

PPA / EEA SUBMITTAL
MARCH 23, 2016

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3333 CALIFORNIA STREET SAN FRANCISCO, CA



ARUP BAR architects

JENSEN



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COVER SHEET

CS



VICINITY MAP



AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING SOUTH-EAST



BRICK ELEMENTS AND LINEAR MODERN FACADE



EXISTING CYPRESS TREE



VIEW OF BRICK WALL ALONG CALIFORNIA



EXISTING VIEW FROM HILLTOP PARK



EXISTING GARAGE ENTRY AT MAYFAIR DR.



EXISTING AUDITORIUM SPACE

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VICINITY MAP + EXISTING SITE IMAGES



RESIDENTIAL UNITS ACROSS CALIFORNIA



HOMES WITH TREE LINED STREETS



MULTIFAMILY HOUSING ON EUCLID



ATTACHED HOUSING ON COLLINS STREET



DETACHED HOUSING ON WEST SIDE OF LAUREL ST.



COMMUNITY CENTER ON CALIFORNIA AND PRESIDIO



RETAIL AND RESTAURANT ON CALIFORNIA STREET



RETAIL FRONT WITH RESIDENTIAL ABOVE ON SACRAMENTO STREET



COMMUNITY SERVING RETAIL AT LAUREL VILLAGE

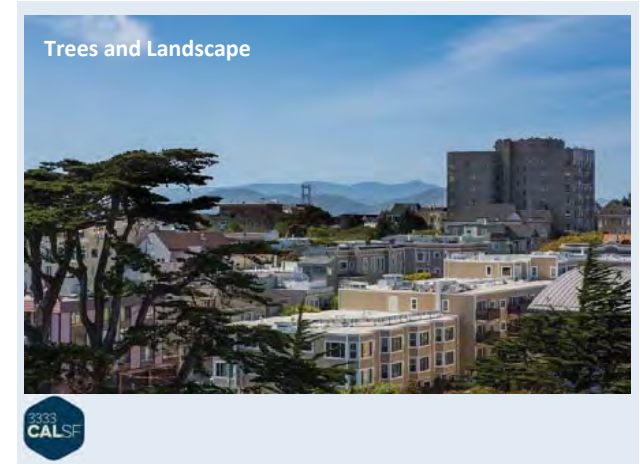
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EXISTING NEIGHBORHOOD IS TEXTURED



EXISTING NEIGHBORHOOD HAS A MIX OF USES AND BUILDING TYPES



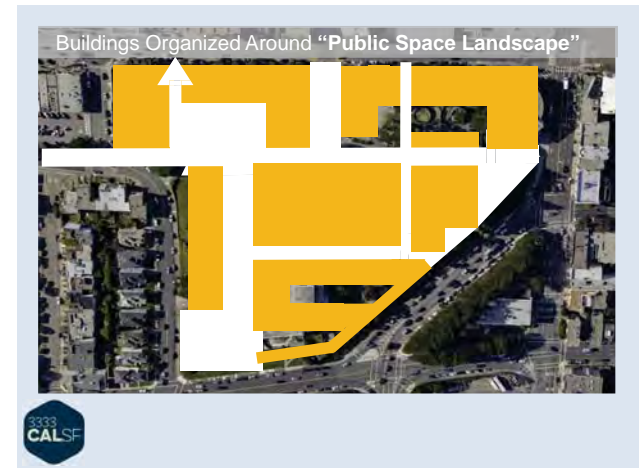
SITE IS PART OF THE LANDSCAPE: CONNECTS VISUALLY WITH VIEWS, TREES, AND LANDSCAPE.



SITE AS A HILL: 65' GRADE CHANGE
SITE AS AN ISLAND: NOT CONNECTED TO THE CITY GRID

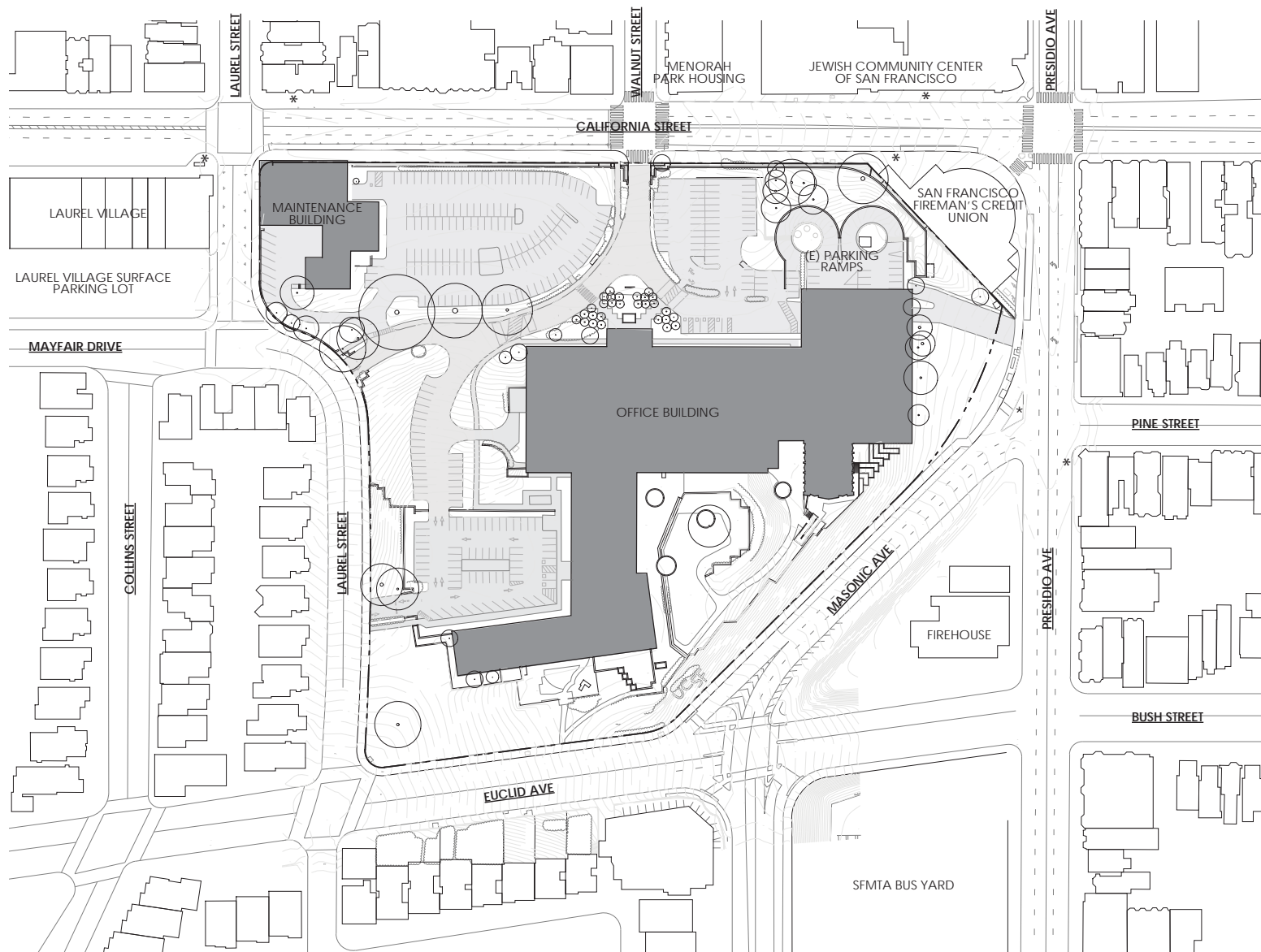


SITE BECOMES AN INTERCONNECTED PART OF THE NEIGHBORHOOD



BUILDINGS ORGANIZED AROUND PUBLIC SPACE

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SITE PLAN - EXISTING



JAMES
CORNER
FIELD
OPERATIONS

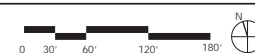


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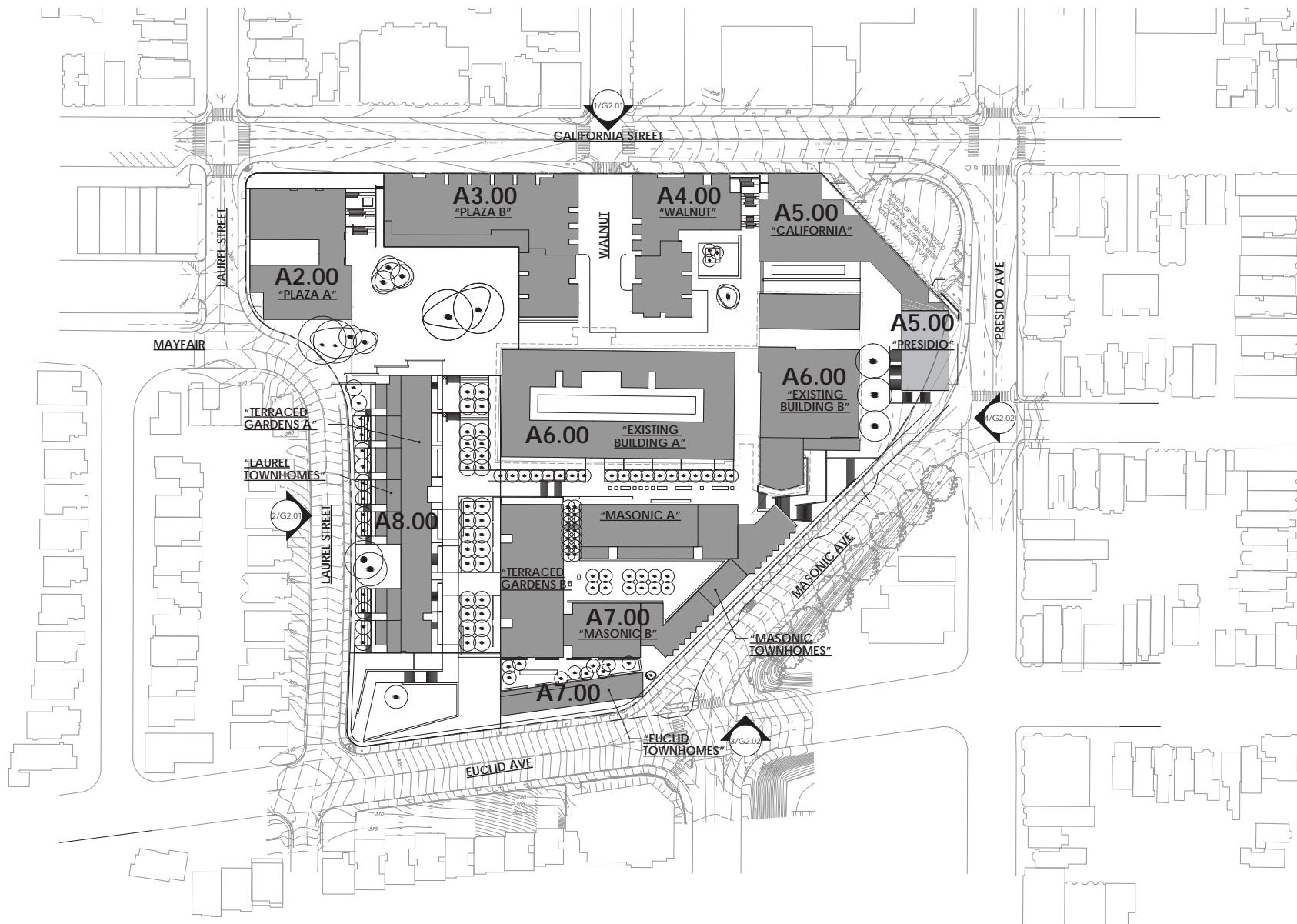
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G1.01



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KEYING SITE PLAN - PROPOSED



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CORNER
FIELD
OPERATIONS

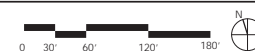


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G1.02



1. PERSPECTIVE FROM CALIFORNIA (WEST OF LAUREL) LOOKING SOUTHEAST TO CORNER OF CALIFORNIA AND LAUREL



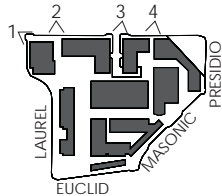
2. PERSPECTIVE FROM CALIFORNIA (BTWN LAUREL AND WALNUT) LOOKING SOUTH INTO MARKET PLAZA



3. PERSPECTIVE FROM WALNUT, LOOKING SOUTH TOWARD CONTINUATION OF WALNUT AND CORNER OF CALIFORNIA AND WALNUT



4. PERSPECTIVE FROM CALIFORNIA (BTWN WALNUT AND PRESIDIO), LOOKING SOUTH AT PEDESTRIAN WALK



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PROPOSED SITE VIEWS



1. PERSPECTIVE FROM TERRACED GARDENS LOOKING NORTH TOWARD MARKET PLAZA



2. PERSPECTIVE FROM TERRACED GARDENS LOOKING NORTH-WEST INTO MARKET PLAZA



3. PERSPECTIVE FROM EXISTING CYPRESS TREES LOOKING EAST AT PEDESTRIAN PROMENADE

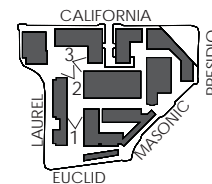
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PROPOSED SITE VIEWS

G2.02





1. PERSPECTIVE OF EXISTING AUDITORIUM AND PLAZA LOOKING WEST FROM MASONIC



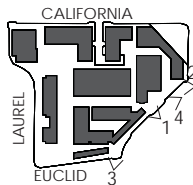
2. PERSPECTIVE LOOKING WEST ON PINE AT EXISTING BUILDING, AND PRESIDIO BUILDING WITH PUBLIC OVERLOOK



3. PERSPECTIVE FROM MASONIC LOOKING NORTH TOWARD CORNER PLAZA AT EUCLID AND MASONIC



4. PERSPECTIVE LOOKING SOUTH-WEST TOWARD MASONIC STREET BUILDINGS



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1. PERSPECTIVE FROM LAUREL AND EUCLID LOOKING NORTH ALONG LAUREL



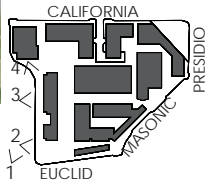
2. PERSPECTIVE LOOKING EAST TOWARD HILLTOP PARK



3. PERSPECTIVE LOOKING EAST FROM LAUREL STREET



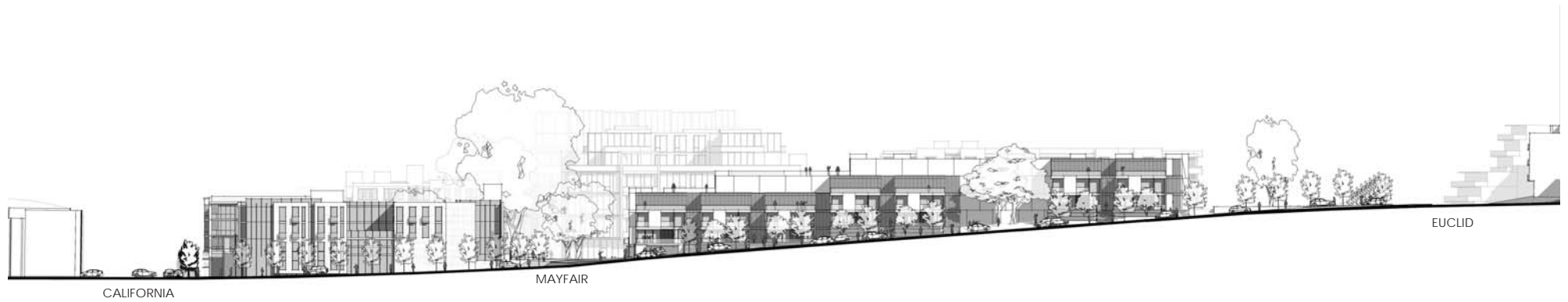
4. PERSPECTIVE FROM LAUREL AND MAYFAIR LOOKING SOUTH ON LAUREL STREET



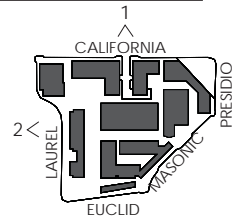
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1. CALIFORNIA STREET ELEVATION - OVERALL



2. LAUREL STREET ELEVATION - OVERALL



3333 CALIFORNIA STREET SAN FRANCISCO, CA



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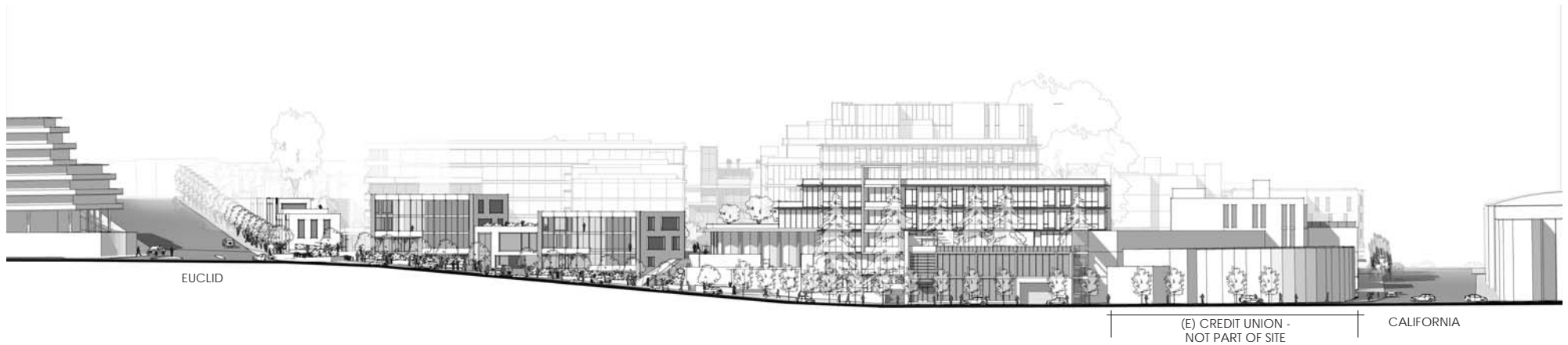
0 15' 30' 60' 90'

REFERENCE SITE ELEVATIONS

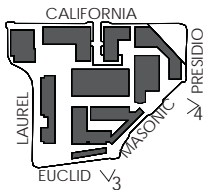
G2.05



3. EUCLID AVENUE ELEVATION - OVERALL



4. PRESIDIO / MASONIC ELEVATION - OVERALL



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REFERENCE SITE ELEVATIONS



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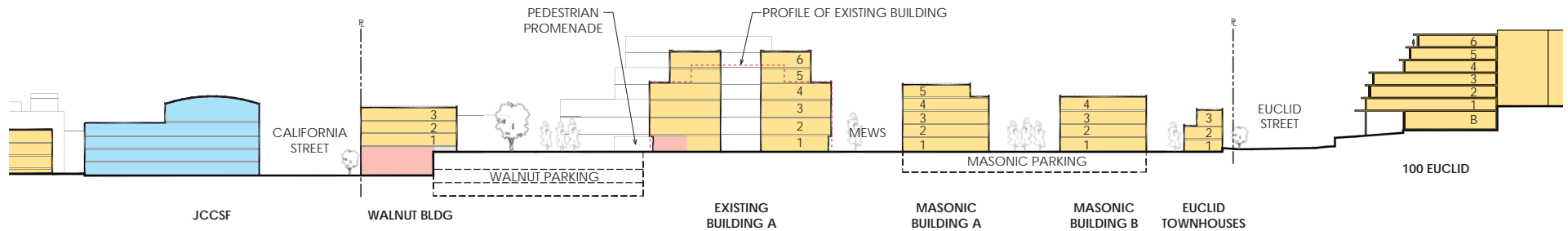
JENSEN



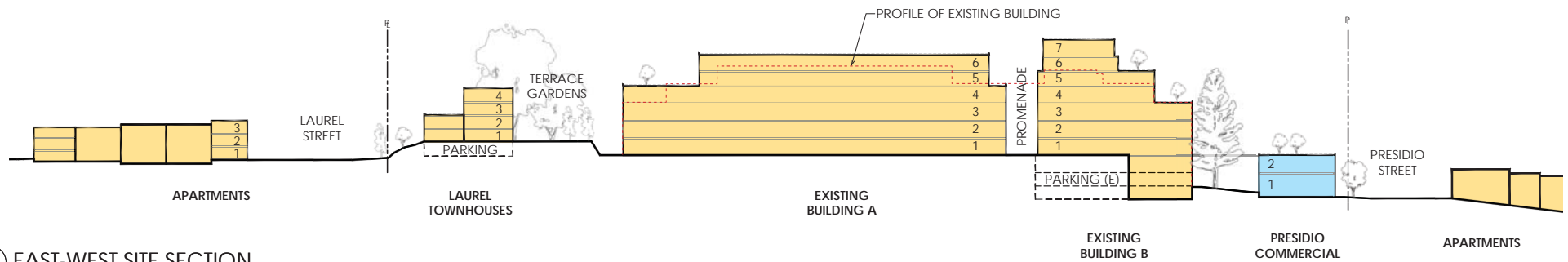
03.23.2016
PPA/EEA SET



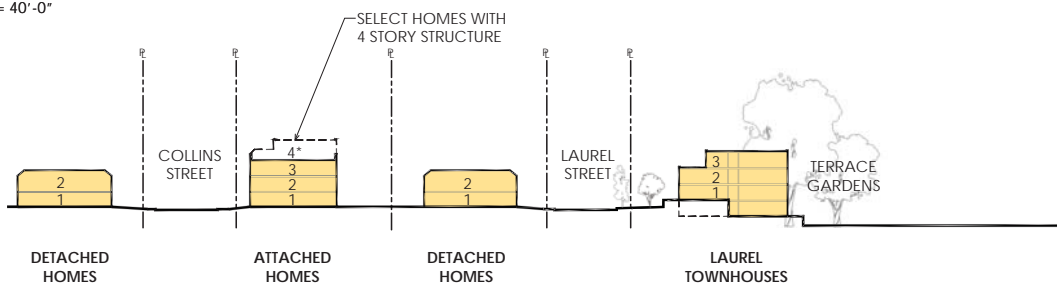
G2.06



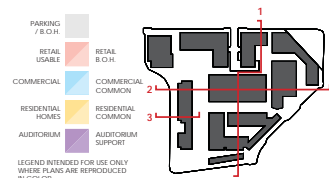
① NORTH-SOUTH SITE SECTION
1" = 40'-0"



② EAST-WEST SITE SECTION
1" = 40'-0"



③ EAST-WEST SITE SECTION
1" = 40'-0"



3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROPERTY SUMMARY:

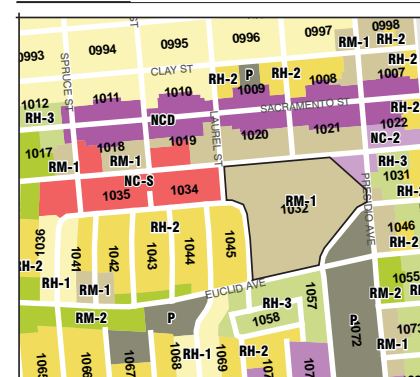
ADDRESS: 3333 CALIFORNIA STREET
SUPERVISOR: DISTRICT 2 / MARK FARRELL
BLOCK/LOT: 1032/003
LOT AREA: 446,468 SF
ZONING: RM-1
HEIGHT/BULK: 40-X

ZONING SUMMARY:

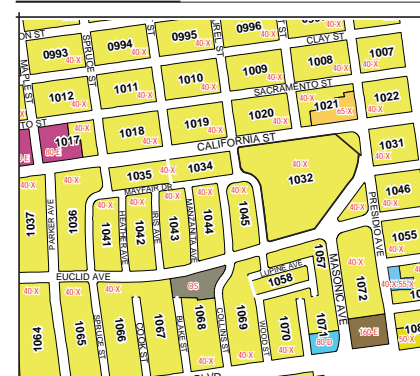
USES PERMITTED: (TABLE 209.2)	REQUIRED / PERMITTED DWELLING UNITS (P) RETAIL SALES (NP) ¹ COMMERCIAL USE (NP) ¹ COMMUNITY FACILITY (C)	PROVIDED 558 59,915 49,999 12,455	RESIDENTIAL DWELLING UNITS SF RETAIL SF COMMERCIAL SF AUDITORIUM (EXISTING)
DWELLING UNIT DENSITY : (TABLE 209.2)	1:800 SF LOT AREA 446,468/800 = 558	558 - COMPLIES	
HEIGHT (SEC. 260):	40-FT ² (E) BLDG A - 68'-6" (NON-CONFORMING) (E) BLDG B - 67'-0" (NON-CONFORMING)	CALIFORNIA ST - 45-FT PRESIDIO AVE - 35-FT MASONIC AVE - 40-FT EUCLID AVE - 10 TO 30 FT LAUREL - 20 TO 30FT (E) BLDG A - 12'-6" ABOVE (E) BLDG (E) BLDG B - 25 FT ABOVE (E) BLDG	
BULK (SEC. 270):	*"X" - HEIGHT STEPPING REQ'D IF GRADE EXCEEDS 5% SLOPE.	COMPLIES, SEE HEIGHT DIAGRAMS, G3.04	
FAR (SEC. 124(b))	1.8:1-ONLY APPLIES TO COMMERCIAL	COMMERCIAL COMPLIES	
UNIT MIX	NO REQUIREMENT	SEE G3.02	
REAR YARD (SEC. 243):	45% LOT DEPTH	52 % OF SITE IS OPEN AREA ³ - SEE G3.03	
OPEN SPACE (SEC. 135):	100 SF/UNIT PRIVATE, 133 SF/UNIT COMMON	87,900 SF PUBLICLY ACCESSIBLE OPEN SPACE. ADDIT'L OPEN SPACE PROVIDED. SEE G3.03	
PARKING (SEC. 150):	RES: REQ'D 1.0/1.0 DU AUDITORIUM: REQ'D 1/8 SEATS COMMERCIAL: REQ'D 1/500 SF RETAIL: REQ'D 1/500 UP TO 20K GSF 1/250 IN EXCESS OF 20K PUBLIC: NONE REQUIRED	558 SPACES, OR 1.0/1.0 37 SPACES (AT 293 SEATS) 100 SPACES (1/500) 120 SPACES (1/500) 60 SPACES ⁴	
OFF-STREET LOADING: (SEC. 152)	1 FOR 10,000-60,000 SF RETAIL 3 FOR 500,000-900,000 SF RES+OFFICE	1 - COMPLIES 4 - COMPLIES 5 TOTAL	
CAR SHARE (SEC. 166):	201+ DU: 2, + 1/200 = 4 REQ'D 50+ STALLS: 1= 1/50 OVER 50 = 5 REQ'D	5 - COMPLIES 5 - COMPLIES	
BIKE PARKING (SEC. 155):	<u>CLASS ONE:</u> RES: 100 + 1/4 DU OVER 100 = 215 AUDITORIUM: 5 COMMUNITY: 1/5,000 GSF = 10 RETAIL: 1/7,500 GSF <u>CLASS TWO:</u> RES: 1/ 20 DU = 28 AUDITORIUM: 5 COMMUNITY: 4 RETAIL: 10 + 1/10,000 >50K GSF = 11 1/750 SF OF A FOOD/BEV.	215 - COMPLIES ⁵ 5 - COMPLIES 10 - COMPLIES 8 - COMPLIES 28 - COMPLIES ⁵ 5 - COMPLIES 4 - COMPLIES 11- COMPLIES	

1. SPONSOR WILL BE REQUESTING A ZONING CHANGE TO INCLUDE THESE USES.
2. SPONSOR WILL BE REQUESTING AN ADDITIONAL FIVE-FEET FOR CALIFORNIA STREET BUILDING'S GROUND FLOOR.
3. SPONSOR WILL BE REQUESTING A REAR YARD EQUIVALENCY AND TO THE EXTENT IT IS APPLICABLE, PLANNING COMMISSION RESOLUTION 4109 WILL REQUIRE MODIFICATION.
4. EXISTING SITE PROVIDES APPROXIMATELY 60 PAID PUBLIC PARKING SPACES FOR COMMUNITY USE.
5. SPONSOR IS EXPLORING UP TO ONE SPACE PER BEDROOM AND INCORPORATION OF BIKE SHARE PROGRAMS.

ZONING MAP*



HEIGHT / BULK MAP*



* MAPS FROM WWW.SF-PLANNING.ORG

PARKING					
GARAGE	PARKING TYPE	TOTAL SPACES PER GARAGE	GARAGE GROSS SQUARE FOOTAGE	LEVELS BELOW GRADE	BUILDINGS SERVED
MAIN GARAGE WITH (2) ENTRY @ WALNUT & (1) ENTRY @ PRESIDIO	RESIDENTIAL	387			PLAZA A
	RETAIL	120			PLAZA B
	COMMERCIAL	100	303,900 sf	3	WALNUT
	LOADING	3			CALIFORNIA COMMERCIAL
	AUDITORIUM	37			EXISTING A
	PUBLIC	60			ALL
	CAR SHARE	8			EXISTING BLDG A EXISTING BLDG B
MASONIC GARAGE	RESIDENTIAL	135			MASONIC TOWNHOMES
	RETAIL	0	60,300 sf	1*	MASONIC A AND B
	LOADING	2			EUCLID TOWNHOMES
	CAR SHARE	1			TERRACED GARDEN B
LAUREL GARAGE	RESIDENTIAL	36			LAUREL TOWNHOMES
	LOADING	0	18,000 sf	1*	TERRACED GARDEN A
	CAR SHARE	1			
		890			
PARKING TYPE	EXISTING	PROPOSED**			
	RESIDENTIAL	0	558		
	RETAIL	0	120		
	COMMERCIAL	486***	100		
	AUDITORIUM	0	37		
	PUBLIC	55	60		
	CARSHARE	5	10		
	TOTAL	546***	885		
		(216 BELOW GRADE)	(ALL BELOW GRADE)		
	* NOTE PARKING LEVEL IS PARTIALLY ABOVE GRADE ALONG MASONIC AVENUE BUT IS NOT VISABLE EXCEPT ENTRY - PARKING IS WRAPPED BY RESIDENTIAL USE				
**STREET PARKING NOT INCLUDED; PARKING UNDER STUDY					
***INCLUDES SIX (6) MOTORCYCLE PARKING STALLS					

GROSS SQUARE FOOTAGES & USES (EXCLUDING GARAGES)				
STREET FRONTAGE	BUILDING NAME	USE	GROSS SQUARE FEET	TOTAL BLDG AREA
CALIFORNIA	PLAZA A	RESIDENTIAL	38,200	
		RETAIL ON CA ST.	11,000	PLAZA A = 53,300
		RETAIL ON PLAZA	4,100	
CALIFORNIA	PLAZA B	RESIDENTIAL	73,900	
		RETAIL ON CA ST.	19,000	PLAZA B = 100,000
		RETAIL ON PLAZA	7,100	
CALIFORNIA	WALNUT	RESIDENTIAL	50,500	WALNUT = 58,600
		RETAIL ON CA ST.	8,100	
CALIFORNIA	CALIFORNIA COMMERCIAL	COMMERCIAL	39,900	
		PRESIDIO COMMERCIAL	10,099	ALL COMMERCIAL = 49,999
MASONIC	MASONIC TOWNHOMES	RESIDENTIAL	39,250	
		MASONIC A	61,295	MASONIC = 132,770
		RESIDENTIAL	31,025	
		RETAIL	1,200	
EUCLID	EUCLID TOWNHOMES	RESIDENTIAL	13,500	EUCLID = 13,500
LAUREL	LAUREL TOWNHOMES	RESIDENTIAL	20,210	
INTERNAL TERRACE WALK	TERRACED GARDEN A	RESIDENTIAL	56,950	LAUREL & GARDENS = 152,060
	TERRACED GARDEN B	RESIDENTIAL	74,900	
INTERNAL	EXISTING BLDG A	RESIDENTIAL	185,000	BLDG A = 192,270
		RETAIL	7,270	BLDG B = 144,170
	EXISTING BLDG B	RESIDENTIAL	129,570	TOTAL A & B = 336,440
		RETAIL	2,145	EXISTING TO REMAIN 252,315
	AUDITORIUM		12,455	(BOTH BLDG A & B)
			TOTAL GROSS AREA	896,669

RESIDENTIAL DWELLING UNITS		
STREET FRONTAGE	BUILDING NAME	UNIT COUNT
CALIFORNIA	PLAZA A	43
	PLAZA B	77
	WALNUT	53
MASONIC	MASONIC TOWNHOMES	8
	MASONIC A	41
	MASONIC B	22
EUCLID	EUCLID TOWNHOMES	8
LAUREL	LAUREL TOWNHOMES	7
INTERNAL TERRACE WALK	TERRACED GARDEN A	29
	TERRACED GARDEN B	56
INTERNAL	EXISTING BLDG A	128
	EXISTING BLDG B	86
TOTAL # OF UNITS		558
UNIT MIX PERCENTAGES		
UNIT TYPE		PERCENTAGE
STUDIO		7%
ONE BEDROOM		25%
TWO BEDROOM OR LARGER		68%

LOT COVERAGE / REAR YARD COMPLIANCE SUMMARY:

REAR YARD REQ'D TO BE 45% OF LOT DEPTH. THE PROPERTY IS A FULL BLOCK FRONTING SEVERAL STREETS. THEREFORE THE PROPERTY DOES NOT HAVE A TYPICAL REAR YARD SPACE. IN ORDER TO MEET STREET FRONTAGE REQUIREMENTS AND PROVIDE PUBLICALLY ACCESSIBLE OPEN SPACE WITHIN THE BLOCK, THE PROJECT REQUESTS TO MEASURE REAR YARD BY AREA.

LOT AREA: 446,468 SF
45% OF LOT AREA: 200,911 SF REQUIRED REAR YARD EQUIVALENT *
OPEN AREA: 231,812 SF OR 52% OF SITE AREA

*NOTE: RESOLUTION 4109, IF APPLIED REQUIRES 50% OPEN SPACE BEYOND THE PRESCRIBED 100' DEEP RESIDENTIAL ZONE ALONG LAUREL AND EUCLID STREETS

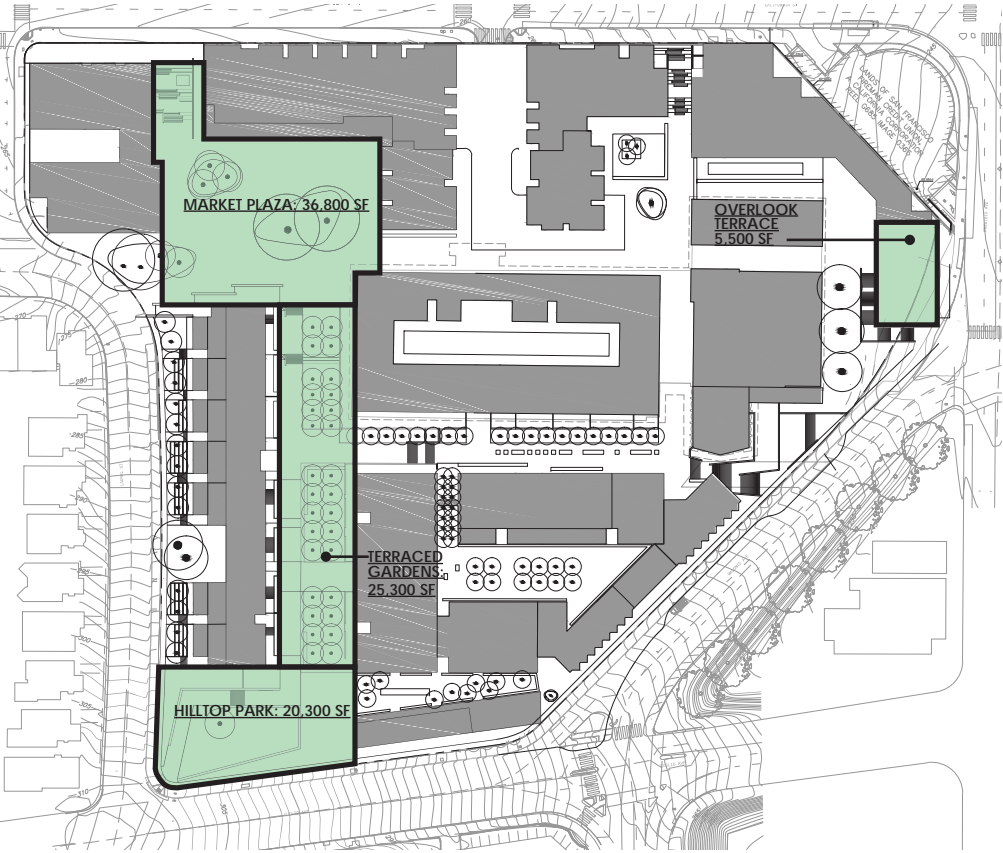


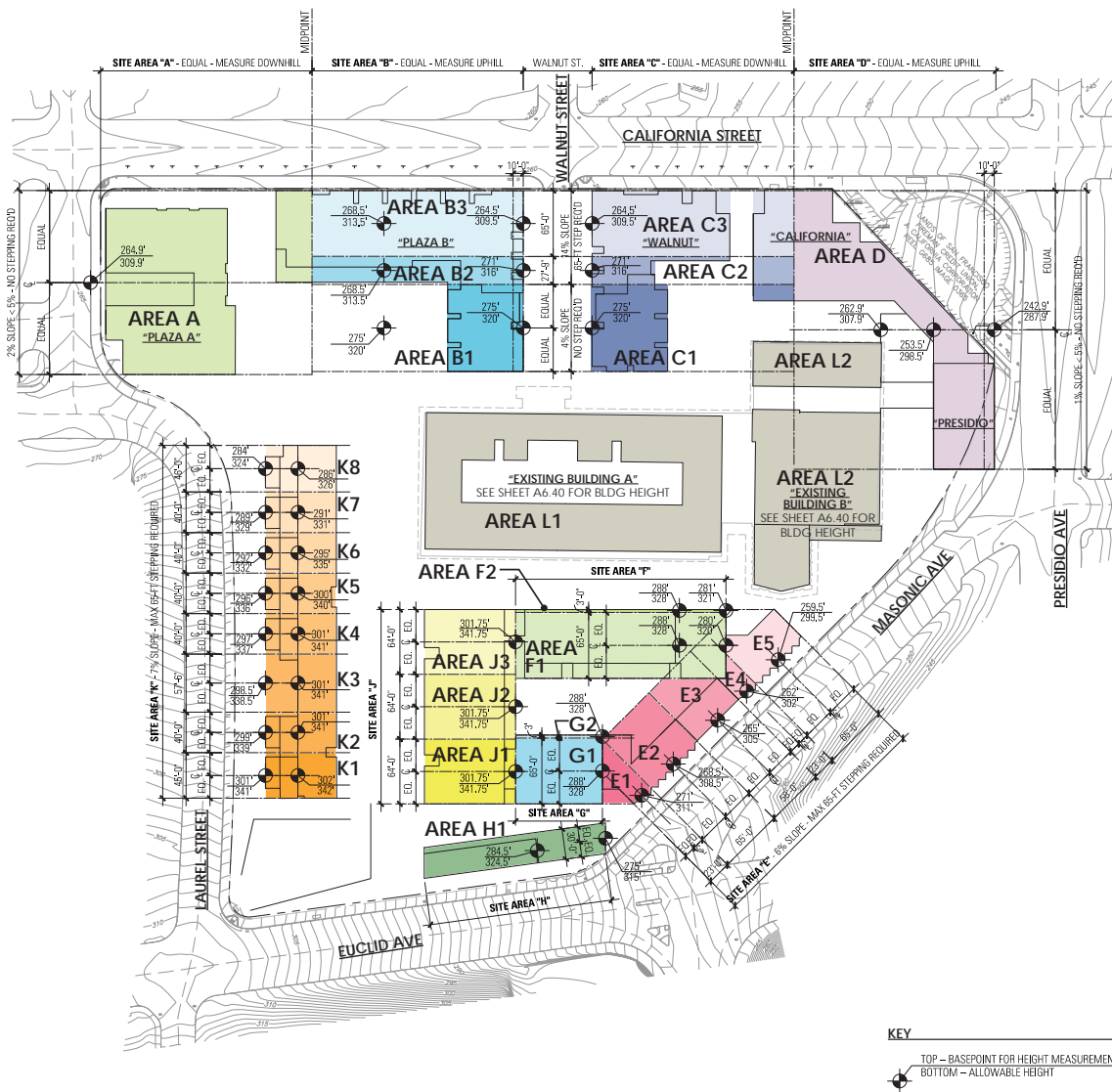
OPEN SPACE SUMMARY:

OPEN SPACE (SEC. 135): 133 SF/UNIT COMMON
558 UNITS X 133 = 74,214 GSF REQUIRED

87,900 SF PUBLICALLY ACCESSIBLE OPEN SPACE - COMPLIES
ADDITIONAL COMMON OPEN SPACE PROVIDED, BUT NOT CALCULATED
ADDITIONAL PRIVATE OPEN SPACE PROVIDED, BUT NOT CALCULATED

PUBLICALLY ACCESSIBLE OPEN SPACE MEETS THE DIMENSIONAL REQUIREMENTS OF SECTION 135(g)(1&2). ALL SPACES ARE AT LEAST 15'x15' AND 300 SF MIN. ALL INNER COURT CONDITIONS COUNTED TOWARDS OPEN SPACE CALCULATIONS ARE MIN. 20' WIDE AND AT LEAST AS WIDE AS THE BUILDINGS FRONTING THEM.





BUILDING HEIGHTS SUMMARY (SECTION 260):

The project is composed of a site plan with several different buildings. Each building's height is measured independently and in compliance with the provisions of Section 260.

- Section 260(a)(1)(D): Where a building has frontages on two or more streets the owner may elect the street frontage from which the measurement is taken.
- Section 260(a)(1)(B): Where the lot slopes downward from the street the point of measurement shall be taken from curb. This point may be used to measure all portions of the building within 100-ft of the street or to a point equidistant between such street and the street on the opposite side of the block - whichever is greater.
- Section 260(a)(1)(C): Where the lot slopes upward from the street, the point of measurement shall be taken from the curb at the centerline of the frontage or building step for the first 10-ft of the building. At all other sections the height shall be taken at the average of the grades on either side of the building or building step.

Table 260	Avg. Slope of Curb	Maximum width for portions of the building that may be measured from a single point
	0% - 5% Slope:	No Requirement
	6% - 15% Slope:	65-ft
	15% - 20% Slope:	55-ft

BUILDING MEASUREMENT NARRATIVE

PLAZA "A" Plaza "A" fronts both Laurel Street and California Street and elects to measure from Laurel per Section 260(a)(1)(D). Plaza "A" is entirely within height measurement "Area A." Laurel Street has a slope of less than 5% and thus is measured at the midpoint of the frontage at existing curb. The measurement from Laurel Street is downsloping and is carried to the line equidistant between Laurel Street and the Walnut Street Extension. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings for adequate retail floor-to-floor heights. See sheet A2.21 for building section showing height compliance.

PLAZA "B" The West-most portions of Plaza "B" are measured from Laurel as they are within height measurement "Area A". The majority of Plaza "B" falls in height measurement "Area B" and is measured from the Walnut Street Extension per Section 260(a)(1)(B). The slope of Walnut Street varies, with the Southern portion under 5% and the portion closer to California at 14%. Per Table 260 the portion closer to California Street is measured in 65-ft segments. Measuring from the Walnut Street Extension is upsloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of the segment of new curb, thereafter measured at the average of new grades on either side of the section. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings for adequate retail floor-to-floor heights. See sheet A3.21 for building section showing height compliance.

WALNUT The Walnut Building is within height measurement "Area C" and fronts both California Street and the Walnut Street Extension. The project elects to measure from the Walnut Street Extension per Section 260(a)(1)(D). The slope of the Walnut Street Extension varies, with the Southern portion under 5% and the portion closer to California at 14%. Per Table 260 the portion closer to California Street is measured in 65-ft segments. The measurement from the Walnut Street Extension is downsloping and is carried to the line equidistant between Walnut Street and Presidio Avenue. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings for adequate retail floor-to-floor heights. See sheet A4.21 for building section showing height compliance.

CALIFORNIA / PRESIDIO The West-most portions of the "California" building fall within "Area C" and are measured from Walnut Street. The majority of the "California" and all of the "Presidio" building falls in "Area D" and is measured from Presidio per Section 260(a)(1)(B). The slope of Presidio is less than 5% and is therefore measured at the midpoint of the frontage. Measuring from Presidio Avenue is upsloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of frontage at existing curb, thereafter measured from the average of new grades on either side of the building. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings to allow for adequate commercial floor-to-floor heights. See sheet A5.21 for building section showing height compliance.

EXISTING BLDG A & B See sheet A6.40 for building section showing overall building height.

MASONIC TOWNHOMES, MASONIC A, MASONIC B, TERRACED GARDEN B, AND THE EUCLID TOWNHOMES Composed of multiple 'buildings' from a massing standpoint, Masonic Town-homes, Masonic A, Masonic B, Terraced Garden B and Euclid Townhomes units are treated as one 'lot' facing both Euclid Avenue and Masonic Avenue. Per Section 260(a)(1)(D), the areas within this 'lot' on the site (Areas E, F, G, H, and J) are measured from Masonic Avenue. This 'lot' is treated as up-sloping per Section 260(a)(1)(C). Each of the reference points given is taken from existing grade at the centerline of each 'area'. This location corresponds to the proposed leading edge of each building mass. Masonic Avenue slopes at a consistent 6% grade, therefore the width of the building measured from a single point does not exceed 65 feet per Table 260. See sheet A7.12 and A7.13 for building section showing height compliance.

LAUREL TOWNHOMES, TERRACED GARDEN A While composed of multiple 'buildings' from a massing standpoint, the Laurel Townhomes and Terraced Garden A units ("Area K") are treated as one 'lot' facing Laurel. This 'lot' is treated as up-sloping per Section 260(a)(1)(C). Laurel slopes at a consistent 7% grade, therefore the width of the building measured from a single point does not exceed 65 feet per Table 260. See sheet A8.11 for building section showing height compliance.

PLANNING CODE DIAGRAMS - HEIGHT

3333 CALIFORNIA STREET SAN FRANCISCO, CA

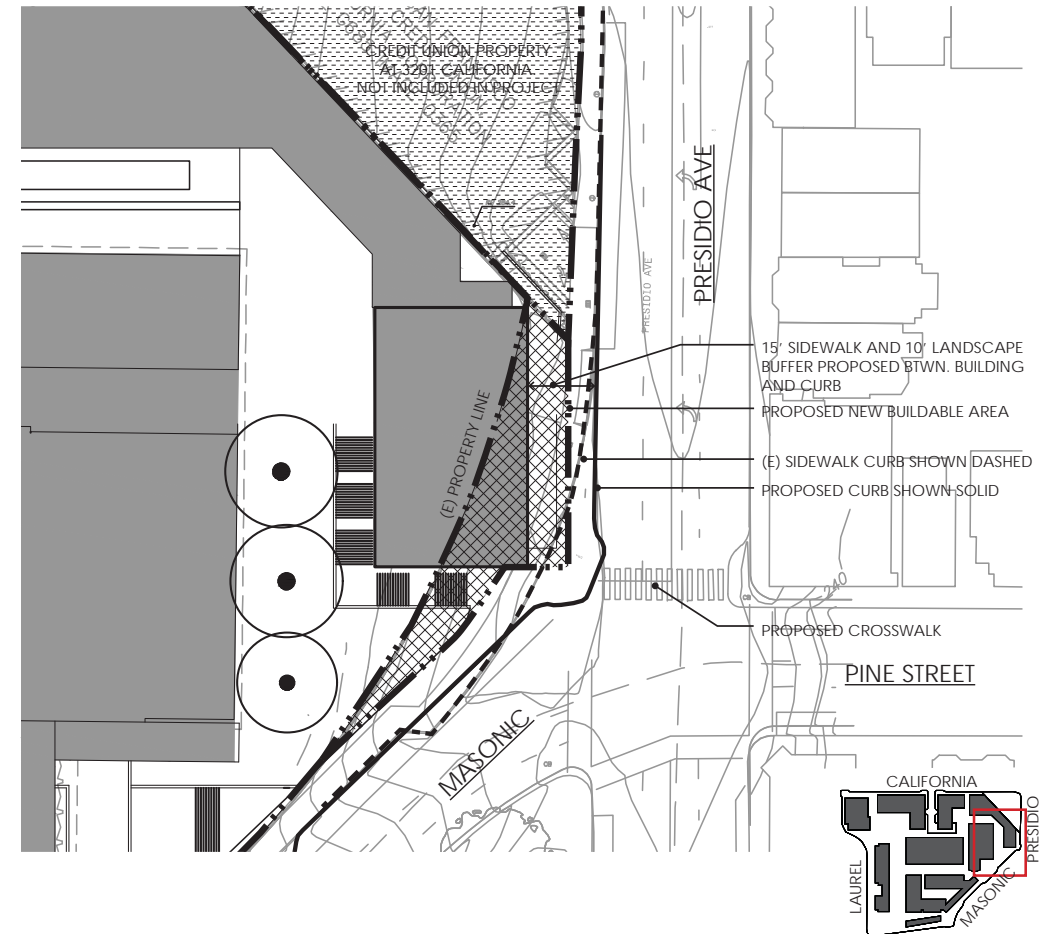
PRESIDIO AVENUE AND PINE PROPERTY LINE:

INTENT:

THE PROJECT AS DESIGNED PROPOSES TO UTILIZE LAND CURRENTLY WITHIN THE PUBLIC RIGHT OF WAY ALONG PRESIDIO JUST NORTH OF THE INTERSECTION WITH PINE AND MASONIC.

JUSTIFICATION:

THE CURRENT PROPERTY LINE DOES NOT ALLOW FOR BUILDINGS TO HOLD THE STREET EDGE AND ENCOURAGES CAR SPEED THROUGH THE INTERSECTION. THE PROJECT PROPOSES A MODIFICATION TO THE PROPERTY LINE, AND THE CREATION OF A NEW BULB OUT WHICH REMOVES THE RIGHT TURN "EXPRESS" LANE FOR TRAFFIC HEADING SOUTH ON PRESIDIO TURNING RIGHT ONTO MASONIC. THE PROPOSED STREETScape IMPROVEMENTS, MADE POSSIBLE THROUGH THE MODIFICATION OF THE PROPERTY LINE, WOULD RESULT IN A NEW STREET SECTION COMPLIANT WITH THE CITY'S "BETTER STREETS PLAN." THIS WOULD ALSO CREATE A SAFER BUS STOP AREA, WHICH CURRENTLY EXISTS AT A MEDIAN IN THE MIDDLE OF THE INTERSECTION. THE PROPOSAL IS OUTLINED BELOW.



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PLANNING CODE DIAGRAMS



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G3.05

Sustainability at 3333 California

3333 California aims to create a resilient design that meets the needs of today without compromising our common future through a focus on the triple bottom line of sustainability: community, environment and economy. The following is a value statement emerging from our team workshops:

“A valuable contribution to a San Francisco neighborhood that exceeds City goals for sustainable development.”

The design team is highly focused on creating a welcoming, walkable place for the neighborhood that will enable healthy, low-carbon lifestyles for future residents. The team also seeks to create an educational and inspirational place, taking a leadership role in achieving City goals for sustainability and green building. Our aspiration is to make this a net positive development for the community and environment, using less energy and water than the existing site, and having a positive impact on community wellness and connectivity, material and waste management and ecology. Input from the community workshops influenced chosed strategies, and images shown with green dots on page G4.02 show some of the sustainable ideas that garnered positive feedback from the community.

Highlighted commitments include:

- Better than code energy performance
- Water smart design
- 25% reduction in stormwater runoff volume compared to existing
- Tenfold increase in street trees
- Transit First design
- EV Infrastructure and carsharing
- Better roofs (solar and living roofs areas are planned)
- LEED Gold minimum (certification approach to be confirmed)
- Zero waste ready design (recycling infrastructure)
- Resilient design (for seismic and climate considerations)

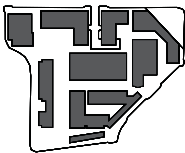
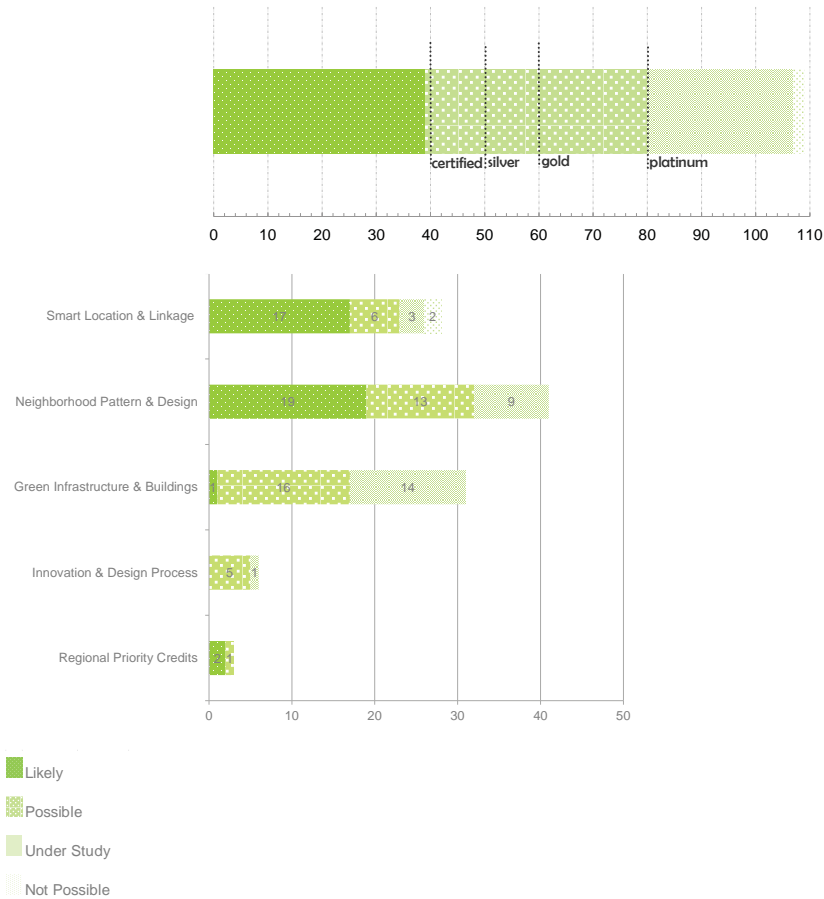
SFGBO Approach - Beyond Compliance

3333 California proposes to meet and go beyond the requirements of the San Francisco Green Building Ordinance by achieving LEED for Neighborhood Development (LEED-ND) Plan certification at a minimum Gold level for the full development, targeting Platinum. The project would thereby address two City priorities - exemplary rating level and increase in LEED-ND uptake. The chart at right illustrates 3333 California's preliminary LEED-ND checklist, showing likely credits at left, potential credits in the center and credits under study at right.

3333 California will also target better-than-code performance in stormwater management (exceeding the 25% volume reduction required by the Stormwater Management Ordinance). The project plans to achieve that reduction through a combination of rainwater harvesting and increased permeable area through publicly-accessible greenspace and living roofs.

3333 California plans to be a leader in achieving the nascent Better Roofs goals through inclusion of living roofs, solar PV and solar hot water.

3333 California will also target leadership in acheivement of the City's expanded EV infrastructure goals.



SUSTAINABILITY

3333 CALIFORNIA STREET SAN FRANCISCO, CA

Water smart landscaping and fixtures	Use less water than existing site, include rainwater and greywater reuse
Net increase in trees, 10x the existing street trees, preserve key trees	Net positive ecological value (create habitat, tailor plantings for native butterflies and songbirds, etc).
Stormwater management - 25% volume reduction	35% stormwater volume reduction using rainwater harvesting and living roofs

Commitments	Aspirations
-------------	-------------



New public open space	New public open space including farm-to-table functions like a farmer's market and community gardens
ADA compliance plus improved access by design	Design to facilitate ageing in place and enhance experience for people with disabilities
Visible green at site edge and throughout	Visible green at site edge and throughout, including living roofs and biophilic design
Healthy building materials and maintenance practices	Achieve healthy materials and maintenance criteria from WELL or Living Building Challenge
Integrated planning for deliveries and waste	Automated/vacuum waste collection
75% diversion from landfill of construction waste and maintain healthy air quality and sound levels	Zero waste from construction and maintain healthy air quality and sound levels

Commitments	Aspirations
-------------	-------------

3333 CALIFORNIA STREET SAN FRANCISCO, CA

Water + Ecology

3333 California's design is climate sensitive, with a goal to have a positive impact on San Francisco's water supply and urban ecosystems. We plan to conserve using water smart landscaping, efficient fixtures and rainwater harvesting, with a goal to use less water than the existing building. We will also manage the stormwater to reduce runoff volume from the site by at least 25% compared to existing conditions.

A site of this size has the potential to enhance the ecological assets of the neighborhood and city. 3333 California will preserving several major trees and greatly increase the total number of trees, especially on the adjacent sidewalks.

We also plan to add plants that attract beneficial wildlife like butterflies and songbirds, inspired by the work of local organizations like Nature in the City.

Energy + Mobility

3333 California aims to be a low-carbon development, and energy and mobility are two key contributing factors. 3333 California plans combine smart building technology with tried and true bioclimatic design to produce highly energy-efficient buildings. Solar energy onsite will further reduce energy use. The project target is to use less energy than the existing building and site, and to produce 50% of energy use with photovoltaic and solar hot water.

3333 California is well-connected to the city's public transportation network, and will be designed and operated to encourage residents to use it. Other low carbon transportation measures planned include carsharing, transportation demand management programs, bicycle infrastructure, and extensive electric vehicle infrastructure.

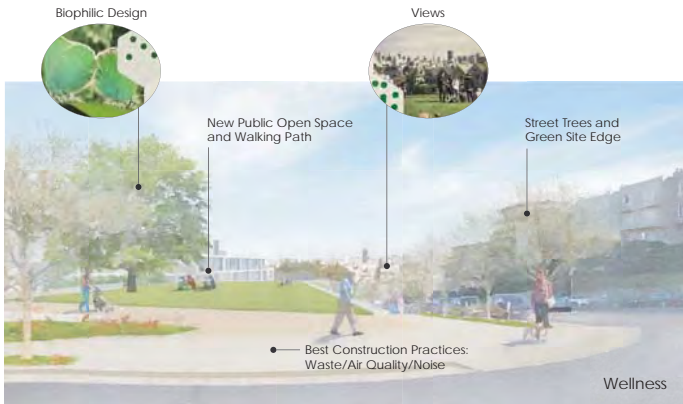
Wellness + Materials

Sustainability is about much more than conserving energy and water. Wellness for residents and the community is a big priority at 3333 California. The plan focuses heavily on creating new public open space and circulation networks, enhancing healthy living opportunities through local food programming, and protecting indoor and outdoor air quality. Healthy neighborhoods also include affordable housing and universal design, both of which are priorities for 3333 California.

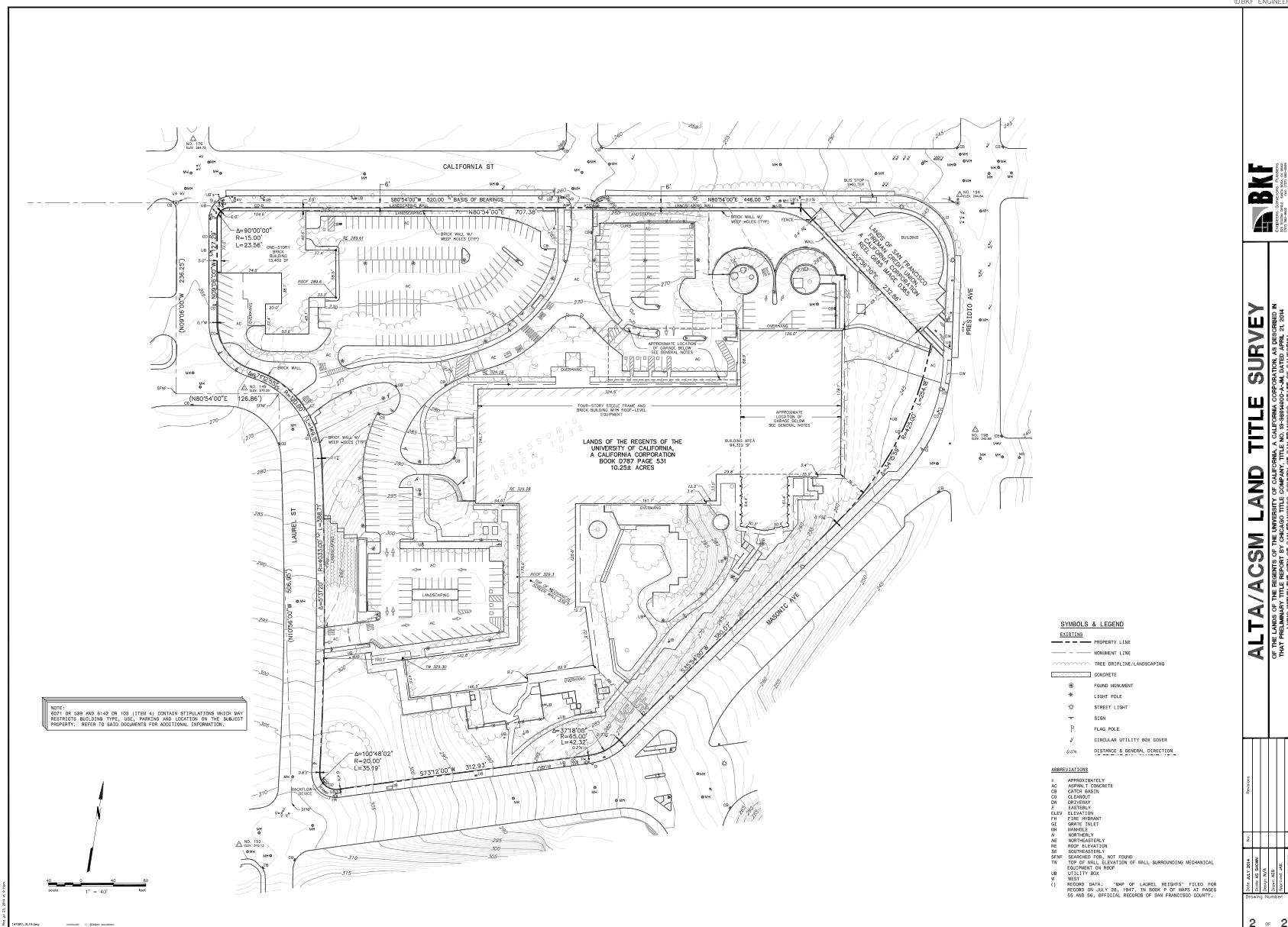
Advanced waste and material management systems are under study with the dual goal of enhanced environmental performance and reduced traffic compared to typical development.



Onsite solar power	50% renewable energy onsite
Better than code energy performance	Use less energy than existing building and site
New walking paths through site	
Majority of parking underground, carsharing and EV infrastructure exceeding code requirements	Garage to include advanced infrastructure (e.g. vehicle to grid energy storage, stacked bike storage, etc)
TDM program encouraging alternatives to driving alone	Lower VMT generated than existing site
Commitments	Aspirations



SUSTAINABILITY



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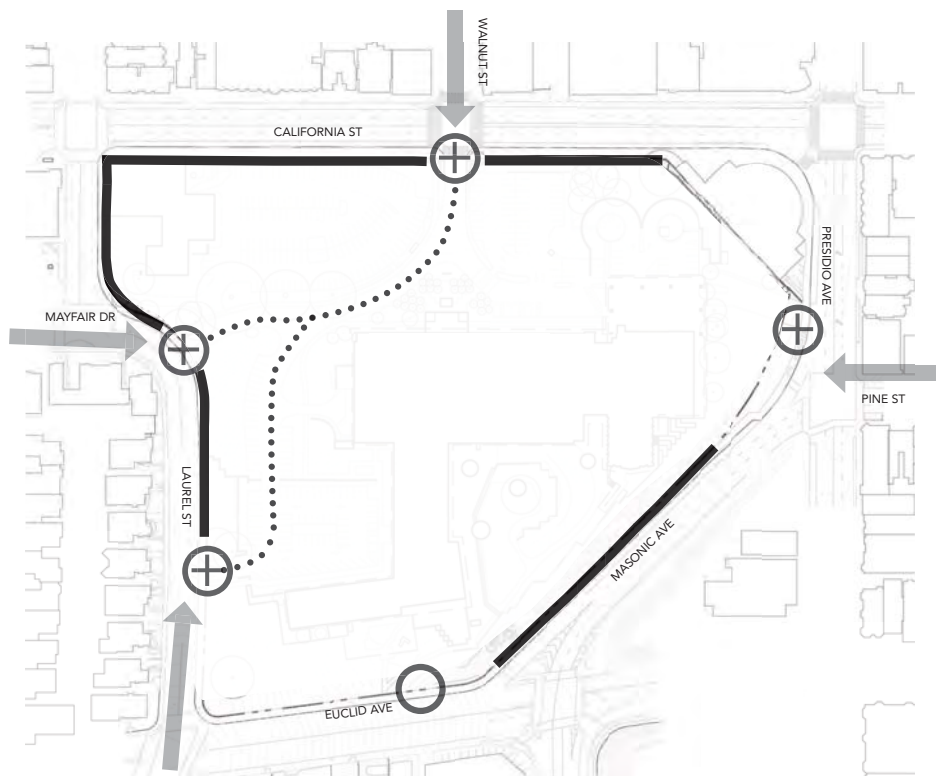
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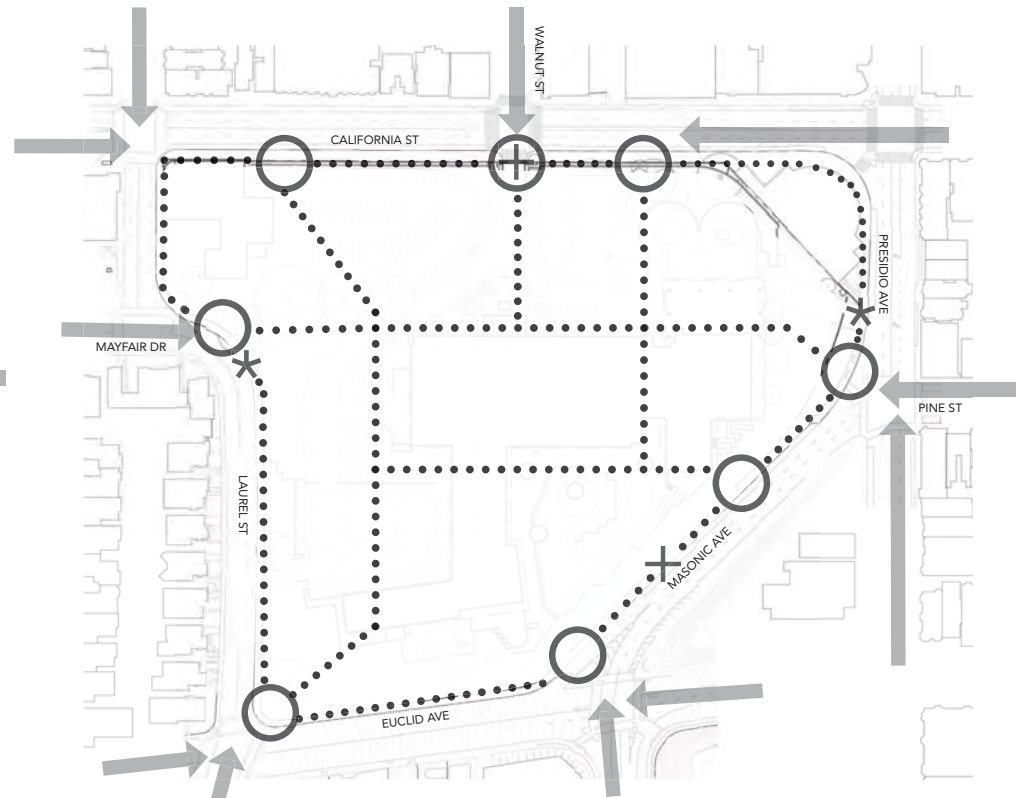
SITE SURVEY

R0.00



EXISTING ACCESS + CONNECTIONS

- WALL OR STEEP SLOPE
- ... PUBLIC PATHWAY
- PEDESTRIAN ACCESS
- ⊕ VEHICULAR ACCESS



PROPOSED ACCESS + CONNECTIONS

- ... PUBLIC PATHWAY
- PEDESTRIAN ACCESS
- ⊕ VEHICULAR ACCESS
- * VEHICULAR AND LOADING ACCESS

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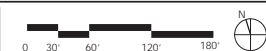
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OPEN SPACE FRAMEWORK - SITE ACCESS

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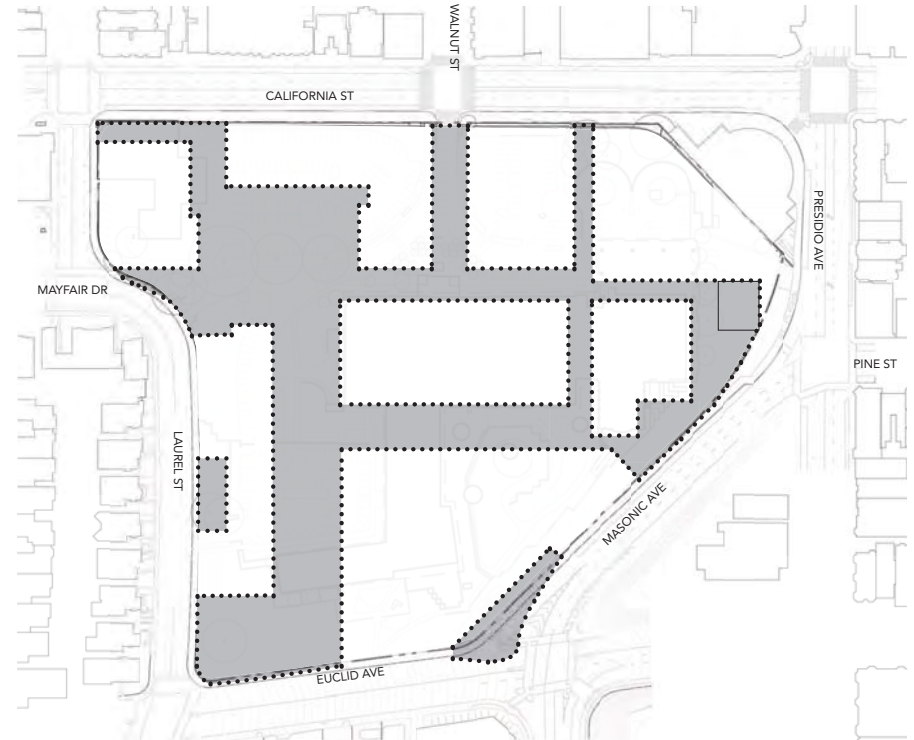


L0.00



EXISTING OPEN SPACE

EXISTING OPEN SPACE



PROPOSED OPEN SPACE

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE



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PROPOSED SITE PLAN



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L1.00



-  PEDESTRIAN ACCESS
-  VEHICULAR ACCESS
-  BUS STOPS
-  VEHICULAR AND LOADING ACCESS
-LOADING TO OCCUR WITHIN
PARKING GARAGES
-  UNDERGROUND GARAGE EXTENTS
-INCLUDES LOADING AREAS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

SITE ACCESS



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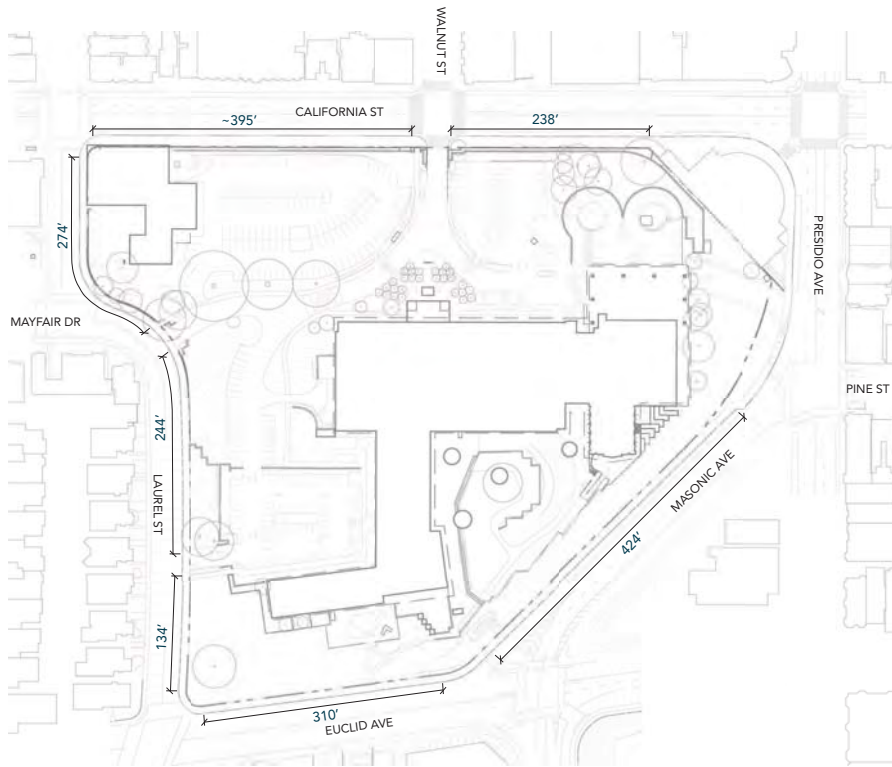
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L1.01



EXISTING STREET PARKING

EXISTING STREET PARKING
-EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES



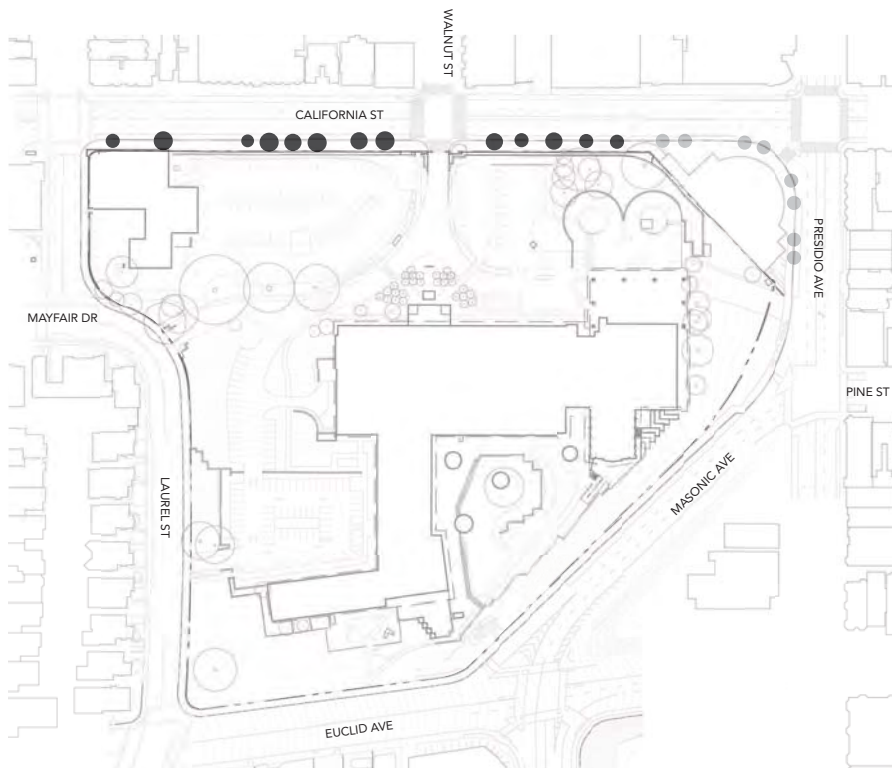
PROPOSED STREET PARKING | ~85 SPACES TOTAL

PROPOSED STREET PARKING
-EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES

3333 CALIFORNIA STREET SAN FRANCISCO, CA

SITE PARKING

L1.02



EXISTING STREET TREES

● EXISTING STREET TREES (13)



PROPOSED STREET TREES

● PROPOSED STREET TREES (124)



PLANNED STREET IMPROVEMENTS

	CALIFORNIA	PRESIDIO	MASONIC	EUCUD	LAUREL
STREET TYPE	COMMERCIAL THROUGHWAY RESIDENTIAL THROUGHWAY	NEIGHBORHOOD COMMERCIAL	RESIDENTIAL THROUGHWAY	NEIGHBORHOOD RESIDENTIAL	NEIGHBORHOOD RESIDENTIAL
EXISTING SIDEWALK WIDTH	15'	10'	10'	10.5'	10'
STREETScape WIDTH	15'-35' (15' REQUIRED)	15'-25' (15' REQUIRED)	15'-25' (15' REQUIRED)	15' (12' REQUIRED)	15' (12' REQUIRED)
STREET TREES	SINGLE ROW	SINGLE ROW	SINGLE ROW	SINGLE ROW	DOUBLE ROW
SIDEWALK PLANTING	RAISED PLANTERS	RAISED PLANTERS	PLANTING STRIPS	PLANTING STRIPS	PLANTING STRIPS
SIDEWALK FURNISHINGS	YES	YES	YES	NO	NO

STREET TYPES - PER SF BETTER STREETS PLAN

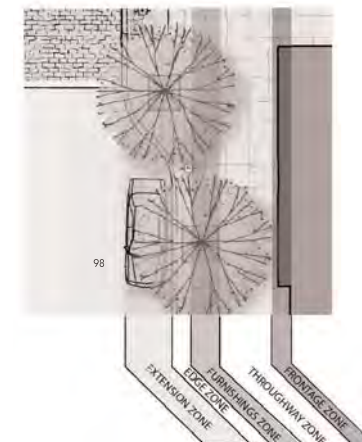
- PROPOSED STREETScape WIDTH
 STREETScape SECTION LOCATIONS, SEE SHEET L1.05

MINIMUM AND RECOMMENDED SIDEWALK WIDTH BY STREET TYPE

	STREET TYPE	MINIMUM WIDTH	RECOMMENDED WIDTH
COMMERCIAL	Downtown commercial	Per Downtown Streetscape Plan	
	Commercial thoroughway	12'	15'
	Neighborhood commercial	12'	15'
RESIDENTIAL	Downtown residential	12'	15'
	Residential thoroughway	12'	15'
	Neighborhood residential	10'	12'

SAN FRANCISCO BETTER STREETS PLAN, P99

Sidewalk Zones (Plan View)



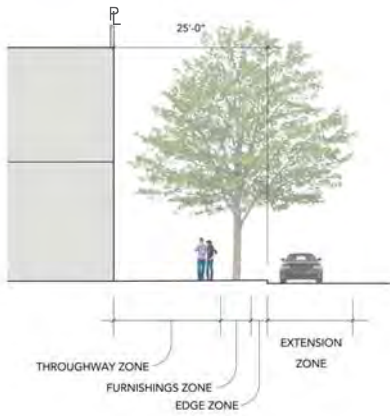
SAN FRANCISCO BETTER STREETS PLAN, P98

Sidewalk Zones (Section View)

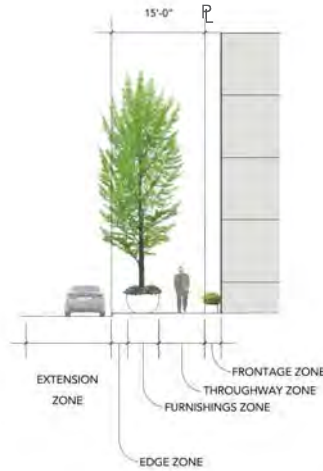


SAN FRANCISCO BETTER STREETS PLAN, P100

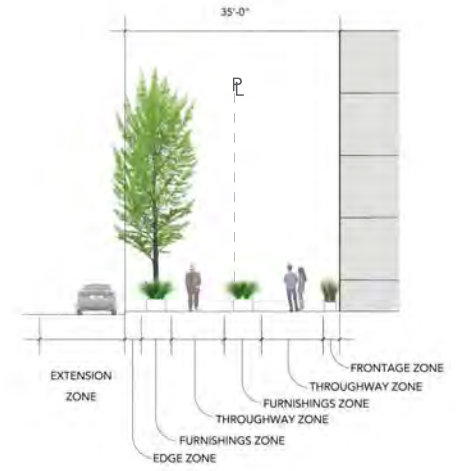
3333 CALIFORNIA STREET SAN FRANCISCO, CA



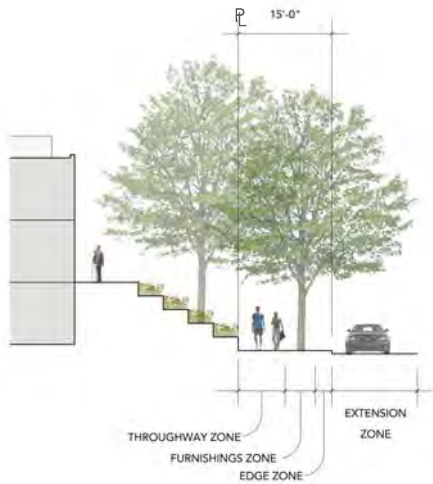
A| PRESIDIO AVENUE - TYPICAL STREETScape



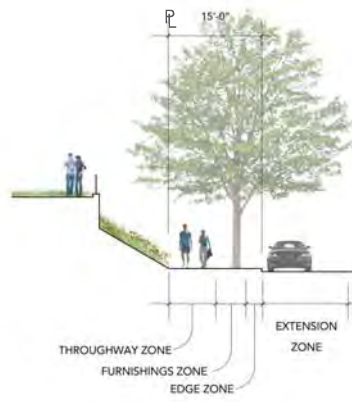
B| CALIFORNIA AVENUE - TYPICAL STREETScape



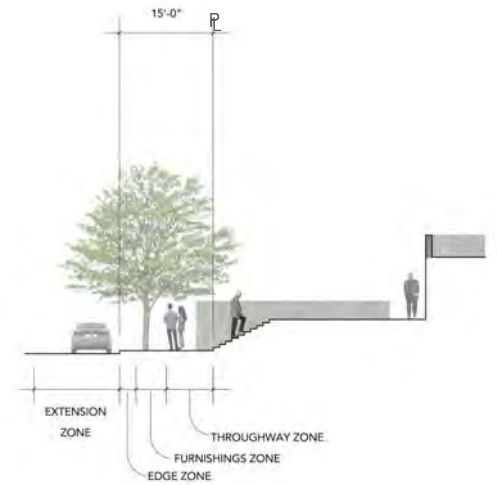
C| CALIFORNIA AVENUE - EXTENDED STREETScape



D| LAUREL STREET - TYPICAL STREETScape



E| EUCLID AVENUE - TYPICAL STREETScape



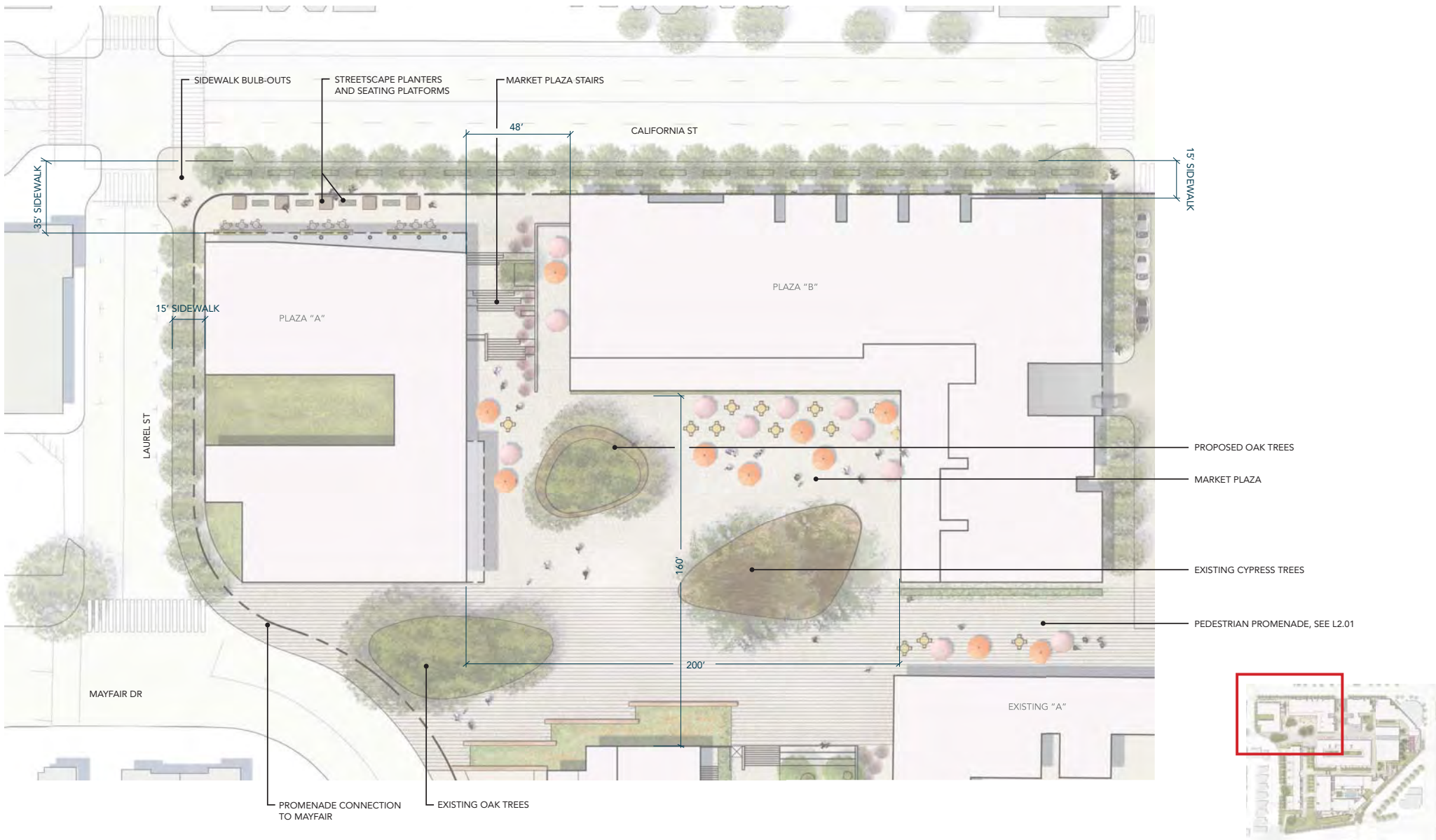
F| MASONIC AVENUE - TYPICAL STREETScape
*SEE PRECEDING PAGE FOR SECTION LOCATIONS

3333 CALIFORNIA STREET SAN FRANCISCO, CA



3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLANS - PEDESTRIAN PROMENADE



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ENLARGED PLANS - MARKET PLAZA



3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLANS - TERRACED WALK + HILLTOP PARK



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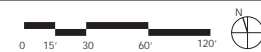


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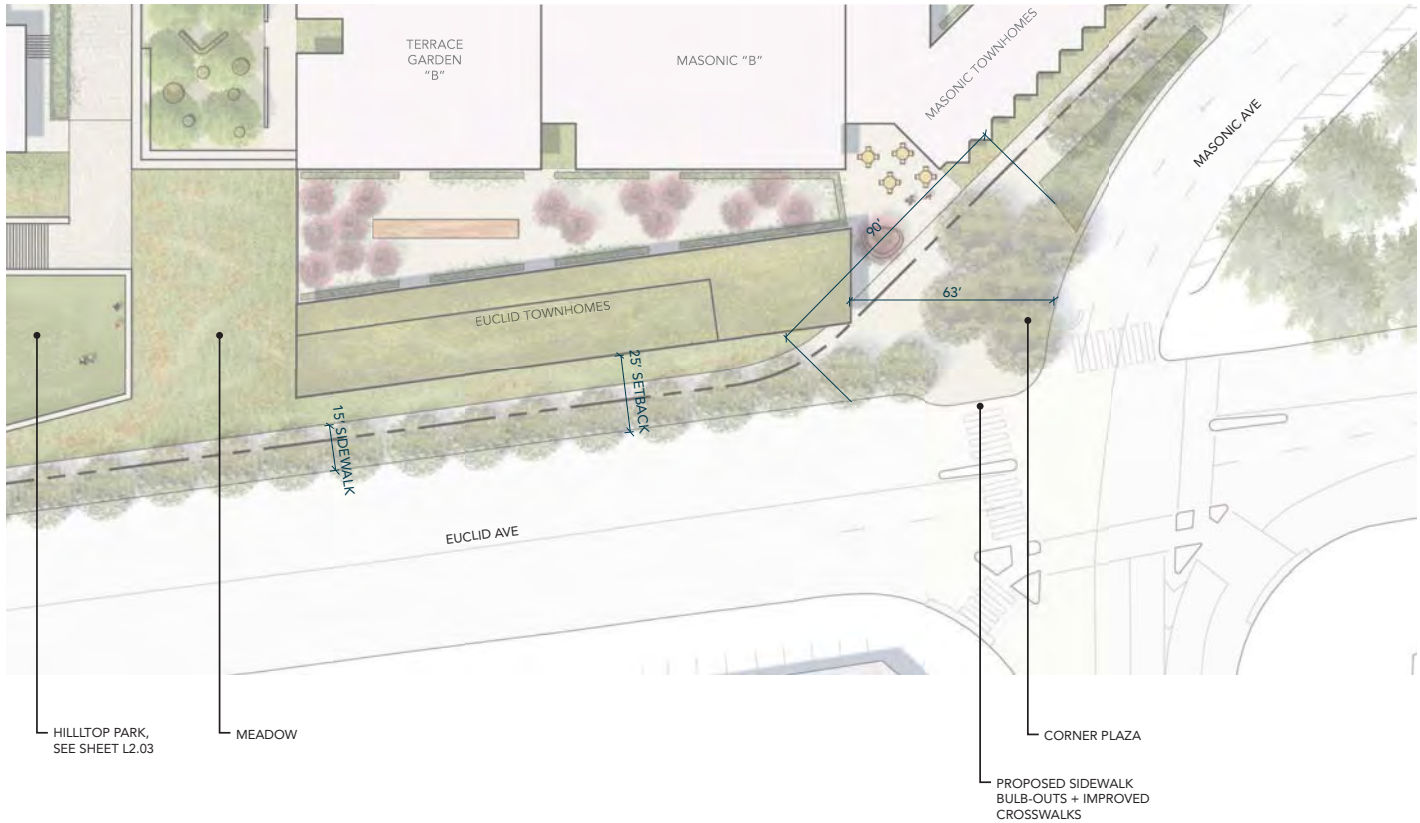
L2.03



3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLANS - EAST-WEST PUBLIC WALK + AUDITORIUM STAIRS





3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLANS - CORNER PLAZA



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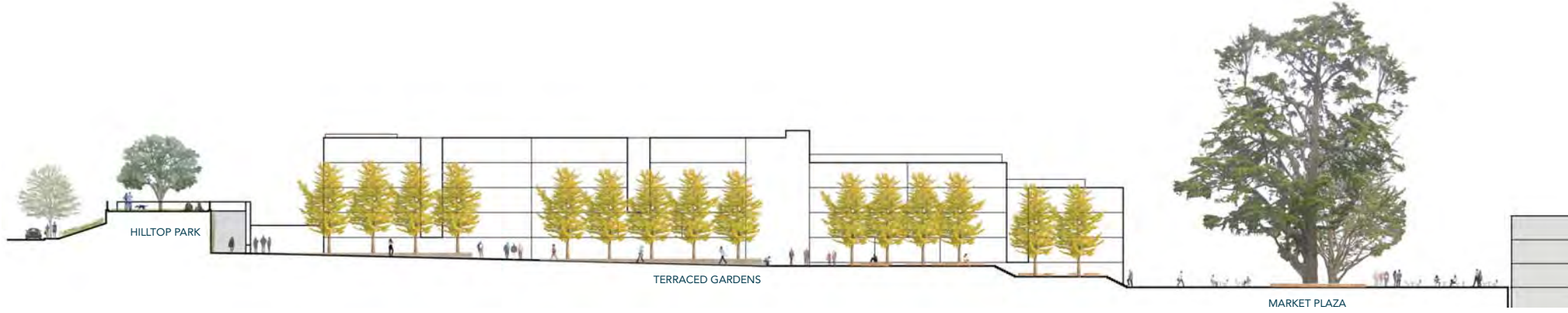
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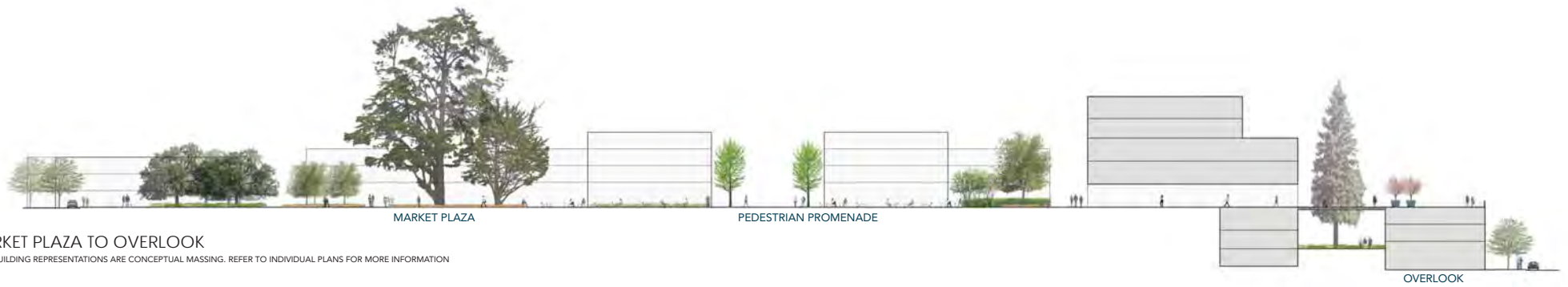
MARKET PLAZA TO HILLTOP PARK
 NOTE: BUILDING REPRESENTATIONS ARE CONCEPTUAL MASSING. REFER TO INDIVIDUAL PLANS FOR MORE INFORMATION



LAUREL STREET TO AUDITORIUM STAIRS
 NOTE: BUILDING REPRESENTATIONS ARE CONCEPTUAL MASSING. REFER TO INDIVIDUAL PLANS FOR MORE INFORMATION



3333 CALIFORNIA STREET SAN FRANCISCO, CA



MARKET PLAZA TO OVERLOOK
 NOTE: BUILDING REPRESENTATIONS ARE CONCEPTUAL MASSING. REFER TO INDIVIDUAL PLANS FOR MORE INFORMATION



3333 CALIFORNIA STREET SAN FRANCISCO, CA

SITE SECTIONS - PEDESTRIAN PROMENADE