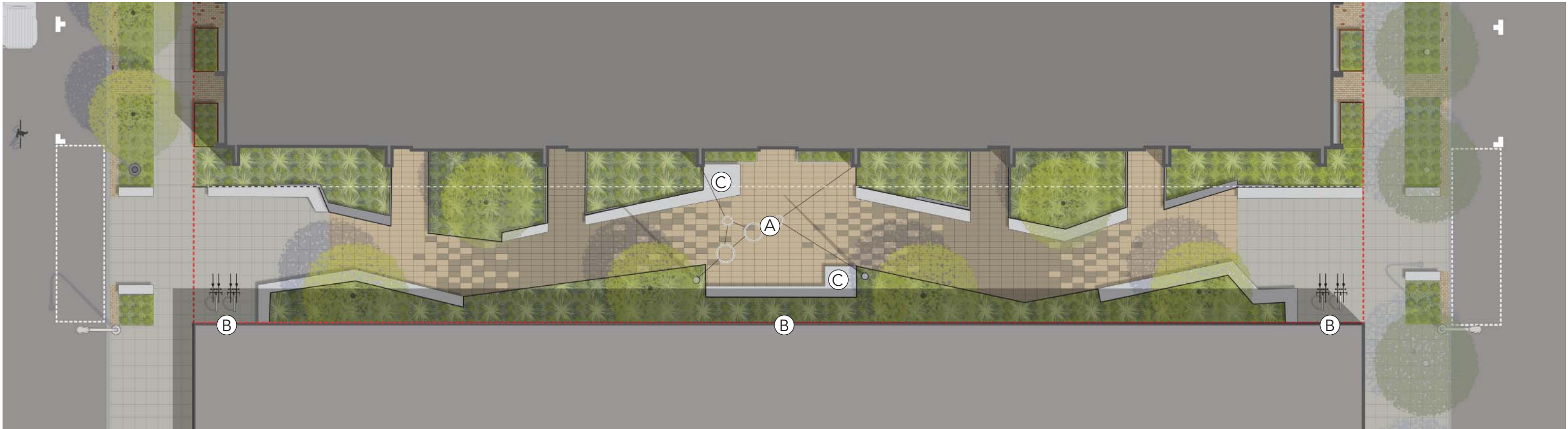
Ⓐ LIGHT FIXTURE



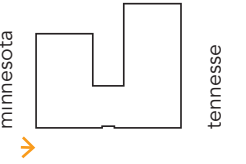
Ⓑ MURAL



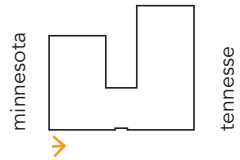
Ⓒ SCULPTURE



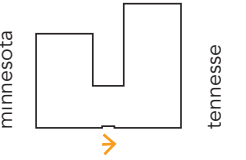
Midblock Passage



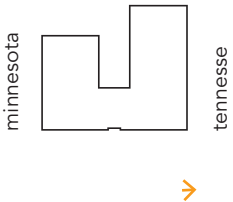
Minnesota Entry Plaza

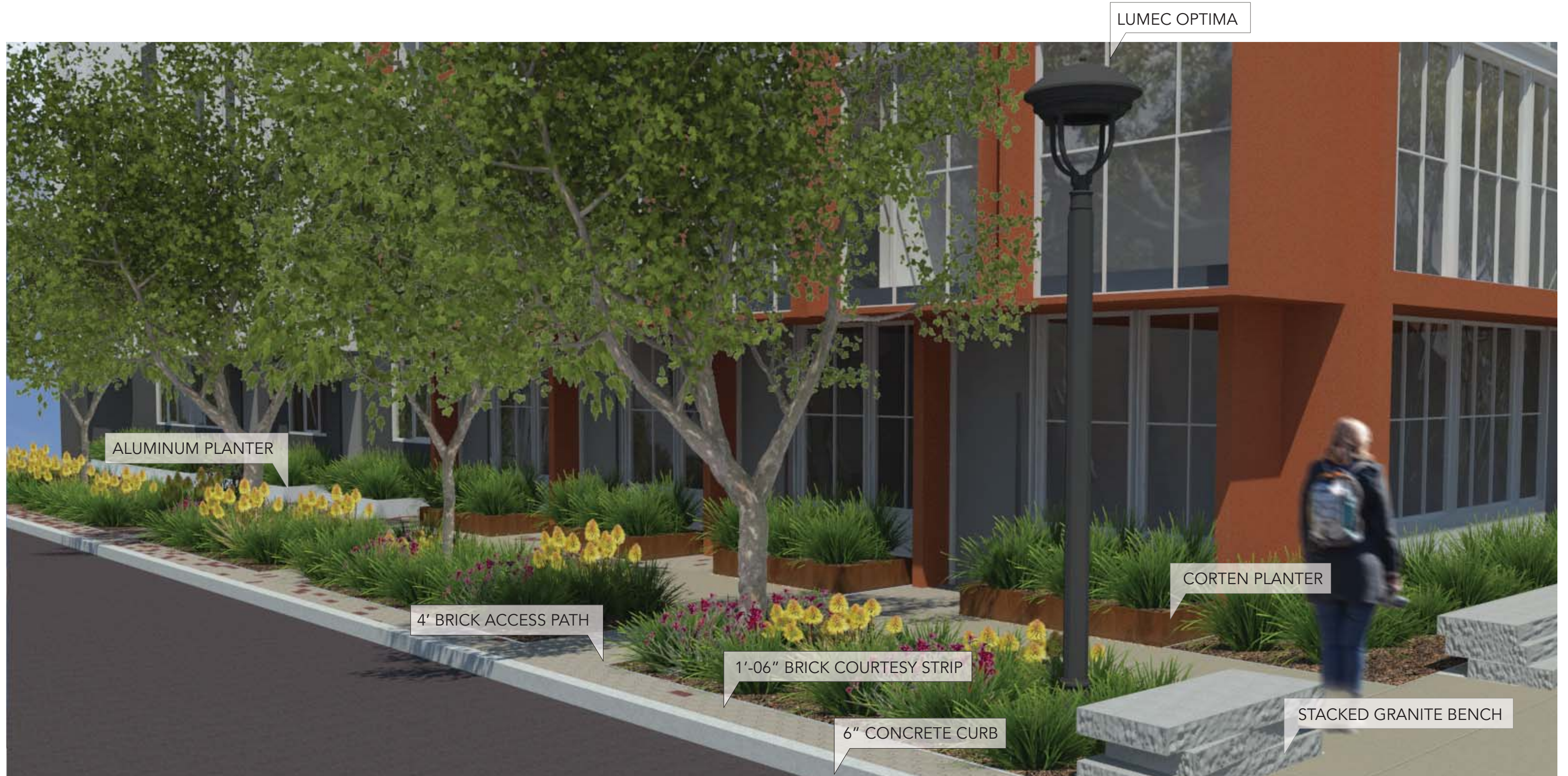


Central Plaza



Tennessee Entry Plaza





Exterior Perspectives

Exterior View

Minnesota St, looking North-East



Exterior View

Minnesota St, looking South-East



Detailed View

Ground Floor



Exterior View

Tennessee St, looking North-West



Detailed View

Mid-block Passage



Exterior View

Tennessee St, looking South-West



Building Materials

Building Materials



1. Pre-weathered Matte Metal Panels



2. Off-White Composite Panel



3. Charcoal Composite Siding Panel



4. Powder-coated Aluminum



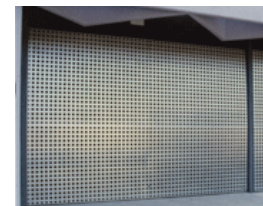
5. Low-E Glass



6. Spandrel Glass



7. Glass Handrail



8. Perforated Metal

Building Materials



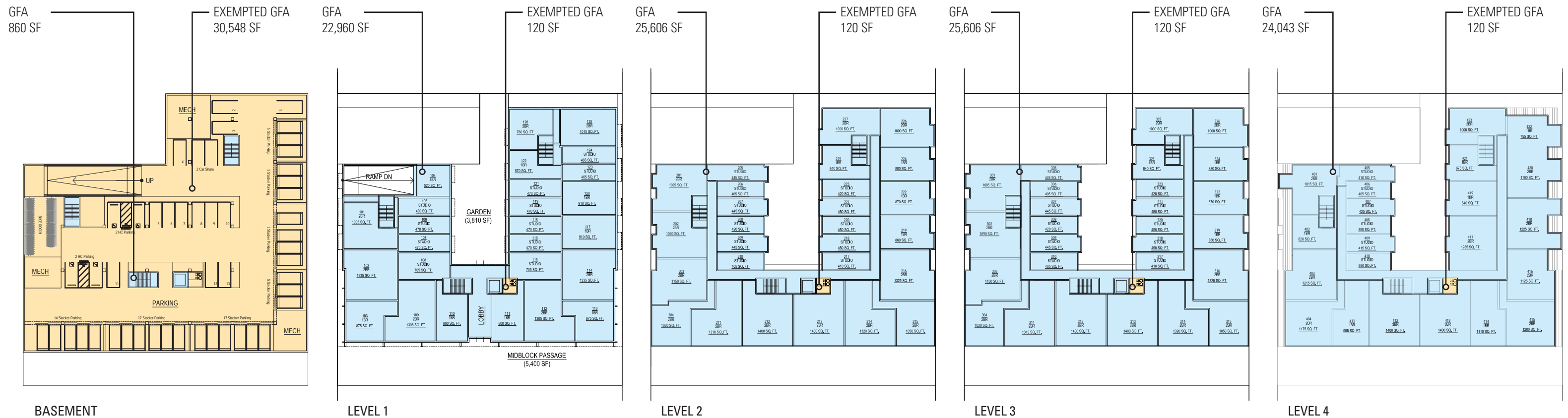
Architectural rendering of a modern multi-story building featuring various materials and finishes. The building is shown in a street-level perspective with cars and pedestrians. Callout lines point to specific materials used in the design.

- 1. Pre-weathered Matte Metal Panels
- 2. Off-White Composite Panel
- 3. Charcoal Composite Siding Panel
- 4. Powder-coated Aluminum
- 5. Low-E Glass
- 6. Spandrel Glass
- 7. Partial Glass Handrail
- 8. Perforated Metal

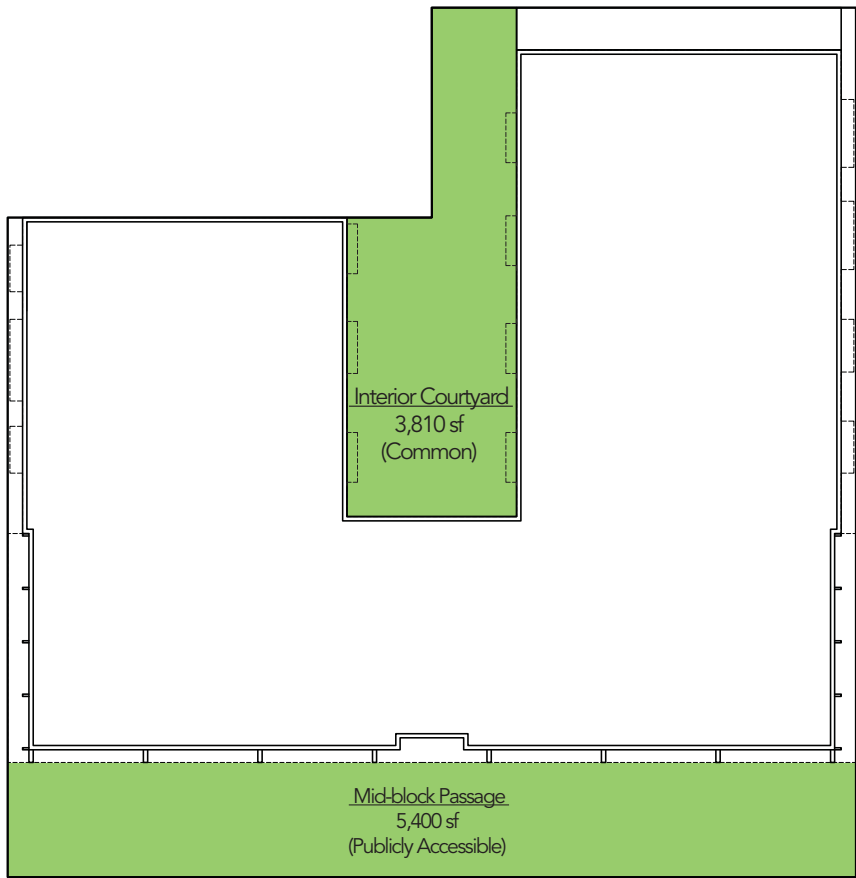
Diagrams

Gross Square Footage Diagram

FLOOR	UNIT TYPES								GFA (PER SEC 102)				EXEMPTED GFA (PER SEC 102)			INTERIOR SF	PARKING					BIKE PARKING		EXTERIOR SF				
	STUDIO	1 BR	1 BR+	JR 2 BR	2 BR	2 BR+	3 BR	Total Units	RESIDENTIAL			TOTAL	PARKING	MECH & UTILITY	TOTAL	TOTAL	CONV.	STACKERS	HC	CAR SHARE	TOTAL PARKING	CLASS 1	CLASS 2	COMMON AREA	PUBLIC OPEN SPACE	PRIVATE		TOTAL
									NET	COMMON	GROSS RES															AREA	UNITS	
ROOF								0				0			0	0								640				640
4	6	6			9		2	23	21,098	2,945	24,043	24,043	0	120	120	24,163										320	4	320
3	11	4			10		2	27	22,688	2,918	25,606	25,606	0	120	120	25,726												0
2	11	4			12			27	22,688	2,918	25,606	25,606	0	120	120	25,726												0
1	11	8			7			26	20,804	2,156	22,960	22,960	0	120	120	23,080												0
B1								0		860	860	860	26,593	3,955	30,548	31,408	13	70	4	2		103						0
Total	39	22	0	0	38	0	4	103	87,278	11,797	99,075	99,075	26,593	4,435	31,028	130,103	13	70	4	2	89	103	6	4,450	5,400	320	4	10,170



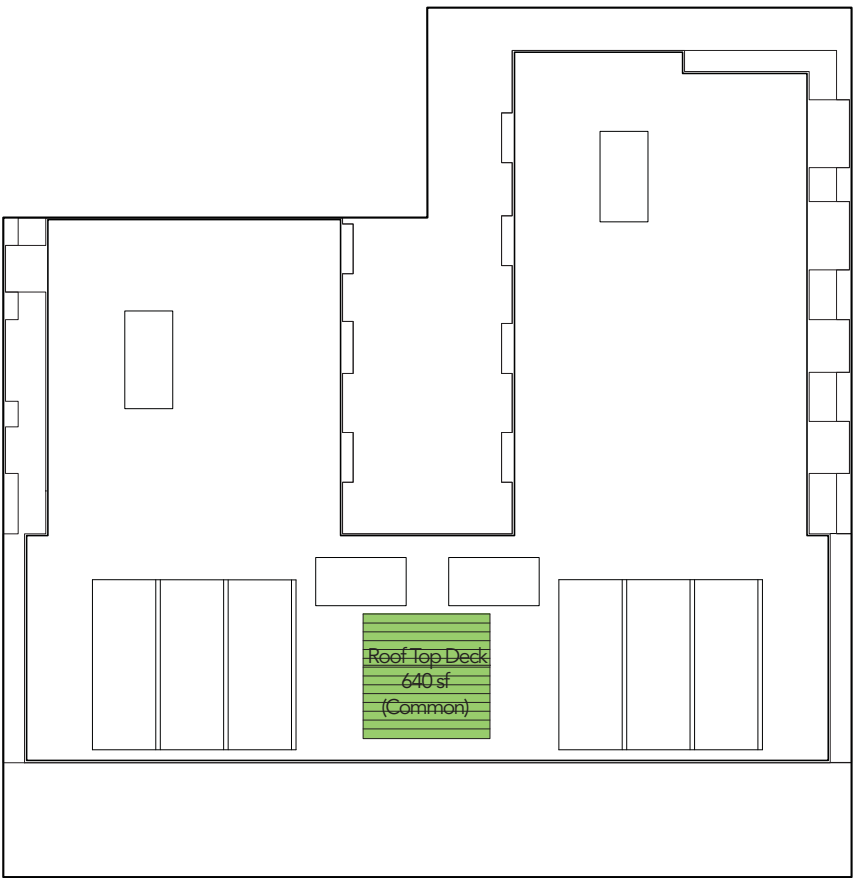
Open Space Diagram



GROUND FLOOR



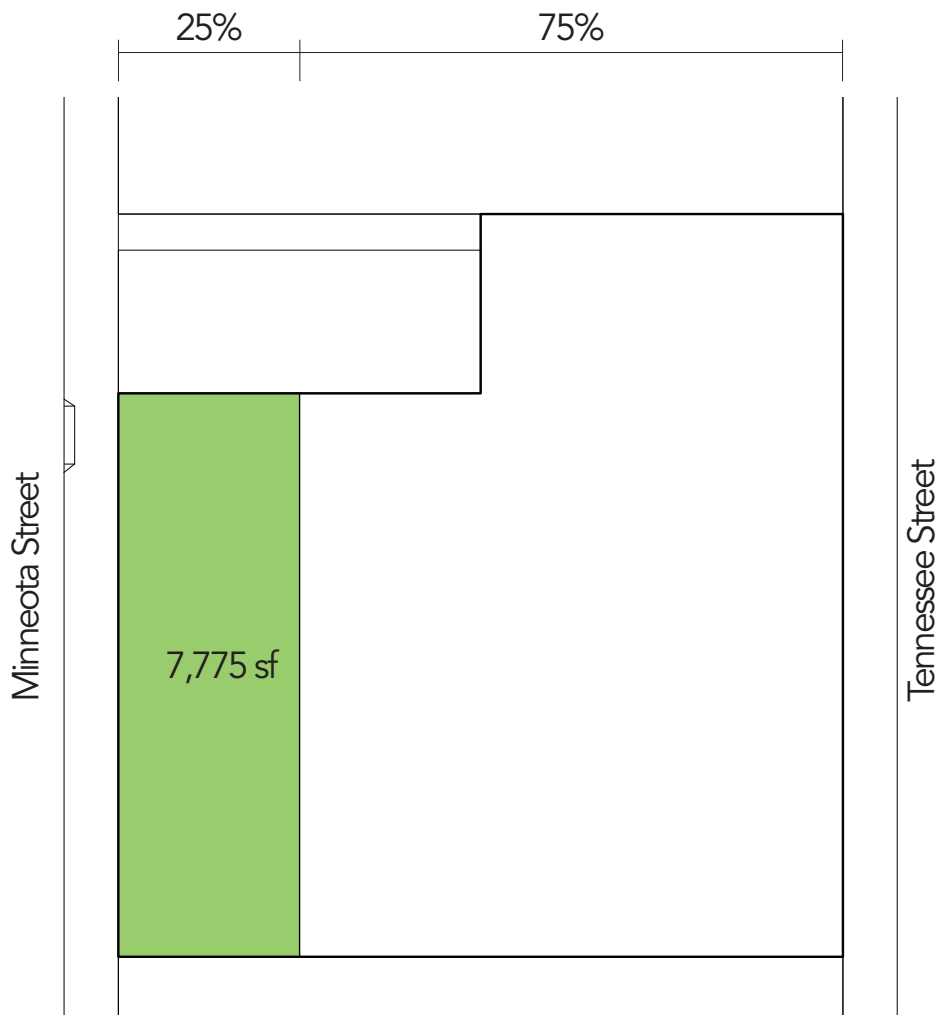
4TH FLOOR



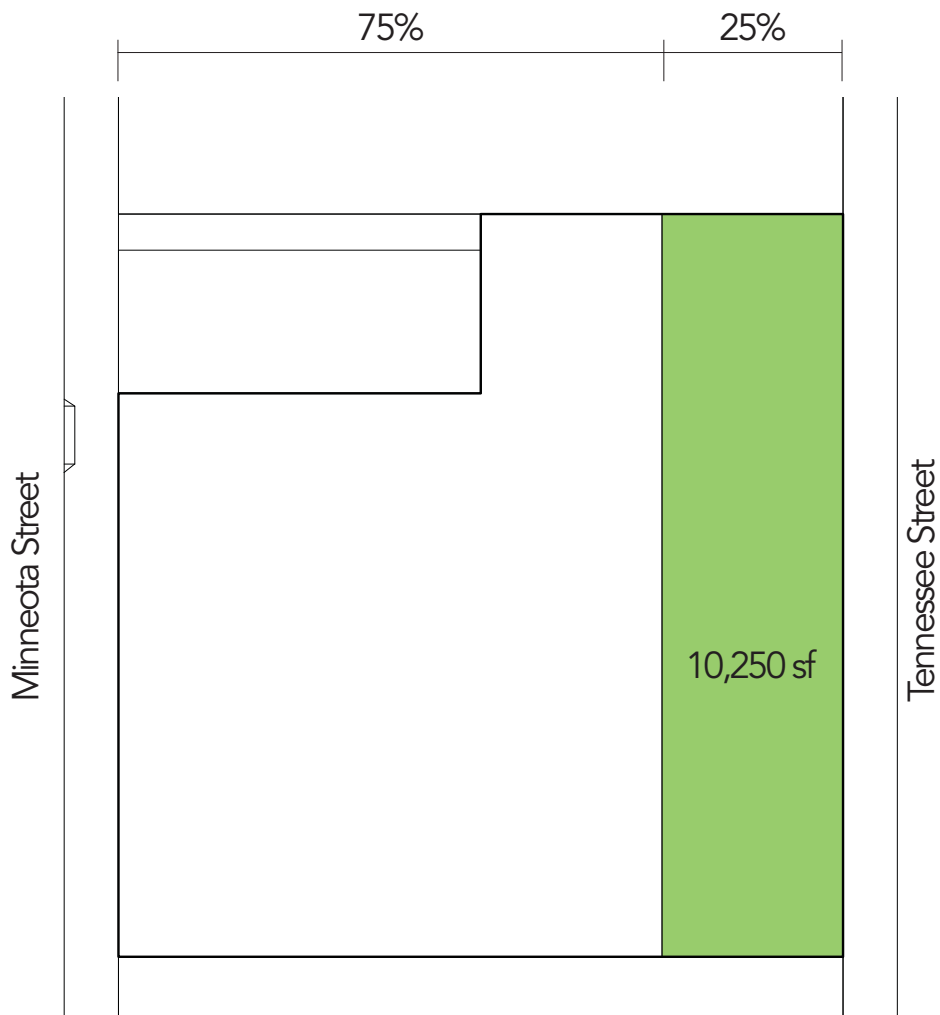
ROOF

Publicly Accessible Open Space Area	
Mid-Block Passage	5,400 sf
Private Open Space Area	
Private Balconies	80 sf x 4 units = 320 sf
Common Open Space Area	
Roof Top Deck	640 sf
Interior Courtyard	3,810 sf

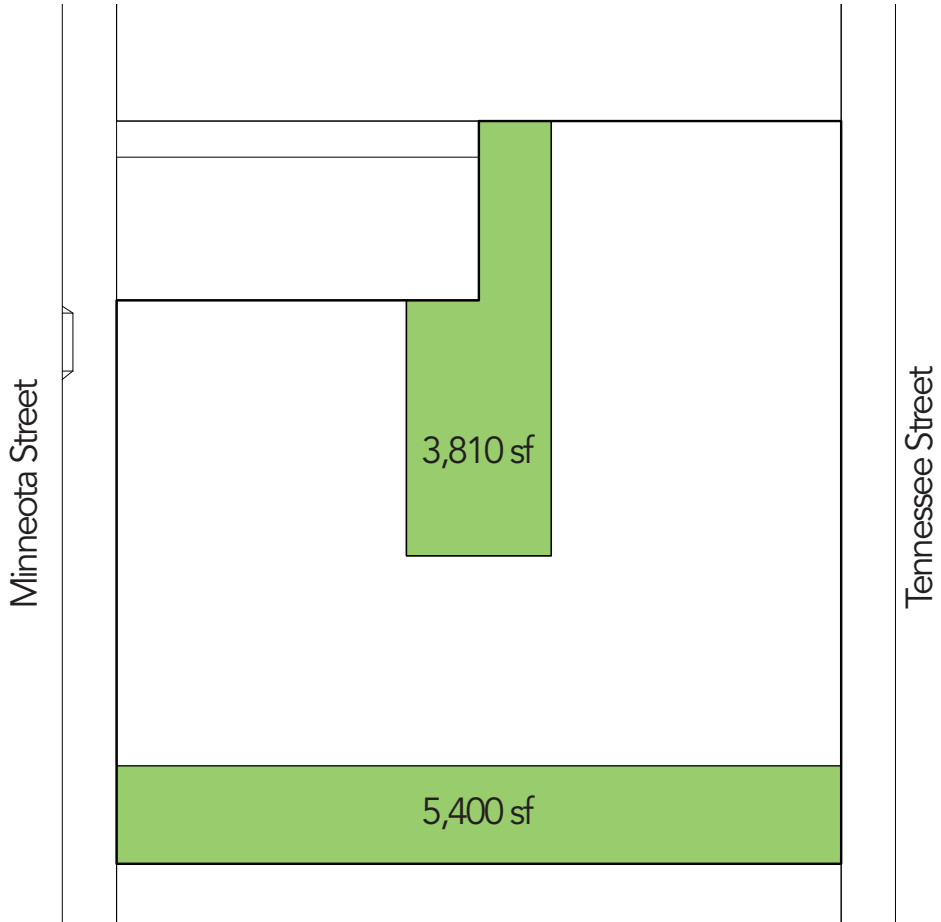
Rear Yard Diagram



Rear Yard Option 1



Rear Yard Option 2

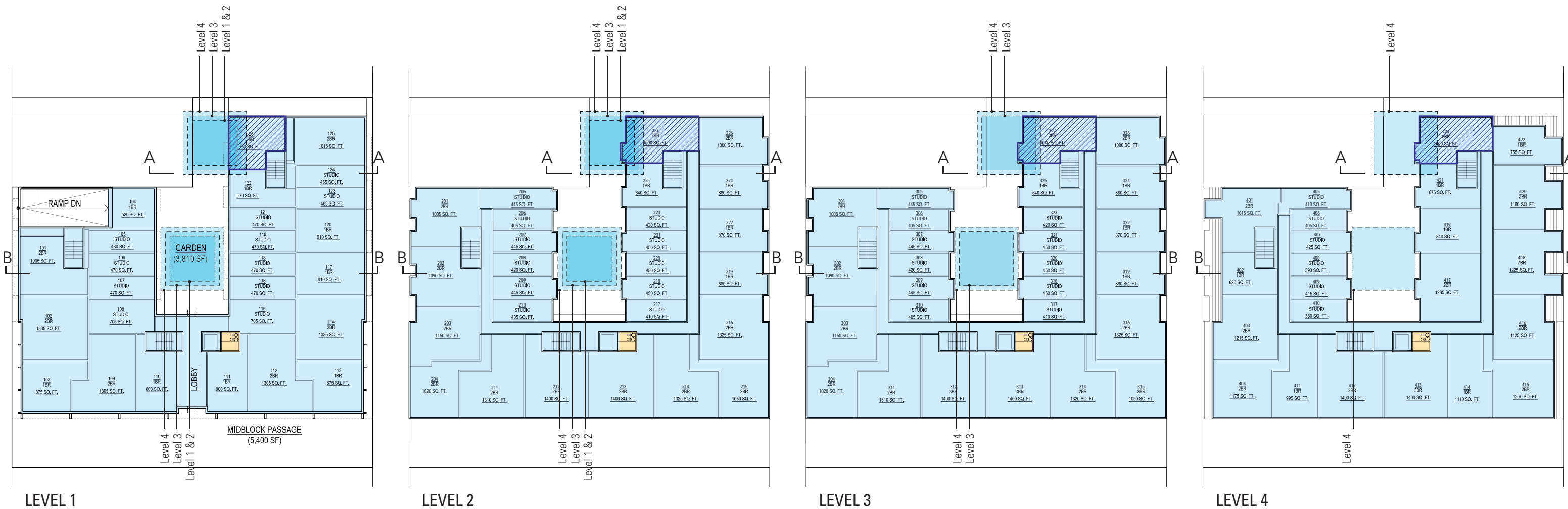


Proposed Rear Yard


Site Area = 36,098 sf
36,098 x .25 = **9,024.5 sf**

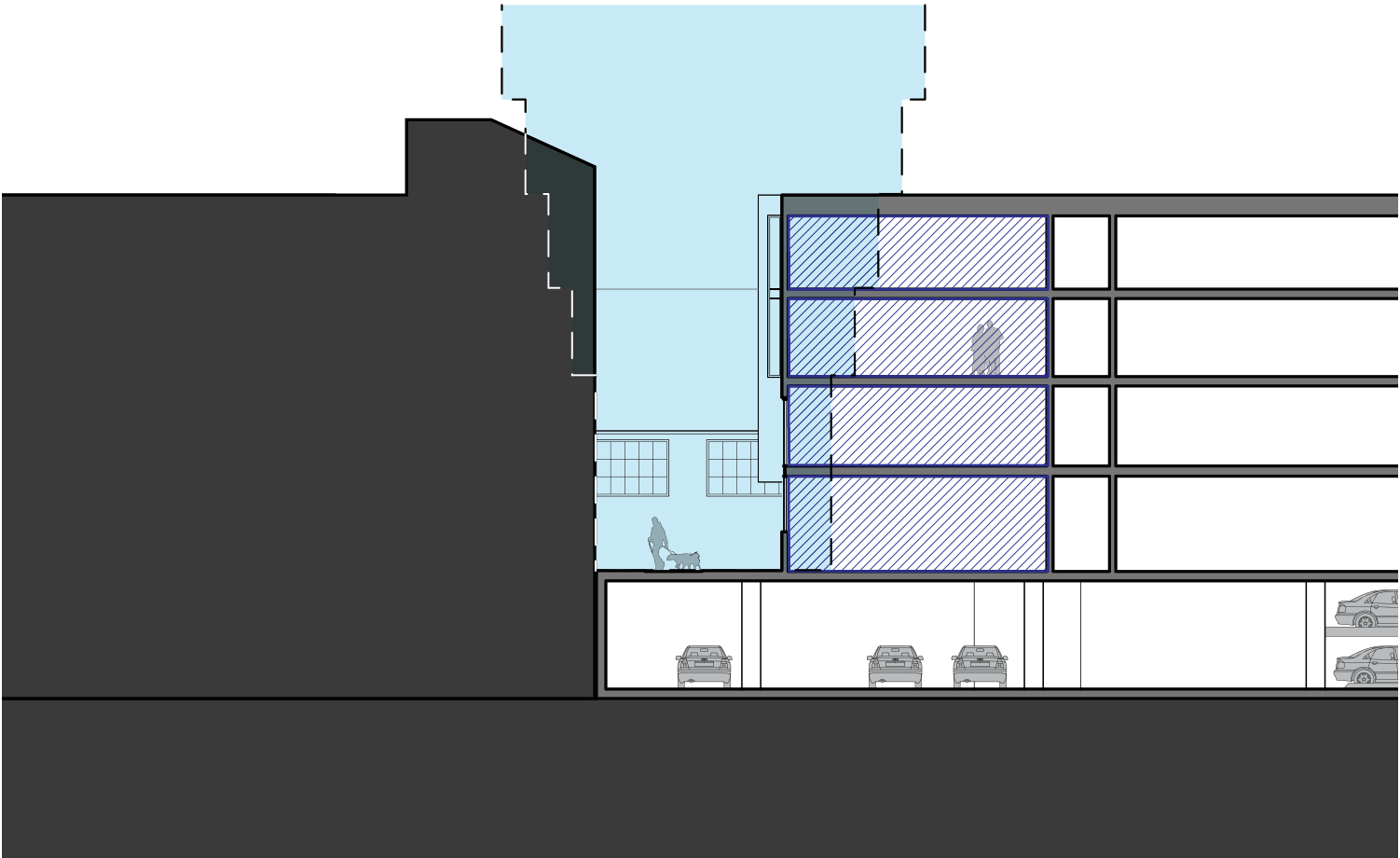
Midblock Passage = 5,400 sf
Interior Courtyard = 3,810 sf
5,400 sf + 3,810 sf = **9,210 sf**

Exposure Diagram

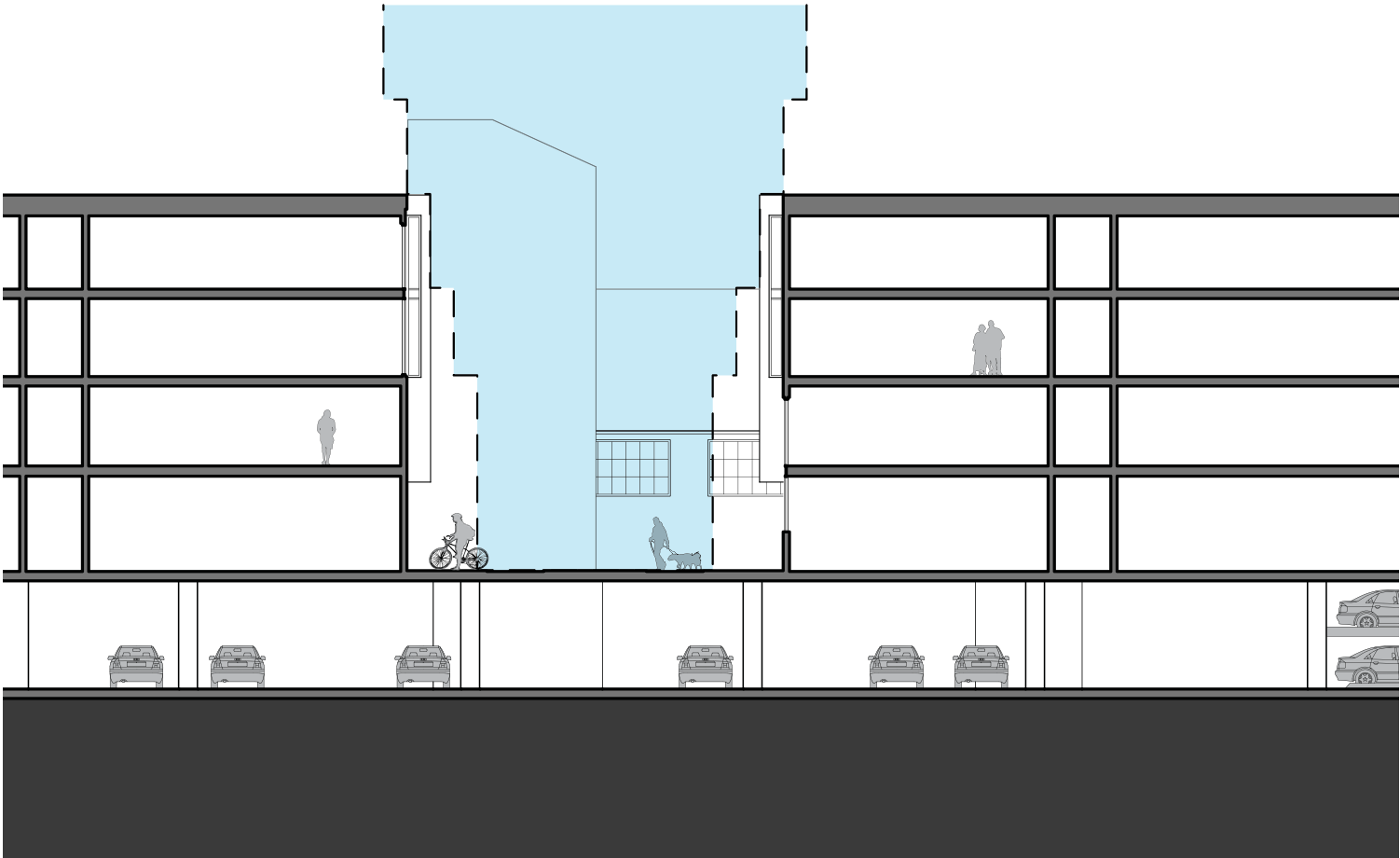


Exposure Diagram

 Non-compliant Units



SECTION A-A



SECTION B-B