



SAN FRANCISCO PLANNING DEPARTMENT

March 11, 2019

FC Pier 70, LLC
875 Howard St., Ste. 330
San Francisco, CA 94103

ATTN: Kelly Pretzer, Kelly.Pretzer@brookfieldpropertiesdevelopment.com

RE: Approval of the schematic design of Parcel E-2 of the Pier 70 Mixed Use Development

Dear Kelly,

Thank you for submittal of the vertical improvement design of Parcel E-2. Pursuant to Planning Code Section 249.79(l), the Planning Department has reviewed the vertical improvement design and finds it consistent with the requirements of Section 249.79 and the Design for Development document. As of March 5, 2019, the Planning Department has completed review and hereby approves the vertical improvement design as detailed in the staff report dated February 19, 2019. The approval of the schematic design is subject to the Conditions of Approval included in Exhibit A of this approval. Such conditions are required to render the project consistent with the requirements of Planning Code Section 249.79, the Design for Development document, and the San Francisco General Plan.

APPROVED

DATE

A handwritten signature in black ink, appearing to read "John Rahaim", written over a horizontal line.

John Rahaim
Planning Director
City and County of San Francisco

3.8.19

Exhibit A: Conditions of Approval

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Port Building Permit Submittal.** As part of the Port Building Permit, the project sponsor shall include notes confirming that prior to the fabrication of brick cladding, Planning Department and Port staff shall review an on-site mockup of potential brick cladding systems to ensure the material is consistent with the findings of consistency with the D4D. As part of the Port Building Permit, the project sponsor shall include notes confirming that prior to fabrication of the glass, Planning Department and Port preservation staff shall review an on-site mockup of potential glazing systems to ensure that the material is consistent with the findings of consistency with the D4D. Said mockup should include a joint to ensure that the built structure is appropriately transparent and visually light.
2. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. Prior to the issuance of the Port Building Permit, the Project Sponsor shall provide final architectural plans to Planning Department so that they may consult with Port staff regarding Planning staff's recommendations. These plans should include additional, detailed sections for all window and storefront systems, including how they meet building reveals. The project sponsor shall provide samples of the proposed materials for Planning and Port approval.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

3. **Rooftop Mechanical Equipment.** Pursuant Standard 6.11.1 of the Design for Development document, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened from view as detailed in the Standard.
4. **Signage.** All signage on the development lot shall comply with the Master Sign Program for the Pier 70 site.

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PARKING AND TRAFFIC

5. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may

be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **two (2)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **162** bicycle parking spaces (**144** Class 1 spaces and **14** Class 2 spaces for the residential portion of the Project and **4** Class 1 or 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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PROVISIONS

9. **Transportation Fee.** The Project is subject to the Transportation Fee, as applicable, pursuant to Planning Code Section 249.79(h)(15).

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10. **Inclusionary Affordable Housing Program.** Pursuant to Planning Code Section 249.79(h)(13), the project shall provide a minimum of 20% of units as below market rate. The designation of below market rate units is subject to approval by the Planning Department and the Mayor's Office of Housing and Community Development (MOHCD) as part of the building permit approval. Designations identified on the schematic building design are subject to change to render compliance with [Zoning Administrator Bulletin #10](#).

MONITORING - AFTER ENTITLEMENT

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this approval or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Director

Date: February 19, 2019
Case No.: **2014-001272PHA**
Project: **Pier 70 Mixed Use Project Building E2**
Zoning: P70-MU (Pier 70 Mixed Use)
Pier 70 Special Use District
40-X & 65-X Height and Bulk Districts
Block/Lot: 4052/001
Project Sponsor: Brookfield Properties
875 Howard Street Suite 330
San Francisco, CA 94103
Staff Contact: Michael Christensen – (415) 575-8742
Michael.Christensen@sfgov.org
David Beaupre – (415) 274-0539
David.beaupre@sfport.com
Recommendation: **Approve the Schematic Design**

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Planning
Information:
415.558.6377

BACKGROUND

Planning Code Section 249.79(k) details the administrative review process for vertical improvements at the [Pier 70 Mixed Use Project](#). Under the administrative review process, schematic designs of vertical improvements proposed at the site are reviewed by Planning Department and Port staff for completeness and consistency with the [Design for Development](#) (D4D) document. Upon a determination of completeness, (or deemed completeness), staff shall conduct design review and prepare a staff report determining compliance of the Vertical Improvement with [Section 249.79](#) and the D4D, including a recommendation regarding any modifications sought. Within 20-days of delivery and posting of this staff report, the Planning Director shall approve or disapprove the Vertical Improvement design and any Minor Modifications based on its compliance with this Section 249.79 and the D4D and the findings and recommendations of the staff report.

This memo serves as the staff report required under Section 249.79 and details the completeness and consistency of the schematic building designs for Parcel E2, which was submitted to the Port of San Francisco for review on October 10, 2019.

CURRENT PROPOSAL

Parcel E2 is proposed to be developed with a seven story, 70-foot tall, 326,510 square foot mixed use building containing 275 rental dwelling units over ground floor amenity and retail spaces. Two-level townhome units are proposed at the 22nd Street frontage, and parking is provided in a subterranean garage. No minor or major modifications to the requirements of the D4D document are requested. A plan check sheet detailing consistency with the D4D and a reduced set of plans are attached to this report.

Additionally, the project sponsor has conducted outreach events with interested parties to solicit feedback on the proposed design for Parcel E2. The following outreach was conducted:

- [Central Waterfront Advisory Group](#) presentation – November 1, 2018
- [Dogpatch Neighborhood Association](#) presentation – November 13, 2018
- [Potrero Boosters](#) Development Committee presentation – December 11, 2018

Over the course of review, the project has been modified in response to inconsistencies with the D4D document identified by Planning Department and Port staff and in response to general design comments received by neighborhood groups. Specifically, the design has been modified to:

- Comply with the technical requirements of the D4D,
- Provide a stronger base and grounding of the building with the retail base,
- Provide stronger modulation of the long façade along Maryland Street, and
- To provide a stronger connection between the northern façade of Parcel E2 and the planned development pattern across Slipways Commons and the existing historic resource of Building 21.

With these modifications, staff finds the schematic design to be consistent with Section 249.79 and the requirements of the D4D.

AFFORDABLE HOUSING AND DWELLING UNIT SIZE

In accordance with Section 249.79 and the Disposition and Development Agreement between FC Pier 70 LLC and the Port (DDA), 20% of all dwelling units on-site will be designated as inclusionary housing units, consistent with Zoning Administrator Bulletin #10. Additionally, the DDA Exhibit B3: Affordable Housing Plan requires that 30% of all dwelling units within each phase area contain at least two bedrooms, with at least 5% of all dwelling units in each phase containing at least three bedrooms. The schematic building design of Parcel E2 is not compliant with this requirement; it provides 79 two-bedroom units and 0 three-bedroom units, representing 28.72% two or more bedroom units where a minimum of 30% is required for the overall phase, and 0% three or more bedroom units where a minimum of 5% is required for the overall phase. However, Parcel E2 is one of five parcels identified in the phase submittal for Phase 1 of the project to contain residential units and represents 275 of the 720 (38.19%) potential units of the phase submittal. Subsequent parcels in Phase I will be required to make up the deficit.

REQUIRED DIRECTOR'S ACTION

For the project to proceed, the Planning Director must approve the Vertical Improvement design and any Minor Modifications based on its compliance with Section 249.79 and the D4D and the findings and recommendations of this staff report.

BASIS FOR RECOMMENDATION

- The project is compliant with Section 249.79 of the Planning Code
- The project is compliant with the requirements of the Design for Development document

Memo to the Planning Director
Date: February 19, 2019

CASE NO. 2014-001272PHA
Pier 70 Mixed Use Project Parcel E2

- The project has been reviewed by interested neighborhood groups and modifications have been completed in response to comments received

RECOMMENDATION: Approve the schematic design for Parcel E2
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Attachments:

- Plan Check Document
- Parcel E2 Renderings
- Parcel E2 Plans

		Compliant (Y/N/NA)	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline	Filled by MBH	
CHAPTER 2 LAND USE			
S2.1.1	Land Use. The Pier 70 Project is zoned Pier 70-MU. All uses shall be permitted, except as listed in Table 2.1.1 as Not Permitted (NP). Accessory uses shall be limited to 33 percent of the floor area, with the exception of accessory parking. Accessory parking shall be limited to 50 percent of the floor area of the principal use in order to provide for increased capacity in select buildings to act as a shared parking resource for multiple buildings of the same use (see Section 5.4 for parking limits). Land use categories identified in Table 2.1.1, and as defined in Appendix A, are generally consistent with Planning Code definitions, and are intended to be broad use categories that will accommodate evolving Planning Code definitions of sub-categories. Ground floor uses shall be further regulated by Section 2.2 Ground Floor Uses.	Yes	Proposed use for E2 parcel to be Residential Uses with ground floor Retail Uses, both permitted per Table 2.1.1. See sheet A0.1.1 for building area information, parking not to exceed 50% of primary Residential Use.
S2.1.2	DWELLING UNIT DENSITY LIMIT. Dwelling unit density shall not be limited by lot area. See Section 6.12 Residential Building Elements and Open Space for dwelling unit exposure standards and residential open space requirements.	Yes	See section S6.12 for dwelling unit exposure and open space requirements.
S2.2.1	MEASURING FRONTAGES. A frontage shall be defined as the vertical exterior face or wall of a building and its linear extent that is adjacent to or fronts on a right-of-way or open space. Percentages of Priority Retail, and Retail and Service Frontages shall be measured by linear feet for each zone indicated. Building frontage excludes space allowed for parking and loading access, building egress, and access to mechanical systems.	Yes	
S2.2.2	MEASURING CORNERS. For buildings along 20th, 22nd, and Maryland Streets, corners shall be defined as the first 75 feet from the intersection along the frontage of a building. For all other locations, corners shall be defined as the first 50 feet from the intersection along the frontage of a building. See Figure 2.2.1.	Yes	
S2.2.3	Priority Retail Frontages. As listed below, a minimum of 50 percent of the shaded Priority Retail Frontage zone shown in Figure 2.2.2 shall be limited to the following uses (in accordance with Table 2.1.1): oRetail Sales and Service Use (including Personal Services and excluding Health Services, Financial Services, Retail Professional Services, and Retail Automotive Use); oPDR Use (including Industrial Use); and oEntertainment, Arts, and Recreation Use. As an exception to the above, parcel E4, due to its waterfront location, shall require Priority Retail uses for a minimum of 33 percent of the east and south frontages. The priority retail uses on parcel E4 may consolidate required linear feet on a single designated frontage. The minimum Priority Retail depth shall be 25 feet. A maximum of 40 linear feet of lobby frontage per building may count towards Priority Retail Frontage requirement.	Yes	See sheet A2.1.1 for ground floor uses. Priority Retail Frontages for E2 (along Maryland and Slipway Commons) shall be limited to the required uses for a min. of 50% of the frontage.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S2.2.4	Retail and Service Frontages. To embed a broader set of active uses elsewhere on the site, including community facilities and other services, Retail and Service Frontages shall occur along the northern and southern waterfront edge, as well as along the 200-foot portion of C1 facing Historic Core and on key gateways into the site from Illinois Street and corners adjacent to the Maryland Street corridor between 21st and 22nd Streets, as shown in Figure 2.2.2. For parcel C1, ground floor residential may qualify as a permitted active use to meet this requirement if the building is 100 percent affordable housing. Specified frontage zones shall be limited to the uses listed in S2.2.3 Priority Retail Frontages plus the following additional uses, for a minimum of 50 percent of the shaded Retail and Services frontage zone identified in Figure 2.2.2: oHealth Services; oFinancial Services; oRetail Professional Services; oInstitutional Use; and oNon-Retail Sales and Service Use. oFor C1 only, small offices up to 5,000 square feet.	Not Applicable	
S2.2.5	Ground Floor Office Frontage. Ground floor commercial-office uses on 20th and 22nd Streets, as shown on Figure 2.2.2, shall not exceed 75 percent of the frontage for parcels A, B, F/G, HDY1/2, H1, and H2. Remaining portions of the frontages shall provide usable spaces for a viable non-office use, including all uses listed in S2.2.3 and S2.2.4. See 6.8 Building Base and Ground Floor for ground floor design standards.	Not Applicable	
G.2.2.1	Ground Floor Office Frontages. When located on the ground floor, particularly along 22nd or 20th Street, commercial spaces with frontages longer than 30 feet are encouraged to locate and make visible social or common functions, such as lounges, kitchens, cafeterias, activity spaces, meeting rooms, and conference rooms along the street edge to create visual activity and engagement.	Not Applicable	
CHAPTER 4 STREETS AND STREETSCAPES			
S4.4.1	Mid-Block Passage Locations. At least one Mid-Block Passage shall be required in the locations indicated in Figure 4.4.1. Each passage may be located anywhere within the illustrated allowable easement zone.	Yes	See sheet A0.1.0 Site Plan, Mid-Block Passage to be provided between parcels E2 and E3.
S4.4.2	Mid-Block Passage Dimensions. All Mid-Block Passages with vehicular access shall meet the minimum width requirement of 25 feet. Pedestrian-only Mid-Block Passages shall be a minimum of 20 feet in width (except the existing passage between Buildings 2 and 12). Required Mid-Block Passages shall further comply with the minimum dimensions per location listed in Table 4.4.1, and Figure 4.4.1 regarding building connectors above. Refer to Section 6.17 for more information on building connector standards.	Yes	See sheet A0.1.0 Site Plan, per Table 4.4.1, a minimum width of 40' to be provided at the Mid-Block Passage. Width to be reduce to 38' at ramp and stair encroachments for building access.
S4.4.3	Mid-Block Passage DESIGN. Passages shall be appropriately lit and passages that have building connectors above shall contain at least one direct connection to the building’s lobby.	Yes	Per Figure 4.4.1, Mid-Block Passage to be open to sky with allowable projections. No building connector above proposed. See note on A2.1.1, project to provide lighting as to be appropriately lit within Mid-Block Passage.
CHAPTER 4 STREETS AND STREETSCAPES (Contd)			

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S4.4.4	<p>Location of Mid-Block Passage between Maryland and Illinois Streets. As described in Figure 4.4.1, and Table 4.4.1, a publicly-accessible Mid-Block Passage shall be provided in a north-south orientation west of Maryland Street, to provide connectivity from 22nd Street southward to the adjacent parcels, particularly the Potrero Power Plant site.</p> <p>If a development plan for the PG&E site incorporates such a passage between Illinois Street and the western boundary of parcel F/G at the time of Appraisal Notice for parcel F/G, then parcel F/G shall not be required to incorporate a Mid-Block Passage. If a development plan for the PG&E site does not exist, or does not incorporate such a passage between Illinois Street and the western boundary of parcel F/G at the time of Appraisal Notice, then the final design and layout of parcel F/G shall either:</p> <ul style="list-style-type: none">oProvide a public passage within the boundary of parcel F/G at the western border of the parcel west of any building(s); oroIncorporate a Mid-Block Passage within F/G that passes through or between buildings within parcel F/G. <p>The Planning Director shall make final determination of the appropriate treatment at</p>	Not Applicable	
S4.4.5	<p>Irish Hill Corner Passage. In addition to requirements of Table 4.4.1, the corner passage from the intersection of 22nd and Illinois streets shall be aligned to provide a clear view of the peak of Irish Hill remnant from the corner plaza (see Figure 4.4.2 and Figure 6.15.1).</p> <p>To provide flexibility while maintaining the central alignment, the passage shall be permitted to be located within the 60-foot allowable easement zone shown in Figure 4.4.2.</p> <p>For passage treatment and design requirements, see Section 3.11.</p>	Not Applicable	
CHAPTER 5 PARKING AND LOADING			
S5.1.1	<p>Bicycle Parking Capacity. Class 1 and Class 2 bicycle parking amounts shall be provided in accordance with the parking minimums per use as indicated in Planning Code at the time of building permit submittal.</p> <p>Class 1 bicycle parking for residential buildings shall dedicate a minimum of five percent of bicycle parking spaces for cargo and trailer bikes.</p>	Yes	See A0.1.1 Building Area Summary, Bicycle parking to meeting Planning Code requirements.
S5.1.2	<p>Class 1 Bicycle Parking Location. Class 1 bicycle parking for each new construction building shall be located on the ground level, basement levels, or above ground level of the subject building, with the following permitted conditions:</p> <p>Class 1 bicycle parking for residential buildings shall be provided in each respective building. If Historic Building 2 is predominantly residential, Class 1 bicycle parking for the building may be located within a maximum distance of 250 feet from the building entrance.</p> <p>Class 1 bicycle parking for users and visitors of commercial buildings may be consolidated, so long as the point of access to parking is within a maximum distance of 100 feet from building entrances.</p> <p>Class 1 bicycle parking for users and visitors of retail, arts, and light industrial uses may be consolidated in nearby buildings, so long as the point of access to the parking is within a maximum distance of 250 feet from building entrances.</p>	Yes	See sheet A2.1.0 for Bicycle parking location. Bike parking located in basement one level below ground floor and accessible via elevator. For Class 2 parking see sheet A2.1.1, bike parking to be located within ROW.
S5.1.3	<p>CLASS 1 BICYCLE PARKING SIGNAGE. Each non-residential building with Class 1 bicycle parking shall provide clear signage visible within the building lobby and at any basement parking access points, if applicable.</p>	Not Applicable	
S5.1.5	<p>CLASS 1 BICYCLE PARKING SIGNAGE. Each non-residential building with Class 1 bicycle parking shall provide clear signage visible within the building lobby and at any basement parking access points, if applicable.</p>	Yes	100% of the required Class 1 bicycle parking to be provided with lift-assist double-decker racks.
S5.1.6	<p>Bicycle Support. Support facilities, such as showers and lockers, shall be provided in accordance with Planning Code Section 155.4 at time of site permit submittal. Any bicycle support requirements pertaining to Buildings E4, 2, 12 or 21, shall be permitted in an adjacent building, or within C1 or C2 if built as a parking garage. Each residential building shall provide one bicycle repair station. Buildings dedicated to affordable housing are exempt from bicycle repair station requirement.</p>	Yes	Per Planning Section 155.4, no Retail Sales and Services Uses within project meet the Min. requirements for Shower Facility and Lockers. See sheet A2.1.0 for location of Bike Repair Station.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
G5.1.1	BICYCLE PARKING ACCESS. Access to bicycle parking areas should be direct and clearly indicated with signage. Access ramps to bicycle parking areas are encouraged where the primary entrance of the building is below or above adjacent sidewalk grade.	Yes	See sheet A2.1.0, bike parking access to be directly off of northeast basement elevator core, signage to provide clear indication of location. Project to provide access ramp to elevators at Mid-Block Passage.
G5.1.3	BICYCLE PARKING LIGHTING. Bicycle parking spaces should be sufficiently lit for safety and functionality.	Yes	See sheet A2.1.0, bicycle parking spaces to be sufficiently lit for safety and functionality.
S5.2.1	Car-Share. For newly constructed buildings, car-share parking shall comply with Planning Code Section 166. Car-share parking shall be permitted to be provided in shared locations across the site, and is not required to be provided in each individual building. Historic buildings are exempt from car-share requirements.	Not Applicable	Car-Share parking to be provided off-site within Building 12. (2) Total car-share spots to be provided.
G.5.2.1	Access. Car-share parking is encouraged to be located in buildings in the same areas as private car parking, with shared access, in order to minimize multiple curb cuts and points of vehicular access into buildings.	Not Applicable	Car-Share parking to be provided off-site within Building 12.
G.5.2.2	Storage Facilities. Residential buildings should include storage facilities in convenient common areas for car seats, strollers, shopping trollies, and other items that encourage residents to walk and use car-share. Amounts and locations should follow San Francisco’s Transportation Demand Management Measures.	Yes	See sheet A2.1.0, tenant storage is located adjacent to car parking area.
S5.4.1	Parking Maximums. Off-street parking shall not be required for any use or building. Maximum parking permitted per use is provided in Table 5.4.1. Total parking for the Project shall not exceed the maximum number of spaces studied under CEQA.	Yes	Per Table 5.4.1, Maximum Parking Permitted to be 165 spaces. Per sheet A2.1.0 Overall Basement Plan, 106 Parking Spaces to be provided.
S5.4.2	Parking Location. Parking shall be located for each building anywhere within the site and shall not be restricted by parcel. Individual garages or buildings may have parking capacity exceeding the permitted stall count for the parcel’s uses, so long as the parking maximums by use are not exceeded on a site-wide basis. Parking within residential or commercial buildings may be located either above- or below-grade in accordance with Section 6.13.	Yes	Ok
S5.4.3	Residential Parking. Parking within residential buildings shall primarily serve residential tenants, and may be shared among multiple residential buildings.	Yes	E2 parking to serve residential tenants.
S5.4.4	District Parking Garage. Shared district parking garages shall be allowed for the use of residents, visitors, and workers, and may be located at parcels C1 and C2 as illustrated in Figure 5.4.1.	Not Applicable	
CHAPTER 5 PARKING AND LOADING (Contd)			
S5.4.5	Parking Layout. The internal layout of off-street parking and loading spaces, driveways, aisles, and maneuvering areas shall comply with Planning Code 154, and all spaces shall be clearly marked.	Yes	Per Port Green Building Code Section 4.106.4 All off-street spaces shall be electric vehicle charging spaces minimum dimension of 18'x9'. See sheet A0.1.1, Zoning Info, and A2.1.0, Overall Basement Plan, for parking info.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S5.4.6	Accessible Off-Street Parking. For each 25 off-street parking spaces provided, one such space shall be designed and designated for persons with disabilities.	Yes	Per D4D required minimum accessible off-street parking to be 1:25 per spaces provided, or 7 total spaces. See sheet A2.1.0 for location of Accessible off-street parking spaces.
S5.5.1	Loading Spaces. Loading spaces shall be provided per square foot of Gross Floor Area (GFA) or per number of residential units as indicated in Table 5.5.1. If more than one use, other than retail, is in the same building or development parcel, or more than one type of activity is involved in the same use, the minimum loading amounts set in Table 5.5.1 shall be calculated for the various uses or activities separately, including the fraction of that use within the building or development parcel. Loading for retail uses may be served by loading provided for other predominant uses within a building including residential, commercial/office and light industrial. For adjacent residential buildings, combined on-street loading may be provided if the combined unit count of such residential buildings does not exceed 275 units (per Table 5.5.1).	Yes	See sheet A0.1.0 Site Plan for location of Loading Spaces within Mid-Block Passage. Per D4D Table 5.5.1 (2) Loading spaces is required.
S5.5.2	Loading Space Location in Mid-Block Passages. Loading spaces shall be permitted in Mid-Block Passages on the following identified locations: oWithin parcel F/G oBetween parcels E2 and E3 oBetween parcels H1 and H2	Yes	Ok
S5.5.4	Loading Space Dimension. Loading spaces shall be provided to meet the minimum dimensional requirements indicated in Table 5.5.2.	Yes	See sheet A0.1.0 Site Plan, loading zone size to meet min. dim. requirements indicated in Table 5.5.2.
S5.5.5	Historic Buildings. All loading spaces for Buildings 2, 12 and 21 may be provided on-street, and shall meet the minimum loading amounts set in Table 5.5.1.	Not Applicable	
S5.5.6	Refuse and Recycling. All buildings shall provide collection and loading areas for the three separate streams of recycling, composting, and landfill waste. All refuse collection shall be screened from the public ROW. Temporary placement of collection bins shall be permitted at curbside locations for pickup.	Yes	See sheet A2.1.0, residential recycling, composting, and landfill waste to be collected at stored within basement.
S5.6.1	Prohibited Curb Cut Locations. On-street loading and curb cuts for vehicular access to buildings shall be prohibited fronting public open spaces, on Maryland Street between 21st Street and 22nd Street, and on 20th Street along the waterfront as indicated by Protected Edge in Figure 5.6.1. Temporary loading and service access for events shall be exempt from this standard.	Yes	See sheet A0.1.0 Site Plan, proposed vehicular access to occur at the Mid-Block Passage.
S5.6.2	Building Loading Access. A maximum of one location of loading access, either service door or off-street bays, shall be allowed per building. Where a building faces more than one street, loading access shall be provided on 21st Street, Louisiana Street, or Michigan Street to minimize impact on 20th Street, 22nd Street, and Maryland Street between 21st and 22nd Street.	Yes	See Item S5.5.1, loading to occur at Mid-Block Passage.
S5.6.3	Vehicular Entrance. All passenger vehicles shall enter and exit in a forward direction.	Yes	See sheet A0.1.0 Site Plan, proposed access ramp to be 2-way for forward direction entry and exit only.
S5.6.4	District Parking Garage Entrance. Two garage entrances shall be allowed per district parking garage, with the maximum permitted curb cut dimensions noted in Table 5.6.1. The driveway ramp shall not exceed a 20 percent slope, with 15 percent or less preferred. See Figure 5.6.3 and Figure 5.6.4.	Not Applicable	

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S5.6.5	Accessory Parking Access. A maximum of one parking entrance/exit shall be allowed on each parcel frontage subject to permitted vehicular access. Maximum dimensions of the entrance/exit curb cuts shall be compliant with Table 5.6.1.	Yes	See sheet A0.1.0 Site Plan, only one entrance/exit proposed for accessory parking access.
S5.6.6	Accessory Parking Door. The parking access door shall be a secure, motorized door located at the property line. The door shall remain open during times of peak parking traffic for non-residential buildings. At off-peak times, the door shall be opened via the electronic control method of access. For additional standards and guidelines, see Section 6.13.	Yes	See sheet A2.1.1 for location of Accessory Parking Door and operational control.
S5.6.7	Access Locations. The distance of entry and exit points for garages, accessory parking, and off-street loading shall be at least 60 feet from the corner of an intersection (as measured from the parcel line).	Yes	See sheet A0.1.0 Site Plan, Access location proposed within Mid-Block Passage, greater than 60' from the nearest street intersection.
S5.6.8	Frequency of Curb Cuts. A maximum of one curb cut per parcel is permitted for every 200 linear feet of street frontage, with the exception of Maryland Street south of 22nd Street and district parking garages (see S5.6.4).	Yes	See sheet A0.1.0 Site Plan, No curb cut proposed for parcel E2, accessory parking to be accessed via Mid-Block Passage.
S5.6.9	Dimension of Curb Cuts. Curb cuts for off-street parking and off-street loading areas within the site shall not exceed the maximum dimensional requirement indicated in Table 5.6.1. Curb cuts adjacent to the Historic Core on Louisiana Street shall be exempt from this standard.	Yes	See, S5.6.8, no curb cut proposed. See sheet A0.1.0 Site Plan for Mid-Block Passage width.
S5.6.10	Curb Cut Treatment. Curb cuts shall be designed to prioritize pedestrian movement, with a continuous material treatment extending from the sidewalk or pedestrian path over the vehicular path. Perpendicular curb ramps shall have flared sides. The slope of the flared sides shall be no more than 10 percent to conform to ADA requirements. See Figure 5.6.7.	Yes	No curb cut proposed, access to accessory parking via Mid-Block Passage. See sheet A2.1.1, sidewalk material to extend over Mid-Block Passage access.
CHAPTER 5 PARKING AND LOADING (Contd)			
S5.6.11	Driveway Slope. The flat area of the driveway between the driveway ramp and the property line shall be at least eight feet in length with a three percent maximum slope, so that outbound/uphill driveway vehicles have a clear view of pedestrians prior to crossing the property line as illustrated in Figure 5.6.3.	Yes	See sheet A2.1.1, area between driveway and property shall be minimum 8' with maximum 3% slope.
S5.6.12	Transition Strips. Transition strips shall be located before and after the driveway ramp, to avoid abrupt slope changes that can damage cars. The transition strip at the ramp base shall be a minimum of 10 feet in length with a slope equal to half of the difference between the two slopes it transitions between as illustrated in Figure 5.6.4. The top transition strip adjacent to the driveway entry transition strip shall be a minimum of eight feet in length with a slope equal to half of the difference between the two slopes it transitions between as illustrated in Figure 5.6.3. For example, if the entry slope is two percent, and the driveway ramp is 12 percent, then the transition slope shall be 12 percent minus two percent divided in half, which is five percent.	Yes	See sheets A2.1.0 & A2.1.1 for minimum transition strip requirements at driveway ramp.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S5.6.13	Driveway Sightlines. To reduce the possibility of conflicts at driveways, sight triangles shall be provided at all egress points such that vision within the triangle is not obstructed, per Figure 5.6.5. These triangles shall be 10 feet wide, parallel to the street, and 10 feet wide perpendicular to the street, with a minimum vertical clearance of 14 feet. Street trees shall not be located within driveway sightlines. This provides pedestrians walking along the face of the building and vehicles exiting the site sufficient distance to see and react to one another such that buzzers, lights, or other pedestrian warning devices are not required. Where sidewalk width is less than 10 feet, the applicable street wall shall be setback to accommodate sightline requirements.	Yes	See sheet A2.1.1, min. driveway sightlines provided at Mid-Block Passage.
S5.6.14	Driveway Access. Driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements.	Yes	No curb cut proposed, access to accessory parking via Mid-Block Passage. See sheet A0.1.0 Site Plan for access width.
S5.6.15	Porte Cocheres. Porte cocheres to accommodate passenger loading and unloading are not permitted except as part of a hotel, inn, or hostel use. A porte cochere is defined as an off-street driveway, either covered or uncovered, for the purpose of passenger loading or unloading, situated between the ground floor façade of the building and the sidewalk.	Not Applicable	
G.5.6.1	Accessory Parking Entrance. Where possible, parking entrances are encouraged to be located separate from the primary façade of the building or to be integrated into the architectural design to avoid negatively impacting the overall aesthetic quality of the building. See Section 6.13 for more information.	Yes	Accessory parking accessed from Mid-Block Passage, not part of primary façade.
G.5.6.2	Shared Egress. Off-street loading entrances and exits should be combined with garage parking entries wherever reasonable and feasible along the same block frontage.	Not Applicable	See Sheet A2.1.1, parking access and loading is shared at Mid-Block Passage. Off-street parking entrance off of Mid-Block Passage and on-street loading on Mid-Block Passage.
CHAPTER 6 BUILDINGS			
S6.3.1	New Construction Zones. Above-grade new construction within the Project shall be limited to the allowable new construction zones as shown in Figure 6.3.1. Within the indicated new construction zones, parcels may be subdivided as necessary. New construction zones are subject to Mid-Block Passage requirements (See Section 4.4).	Yes	See sheet A0.1.0 Site Plan, Project build-out area to conform to Figure 6.3.1
S6.3.2	Buffer Zones and Easements. Dense clusters of buildings characterize the Historic District. New construction shall be permitted adjacent to historic buildings with the minimum distances of separation identified in Figure 6.3.2 to respect the integrity of historic buildings. Above-grade substantive additions to historic buildings shall not be permitted. New construction shall maintain a minimum distance from the peak of the remnant of Irish Hill as shown in Figure 6.3.2. Buffer zones shall apply to new construction buildings only, and open space installations shall be exempt from this control. Construction buffer at Michigan Street shall be measured from the façade of building 113, excluding any additions. All buffer zones must be measured from building footprint (historic building elements may encroach into buffer zones).	Yes	See Sheet A0.1.0 Site Plan, Project to conform to 85' required separation from Building 12 per Figure 6.3.2
S6.4.1	Building Height Maximum. Building height per parcel shall not exceed the maximum height set forth in Planning Code as amended by the Pier 70 SUD, and shall be further limited by the heights shown in Figure 6.4.2. See S6.4.4 for a list of building features that may be exempted from measurement of building height.	Yes	See sheet A3.2.1 & A3.2.2 Building Sections and A0.1.1, Project to meet 70' height requirement per D4D Figure 6.4.1 as measured per D4D Section S6.4.3 Method of Height Measurement.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.4.2	<p>Maximum Stories. Residential buildings shall be no more than eight stories above grade and commercial buildings shall be no more than six stories above grade, measured from the base point described in S6.4.3.</p> <p>Given maximum height permitted on parcels E2, E3, PKN, PKS, HDY1/2, HDY3, and the north leg of E1 (Figure 6.4.2), residential buildings on these parcels, or portions of parcels, shall be no more than six residential stories or five commercial stories above grade.</p> <p>E4 shall be no more than five stories above grade.</p> <p>Measurement of stories shall exclude accessory parking floors and mezzanine levels.</p>	Yes	See Sheet A3.2.1, building not to exceed 6 residential stories above grade at facades facing ROW. At Maryland Street ROW, project proposes 5 stories of residential above grade. At 22nd Street ROW, project proposes 5 stories of residential over Townhouse units at ground floor, total of 6 stories of residential.
S6.4.3	<p>Method of Height Measurement. For the purposes of the height limits herein, measurement at grade shall be taken from:</p> <ul style="list-style-type: none">oThe highest point of grade at the finished street edge adjacent to the building or five feet above the grade at the centerline of subject building façade, whichever is less. The measurement at grade shall not exceed a five-foot deviation from the height of the subject façade centerline. Where deemed appropriate to reflect physical conditions of a particular parcel, the Planning Director may approve an alternate maximum deviation from the centerline by up to 10 percent. See Figure 6.4.1.oWhere the lot has frontage on two or more streets, the owner may choose the street from which the measurement of height is to be taken, within the scope of the rules stated above. Mid-Block Passages shall not be considered as streets for this purpose. <p>At the building roofline, measurement of height shall be as described below:</p> <ul style="list-style-type: none">oThe highest point on the finished roof in the case of a flat roof.oThe average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form.	Yes	See Sheet A0.1.1 Zoning Information & Building Tabulations for diagram of height measurement.
CHAPTER 6 BUILDINGS (Contd)			
S6.4.4	<p>Exemptions from Height Measurement. The following elements shall be exempt from height measurement, without regard to their horizontal area (unless otherwise noted), provided the limitations indicated for each are observed:</p> <ul style="list-style-type: none">oElevator, stair and mechanical penthouses, fire towers, skylights, and dormer windows. This exemption shall be limited to the top 10 feet of such features where the height limit is 65 feet or less, and the top 20 feet of such features where the height limit is more than 65 feet. However, for elevator penthouses, the exemption shall be limited to the top 20 feet and limited to the footprint of the elevator shaft, regardless of the height limit of the building.oRailings, parapets, and catwalks, with a maximum height of four feet.oOpen railings, catwalks, and fire escapes required by law, wherever situated.oPublic rooftop structures up to 20 feet above the roof level to accommodate recreation equipment and viewing pavilions.oUnenclosed seating areas limited to tables, chairs and benches, and related windcreens, lattices and sunshades with a maximum height of 10 feet.oLandscaping, with a maximum height of four feet for all features other than plant	Yes	See Sheet A3.2.1 & A3.2.2 Building Sections for building heights, project to conform to S6.4.4.
S6.6.1	<p>Historic Buildings. Rehabilitation of the following buildings, identified in Figure 6.6.1, shall be performed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.</p> <ul style="list-style-type: none">oBuilding 2 Warehouse No. 2;oBuilding 12 Plate Shop No. 2; andoBuilding 21 Substation No. 5 (relocated).	Not Applicable	

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.7.1	<p>Streetwall. All new construction buildings shall hold a consistent streetwall for a minimum of one story in height, and a minimum of 80 percent of the façade length, with minor variations permitted for the remaining 20 percent length of the façade per S6.7.2.</p> <p>To avoid empty or buffer spaces separating the building from the street, large un-programmed recesses or otherwise non-occupiable open spaces, arcades, and open perimeter colonnades are not permitted.</p> <p>New construction buildings may set the streetwall up to three feet back from the property line to create an expanded frontage zone.</p> <p>Streetwall controls shall apply to all façades facing public streets. Façades facing public open spaces designated in the D4D (see Figure 3.4.1) shall be exempt from the streetwall requirements.</p>	Yes	<p>Maryland Street: to meet required Streetwall requirements.</p> <p>Per D4D S6.7.1 Streetwall, Façade has been set back allowable 3' at property line.</p> <p>22nd Street: To meet required Streetwall Requirements</p> <p>Mid-Block Passage: Exempt from Streetwall Requirements (Not a public Street)</p> <p>Slipway Commons:</p>
S6.7.2	<p>Streetwall Exceptions: Minor Variations. Exceptions to the streetwall as described herein shall cumulatively not exceed 20 percent of the block frontage. Exceptions shall be permitted for recessed entries, pedestrian connections between or through buildings, retail, service, and arts spaces with direct access from the sidewalk, or to incorporate transformers or other utility requirements. Building setbacks for open spaces shall be permitted if designed as a usable open space and include an active use and a minimum of one entry adjacent to the open space.</p> <p>All exceptions shall have a minimum width of five feet along the streetwall frontage and shall be no more than 10 feet in depth, with the exception of Mid-Block Passages. Where a Mid-Block Passage is proposed, the width of the passage may be exempted from the streetwall control.</p>	Yes	<p>See sheet 1/A0.1.8b, Proposed setbacks not to exceed 20% beyond allowable 3' frontage. Areas exceeding 3' include portions of retail entries and 3-story entry portal. See diagram for dimensional information and setback locations.</p>
S6.7.3	<p>Corners. Ground floor corner setbacks shall not be permitted beyond the maximum three-foot setback described in S6.7.1.</p> <p>Corner controls shall apply to all corners at the intersection of two public streets. Corners facing public open spaces designated in the D4D shall be exempt from the requirement.</p> <p>Ground floor setback at parcel B facing the waterfront shall be exempt from this requirement. Setbacks provided to manage grade changes at the site shall be exempt from this requirement.</p>	Yes	<p>No proposed corner setback along Maryland Street and 22nd Street. Corner setback exempt at Maryland Street and Slipway Commons.</p>
S6.7.4	<p>Southern Boundary Condition. A building setback of minimum 15 feet from the southern property line of buildings on parcels F/G and H1/H2 shall be provided in the case of either a mutual setback or provision of a public passage or ROW on the Potrero Power Plant site. The Planning Director shall make final determination of the applicability of a building setback at the time the Developer exercises Appraisal Notice, as defined in the DDA.</p>	Not Applicable	
G.6.7.1	<p>Setbacks. Where introduced, streetwall setbacks should relate to the pedestrian scale and serve to expand the public realm of the sidewalk. Non-occupiable setback landscape areas should be limited to two feet in width.</p>	Yes	<p>See sheet A2.1.1, no setback landscaping proposed at streetwall. Exempt streetwall setback at Maryland serves to expand public realm as access to Leasing Office and Lobby with visual sightline to building courtyard.</p>
G.6.7.2	<p>Corners. Corner controls (S6.7.3) are additionally encouraged to apply to building corners at the intersection of public streets and vehicular Mid-Block Passages.</p>	Yes	<p>See sheet A2.1.1, corner of 22nd Street and Maryland Street not setback.</p>

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.8.1	<p>Defined Base. All new construction buildings shall have a defined base zone, scaled and proportioned to the street environment. The base may be differentiated by horizontal or vertical shifts, varied rhythms, horizontal elements, material differentiation, and/or difference in architectural treatment. The base shall be a minimum of one story and maximum of three stories in height.</p> <p>To establish a pedestrian-focused environment and engaging street frontage, the ground floor or base zone of all new construction buildings shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, projections denoting entries, shifts in color, material and scale of modulation, and increased material depth and texture of façade elements.</p>	Yes	See sheets A3.0.4-A3.0.7 for proposed Defined Base. Defined base zone to be articulated through the use of cantilevered architectural expressions and material distinctions.
S6.8.2	<p>Ground Floor Transparency. The ground floor façade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of three feet from sidewalk grade. See Section 5.6 Loading and Parking Access for standards on loading and service entries.</p> <p>In order to comply, the majority of glazed areas shall be unobstructed by solid window coverings or other features that impede visibility from the public realm into the interior of the ground floor of the building. Minimal window signs, textures, patterns, or other features used for display and communication shall be permitted. Darkly tinted or highly mirrored glass is prohibited on the ground floor. See S6.12.4 for transparency requirements for ground floor residential units.</p>	Yes	See sheets A3.0.4-A3.0.7, all non-residential uses shall have minimum of 60 percent transparency. Window coverings and other features to be determined at a later date.
S6.8.3	<p>Ground Floor Height. New construction buildings shall have a minimum ground floor height of 15 feet, measured floor-to-floor. Parcels PKN, PKS, HDY1/2 and HDY3 shall be permitted to have a reduced ground floor height of 14 feet floor-to-floor where necessary. Parcel E4 shall have an increased ground floor minimum height of 20 feet floor-to-floor, per S6.19.4.</p>	Yes	See Sheet A3.2.1 Building Sections for building heights, proposed ground floor height to be minimum 17'-7".
S6.8.4	<p>Ground Floor Modulation. New construction buildings fronting public parks, 20th Street, 22nd Street, and Maryland Street shall modulate ground floor façades with vertical façade articulation at maximum 30-foot intervals on center. Articulation may be achieved through expressed bay structure or division of ground floor piers, window patterns, or other integral elements to relate to the human scale.</p>	Yes	See Sheet 1 & 2/A0.1.8b, Proposed modulation to be achieved through the use of grounding elements from notch expression at levels 3-7 and faceted storefront
CHAPTER 6 BUILDINGS (Contd)			
S6.8.5	<p>Ground Floor Horizontal Element. Ground floor frontages for new construction buildings fronting public parks, 20th Street, 22nd Street, and Maryland Street shall have horizontal elements that articulate the pedestrian scale. Frontages along Mid-Block Passages are exempt. Such elements shall cumulatively span a minimum of 20 percent of linear frontage along a building. Horizontal elements may include canopies, marquees, prominent eaves, projections, massing differentiation, and/or architectural features. To create features that relate to a pedestrian scale, no single horizontal projection, including canopies and marquees, shall be continuous for more than 30 feet, in order to create a pedestrian scale and rhythm.</p>	Yes	See sheet 1 & 2/A0.1.8b, Proposed ground floor horizontal element to be achieved through the use of intermittent transom elements and modulating bay projections dropped below podium slab.
S6.8.6	<p>Ground Floor Commercial-Office Frontage. The interior area within four feet from the surface of the window glass between a height of four and eight feet above sidewalk level shall be at least 75 percent open to perpendicular view. See Figure 6.8.3 for an illustration of the required visibility zone. No partitions above three feet shall be located within four feet of the window. See also G2.2.1 for guidelines on uses.</p>	Yes	See sheets A3.0.4 and A3.0.5, ground floor commercial space to be transparent. No internal partitions within 4' from the window proposed.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.8.7	Ground Floor Entries. To create engagement and foot traffic between the ground floor of the buildings and the street, each building frontage as indicated in Figure 6.8.5 shall provide at least one entry for each façade less than 250 feet in length, two entries for each façade 250–450 feet in length, and three entries for each façade greater than 450 feet in length, along a public ROW and waterfront open spaces, including Slipway Commons. As service streets, 21st Street, Michigan Street, and Louisiana Street north of 21st Street are excluded from the above minimum entries requirements, except for C1 along 21st Street. While Figure 6.8.5 illustrates minimum number of entries required, building frontages are encouraged to provide additional entries. Each retail use shall be required to provide a minimum of one entry along a street or open space. The primary entry for each building shall be from a public street. Primary entries for residential buildings are not permitted to be located on park facing frontages. The primary building entry shall be the most prominent feature on the ground floor. See Figure 6.8.6. Qualifying entries shall include building access or access to ground floor commercial, residential or retail spaces. Parking entries, storage, exit stairs, and building service	Yes	See sheet A2.1.1 for all building entries at ground floor. Main tenant entry to occur at through passage along Maryland Street. All retail to have direct access to adjacent street. Access along 22nd street to be via townhouse entries.
S6.8.8	Ground Floor Storefronts. For new construction, temporary frontages in the form of murals or other artwork, are allowed as placeholders during construction to allow for tenants to customize the design of the ground floor façades and entries. Restrictions should be added for the allowable timeframe before compliance is met.	Later Phase	
G.6.8.1	Ground Floor Storefronts. Storefront façades are encouraged to open up to the pedestrian public realm through the use of large movable openings such as pivot, sliding, or roll-up windows and doors. Ground floor commercial frontages are encouraged to make visible social or common uses listed in G2.2.1.	No	
G.6.8.2	Entry Design. The entry design should incorporate two or more of the following elements: oChange in wall/window plane in relation to the primary building façade oUse of accentuating light and color oA projecting element above oA change in material or detailing oRecessed doors or cased openings	Yes	See sheets A2.1.1. A3.0.4, and A3.0.5. Projected elements above in the form of bays and lighting shall be used to contribute to the necessary elements of an entry design.
G.6.8.3	Commercial Lobbies and Entryways. Primary commercial entryways and lobbies should be visually active through both programming and materials. Active shared uses or public art should have a high degree of transparency to the exterior. The entry should maximize natural light and be clearly visible from the street and include signage.	Not Applicable	
G.6.8.4	Ground Floor Setbacks Along Irish Hill Passage. Residential stoops or building projections for PKS and HDY3 facing the Mid-Block Passage are encouraged to be accommodated in ground floor setbacks in order to avoid encroaching into the Mid-Block Passage.	Not Applicable	
S6.9.1	No Replication of Historic Buildings. New construction shall not replicate or mimic historic buildings. False historicism is not permitted.	Yes	See sheets A3.0.4-A3.0.7, project not to replicate historic buildings.
S6.9.2	Building Variety. To maintain the historic architectural variety that has existed at Pier 70, all new individual buildings within the Project shall vary from their adjacent building in at least two of the following ways: building massing, materials, glazing pattern and proportion, integral color (paint color differences do not qualify), architectural detail, articulation, or roofline modulation. Buildings with Mid-Block Passage connectors are considered one building.	Not Applicable	
S6.9.3	Façade Articulation. Material selection and application shall reflect but not replicate the scale, pattern and rhythm of adjacent contributing resources’ exterior materials. Material selection shall not establish a false sense of historic development. See Table 6.18.6 for more detail on preferred materials and G.6.9.1 for more information on historic rhythms and patterns.	Yes	See sheets A3.0.4-A3.0.7 for proposed project materials.
S6.9.4	Façade Rhythm. All new construction buildings with façade lengths greater than 200 feet along a side shall use vertical façade articulation at maximum 30-foot intervals on center to create a finer grain façade. Articulation may be achieved through expressed bay structure, fenestration, articulation, or material differentiation. The vertical rhythm shall be perceptible from the street.	Yes	See sheets A3.0.4-A3.0.7, project to achieve Façade rhythm through the use of bays, massing changes and materials moves.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.9.5	Façade Depth. A selection of architectural details, such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, shading devices, and window reveals shall be used to create shadows and texture across the building façade with a minimum depth of six inches.	Yes	See sheets A3.0.4-A3.0.7, project to achieve Façade depth through the use of bays, massing changes and materials moves. In addition, at brick facades windows to be recessed.
S6.9.6	Blank Walls. Blank building walls greater than 50 feet in length without fenestration or architectural articulation fronting public parks and along 22nd Street, Maryland Street, and 20th Street shall be prohibited. Ground floor and upper floor blank walls shall be articulated and/or incorporate artistic treatments.	Yes	See sheets A0.1.7b, and A3.0.4-A3.0.7, no blank walls greater than 50' are proposed for the project.
G.6.9.1	Historic Rhythms and Patterns. New construction buildings should incorporate, through contemporary interpretation, one or more of the following features drawn from Pier 70's historic character: oHorizontal Banding; oShifted Patterns/Glazing; oArticulated Rooflines; oRepetitive Patterns (e.g. Building 12 roofline; or Building 113 windows); oGridded Windows; and oWeathered Materials.	Yes	See sheets A3.0.4-A3.0.7, project proposes the following features: Shifting patterns, articulated rooflines, repetitive patterns, horizontal banding.
G.6.9.2	Material and Color Palette. Material and color palette are encouraged to draw from the site's historic texture and utilize the recommended material palette provided (Figure 6.9.5). Materials that are intended to patina or weather are encouraged.	Yes	Project proposes the use of recommended materials including Brick and Articulated Metal.
CHAPTER 6 BUILDINGS (Contd)			
S6.10.1	Ground Floor Non-Occupiable Projections. Non-occupiable building elements such as cornices, architectural fins, louvers, rain screens, brise soleil, and decorative elements may extend up to one foot into the ROW, provided a minimum clearance of 7.5 feet is provided from sidewalk grade, and compliance with San Francisco Building Code is met. Additionally, non-occupiable ground floor horizontal elements such as marquees, awnings, and canopies may extend up to two feet from the curb edge, provided a minimum clearance of ten feet is provided from sidewalk grade. See Section 7.7 for projected building signage requirements.	Yes	See sheets A3.0.4-A3.0.7 , no non-occupiable projections proposed within 10' of grade at ROW.
S6.10.2	Upper Level Non-Occupiable Projections. Horizontal elements above the ground floor, such as cornices and other decorative elements shall follow Planning Code, with a maximum projection of three feet and maximum height of 2.5 feet. Vertical elements, such as louvers, architectural fins, and brise soleils may extend up to two feet beyond the property line.	Yes	See sheets A0.1.7b, per Planning Sec. 136, project to incorporate a cornice feature at 22nd Street and Midblock Passage elevations, cornice projection not to exceed 12" beyond bay window.
S6.10.3	Occupiable Projections. Occupiable projections are permitted in compliance with Planning Code. To relate to the industrial character of the site and contemporary construction, aggregated occupiable projections shall additionally be permitted, as shown in Figure 6.10.3. Area of aggregated projections shall not exceed that which would be permitted under the existing bay window and occupiable projection standard in Planning Code. Aggregated occupiable projections shall be further limited to a maximum of 60 percent of the length of the building façade, a maximum of 33 percent of the overall building façade area and a maximum extension beyond the property line of four feet subject to compliance with Building Code requirements for projections. Multiple distributed projections or a single aggregate projection shall both be permitted. Bay windows may be square, angled, curved, or wrap around a building as a corner treatment.	Yes	See sheet A0.1.7b, per D4D S6.10.3, project to utilize aggregated occupiable projections as shown in Figure 6.10.3. No single bay to exceed 33% overall façade area, or 60% of façade length and shall not exceed 4' over property line.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.11.1	Mechanical Screening. For all new construction, rooftop equipment shall step-back at a minimum ratio of 1.2 feet in a horizontal dimension, from the exterior building wall facing a public ROW, for every foot above the maximum height limit of the building, and shall be screened with architectural or landscaped materials harmonious with the building’s material, color, and scale. The screen shall be at least equal in height to the mechanical elements that it screens. See Figure 6.11.1.	Yes	See sheets A2.1.8 and A3.0.4-A3.0.7, mechanical screening to comply with D4D.
S6.11.2	Roofline. Direct replication of the particular geometries of the rooflines of historic buildings 12, 21, and 113—116 is not permitted in order to avoid false historicism. For historic building locations, see Figure 6.15.1.	Yes	See sheets A3.0.4-A3.0.7, project roofline not to replicate adjacent historic building 12.
S6.11.3	Better Roof Requirements. Roof design for new buildings shall comply with Better Roof Requirements in San Francisco Environment Code.	Yes	See sheets A2.1.7 & A2.1.8, project to comply with Better Roof Requirements.
S6.11.4	Rooftop Structures. Rooftop amenities shall be oriented toward common use, though non-rooftop open spaces such as terraces, balconies, and patios may be dedicated to a single unit. Rooftop structures shall be limited to common access elements or furnishings, such as shared stairs or elevators, sustainable elements, and building infrastructure. Private rooftop structures such as separate access stairs or penthouses, for use by individual units, are not permitted.	Yes	See sheets A2.1.7 & A2.1.8, no private rooftop structures proposed.
G.6.11.1	Rooftop Sustainability Strategies. Roofs are encouraged to provide usable open space and/or sustainable design strategies to reduce carbon emissions and mitigate the urban heat island effect. Specific rooftop strategies include living roofs, rainwater harvesting, or renewable energy capture (solar photovoltaic, solar water heating). Refer to Section 6.14 and the Pier 70 SUD Sustainability Plan.	Yes	See sheets A2.1.7 & A2.1.8, project proposes the use of solar water heating.
G.6.11.2	Railings. Subject to compliance with OSHA standards, railings should be set back from the façade plane to minimize visibility of railings from streets and open spaces. Parapets may be designed with appropriate heights to restrict visibility of railings beyond.	Yes	See sheets A2.1.7 & A2.1.8, project proposes the use of parapets relating to building massing, and OSHA railings that meet the maximum allowable setback.
S6.12.1	Residential Usable Open Space. On each residential parcel, new construction buildings shall provide a minimum quantity of usable open space equivalent to 40 square feet per dwelling unit. Usable open space may be in the form of common courtyards, terraces, rooftop spaces, winter gardens, private balconies, stoops, or other facilities, which would be accessible to building occupants. Common terraces and courtyards shall maintain a minimum width of 20 feet, and private balconies and stoops shall be a minimum of five feet wide, or 36 square feet in area (excluding steps), to be counted as residential open space.	Yes	See sheet A0.1.1 Building Area Summary, project to provide min. 40sf per dwelling unit, via ground floor courtyard and 7th floor roof deck amenity.
S6.12.2	Rear Yard Requirements. Lots within the Project shall not be required to comply with the rear yard requirements set in Planning Code Section 134.	Yes	Ok
S6.12.3	Dwelling Unit Exposure. All new construction units shall face onto a public or private ROW, or onto an open area, as shown in Figure 6.12.1 and defined below: oA public street, public alley, or Mid-Block Passage (public or private) at least 20 feet in width. oAn exterior courtyard or terrace at least 25 feet in width that is open to a public street, public alley, Mid-Block Passage (public or private). oA public open space that is at least 25 feet in width, including Irish Hill, a landscape feature. oAn interior courtyard at least 25 feet in width and a maximum height of 55 feet. oAn interior courtyard at least 40 feet in width without regard to height. oUndeveloped airspace over rooftops of either adjacent buildings within the SUD or a building on the same parcel where such building has been built to the maximum height limit allowed pursuant to the SUD. Historic Building 2, if rehabilitated with residential uses, shall not be required to comply with the dwelling unit exposure standards listed above.	Yes	See sheets A0.1.0 Site Plan, project to comply with unit exposure via central courtyard complying with D4D Figure 6.12.1 for a building greater than 55'.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.12.4	Residential Ground Floor Transparency. Ground floor residential lobbies and amenities shall have a minimum of 50 percent transparency in order to enliven the visual interface with the sidewalk. Ground floor units shall have a minimum of 25 percent transparency while allowing for window coverings and elements to maintain privacy for units.	Yes	See sheets A3.0.4-A3.0.7, transparency at lobbys to have a minimum of 50% while townhouses to have minimum of 25%.
G.6.12.1	Residential Entry Design. Changes in material, awnings, and stoops are encouraged to create residential ground floor rhythm. Residential stoops are permitted on park facing frontages to provide transition between the public parks and private residences. Lobby entrance areas should maximize transparency to interior common spaces or interior open spaces.	Yes	See sheet A2.1.1, ground floor townhomes to be accessed via recessed stoops.
G.6.12.2	Courtyard Bridges. Bridges connecting building circulation across internal or external courtyards are encouraged to be open air or at least 80 percent transparent.	Yes	See sheet A3.0.4, Courtyard bridge connecting East and West corridors to be metal/glass of at least 80% transparency.
CHAPTER 6 BUILDINGS (Contd)			
S6.13.1	Parking Garage Treatment. Parking garages shall comply with the applicable standards and guidelines in Sections 6.7 through 6.11. Parking garage frontages over 200 feet long and located in key façade locations (see Figure 6.18.1) shall meet the minimum requirements specified in S6.18.4.	Not Applicable	
S6.13.2	Accessory Parking Treatment. Any above ground accessory parking shall be wrapped by non-parking uses permitted by Table 2.1.1, with a minimum depth of 25 feet, for all façades facing public right-of-ways and public open spaces, subject to compliance with Fire Code and emergency access. All frontages of C1 and C2, if built as public parking garages, and the southern frontages of parcels F/G, H1, and H2 shall be exempt from this requirement. See Section 2.2 for ground floor use requirements for C1. Parking basements shall be permitted to be exposed due to grading conditions. Such basement frontages that are exposed shall be architecturally consistent with, or complementary to, the overall façade design or adjacent public realm design. Architectural treatment may include screening, vegetation, or integration with topographic grade changes.	Yes	See sheet A2.1.0, project accessory parking proposed to be located below grade. See sheet A3.2.1 for height of exposed portion of garage.
G.6.13.1	Garage Screens and Façades. Garage entries shall be screened and designed in a manner harmonious with the building’s overall composition and materiality.	Yes	See sheet A3.0.4, Garage Screen to be located off of buildings primary facades and have massing/cladding complementary to the building.
S6.15.1	Locations and Views. Key locations shall respond to related resource(s) and key views shall preserve sightlines and visual corridors to cultural resources, as shown in Figure 6.15.1.	Not Applicable	
S6.15.2	Setback and Massing Standards for Building A. Massing shall setback at the north-west corner of Building A and shall meet the following requirements: oSetback shall be at the height of Building 113 (60 feet); oAt minimum, the setback shall span at least 50 percent of length of the west façade of Building A; oThe setback shall be a minimum of 15 feet from the corner, as measured horizontally, and diagonally at a 45-degree angle from the north and west façades. oThe setback shall maintain a minimum area of 2,000 square feet per floor. See Figure 6.15.3: Illustrative Building Setback Options.	Not Applicable	
S6.15.3	Height References of Historic Buildings. In locations indicated on Table 6.15.2, façades of new construction buildings across the street from or adjacent to specified contributing resources shall distinctly reference the height of the adjacent historic building. Such height references may be within a five-foot range from the height of the adjacent historic building in order to align with floor levels of new buildings.	Not Applicable	

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.15.4	Dimensional Quality. Height reference shall have a dimensional quality, such as a visible projection or recess from the vertical façade plane casting a shadow line, using one of the following strategies: oDistinct fenestration line; oMassing setback (see Table 6.18.3); oVolumetric shift (see Table 6.18.4); or oFaçade material or color change paired with dimensional aspect (see Table 6.18.5).	Not Applicable	
S6.15.5	Related Treatment to Adjacent Resources. In locations shown in Figure 6.15.6 and indicated in Table 6.15.3, new construction shall incorporate elements that relate to the adjacent resource while keeping with contemporary construction. Related treatment may highlight the following from the adjacent resource: oReflect height datum; oBay rhythm/vertical modulation; oGlazing proportions and/or pattern; oHorizontal banding; oMaterial grain; or oAlignments with key edges, datums, or openings.	Yes	See Sheet A0.1.7b Planning/D4D Analysis and A3.0.5 West Elevation related treatment to Building 12 includes: 1) Alignment with key Edges: See façade elements between G.L. H.2 and J corresponding to south edge of bldg. 12. 2) Bay Rhythm/Vertical Modulation: Roof plane modulation reflects roof line variations on
S6.15.6	Limited Façade Materials. The following materials shall be limited on façades adjacent to cultural resources (as defined in Figure 6.15.6), and prohibited on the north and west façades of parcel A and on the north façade of parcel C1: oBamboo wood; oWood resin panels or high-density engineered wood panels; oSmooth, flat glass curtain wall; oCoarse-sand finished stucco; oHighly reflective glazing and materials. Building façades finished entirely with continuous stucco, not including fenestration, are not permitted. Stucco shall be used in combination with other permitted building materials only. Limited façade materials are permitted to be used only as tertiary or accent elements, and not the primary or secondary material of any façade.	Yes	See sheets A3.0.4-A3.0.7, for material choices and locations.
S6.15.7	Prohibited Façade Materials. The following materials are prohibited on all façades adjacent to cultural resources (as defined in Figure 6.15.6): oVinyl planks and siding; oNon-commercial and non-industrial façade materials, such as vinyl, artificial stone, and fiberglass. Additionally, the materials listed in S6.15.6 are prohibited on the north and west façades of parcel A and on the north façade of parcel C1.	Yes	See sheets A3.0.4-A3.0.7, for material choices and locations. No Prohibited façade materials proposed for Parcel E2.
G.6.15.1	Public Garages at Irish Hill. If C1 and/or C2 are built as public parking garages, the façades facing Irish Hill playground should be designed with attention to material depth, articulation, and texture as framing façades of the Irish Hill playground. Use of projections and recesses, architectural elements such as louvers, fins, brise soleil, and fenestration patterns are encouraged to create a relatable scale and avoid a monolithic garage façade. See G3.2.3 for guidelines on garage façades.	Not Applicable	
G.6.15.2	Corner Treatment at Irish Hill Passage. Building designs for HDY3 and HDY1/2 should mark the entry to the Irish Hill area through architectural strategies that emphasize the corners of the plaza. Examples include differentiated corner massing and/or articulation, in addition to corner placement of interpretive signage and public art.	Not Applicable	
G.6.15.3	Materiality. Due to their location adjacent to cultural resources, buildings on parcels D and E1 should incorporate at least one materiality strategy (as defined in S6.18.9) for a minimum of 20 percent of each building’s overall façades.	Not Applicable	

		Compliant (Y/N/NA)	
Number	Standard/Guideline	Filled by MBH	MBH Compliance Check Notes (10/9/18)
S6.16.1	Location-Related Standards. Location-related standards shall apply to the first 60 feet, measured from grade, of façades fronting Irish Hill Playground and within 300 feet of the Bay facing the water, as indicated in Figure 6.16.1. Such locations shall treat a minimum of 90 percent of the glazing in the subject area with bird-safe glazing treatment. Subject façades shall also minimize lighting. Lighting shall be shielded, no uplighting shall be used, and event searchlights shall be prohibited immediately adjacent to subject façades.	Not Applicable	
S6.16.2	Feature-Related Standards. Feature-related standards shall apply to any features listed herein that occur within the first 60 feet of a building, measured from grade: free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Such building elements shall treat 100 percent of the glazing with bird-safe glazing treatment.	Yes	See sheets A3.0.4- A3.0.7 for locations of bird safe glazing.
CHAPTER 6 BUILDINGS (Contd)			
S6.16.3	Bird-Safe Glazing Treatment. Bird-safe glazing treatment shall include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or UV patterns visible to birds. To qualify as bird-safe glazing treatment vertical elements of window patterns shall be at least 1/4-inch-wide at a maximum spacing of four inches or horizontal elements at least 1/8-inch-wide at a maximum spacing of two inches. For further details, see Standards for Bird-Safe Buildings issued by the San Francisco Planning Department.	Yes	See sheets A3.0.4- A3.0.7 for locations of bird safe glazing, bird safe glazing to meet S6.16.3 requirements.
S6.16.4	Exception for Historic Buildings. Existing features of historic buildings shall not be subject to Bird-Safe Controls specified herein. Treatment of replacement glass façades for Buildings 2, 12, and 21 shall conform to Secretary of Interior Standards for Rehabilitation of Historic Properties. If any replacement or new materials should trigger feature-related standards, bird-safe glazing treatment shall utilize methods that do not conflict with the preservation and expression of the historic structure.	Not Applicable	
S6.17.1	Connector Design. Built elements above Mid-Block Passages (connectors) shall be designed to be visually distinct from the adjoining building(s) they connect, as seen from any given street frontage, to provide visual relief in the architecture and massing. Passages must be well-lit and have clear signage and wayfinding. Built elements over passages shall incorporate design features such as accent lighting, material differentiation, and opportunities for artwork.	Not Applicable	
S6.17.2	Connectors Locations. Building connectors in required Mid-Block Passage locations are permitted only for commercial buildings. Building connectors above required Mid-Block Passages are permitted in the following locations, as shown on Figure 4.4.1: oBetween PG&E site and Maryland Street, South of 22nd Street (within parcel F/G); oBetween 22nd Street and Irish Hill Playground (within parcel HDY1/2); and oBetween Maryland and the Waterfront, South of 22nd Street (between parcels H1 and H2).	Not Applicable	
S6.17.3	Connector Dimensions. A connection between buildings can be expressed either as a distinct element inset between adjacent structures or a horizontal element that sits atop the adjacent structures, as perceived from a given street frontage. All floors of building connections above Mid-Block Passages shall comply with the dimensions described in either S6.17.4 or S6.17.5 in order to differentiate the connector from the adjacent buildings and present a well-designed, distinct architectural moment. Mid-Block Passages with connectors above must be at least 40 percent open to the sky and have a minimum 40-foot passage width.	Not Applicable	
S6.17.4	Inset Building Connector. An inset building connector bridging two buildings shall have a minimum 25-foot clearance between the ground and the connector above, measured vertically from grade to soffit directly below the face of the connector at street side of the passage. The inset shall maintain a minimum of 15-foot offset in plan from the façade perpendicular to the Mid-Block Passage for all connector floors. At the top floor, the inset shall maintain a minimum of an additional five-foot offset, so as to be out of view from the street. See Figure 6.17.1.	Not Applicable	

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.17.5	Horizontal Building Connector. A horizontal building connector shall maintain a minimum 40-foot clearance between the ground and the connector above, measured vertically from grade to soffit directly below the face of the connector at street side of the passage, and a minimum five-foot offset in plan between the horizontal connector and the base volume of the building. The elongated horizontal proportion shall apply a façade treatment that differentiates the horizontal volume from the other volumes of the building. See Figure 6.17.2.	Not Applicable	
G.6.17.1	Connector Transparency. Building connectors may not be built with blank frontages along public ROWs, and should be, at minimum, 50 percent transparent along a public ROW.	Not Applicable	
G.6.17.2	Connector Design. Connectors should be designed with attention to all surfaces, including the soffit or "façade" created overhead.	Not Applicable	
S6.18.1	Key Façades 200 – 350 Feet in Length. A key façade that is 200 to 350 feet in length (up to but not including 350 feet) shall apply a minimum amount of qualifying strategies measured by Table 6.18.2 to meet the requirement of four total credits. oPrimary Façades: A prerequisite of two massing and/or modulation credits and one materiality credit. oSecondary Façades: A prerequisite of one massing or modulation credit, and one materiality credit.	Yes	See sheet A0.1.7a for compliance diagrams.
S6.18.2	Key Façades 350 Feet or More in Length. A key façade that is 350 feet or more in length shall apply a minimum amount of qualifying strategies measured per Table 6.18.2 to meet the requirement of six total credits. oPrimary Façades: A prerequisite of two massing and/or modulation credits and one materiality credit. oSecondary Façades: A prerequisite of one massing or modulation credit, and one materiality credit.	Not Applicable	
S6.18.3	Long Façades at Southern Parcels. If F/G and H1/H2 are designed with a lot-line condition, the southern façades shall not be required to comply with project-wide massing and architecture controls (Sections 6.7–6.14) or long façade requirements (Section 6.18). Southern façades of parcels F/G and H1/H2 shall comply with long façade requirements (Section 6.18) contingent on the provision of a mutual 15-foot setback or public ROW provided at the southern site boundary, per S6.7.4. If F/G is built as a single building, with no Mid-Block Passage within the parcel (per S4.4.4), the primary long façade of F/G shall be required to meet the following prerequisites: one massing prerequisite, one massing or modulation prerequisite, and one materiality prerequisite, and the secondary long façade of F/G shall be required to meet the following prerequisites: one massing prerequisite, and one materiality prerequisite.	Not Applicable	
S6.18.4	Parking Garages 200 Feet or More in Length. Parking garage façades over 200 feet long and located in key façade locations shall meet a minimum of four total massing, modulation, and/or materiality credits with no prerequisites.	Not Applicable	
S6.18.5	Calculating credits. Each qualifying strategy shall be equivalent to one credit. Any qualifying massing or modulation strategy above the prerequisite amount will be counted as two credits. Maximum credits allotted to each strategy in Table 6.18.1 do not account for the double-counting described above. For example, if a secondary façade earns 2 qualifying “Multiple Façade Systems” credits, the first credit would count toward the pre-requisite, and the second credit could count as two credits for a total of three credits.	Yes	See sheet A0.1.7a for compliance diagrams.
S6.18.6	Façade Design Submittal. Each long façade and waterfront façade shall be required to submit a completed architectural requirements checklist along with relevant documentation to the Planning Department prior to building approvals. See Table 6.18.1 for the requirements checklist and Appendix B for sample completed checklists and required documentation.	Yes	See sheet A0.1.7a for compliance diagrams.
S6.18.7	Massing: Qualifying Strategies. To qualify for a massing credit, a façade shall comply with the minimum dimensions outlined in Table 6.18.3.	Yes	See sheet A0.1.7a for compliance diagrams.

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.18.8	<p>Modulation: Qualifying Strategies. To qualify for a modulation credit, a façade shall comply with minimum dimensions outlined in Table 6.18.4, with the following additional considerations. Some strategies are limited to a maximum number of credits as noted.</p> <p>Multiple Façade Systems: For façades with two façade systems, no single façade system shall apply to less than 20 percent of the façade to qualify. For façades with three or more façade systems, at least two façade systems must be a minimum of 20 percent of the façade to qualify. Portions of the façade that do not meet the minimum 20 percent, such as narrow breaks or recesses may not contribute to this strategy. To qualify for this strategy, each façade system must vary from the other through a change in plane with a minimum of nine inches in depth, and 10 feet in length.</p>	Yes	See sheet A0.1.7a for compliance diagrams.
CHAPTER 6 BUILDINGS (Contd)			
S6.18.9	<p>Materiality: Qualifying Strategies. To qualify for a materiality credit, a façade shall comply with minimum dimensions outlined in Table 6.18.5. Some strategies are limited to a maximum number of credits as noted.</p> <p>Strategies are permitted to fulfill multiple qualifying material strategies in one feature or element. For example, a shading system that utilizes a preferred material can fulfill two qualifying material strategies through shading and preferred materials.</p>	Yes	See sheet A0.1.7a for compliance diagrams.
G.6.18.1	<p>Materiality: Scale. Panelized systems should be scaled to relate to the human scale, and expanses of large panels should be avoided in favor of a finer grain of panels with articulated seams and reveals.</p>	Yes	See sheet A3.0.3 for material palette, materials to have human scale grain.
G.6.18.2	<p>Material Treatment. If treated glass, composites or plastics are used, a minimum of 20 percent of the surface behind the treated material should be revealed through perforation or other methods.</p>	Not Applicable	
S6.18.10	<p>Creative Design Strategy. To qualify for a creative design credit, a façade shall demonstrate outstanding attention to assembly, craft, articulation, depth, or permeability of the façade that creates visual interest or increases pedestrian engagement through one of the following methods:</p> <ul style="list-style-type: none">oEmploy a strategy not identified in S6.18.7, S6.18.8, and S6.18.9.oDemonstrate exemplary performance in any of the identified qualifying strategies. <p>Creative design shall be limited to a maximum of one credit per façade.</p>	Not Applicable	
S6.19.1	<p>All Waterfront Façades: Modulation and Materiality. Waterfront façades of parcels B, H2, E3, and E4 shall apply the following minimum modulation and/or materiality strategies in addition to the parcel specific additional requirements identified in S6.19.2–S6.19.4:</p> <ul style="list-style-type: none">oThe waterfront façade of buildings on parcels B, H2, and E3, shall apply at minimum two modulation or materiality strategies in any combination.oThe waterfront façade of a building on parcel E4 shall apply at minimum two materiality strategies. <p>Metrics for qualifying strategies are described in Section 6.18. Additional information on material selection can be found in Section 6.9.</p>	Not Applicable	
S6.19.2	<p>Waterfront Requirements for Parcels B and H2. Notwithstanding Section 6.7, the waterfront façades of buildings on parcels B and H2 shall require a ground floor setback or an upper level setback that spans in aggregate a minimum of 33 percent of the linear frontage along the waterfront.</p> <p>Ground floor setbacks shall extend at least 20 feet in height and recess for a minimum depth of 10 feet to increase visual depth, and promote public use and permeability on the ground floor. An active public-serving use or entrance, such as a gallery or restaurant, shall accompany the setback. See selected examples shown in Figure 6.19.5–Figure 6.19.7.</p> <p>Upper level setbacks shall begin no higher than 70 feet and recess for a minimum depth of 15 feet to reduce the apparent bulk of the building on the waterfront. Measurements for upper level setbacks should follow Section 6.18. Parapets and railings are permitted and are exempt from height measurement. See Figure 6.19.4 for the required setback area, based on sightlines from the waterfront park at a distance of 50 feet from the building frontage. Figure 6.19.8 and Figure 6.19.9 provide examples.</p>	Not Applicable	

		Compliant (Y/N/NA) Filled by MBH	MBH Compliance Check Notes (10/9/18)
Number	Standard/Guideline		
S6.19.3	Waterfront Requirements for Parcel E3. The waterfront façade of parcel E3 shall require an external courtyard or upper level setback beginning at a maximum height of 20 feet, as shown in Figure 6.19.10. External courtyards shall span in aggregate for a minimum of 33 percent of the area of the projected building façade and recess a minimum of ten feet in depth in order to divide the building volume as viewed from the waterfront park. Setbacks and courtyards are encouraged to be located in a manner that maximizes sunlight to the Slipway Commons or the waterfront park.	Not Applicable	
S6.19.4	Waterfront Requirements for Parcel E4. The ground floor height shall be a minimum of 20 feet. Refer to Section 2.2 Ground Floor Uses for more detail on priority retail frontage requirements for parcel E4. See Figure 6.19.11.	Not Applicable	
G.6.19.1	Permeability at E4. At minimum, 25 percent of the ground floor linear frontages of E4 facing the waterfront (east façade) and Slipway park (south façade) are encouraged to open to the exterior through use of sliding doors, roll-up doors and other similar architectural features.	Not Applicable	
CHAPTER 7 LIGHTING, SIGNAGE, ART			
S7.4.1	Energy Consumption. Smart lighting technology shall be incorporated, such as those with automated controls that adjust based on occupancy or daylight availability, or use motion sensors. High-efficiency technology such as LED lighting with advanced controls, shall be utilized to minimize energy consumption.	Yes	Smart lighting technology shall be incorporated into the project meeting S7.4.1.
S7.4.2	Prohibited Lighting. Building lighting that blinks or flashes shall not be permitted.	Yes	No lighting proposed that blinks or flashes.
S7.4.3	Building Entrances and Ground Level. Lighting at building entrances and ground level shall be provided for security.	Yes	See sheet A3.0.4-A3.0.7, building entrances at ground level shall be lit to provide security.
G.7.4.1	Accent Lighting. Accent lighting at focal points, art installations, building façades, and historic assets is encouraged. Accent lighting should incorporate opportunities for art and technology.	Yes	Project to incorporate accent lighting. See lighting drawings.
G.7.4.2	Energy Efficiency. Accent lighting is encouraged to be energy efficient.	Yes	Project to incorporate energy efficient accent lighting. See lighting drawings.
G.7.4.3	Glare Reduction. Lighting should not illuminate or produce glare on adjacent properties.	Yes	Project to incorporate lighting that does not produce glare on adjacent properties. See lighting drawings.
G.7.4.4	Building 15 Structural Frame. Building 15 lighting should be subtle and used to display key features.	Not Applicable	



PIER 70-E2 PLANNING RESUBMITTAL

25 JANUARY 2019

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EXISTING CONTEXT SITE PHOTO



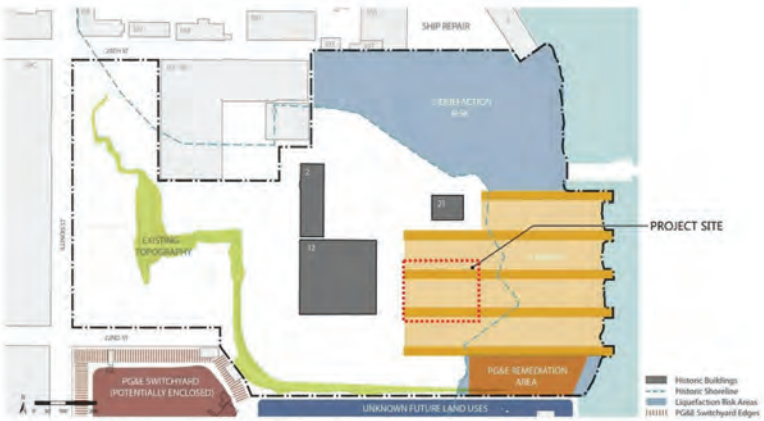
PROPOSED CONTEXT SITE PHOTO



EXISTING SITE LOCATION + CONTEXT



EXISTING SITE CONDITIONS



MAXIMUM BUILDING HEIGHT



PROPOSED DEVELOPMENT PLAN



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Brookfield
Properties

NOT FOR
CONSTRUCTION

BUILDING E2

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No.	Date	Issue
9	OCT 18	PLANNING SUBMITTAL
30	NOV 18	PLANNING SUBMITTAL
25	JAN 19	PLANNING RESUBMITTAL

Project MBH: 52512 KAP: 1707
Scale
Drawing Title GENERAL INFORMATION 2

Drawing No.
A0.0.3

FAÇADE LENGTH AND LOCATION TYPE						
	MAX. CREDITS	200 TO 350 FEET	350+ FEET	GARAGE		
		PRIMARY	SECONDARY	PRIMARY	SECONDARY	
QUALIFYING CREDITS: MASSING AND MODULATION (1 credit each, worth 2 credits for every additional beyond prerequisite amount)						
Prerequisite minimum combination of massing OR modulation strategies						
MASSING						
Setbacks	2					
Building Over Mid-Block Passages	Unlimited					
External Courtyards	Unlimited					
MODULATION						
Multiple Façade Systems	2					
Volumetric Façade Articulation	Unlimited		2 (3)			
Roofline Modulation	1					
QUALIFYING CREDITS: MATERIALITY (1 credit each, 1 credit for every additional beyond prerequisite amount)						
Prerequisite minimum materiality strategy						
Preferred Materials	2		1			
Material Treatment	Unlimited					
Façade Depth	Unlimited					
Shading	Unlimited					
QUALIFYING CREDITS: CREATIVE DESIGN (1 CREDIT)						
	1					
TOTAL CREDITS REQUIRED						
TOTAL CREDITS PROVIDED						
Does this project meet minimum requirements? (Y/N)						

Note: Checklist should be adapted to reflect prerequisites for parcel F/G per S6.18.3 (if applicable) and for waterfront façades per Section 6.19.

MARYLAND STREET WEST ELEVATION | 3

FAÇADE LENGTH AND LOCATION TYPE						
	MAX. CREDITS	200 TO 350 FEET	350+ FEET	GARAGE		
		PRIMARY	SECONDARY	PRIMARY	SECONDARY	
QUALIFYING CREDITS: MASSING AND MODULATION (1 credit each, worth 2 credits for every additional beyond prerequisite amount)						
Prerequisite minimum combination of massing OR modulation strategies						
MASSING						
Setbacks	2					
Building Over Mid-Block Passages	Unlimited					
External Courtyards	Unlimited	1				
MODULATION						
Multiple Façade Systems	2					
Volumetric Façade Articulation	Unlimited	2 (3)				
Roofline Modulation	1					
QUALIFYING CREDITS: MATERIALITY (1 credit each, 1 credit for every additional beyond prerequisite amount)						
Prerequisite minimum materiality strategy						
Preferred Materials	2	1				
Material Treatment	Unlimited					
Façade Depth	Unlimited					
Shading	Unlimited					
QUALIFYING CREDITS: CREATIVE DESIGN (1 CREDIT)						
	1					
TOTAL CREDITS REQUIRED						
TOTAL CREDITS PROVIDED						
Does this project meet minimum requirements? (Y/N)						

Note: Checklist should be adapted to reflect prerequisites for parcel F/G per S6.18.3 (if applicable) and for waterfront façades per Section 6.19.

SLIPWAYS COMMONS NORTH ELEVATION | 2

FAÇADE LENGTH AND LOCATION TYPE						
	MAX. CREDITS	200 TO 350 FEET	350+ FEET	GARAGE		
		PRIMARY	SECONDARY	PRIMARY	SECONDARY	
QUALIFYING CREDITS: MASSING AND MODULATION (1 credit each, worth 2 credits for every additional beyond prerequisite amount)						
Prerequisite minimum combination of massing OR modulation strategies						
MASSING						
Setbacks	2					
Building Over Mid-Block Passages	Unlimited					
External Courtyards	Unlimited	1				
MODULATION						
Multiple Façade Systems	2					
Volumetric Façade Articulation	Unlimited	1				
Roofline Modulation	1					
QUALIFYING CREDITS: MATERIALITY (1 credit each, 1 credit for every additional beyond prerequisite amount)						
Prerequisite minimum materiality strategy						
Preferred Materials	2	2				
Material Treatment	Unlimited					
Façade Depth	Unlimited					
Shading	Unlimited					
QUALIFYING CREDITS: CREATIVE DESIGN (1 CREDIT)						
	1					
TOTAL CREDITS REQUIRED						
TOTAL CREDITS PROVIDED						
Does this project meet minimum requirements? (Y/N)						

Note: Checklist should be adapted to reflect prerequisites for parcel F/G per S6.18.3 (if applicable) and for waterfront façades per Section 6.19.

22ND STREET SOUTH ELEVATION | 1

Standards

S6.18.8 MODULATION: QUALIFYING STRATEGIES. To qualify for a modulation credit, a façade shall comply with minimum dimensions outlined in Table 6.18.4, with the following additional considerations. Some strategies are limited to a maximum number of credits as noted. Multiple Façade Systems: For façades with two façade systems, no single façade system shall apply to less than 20 percent of the façade to qualify. For façades with

three or more façade systems, at least two façade systems must be a minimum of 20 percent of the façade to qualify. Portions of the façade that do not meet the minimum 20 percent, such as narrow breaks or recesses may not contribute to this strategy. To qualify for this strategy, each façade system must vary from the other through a change in plane with a minimum of nine inches in depth, and 10 feet in length.

TABLE 6.18.4: Qualifying Modulation Strategies Overview

	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX. CREDITS	RELATED STANDARDS
Multiple Façade Systems	Change in Plane: 9" D, 10' W Separation		$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	20% Area	2	-
Volumetric Façade Articulation	Min. 9" D, 15'-35" W (Corner), 10'-30' W (Plan), 1-Story H.		$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	33% Area	Unlimited	Streetswall S6.7.1, Occupiable Projections S6.10.3
Roofline Modulation	3' H.		$\frac{\text{Qualifying Numerator (Length)}}{\text{Baseline Denominator (Length)}}$	20% Length	1	-

206 Pier 70 | October 24, 2017

METHOD OF MEASUREMENT - VOLUMETRIC FAÇADE | 6
ARTICULATION

MEASUREMENT OVERVIEW

Table 6.18.2 summarizes the overarching principles and dimensional criteria for measuring qualifying strategies by each category. See Appendix B for further details on measuring qualifying numerators.

TABLE 6.18.2: Measurement Summary

	MASSING	MODULATION	MATERIALITY
Typical Depth	$X \geq 10'$	$9' \leq X < 10'$	Within façade
Occupiable		Occupiable	Non Occupiable
Calculation Method	Qualifying numerator divided by the Baseline denominator		
Unit of Measurement	Length (Linear Feet)	Area (Square Feet)	
Qualifying Numerator			
Baseline Denominator			
Glazing	Included	Included	Excluded

200 Pier 70 | August 7, 2017

METHOD OF MEASUREMENT OVERVIEW - MODULATION & | 5
VOLUMETRIC FAÇADE ARTICULATION

TABLE 6.18.5: Qualifying Materiality Strategies Overview

	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX. CREDITS	RELATED STANDARDS
Preferred Materials			$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	20% Area	2	-
Material Treatment			$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	20% Area	Unlimited	-
Façade Depth	6' Depth		$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	20% Area	Unlimited	-
Shading	6' Depth		$\frac{\text{Qualifying Numerator (Area)}}{\text{Baseline Denominator (Area)}}$	20% Area	Unlimited	-

05 | Buildings 209

METHOD OF MEASUREMENT - MATERIALITY | 4

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Project MBH: 52512 KAP: 1707

Scale

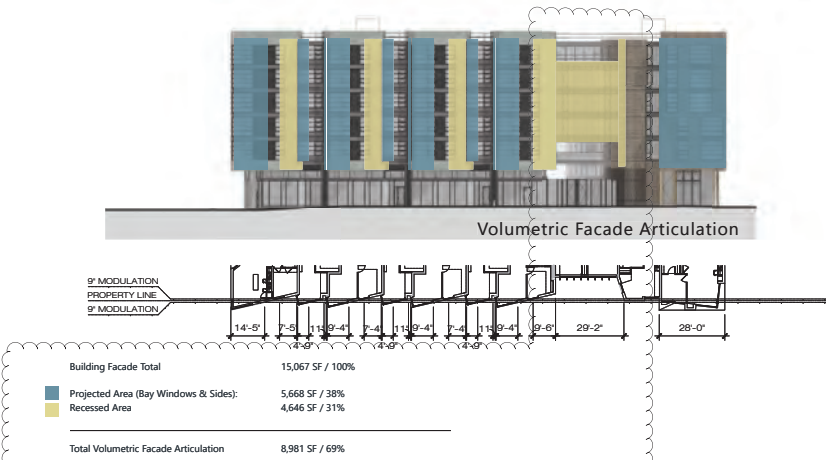
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Drawing No.

A0.1.7a

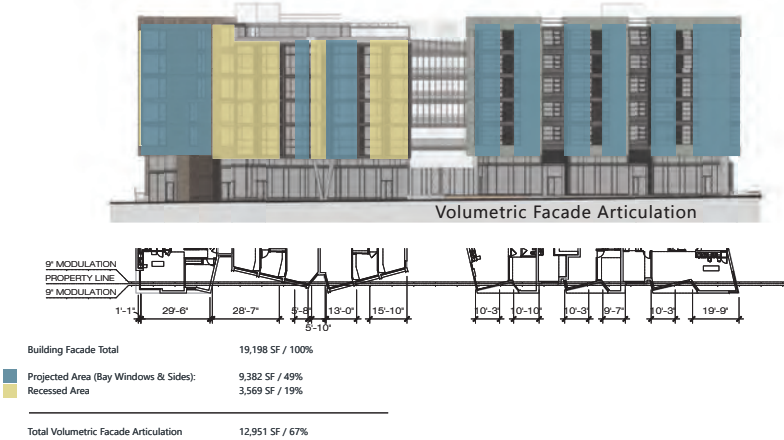
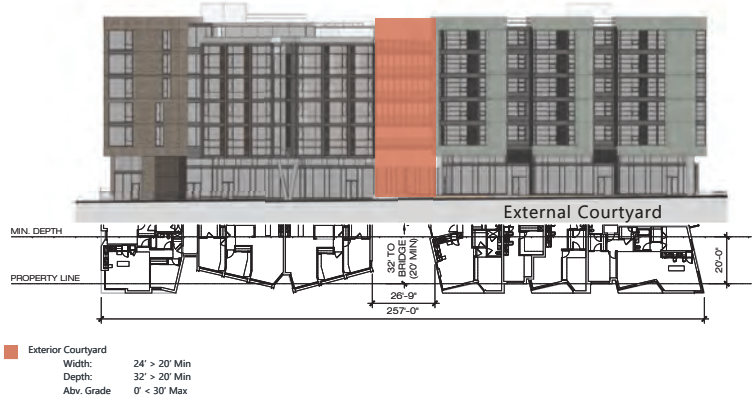
QUAIFYING STRATEGY: MASSING/MODULATION	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
Volumetric Facade Articulation	33%	Unlimited	69%	2 (3)	Non-occupable projections excluded from area calculation.
TOTAL MASSING/MODULATION STRATEGIES				2 (3)	

Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



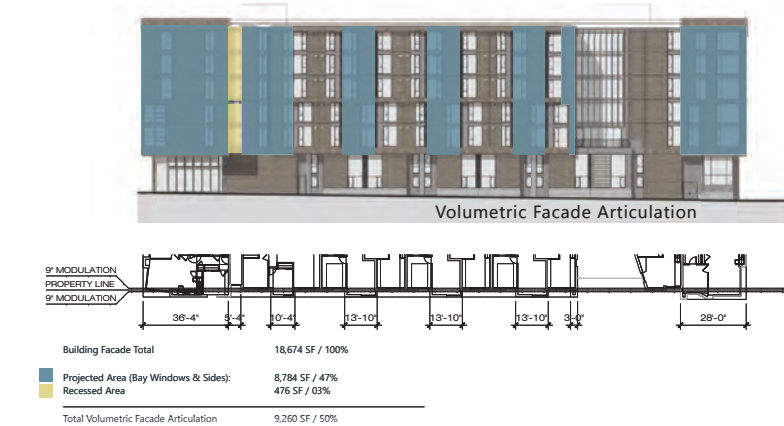
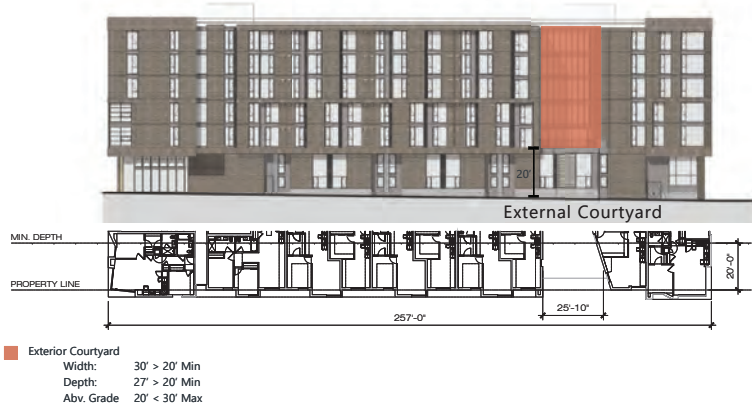
QUAIFYING STRATEGY: MASSING/MODULATION	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
External Courtyard	Min. 20' W 20' D Max. 30' abv. grade	Unlimited	24' W 32' D 0' abv. grade	1	
Volumetric Facade Articulation	33%	Unlimited	67%	2 (3)	Non-occupable projections excluded from area calculation.
TOTAL MASSING/MODULATION STRATEGIES				3 (4)	Bonus Credit, project exceeds massing prerequisite

Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



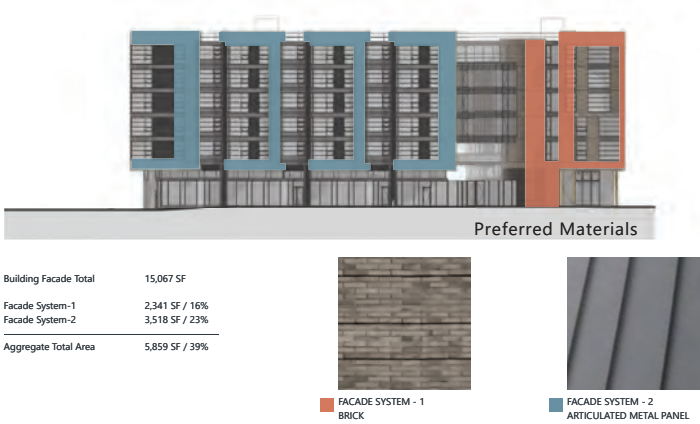
QUAIFYING STRATEGY: MASSING/MODULATION	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
External Courtyard	Min. 20' W 20' D Max. 30' abv. grade	Unlimited	30' W 27' D 20' abv. grade	1	
Volumetric Facade Articulation	33%	Unlimited	50%	1	Non-occupable projections excluded from area calculation.
TOTAL MASSING/MODULATION STRATEGIES				2	

Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



QUAIFYING STRATEGY: MATERIALITY	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
Preferred Materials	20%	2	39%	1	
TOTAL MATERIALITY STRATEGIES				1	

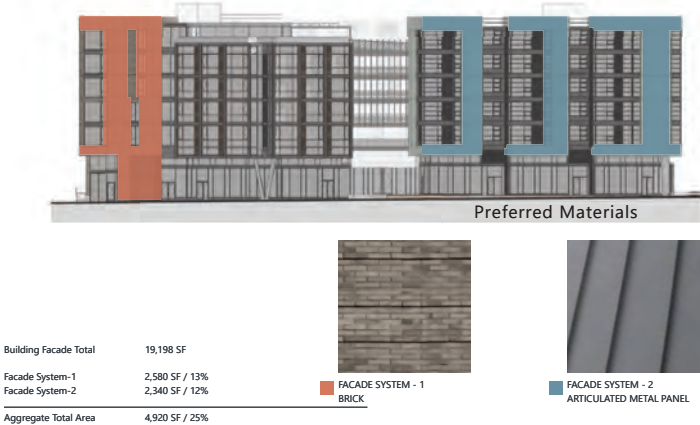
Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



MARYLAND STREET WEST ELEVATION | 3

QUAIFYING STRATEGY: MATERIALITY	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
Preferred Materials	20%	2	25%	1	
TOTAL MATERIALITY STRATEGIES				1	

Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



SLIPWAYS COMMONS NORTH ELEVATION | 2

QUAIFYING STRATEGY: MATERIALITY	% MIN AREA	MAX. CREDIT	% ACHIEVED	CREDIT ACHIEVED	NOTES
Preferred Materials	20%	2	58%	2	Bonus Credit due to total area achieved, with max credits allowed (2)
TOTAL MATERIALITY STRATEGIES				2	

Note: Note: Numbers in parentheses indicate total number of credits achieved after double counting strategies beyond the prerequisite amounts



22ND STREET SOUTH ELEVATION | 1

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Project	MBH: 52512	KAP: 1707
Scale		
Drawing Title	D4D COMPLIANCE DIAGRAMS	

Drawing No.	
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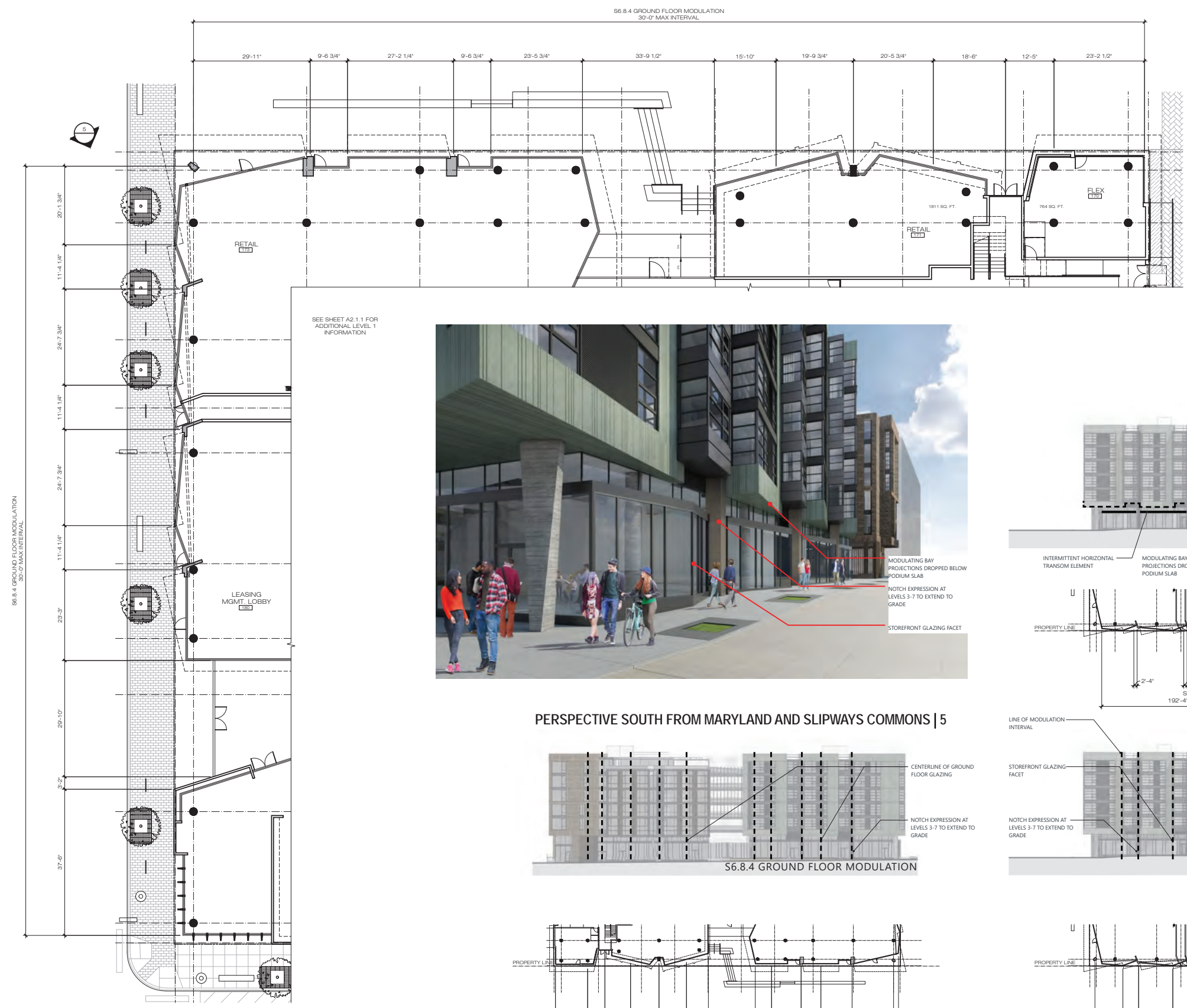
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MARYLAND AND SLIPWAYS COMMONS LEVEL 1 PLAN | 3

NORTH ELEVATION - SLIPWAYS COMMONS | 2

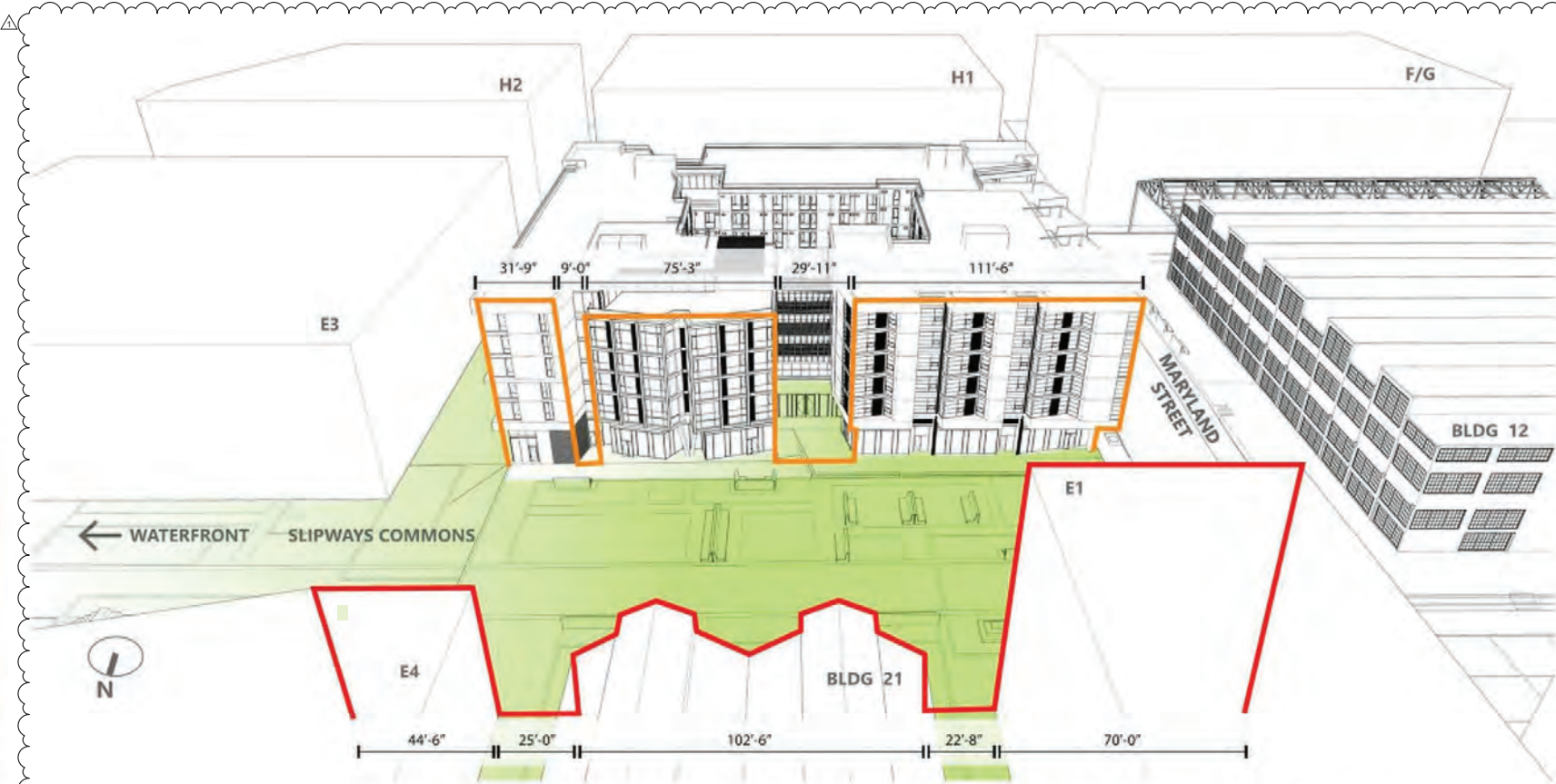
WEST ELEVATION - MARYLAND STREET | 1



BUILDING 21

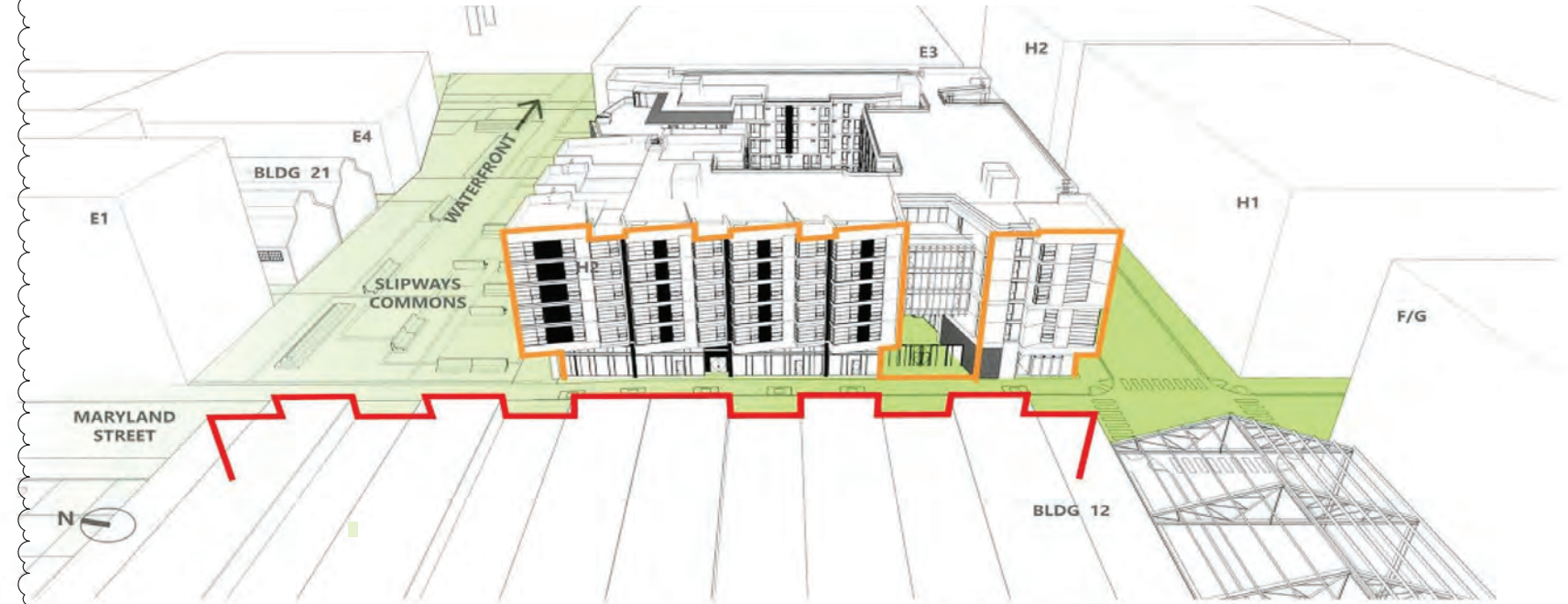


BUILDING 12



3. RELATED TREATMENT TO ADJACENT RESOURCES

AERIAL PERSPECTIVE
VIEW OF NORTH FACADE



3. RELATED TREATMENT TO ADJACENT RESOURCES

AERIAL PERSPECTIVE
VIEW OF WEST FACADE - CONCEPT DESIGN

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Drawing Title CONCEPT DESIGN
DEVELOPMENT

Drawing No.

A0.1.10

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Drawing No.

A0.1.8c



- DETAILS
- NOTES

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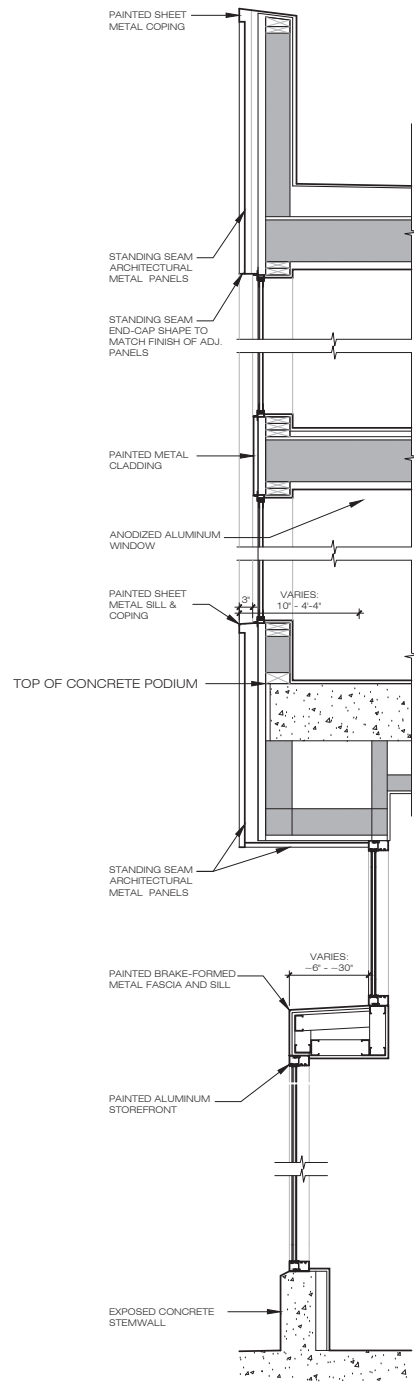
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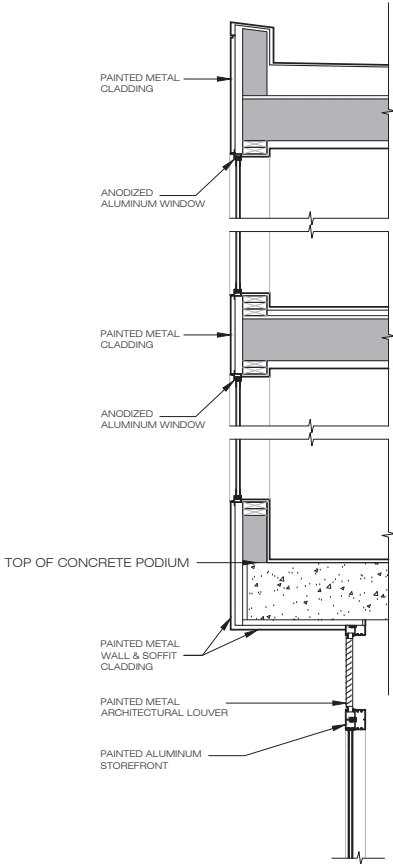
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Scale	AS NOTED	
Drawing Title	EXTERIOR FACADE WALL SECTIONS & PLAN DETAILS	

Drawing No.

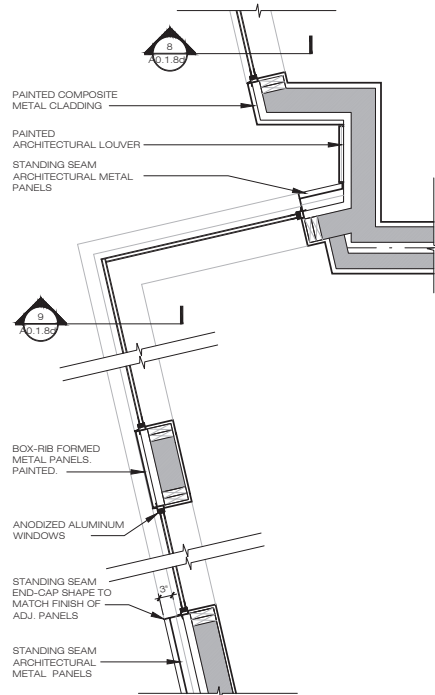
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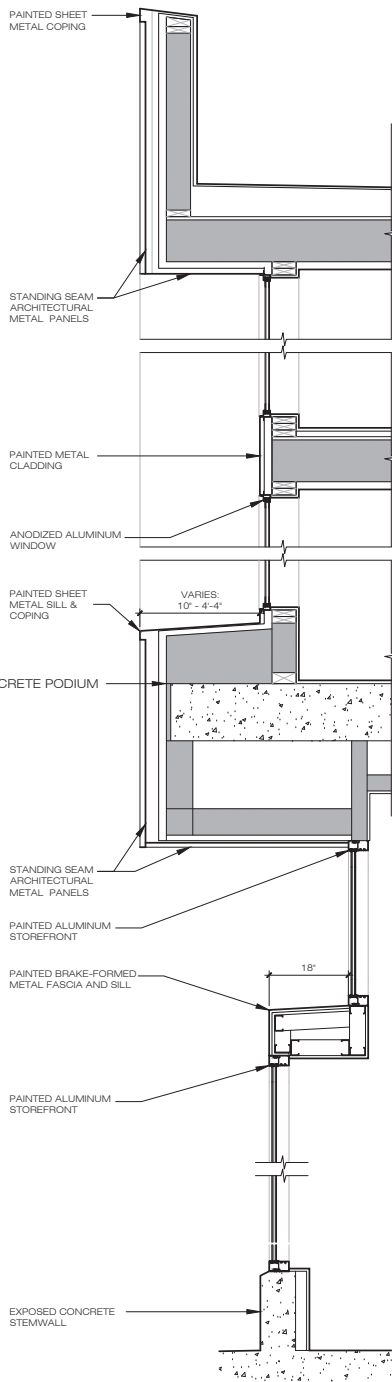
WALL SECTION @ MARYLAND ST.
3/4" = 1'-0"



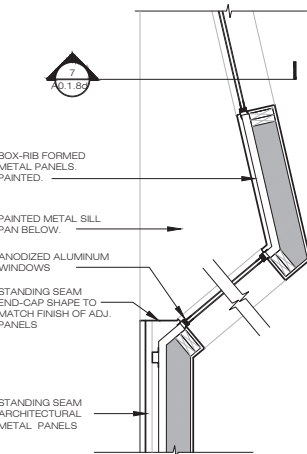
WALL SECTION @ MARYLAND ST.
3/4" = 1'-0"



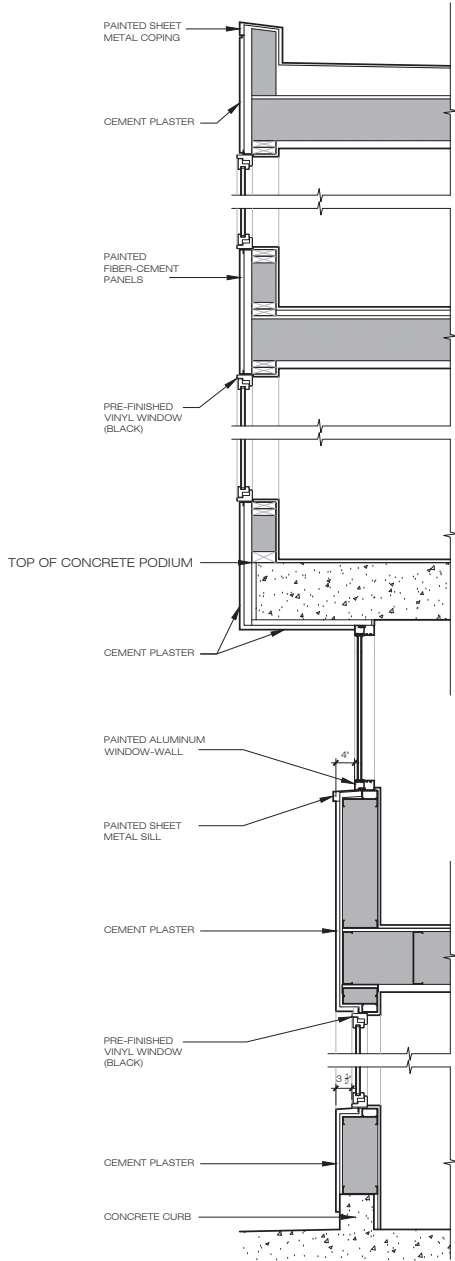
PLAN DETAIL @ MARYLAND ST.
3/4" = 1'-0"



WALL SECTION @ SLIPWAYS COMMONS
3/4" = 1'-0"



PLAN DETAIL @ SLIPWAYS COMMONS
3/4" = 1'-0"



WALL SECTION @ COURTYARD
3/4" = 1'-0"

- SEE DWG 9 / SHEET A0.1.8c FOR KEY PLAN OF SECTION CUT AND PLAN DETAIL LOCATIONS
- SEE ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF ALL EXTERIOR FINISH MATERIALS.
- SEE WALL ASSEMBLY DETAILS FOR ALL WALL RATINGS AND FRAMING THICKNESSES, U.O.N.
- ALL OFFSET WALL DIMENSIONS SHOWN ARE APPROXIMATE AND WILL BE VERIFIED WITH FINAL WATERPROOFING, CLADDING AND WINDOW SYSTEM DETAILS

NOTES

1

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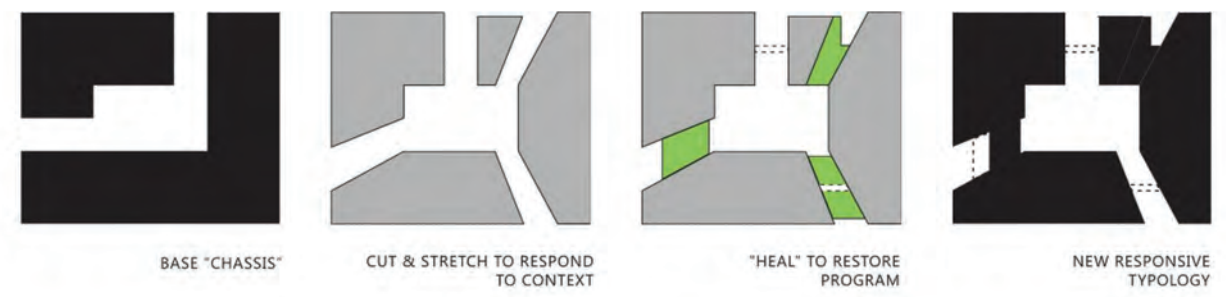
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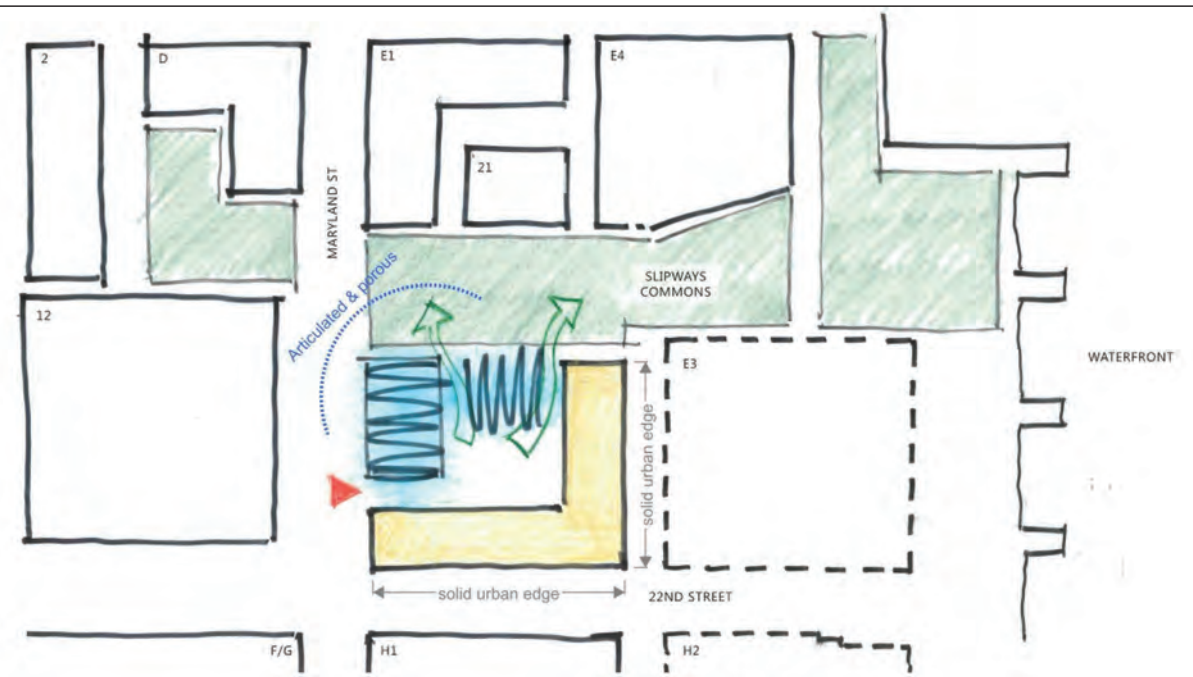
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Drawing Title CONCEPT DESIGN DEVELOPMENT

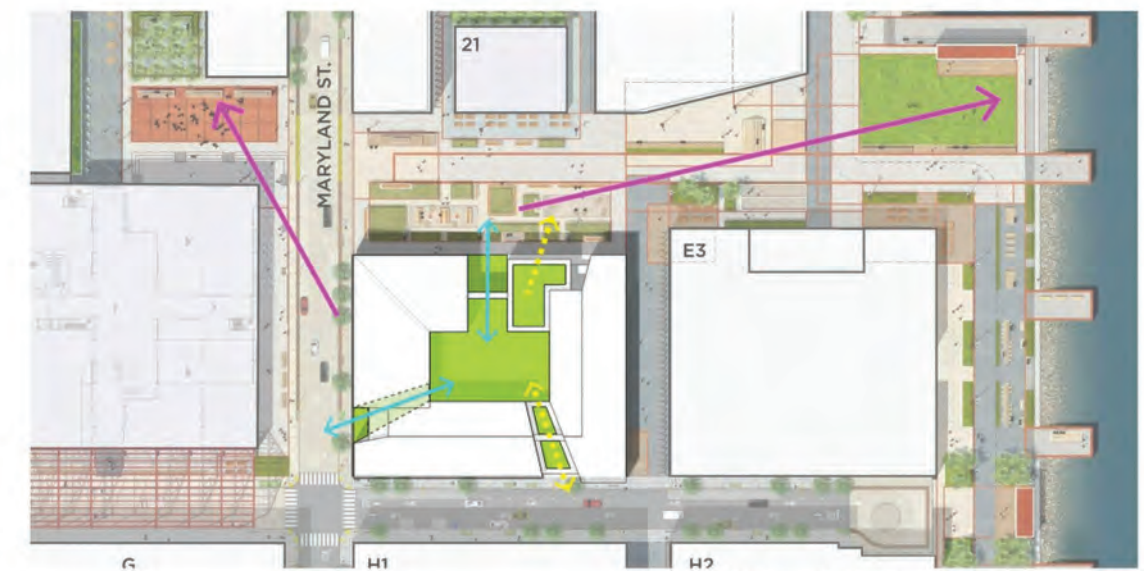
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CONCEPT DIAGRAM



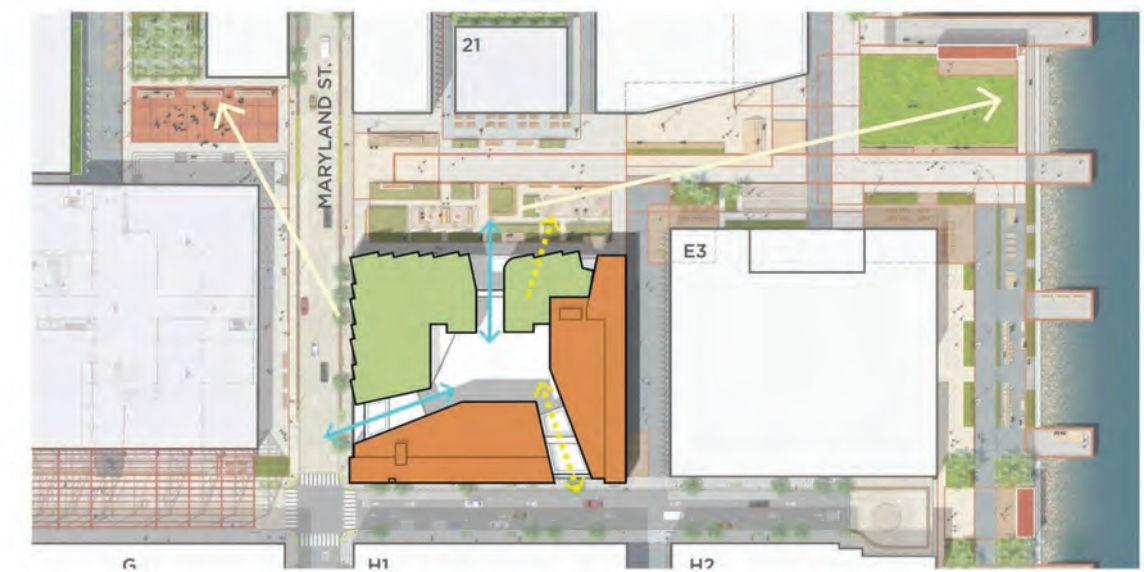
URBAN GESTURE DIAGRAM



SITE PLAN DIAGRAM - ORIGINAL CONCEPT



SITE PRECEDENT



SITE PLAN DIAGRAM - MASSING



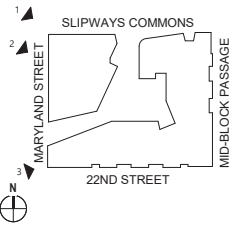
PERSPECTIVE VIEW EAST FROM 22ND STREET AND MARYLAND STREET | 3



PERSPECTIVE VIEW EAST FROM SLIPWAYS COMMONS AND MARYLAND STREET | 2



PERSPECTIVE VIEW SOUTH FROM SLIPWAYS COMMONS TO COURTYARD | 1



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Drawing Title PERSPECTIVE VIEWS

Drawing No.

A0.1.11



PERSPECTIVE VIEW WEST FROM SLIPWAYS COMMONS | 3

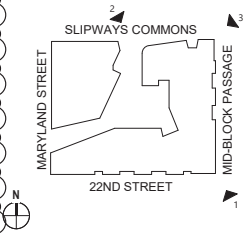


PERSPECTIVE VIEW SOUTH FROM SLIPWAYS COMMONS | 2



PERSPECTIVE VIEW WEST FROM 22ND STREET AND MID-BLOCK PASSAGE | 1

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Scale
Drawing Title PERSPECTIVE VIEWS

Drawing No.
A0.1.12



COURTYARD PERSPECTIVE VIEW NORTH TO SLIPWAYS COMMONS | 4



COURTYARD PERSPECTIVE VIEW SOUTH | 3



PASSAGE PERSPECTIVE LOOKING WEST | 2

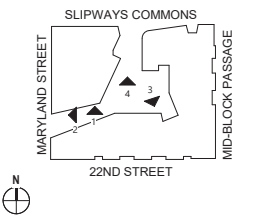


PASSAGE PERSPECTIVE LOOKING NORTH | 1

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Drawing Title COURTYARD PERSPECTIVE
VIEWS

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Scale	3/32" = 1'-0"	
Drawing Title	OVERALL BASEMENT PLAN	

Drawing No.

A2.1.0

FLOOR PLAN NOTES

- A CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- B ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- C ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
- D CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- E THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N. VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- F "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- G "SM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- H "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- J REFER TO LANDSCAPE DRAWINGS FOR PLANTING, STREET TREES, SIDE WALK SCORE PATTERNS & IRRIGATION IMPROVEMENTS & DETAILS.
- K REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

KEY NOTES

- 1 STAND PIPE
- 2 FIRE PUMP ROOM PER CBC 913 AND NFPA 20. FIRE PUMP DRIVER, CONTROLLER, WATER SUPPLY AND POWER SUPPLY SHALL BE PROTECTED AGAINST POSSIBLE INTERRUPTION IN SERVICE THROUGH DAMAGE CAUSED BY EXPLOSION, FIRE, FLOOD, EARTHQUAKE, RODENTS, INSECTS, WINDSTORM, FREEZING, VANDALISM AND OTHER ADVERSE CONDITIONS. FLOOR TO SLOPE TO FLOOR DRAIN.
- 3 BUILDING OUTLINE ABOVE
- 4 COLUMN CENTER LINE

FLOOR PLAN LEGEND

- 3-HOUR RATED FIRE WALL
- 3-HOUR RATED FIRE / SEISMIC WALL
- 2-HOUR RATED FIRE WALL
- EXTERIOR WALL: 2HR @ BEARING WALLS
1HR @ NON-BEARING WALLS
- DEMISING WALL
- CONCRETE WALL, 2-HOUR MIN., SEE STRUCT. DWGS.
- CMU WALL
- PROPERTY LINE
- ALIGN
- ALIGN FACE OF FINISH, TYPICAL
- ACCESSIBLE DIRECTIONAL STRIPING
- ROOF DRAIN/OVERFLOW

TYPICAL DOOR LOCATION U.O.N.
ACCESSIBILITY CLEARANCES TAKE PRECEDENCE IN LOCATION OF DOOR



FLOOR PLAN NOTES

- A. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- B. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- C. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
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- E. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N. VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- F. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- G. "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- H. "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- J. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, STREET TREES, SIDE WALK SCORE PATTERNS & IRRIGATION IMPROVEMENTS & DETAILS.
- K. REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

KEY NOTES

1. PROPERTY LINE
2. GARAGE DOOR
3. CLASS 2 BICYCLE PARKING
4. SIGHT TRIANGLE AND GARAGE ACCESS CONTROL
5. MID-BLOCK PASSAGE TO BE APPROPRIATELY LIT BY LIGHTING PROVIDED FROM BOTH THE BUILDING AND SITE LIGHT FIXTURES
6. METAL FENCE AND GATE
7. 24"X36" CLEAR ROOF HATCH AND LADDER
8. STAND PIPE
9. BUILDING PERIMETER ABOVE

FLOOR PLAN LEGEND

- 3-HOUR RATED FIRE WALL
- 3-HOUR RATED FIRE / SEISMIC WALL
- 2-HOUR RATED FIRE WALL
- EXTERIOR WALL: 2HR @ BEARING WALLS
1HR @ NON-BEARING WALLS
- DEMISING WALL
- CONCRETE WALL, 2-HOUR MIN., SEE STRUCT. DWGS.
- CMU WALL
- PROPERTY LINE
- ALIGN FACE OF FINISH, TYPICAL
- CBC 11B ACCESSIBLE COMPLIANCE
- ROOF DRAIN/OVERFLOW

TYPICAL DOOR LOCATION U.O.N.

- ACCESSIBILITY CLEARANCES TAKE PRECEDENCE IN LOCATION OF DOOR
- 1'-6" MIN. CLR F.O.F., TYP.

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Brookfield
Properties

NOT FOR
CONSTRUCTION

BUILDING E2

PIER 70

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No.	Date	Issue
9	OCT 18	PLANNING SUBMITTAL
30	NOV 18	PLANNING SUBMITTAL
25	JAN 19	PLANNING RESUBMITTAL

Project MBH: 52512 KAP: 1707

Scale 3/32" = 1'-0"

Drawing Title OVERALL LEVEL 1 PLAN

Drawing No.

A2.1.1

