5M PROJECT

WHAT'S BEEN HAPPENING

FILED ENVIRONMENTAL EVALUATION 2012

NOTICE OF EIR PREP 2013

DRAFT EIR OCTOBER 2014

FINAL EIR 2015

CONCEPT DESIGN DEVELOPMENT 2012

FINAL APPROVALS 2015

PUBLIC SCOPING SESSION 2013

PUBLIC COMMENTS 2014

COMMUNITY MEETINGS 2011

COMMUNITY WORKSHOPS SUMMER 2014

COMMUNITY WORKSHOPS NOVEMBER 2014

TOURS + MEETINGS WITH COMMUNITY LEADERS + STAKEHOLDERS ONGOING

SITE TOURS 2010

URBAN PROTOTYPING FESTIVAL 2012

THE 5 W'S PROJECT 2012

OFF THE GRID AT MINNA BEGINS 2011

2010 | 2011 | 2012 | 2013 | 2014 | 2015

* DESIGN DEVELOPMENT BEGINS 2015-2016
CONSTRUCTION BEGINS 2017
5M PROJECT

NEIGHBORHOOD TEXTURE

5M PROJECT

DOWNTOWN FORM

WEST SOMA TEXTURE + ACTIVE GROUND
5M PROJECT
ACTIVE GROUND FLOOR

EXTENSION OF MIXED USES
A PLACE FOR THE PUBLIC
NEIGHBORHOOD TEXTURE
MIX OF USES
LOCALLY-FOCUSED RETAIL
CONTINUUM OF JOBS
MIX OF HOUSING TYPES
NEW APPROACH TO OPEN SPACE: PUBLIC ZONES VERSUS PRIVATE BALCONIES

22,000+ SQ. FT. ROOFTOP
ALSO MADE PUBLIC

12,450+ SQ. FT.
PUBLIC OPEN SPACE

PEDESTRIAN-ONLY ALLEY
NOT COUNTED IN OS REQS
5M PROJECT

SAFE STREETS

BIKE-FRIENDLY / BIKE PARKING

TRAFFIC CALMING MEASURES

TO YERBA BUENA

MISSION ST

5TH ST

CONNECTION TO MINT PLAZA

BULB OUTS

Union Square

5TH ST

WIDER SIDEWALKS

Powell Street

CONNECTION TO MINT PLAZA

Sidewalk Widening
Bulb-Out
Pedestrian Only
5M PROJECT

ART-DRIVEN SPACES

5W’s Project (at 5M)

ART FEATURES

MISSION ST

5TH ST

Summer Umbrellas (Portugal)

ART FEATURES

Play Area (Valencia Street)

ART FEATURES
MINNA STREET VIEW ON MARY COURT

5M PROJECT

MOVEABLE SEATING & BENCHES

ADAPTABLE PLAZA FOR BIG EVENTS TO EVERYDAY LUNCH BREAKS

PLAY STRUCTURES
"LAWN AREA" FOR LOUNGING & EVENTS

GREENHOUSES FOR EVENTS AND EDUCATION

POP-UP CAFE

VIEW OF CHRONICLE ROOFTOP TERRACE
DESIGNING DENSITY FOR A NEIGHBORHOOD
STEP 0: BUILDING WITHOUT VARIETY
STEP 1: RETAIN HISTORIC BUILDINGS

CHRONICLE BUILDING
RETAINED AS A CULTURAL ICON

INCREASE HEIGHT
TO MAINTAIN DENSITY

DEMPSTER BUILDING
RETAINED
STEP 2: PRIORITIZE AND ACTIVATE NEW OPEN SPACES

**CHRONICLE ROOFTOP**
OFFERS VANTAGE POINTS TO THE NEIGHBORHOOD AND A SPACE TO RELAX AND TAKE IN THE CITY

**MARY COURT**
OFFERS A SPACE TO GATHER FOR LARGE-SCALE EVENTS
STEP 3: CREATE PEDESTRIAN-FOCUSED ALLEYS AND ACTIVE EDGES

ALLEYWAYS CONNECTING TO 6TH STREET

MARY STREET IMPROVED TO PRIORITIZE PEOPLE AND GATHERING

RETAIL STOREFRONTS AND ACTIVE GROUND FLOORS SPILL OUT ONTO ALLEYS AND OPEN SPACES
STEP 4: STEP BACK FOR OPEN SPACE AND HISTORIC
STEP 5: DESIGN A MIX OF BUILDING PROGRAMS

- 20% AFFORDABLE HOUSING
- BALANCE OF USES: HOUSING, JOBS, AND RETAIL
- 1,110 CONSTRUCTION JOBS
## Project Overview

<table>
<thead>
<tr>
<th><strong>Balanced Neighborhood</strong></th>
<th><strong>Range of Housing</strong></th>
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<td>About 50% housing and 50% commercial</td>
<td>Including dedicated rental building with on-site affordable housing</td>
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<tr>
<th><strong>Range of Commercial</strong></th>
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<td>&gt; Small, local business opportunities through portions of the ground floor commercial space and shared alleyways</td>
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<td>&gt; Large office user offering a continuum of jobs with a local job facilitator</td>
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<td>&gt; Targeted programs for first source on management jobs</td>
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<tr>
<td>&gt; A project labor agreement + first source hiring for construction jobs</td>
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<th><strong>Public Open Spaces</strong></th>
<th><strong>Affordability</strong></th>
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<td>&gt; Satisfying the open space requirement through publicly accessible open space</td>
<td>&gt; A component of subsidized non-profit office space for intersection for the arts</td>
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<td>&gt; 2x the commercial requirement for publicly accessible open space</td>
<td>&gt; Combination of 20% onsite rental affordable housing + fees targeting local projects, where possible</td>
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5M PROJECT

5M PROJECT BENEFITS

5M BASE FEE

5M COMMUNITY FEE

BUILT INTO PROJECT

AFFORDABLE HOUSING

AFFORDABLE OFFICE

ACCESS TO JOBS

PROGRAMMED OPEN SPACE

SMALL BUSINESS SUPPORT / MICRO-RETAIL
5M PROJECT
BLENDING SOMA + DOWNTOWN

GLASS + NEW TECHNOLOGIES

WEST SOMA

SOLID + VARIETY OF TEXTURES

DOWNTOWN

5M PROJECT
MATERIALITY

SOMA
CONNECTOR ON STEVENSON ST.

DEMPSTER PRINT BUILDING

CHRONICLE BUILDING

5M PROJECT
ARCHITECTURE OVERVIEW
5M PROJECT

MID-RISE RESIDENTIAL

BLOCK

MISSION STREET

CHRONICLE

MASSING

MISSION STREET

CHRONICLE

TEXTURE

MISSION STREET

CHRONICLE
5M PROJECT
MID-RISE RESIDENTIAL
5M PROJECT
MID-RISE RESIDENTIAL
5M PROJECT

MID-RISE RESIDENTIAL

RESPONSIVE TO CONTEXT

A BALANCED SENSE OF SCALE

INDUSTRIAL CHARACTER
5M PROJECT

HIGH-RISE RESIDENTIAL

BLOCK

MASSING

SHAPE

TEXTURE
BALANCE OF HARD AND SOFT

HIGH-RISE RESIDENTIAL

EXPRESSION OF CREATIVE CONTEXT

RESIDENTIAL SCALE
5M PROJECT

HIGH-RISE RESIDENTIAL
OFFICE BUILDING ON HOWARD ST.
H1: ARCHITECTURAL DESIGN CONSTRAINTS

- One building that looks like two
- "Wrapping" of pattern and color that move from the vertical massing to the horizontal massing
- Dynamic color story
APPENDIX
THE FUTURE HEIGHTS AT 5M COMPARED TO EXISTING BUILDING CONTEXT
5M PROJECT

A NEW COVERED ALLEYWAY

EXISTING MINNA STREET
40’ wide x 200’ long x 15’ above street

NEW NATOMA STREET
35’ wide x 150’ long x 50’ above street