

GOLDEN STATE WARRIORS EVENT CENTER AND MIXED-USE DEVELOPMENT AT BLOCKS 29-32

NOVEMBER 3, 2015



NORTHEAST RETAIL

COMBINED BASIC CONCEPT/SCHEMATIC DESIGN SUBMITTAL
OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

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PROJECT INTRODUCTION

The Golden State Warriors are submitting this Basic Concept & Schematic Design application for northeast retail buildings on South Street and Terry Francois Boulevard as part of the larger development of Blocks 29-32. At approximately 11 acres, Blocks 29-32 collectively represent one of the largest remaining development sites in San Francisco, and the future location of the Golden State Warriors’ new, state-of-the-art multi-purpose event center. The approximately 18,000-seat event center will be the home of the Golden State Warriors’ basketball team, and will host a variety of other activities including concerts, family shows, other sporting events, cultural and theatrical shows, conferences, and civic events. The site also includes two office buildings, structured parking, open public plazas, and other amenities that will activate the site during non-event times.

The retail along the project’s north and east frontages consists of multiple distinct but related development pads along Terry Francois Boulevard and South Street, and a food hall at the corner of Terry Francois Boulevard and South Street, together accommodating anchor retail, anchor restaurants, and additional retail/restaurant spaces of less than 5,000 Gross SF each. Retail offerings at these locations will complement those found on the project’s Main Plaza* in both design and program, and will include vibrant offerings such as sit-down restaurants, casual food offerings, and soft goods retailers. These will play a vital role in ensuring that the Blocks 29-32 development will become a destination for visitors, office workers, and residents alike, regardless of whether an event is taking place within the event center itself. It is anticipated that these amenities will serve the local office community, on-site and off, as well as UCSF hospital staff, UCSF students and researchers, nearby residents, and visitors from the region.

Total anticipated retail development in the Terry Francois Boulevard retail frontages, Food Hall, and South Street retail frontages will be approximately 13,668 Gross SF (12,774 Leasable SF).

*For details on retail offerings anticipated in the Main Plaza, please see 16th Street Office/Retail BC/SD book and South Street Office/Retail BC/SD book.

RELATED SUBMITTALS

This Basic Concept and Schematic Design package is one of six (6) in total. Other packages have been prepared for:

- (1) the Event Center;
- (2) the 16th Street Office/Retail tower;
- (3) the South Street Office/Retail tower;
- (4) Open Space, Gatehouse, and Parking and Loading facilities on-site, which will include landscaping information for the full Blocks 29-32 development (not further elaborated upon in other Basic Concept/Schematic Design packages); and
- (5) A common book of Background Appendices for all of these submittals, which will include utility information, wind and shadow studies for the full development, vicinity plans, and site diagrams for additional reference.

SITE ACCESS AND LOCAL TRANSPORTATION

Local transit and access-ways in the vicinity include the Muni T line (future Central Subway connection to East Bay and South Bay via BART at the Powell Street station), Caltrain stations at King Street and 22nd Street, the planned cycle track on Terry Francois Boulevard, and the Bay Trail extension through the Bayfront Park (P22). Forthcoming additional improvements include the Muni Forward project along 16th Street, which will include Bus Rapid Transit (BRT) lines, improvement to local bike routes, and a potential future ferry landing at the terminus of 16th Street. Bay Transportation Management Association (TMA) Shuttles also run daily service for employees and residents of Mission Bay. Together, these resources constitute a transit-rich and highly-accessible urban location that will cater to both local and regional employees and patrons.

Site-specific transportation considerations are addressed in a project-specific Transportation Management Plan (TMP)

prepared by Fehr & Peers on behalf of the Golden State Warriors. The Plan outlines plans for traffic control before and after event center events, introduces streetscape design features to reduce congestion for daily office and retail users, and proposes travel demand strategies to lower auto mode share of all site visitors.

SUSTAINABILITY AND WASTE MANAGEMENT

The project at Blocks 29-32 will be designed to a LEED Gold campus certification standard for sustainable design. Sustainable design measures include strategies for water use reduction, use of sustainable building materials, and measurement and verification. Retail uses within 300’ of the planned Bayfront Park, which will constitute an Urban Bird Refuge under Planning Code Section 139, Standards for Bird-Safe Buildings, will feature bird-safe glazing treatments.

In addition, robust low waste goals will be supported by separate trash, organic waste, and recycling compactors located in the project’s shared loading dock area below grade. All waste will be collected in the below-grade area, and trucks will use the 16th Street driveway to access the loading dock for regular collection of waste. This process will occur out of sight of project neighbors, employees, and visitors.

ART AND SIGNAGE

The Golden State Warriors intend to incorporate a robust public arts program at Blocks 29-32, complemented by tasteful lighting design. Signage, wayfinding, and building identification will also be introduced as both design features and functional elements. However, public art and signage have been deferred to the project’s Design Development (DD) phase, and are therefore not outlined further in this Basic Concept/Schematic Design package. Signage depicted in the following pages is included for illustrative purposes only and does not represent the forthcoming DD signage proposal.

DOCUMENTS, REGULATORY PROCESSES, AND APPROVALS

This package presupposes a forthcoming amendment to the Mission Bay South Design for Development (DforD), which will modify standards and guidelines regarding view corridors and streetwall character, based on the unique nature of the development. No amendment to the Mission Bay South Redevelopment Plan is required for the Project’s approval, and retail is a principal use under the Plan.

Blocks 29-32 will be privately owned, and construction of the full development, including the event center, will be 100% privately financed.

TEAM

Our team has a commitment to high-quality design and engineering, with strong representation from diverse local designers and small business partners. The project is on track to meet its goal of 50% participation by Small Business Enterprises (SBEs) in architecture and engineering professional services.

DEVELOPMENT TIMELINE

The proposed development for Blocks 29-32 is planned for construction in one total phase. All structures outlined in these Basic Concept/Schematic Design packages will be constructed simultaneously. Estimated construction duration for the full Blocks 29-32 project is approximately 24 to 27 months.

DESIGN NARRATIVE

DESIGN FEATURES

The northeast retail at Blocks 29-32 comprises three areas; all three are structurally connected to the pedestrian path and married by common aesthetics, yet functionally independent.

The Terry Francois Boulevard retail frontages are designed to create a neighborhood atmosphere, imbuing each separate façade with a small scale and independent character while maintaining a cohesive identity. The effect is achieved primarily through a framework consisting of steel beams, charcoal metal, and glass that will surround and define retail storefronts. This system develops a special common character for the retail areas, reminiscent of the industrial architecture in the surrounding area. To add organic urban quality, retail frontages will be further differentiated from one another utilizing a palette of “infill” materials, which may be inlaid in steel beams for additional color and texture. In such cases the steel flange will be maintained for natural depth and shadow line. Individual tenants will have freedom to further customize storefronts within the boundaries set by tenant retail guidelines, to be developed during Design Development. The publicly accessible Bayfront Overlook, which terminates the pedestrian path through the project site’s northeastern corner, is located directly above the Terry Francois Boulevard retail frontages.

The Food Hall is similarly positioned at a prominent corner of the site, with dramatic views to the water through a large “bay window”. The bay window will provide dramatic views from the corner into the food hall as well, highlighting the small, local vendors located inside. The roof will also be designed for retail tenant occupancy and publicly accessible landscaped space.

Finally, the retail along South Street, which faces both the street and the elevated pedestrian path curving through the site, is also proportioned to create an intimate walk through the path on its southern side – dense enough to feel immersive, but low enough to maintain an outdoor feel. The South Street retail will utilize the same design framework described above for Terry Francois Boulevard. Although South Street also includes screened above-grade parking, retail pads located above the South Street garage and driveway elevate the public commercial experience over the vehicular use. By providing active uses at the project property line, even at elevation, these retail pads maintain an urban active feel along the project perimeter. Patrons may enter these retail and restaurant uses via two graceful staircases, which add porosity to the site’s northern edge, frame the garage entry with soft landscaping, and connect the sidewalk at grade along South Street to the elevated pedestrian path.

The path itself features windbreaks designed to echo the aesthetics of the steel frames on South Street and Terry Francois Boulevard. The resulting arches facilitate pedestrian wind comfort and connect all three northeast retail frontages to small kiosks and associated seating terraces embedded along the event center’s exterior.* They also lend scale, a sense of procession, and positive space to the pedestrian path to encourage movement throughout the site, including between various retail offerings.

Together, the Terry Francois Boulevard retail frontages, Food Hall, and South Street retail frontages include 1,249 Gross SF retail; 5,840 Gross SF restaurant; 6,579 Gross SF of back-of-house support, mechanical, or circulation spaces; with additional “excluded” retail and restaurant spaces less than 5,000 SF each (per the Design for Development definition of Gross Floor Area; see tables for detail). Many of the retail areas feature double-height spaces; large windows and doors that open the space to the streetscape during daylight hours; and metal canopies, retractable sunshades, and railings to frame outdoor seating areas or provide a welcoming entry experience. The result is an integrated center based on varied experiences of high-quality food and beverage, wellness, and community.

*For detail on retail kiosks at event center exterior, see Event Center BC/SD book.

DESIGN SYSTEMS

The retail design team is committed to high-quality, cutting edge design and engineering to support the building’s aesthetic and programmatic goals.

STRUCTURAL SYSTEM:

Terry Francois Boulevard and South Street retail will utilize a deep foundation system of augercast concrete piles. A structural slab-on-grade will span deep foundation elements, connecting pile-supported mats and pile caps. All structural elements will be built over a waterproofing membrane for a traditional “bathtub” construction, to eliminate the need for permanent dewatering.

Food hall framing will consist of reinforced concrete columns and mild-reinforced concrete slabs and beams. The food hall lateral forces will be resisted by special reinforced concrete shear walls placed around elevators, exit stairs and MEP rooms. Concrete slabs will act as diaphragms to deliver lateral forces to the concrete shear walls.

MEP SYSTEMS:

Mechanical Systems

The food hall area will be designed as a partially open air building with natural ventilation and large industrial ceiling fans. Single-zone air handling units (AHUs) with cooling and electric heating coils will also be provided for large common areas of the food hall.

Heating and cooling loads within each retail or restaurant space will be met by equipment local to each space. Outside air will be tempered by modular energy recovery air handling units (ERVs) located within mechanical equipment rooms in the retail areas. Units will additionally be equipped with electric heating coils and cooling sections. Variable Refrigerant Flow (VRF) heat recovery type heat pump systems will also be provided for all tenant retail and restaurant spaces to allow for efficient, heating or cooling to the individual spaces according to occupant and/or tenant preference. These and other systems will require ventilation to the exterior in artistically screened locations.

Electrical Systems

Retail power loads will be served from a single dedicated unit substation for the retail area. Provisions for tenant metering will be required.

Plumbing Systems

Plumbing systems will be designed to include domestic hot and cold water, reclaimed water, sanitary waste, sanitary vent, grease waste, storm water and natural gas. Separate domestic cold water and reclaimed water mains are to be provided from the street into the buildings. Detailed system features will include gas fired and electric water heaters, hot water circulation pumps, gravity waste systems and sewage lift pumps, and central grease waste pumps as needed. Plumbing fixtures and system designs will include sustainable design features and water saving measures, including low flow plumbing fixtures.

Two natural gas systems for Blocks 29-32 are planned at this time. Meters will be located along the outside edge of the buildings and creatively screened.

DESIGN NARRATIVE

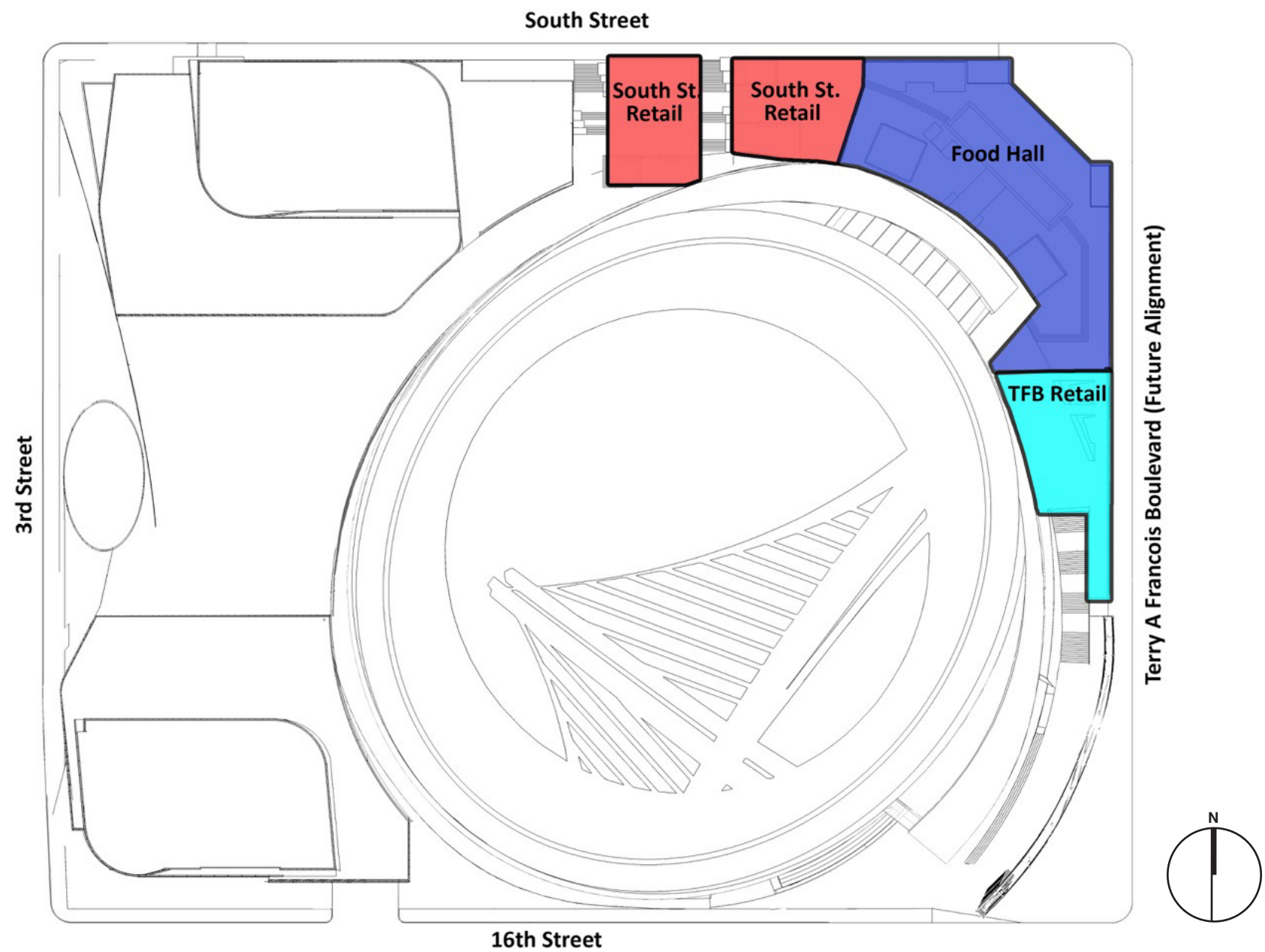


FIG 1 | SITE PLAN DIAGRAM

PROJECT DATA SUMMARY

PROJECT STANDARDS		SITE DATA		CONSISTENT WITH		NOTES	
		Mission Bay South Redevelopment Plan	Design for Development (2004)	Design for Development to be Amended (2015) (1)	GSW Major Phase Application for Blocks 29-32		
Land Use	Commercial Industrial Retail	✓	✓	—	✓	Major Phase Submittal for Blocks 29-32, pages 6-7, 16-17.	
Height Zone	HZ-5	✓	✓	—	✓	See map in Design for Development, page 22.	
Parcel Land Area (2)	475,688 SF (10.92 acres)	✓	✓	—	✓	Major Phase Submittal, pages 6, 33.	
Gross Square Feet (3)	Retail: 1,249 GSF Restaurant: 5,840 GSF Other (4): 6,579 GSF Total: 13,668 GSF "	✓	✓	—	✓	As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.	
Leasable Square Feet	12,774 LSF	✓	✓	—	✓	As part of aggregate leasable area of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.	
Building Height	Food Hall: 43' South Street: 43' Terry Francois Boulevard: 26'	✓	✓	—	✓	Maximum base height of 90'-0" and maximum tower height of 160'-00", per Design for Development, pages 22-23. 160'-0" height limit per Mission Bay South Redevelopment Plan, Section 304.5.	
Streetwall Projections	South Street: 3'	✓	✓	—	✓	Maximum vertical dimension of 2'-6". Minimum 8' vertical clearance from public right of way to architectural projection. Maximum projection of 3' over public right of way. Per Design for Development, page 28.	
	Terry Francois Boulevard: 3'						
Sunlight Access / Shadow Analysis	Provided (see Background Appendices)	✓	✓	—	✓	No variance requested. Design is compliant with the Design for Development, page 36-37. Provided for informational purposes only.	
Wind Analysis	Provided (see Background Appendices)	✓	✓	—	✓	Wind tunnel testing provided. Design is compliant with Design for Development, page 38.	
View Corridors	Provided (see Background Appendices) South Street Retail is located within a view corridor terminated by the Event Center.	✓	✗	✓	✓	No building or portion thereof shall block a view corridor, provided, however, that a view corridor on Blocks 29-32 may terminate in an Event Center that provides an important architectural statement as recommended in the Commercial Industrial Guidelines. Per Amended Design for Development, page 39.	
Vehicle Parking	Retail: 3 Restaurant: 29 Commercial Industrial/Other: 7 Total: 39	✓	✓	—	✓	Calculated at 1 per 1,000 sf of gross area for commercial/industrial development, 1 per 500 sf of gross area for retail development, and 1 per 200 sf of gross area for restaurant development, with a 50% ratio of compact to standard spaces, per Design for Development, pages 42-43. Calculated with a 50% ratio of compact to standard spaces, per Design for Development, page 42. Note parking spaces provided for a project on Blocks 29-32 that is approved to include an Event Center may be shared among various users of Blocks 29-32 as determined by such users (for example, without limitation, parking spaces provided for daytime office use may be used by the Event Center on nights and weekends). Per Amended Design for Development, page 42.	
Bicycle Parking (5)	Employee access to event center permanent bike valet (300 interior Class 1 spaces)	✓	✓	—	✓	Minimum of 1 secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof, per Design for Development, page 42.	
Loading (6)	Commercial Loading: 3 Retail Loading: 3 Trash: 2	✓	✓	—	✓	Calculated at a minimum of 3 for commercial industrial developments over 500,000 GSF plus 1 for each additional 400,000 GSF. Calculated at a minimum of 3 for retail developments over 100,000 GSF plus 1 for each additional 80,000 GSF. For multi-parcel developments, loading spaces can be aggregated. All per Design for Development, page 44.	

Notes									
(1) This column applies only to those provisions of the Design for Development that require amendment; project features are otherwise consistent with the Design for Development 2004.									
(2) Measured for full project at Blocks 29-32.									
(3) Accounts for allowable square footage "exclusions" from "True Gross" floor area, per Design for Development pages 11-13. "True Gross" square footage without exclusions for Northeast Retail equals 44,375 SF.									
(4) Includes mechanical areas on intermediate floors and ground floor circulation and service areas.									
(5) Additional outdoor Class 2 bike parking spaces are also available for use by office/retail/event center employees and visitors. See Open Space, Gatehouse, Parking and Loading BC/SD book for further detail.									
(6) Commercial Loading spaces shown are shared between the South Street Office/Retail Tower, the 16th Street Office/Retail Tower, and all other retail on-site. See South Street Office/Retail Tower BC/SD book, 16th Street Office/Retail Tower BC/SD book, and Gatehouse BC/SD book for further detail.									

APPLICABLE CODES AND DOCUMENTS									
Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998. Amended Design for Development, dated March 16, 2004. Amended Design for Development, per GSW submittal dated November 3, 2015. Major Phase Application for Blocks 29-32, to be approved prior to this submittal.									

TABLE 1 | PROJECT DATA SUMMARY

DEVELOPABLE AREAS SUMMARY

- (1) Includes mechanical areas on intermediate floors and ground floor circulation and service areas.
- (2) Due to the sloping nature of the site and the buildings' multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Grade (050) and Pedestrian Path (200) levels.
- (3) Assumes these excluded areas will have deed restrictions requiring tenancing consistent with the proposed exclusion (i.e., personal services, restaurants, retail).

GROSS FLOOR AREA SUMMARY (OCII Design for Development and 1996 BOMA)

TABLE 2 | DEVELOPABLE AREAS SUMMARY

	"TRUE GROSS" FLOOR AREA (Sq. Ft.)			OCII AREA EXEMPTIONS FROM "TRUE GROSS" FLOOR AREA CALCULATIONS (Sq. Ft.)				OCII ADJUSTABLE GROSS FLOOR AREA (Sq. Ft.)			BOMA AREA EXEMPTIONS (Sq. Ft.)	BOMA Leasable Floor Area (Sq. Ft.)	
Level	Retail	Dining	Other (1)	#4: Mechanical /Operations	#11: Ground Floor Circulation & Service (2)	#12: Retail under 5,000 Sq. Ft. (3)	#12: Restaurants under 5,000 Sq. Ft. (3)	Retail	Dining	Other (1)	Leasable Deductions		
South Street Retail Frontage													
200	3,368	3,893	659	-	-	3,368	3,893	-	-	659	-	659	
SUBTOTAL	3,368	3,893	659	-	-	3,368	3,893	-	-	659	-	659	
Food Hall													
000	-	-	100	-	-	-	-	-	-	100	100	-	
050	2,577	5,868	5,457	-	5,154	1,328	-	1,249	5,840	303	303	7,089	
100	3,649	1,516	7,100	1,771	-	3,649	1,516	-	-	5,329	303	5,026	
200	-	3,460	1,106	-	918	-	3,460	-	-	188	188	-	
SUBTOTAL	6,226	10,816	13,763	1,771	6,072	4,977	4,976	1,249	5,840	5,920	894	12,115	
Terry A. Francois Blvd. Retail Frontage													
050	2,846	2,804	-	-	-	2,846	2,804	-	-	-	-	-	
SUBTOTAL	2,846	2,804	-	-	-	2,846	2,804	-	-	-	-	-	
TOTAL	12,440	17,513	14,422	1,771	6,072	11,191	11,673	1,249	5,840	6,579	894	12,774	

LEVEL 200

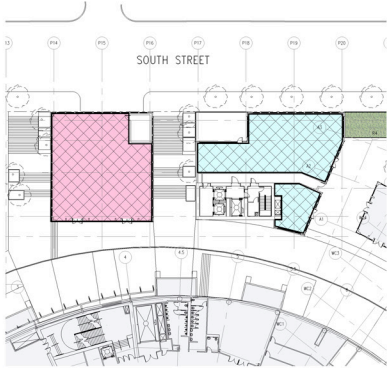


FIG 2 | SOUTH ST EXCLUDED AREAS

LEVEL 050

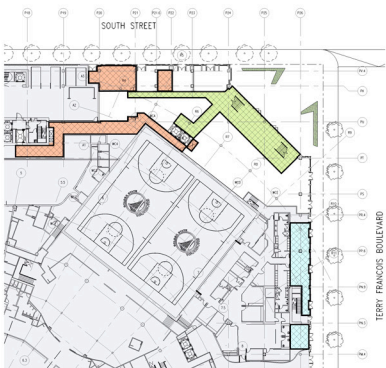
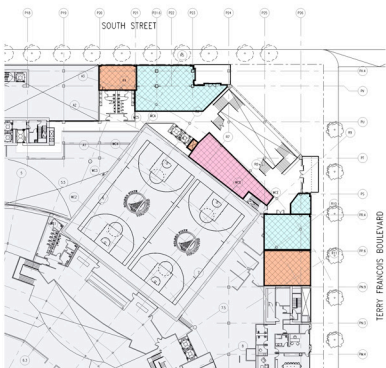
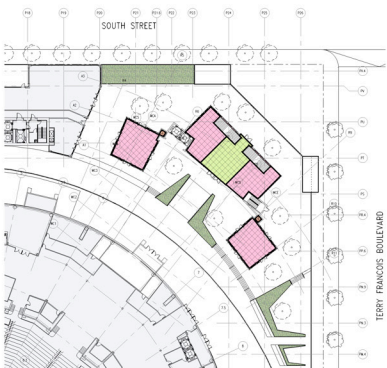


FIG 3 | FOOD HALL EXCLUDED AREAS*
*NO EXCLUSIONS ON LEVEL 000

LEVEL 100



LEVEL 200



LEVEL 050

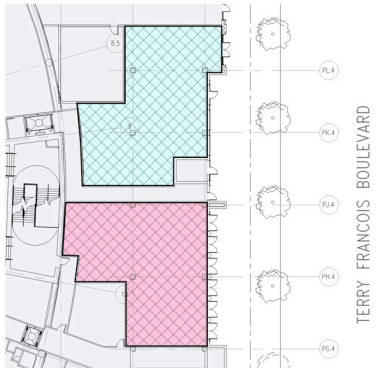


FIG 4 | TFB EXCLUDED AREAS

SITE PLAN

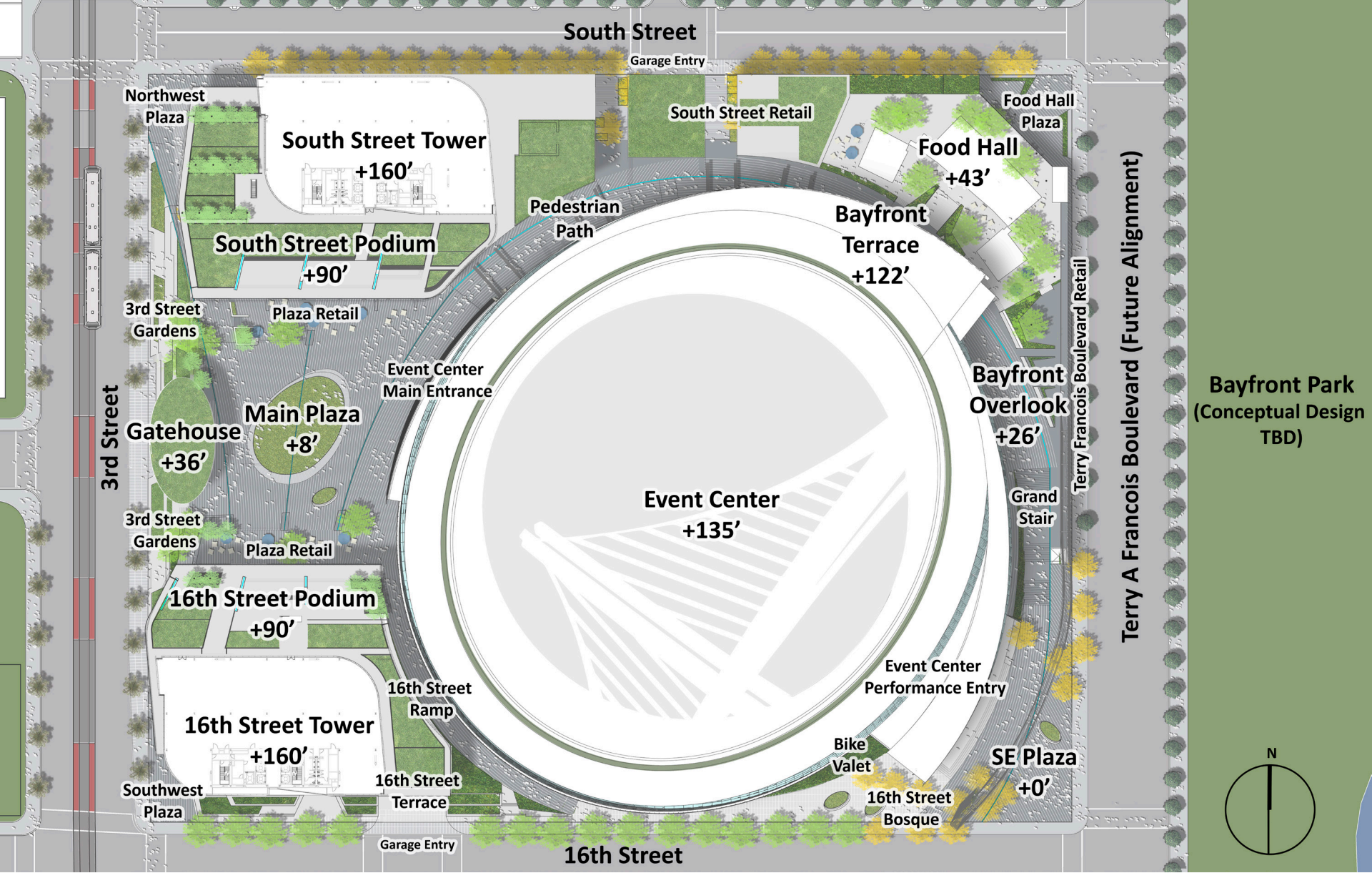


FIG 5 | SITE PLAN

SITE PLAN - BUILDING ENTRY POINTS

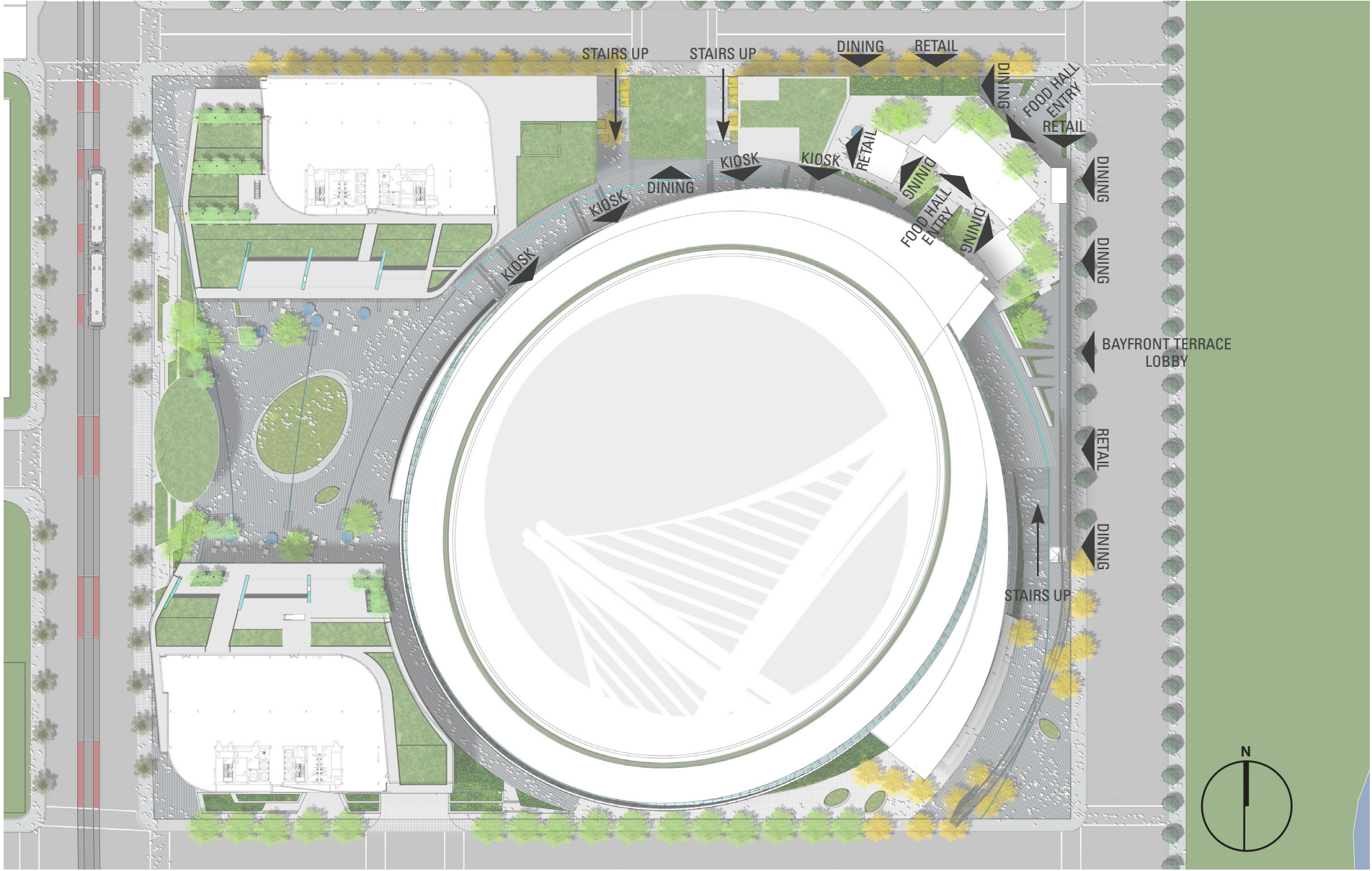


FIG 6 | SITE PLAN - BUILDING ENTRY POINTS

ISOMETRIC OVERVIEW OF NORTHEAST RETAIL

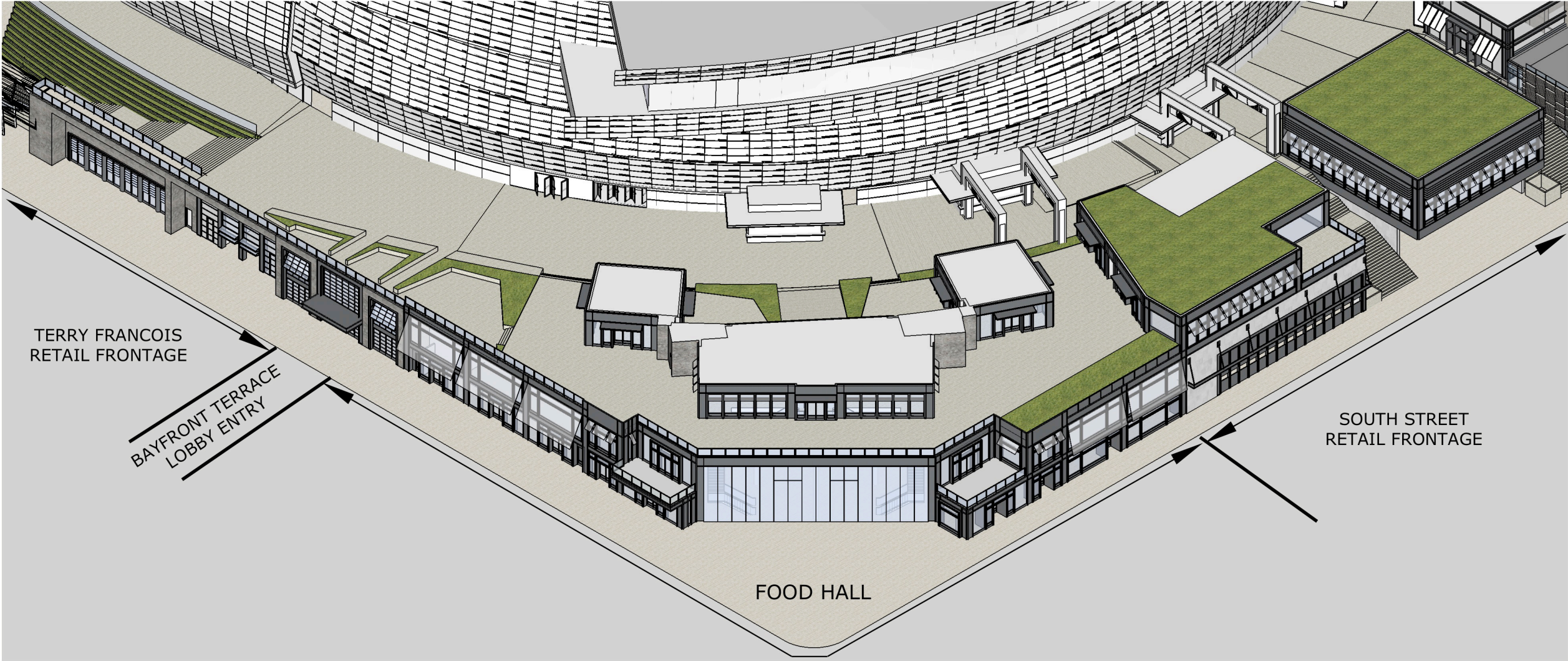


FIG 7 | ISOMETRIC OVERVIEW OF NORTHEAST RETAIL

FOOD HALL RETAIL

BLOCKS 29-32: NORTHEAST RETAIL

GROSS FLOOR AREA CALCULATIONS - FOOD HALL

GROSS FLOOR AREA SUMMARY (OCII Design for Development and 1996 BOMA)

Level	"TRUE GROSS" FLOOR AREA (Sq. Ft.)			OCII AREA EXEMPTIONS FROM "TRUE GROSS" FLOOR AREA CALCULATIONS (Sq. Ft.)				OCII ADJUSTABLE GROSS FLOOR AREA (Sq. Ft.)			BOMA AREA EXEMPTIONS (Sq. Ft.)	BOMA Leasable Floor Area (Sq. Ft.)
	Retail	Dining	Other (1)	#4: Mechanical /Operations	#11: Ground Floor Circulation & Service (2)	#12: Retail under 5,000 Sq. Ft. (3)	#12: Restaurants under 5,000 Sq. Ft. (3)	Retail	Dining	Other (1)	Leasable Deductions	
000	-	-	100	-	-	-	-	-	-	100	100	-
050	2,577	5,868	5,457	-	5,154	1,328	-	1,249	5,868	303	303	7,117
100	3,649	1,516	7,100	1,771	-	3,649	1,516	-	-	5,329	303	5,026
200	-	3,460	1,106	-	918	-	3,460	-	-	188	188	-
SUBTOTAL	6,226	10,844	13,763	1,771	6,072	4,977	4,976	1,249	5,868	5,920	894	12,143

- (1) Includes mechanical areas on intermediate floors and ground floor circulation and service areas.
- (2) Due to the sloping nature of the site and the buildings' multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Grade (050) and Pedestrian Path (200) levels.
- (3) Assumes these excluded areas will have deed restrictions requiring tenancing consistent with the proposed exclusion (i.e., personal services, restaurants, retail).

TABLE 3 | GROSS FLOOR AREA SUMMARY

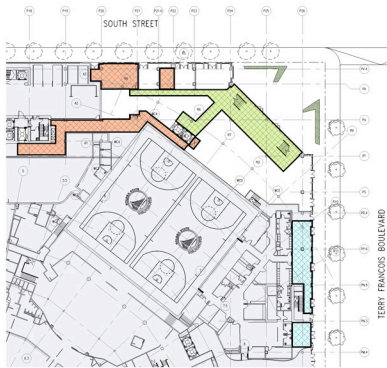


FIG 8 | LEVEL 050 EXCLUDED AREAS

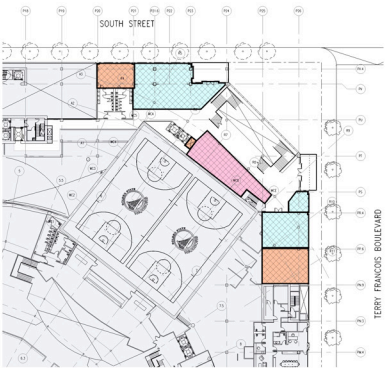


FIG 9 | LEVEL 100 EXCLUDED AREAS

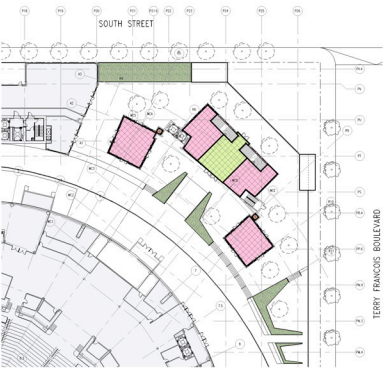


FIG 10 | LEVEL 200 EXCLUDED AREAS

*NO EXCLUSIONS ON LEVEL 000

SECTIONS

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

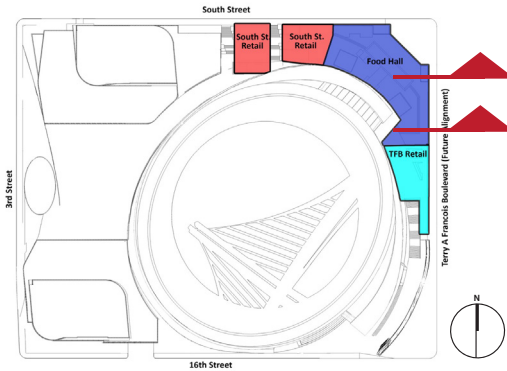


FIG 11

FIG 12

FIG 11 | FOOD HALL SECTION A

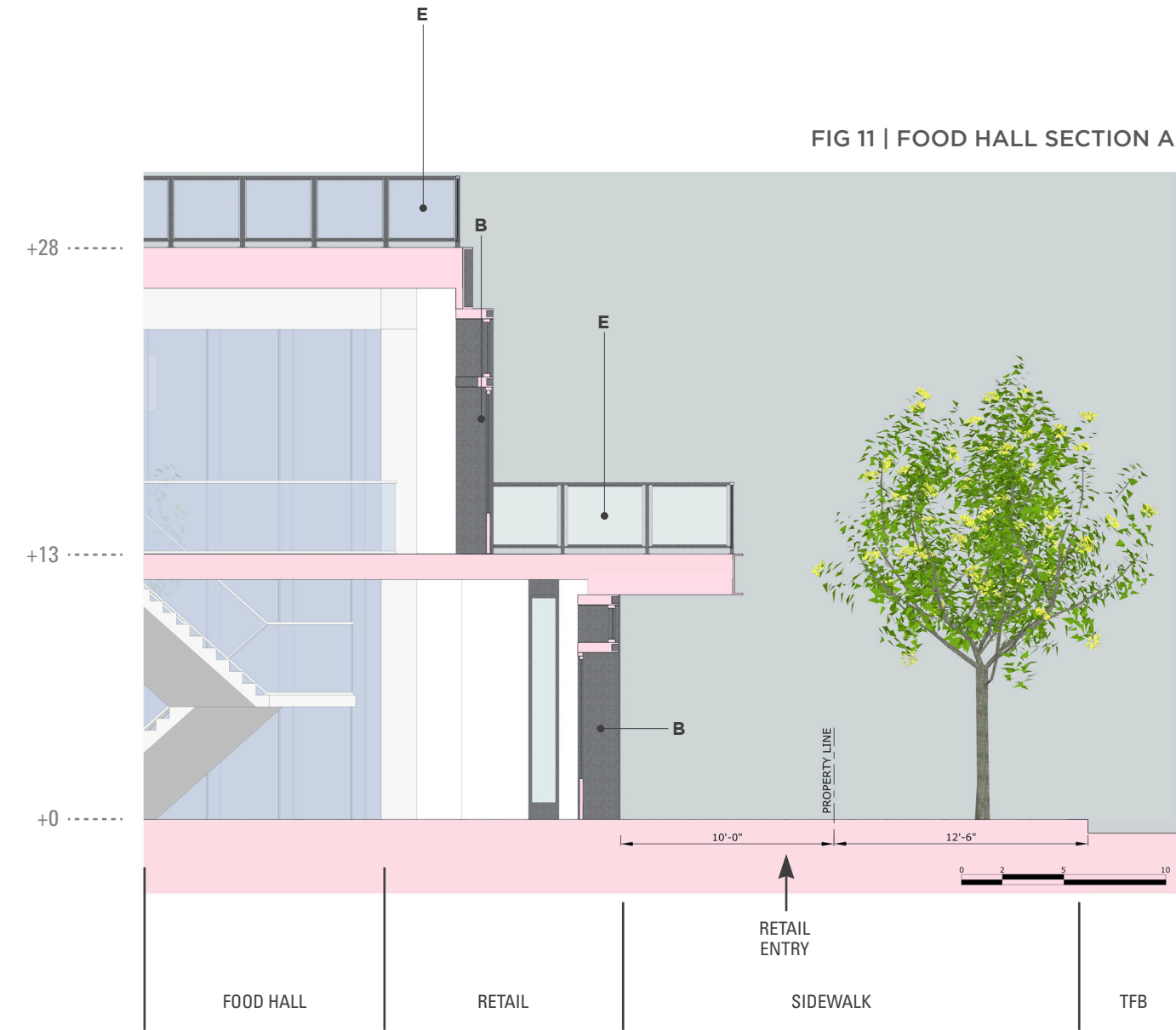
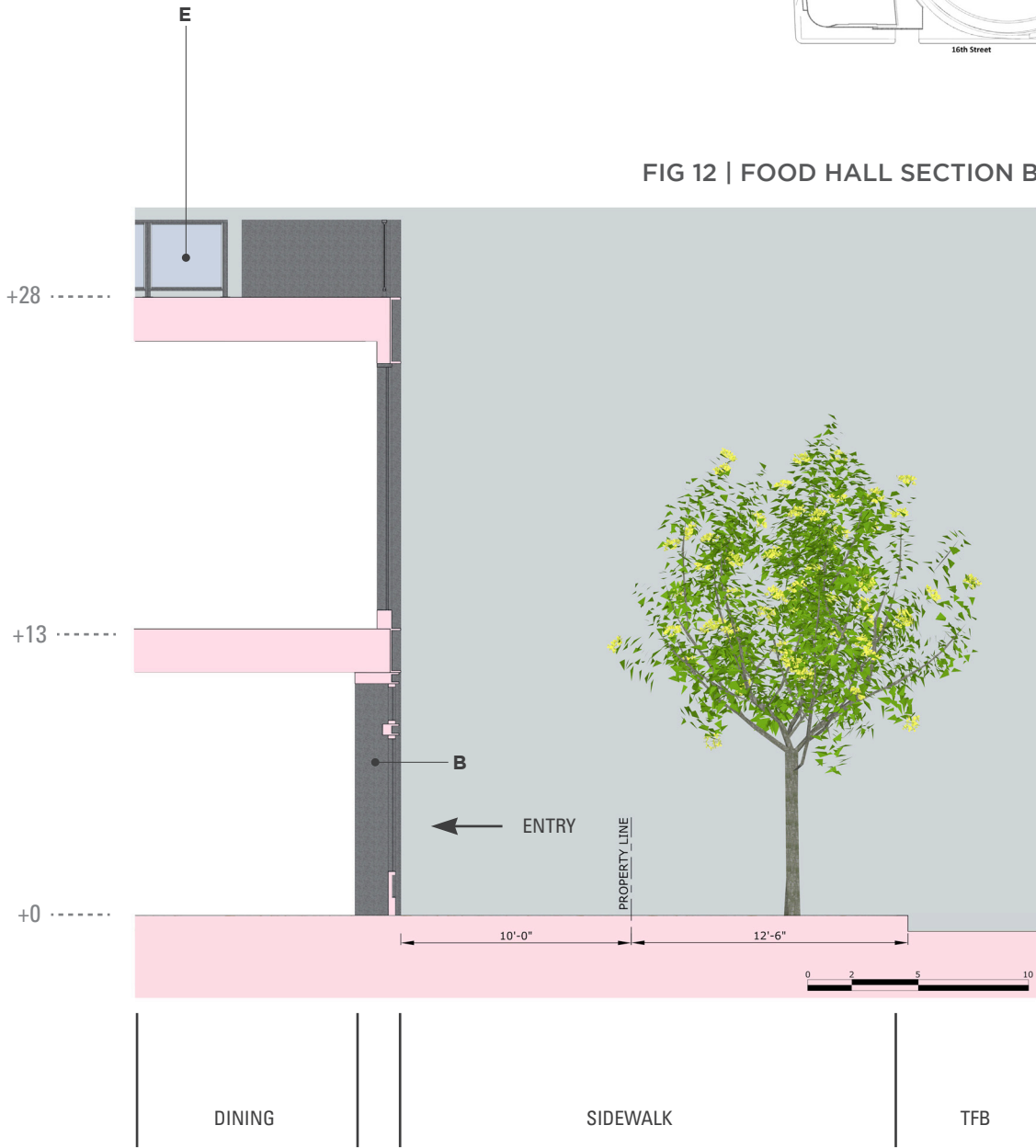


FIG 12 | FOOD HALL SECTION B



11/11/2019

South Street

South St. Retail

South St. Retail

Food Hall

TFB Retail

3rd Street

16th Street

Terry A Francois Boulevard (future alignment)

N

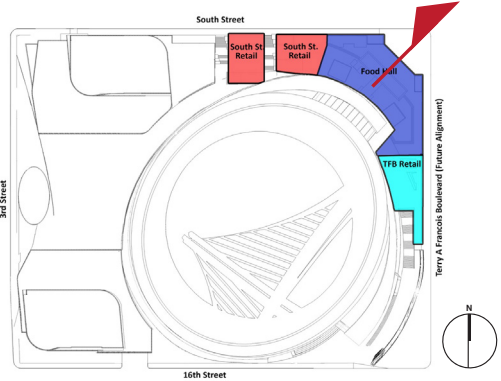
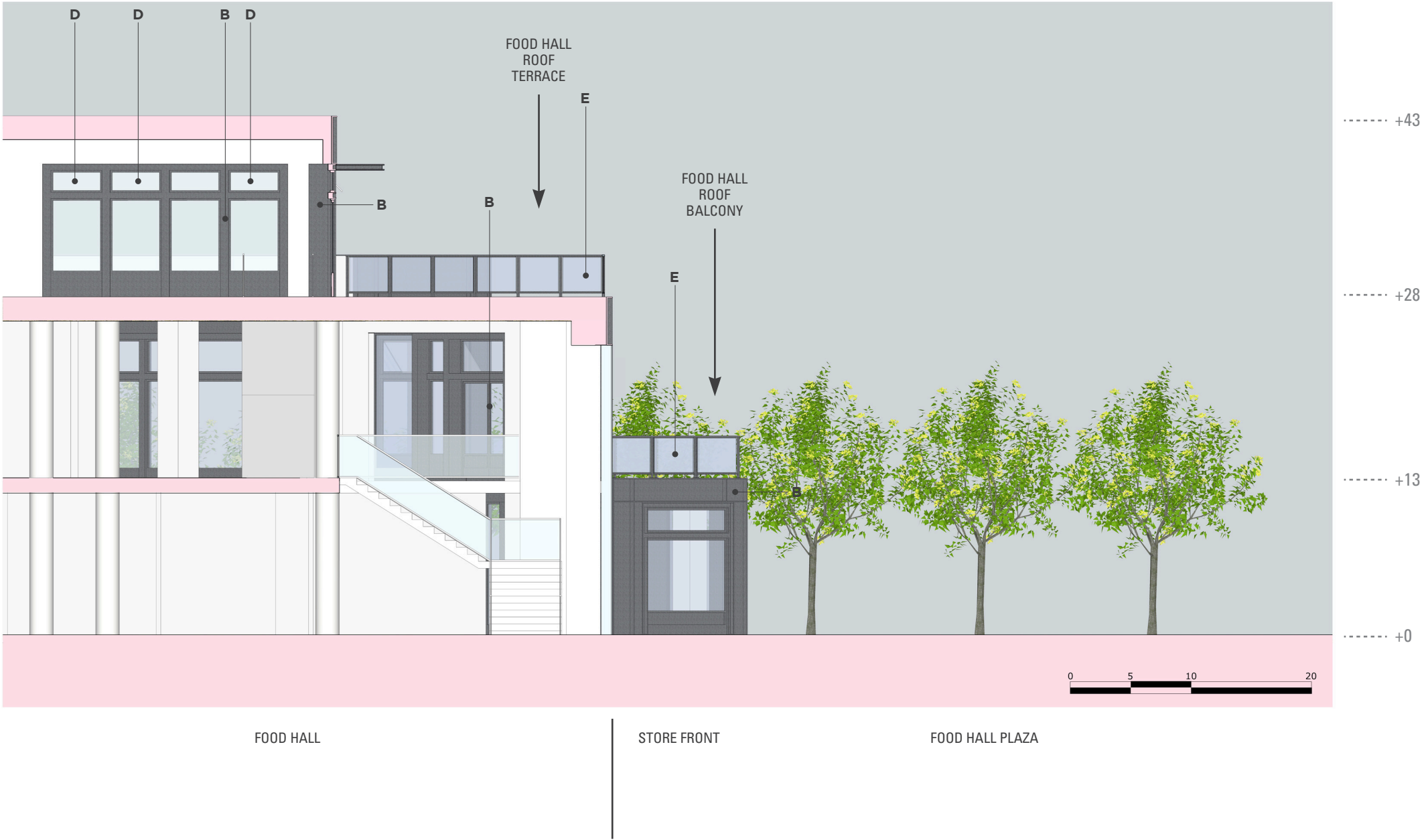


GOLDEN STATE WARRIORS EVENT CENTER AND MIXED-USE DEVELOPMENT

P.15

SECTIONS

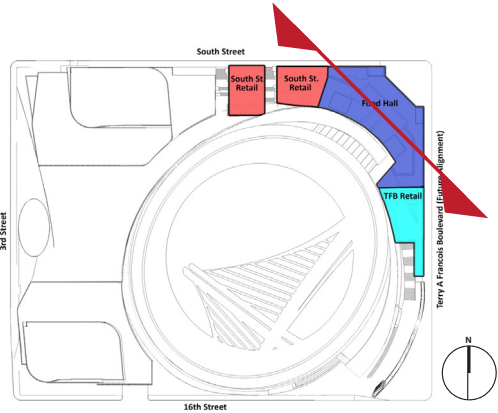
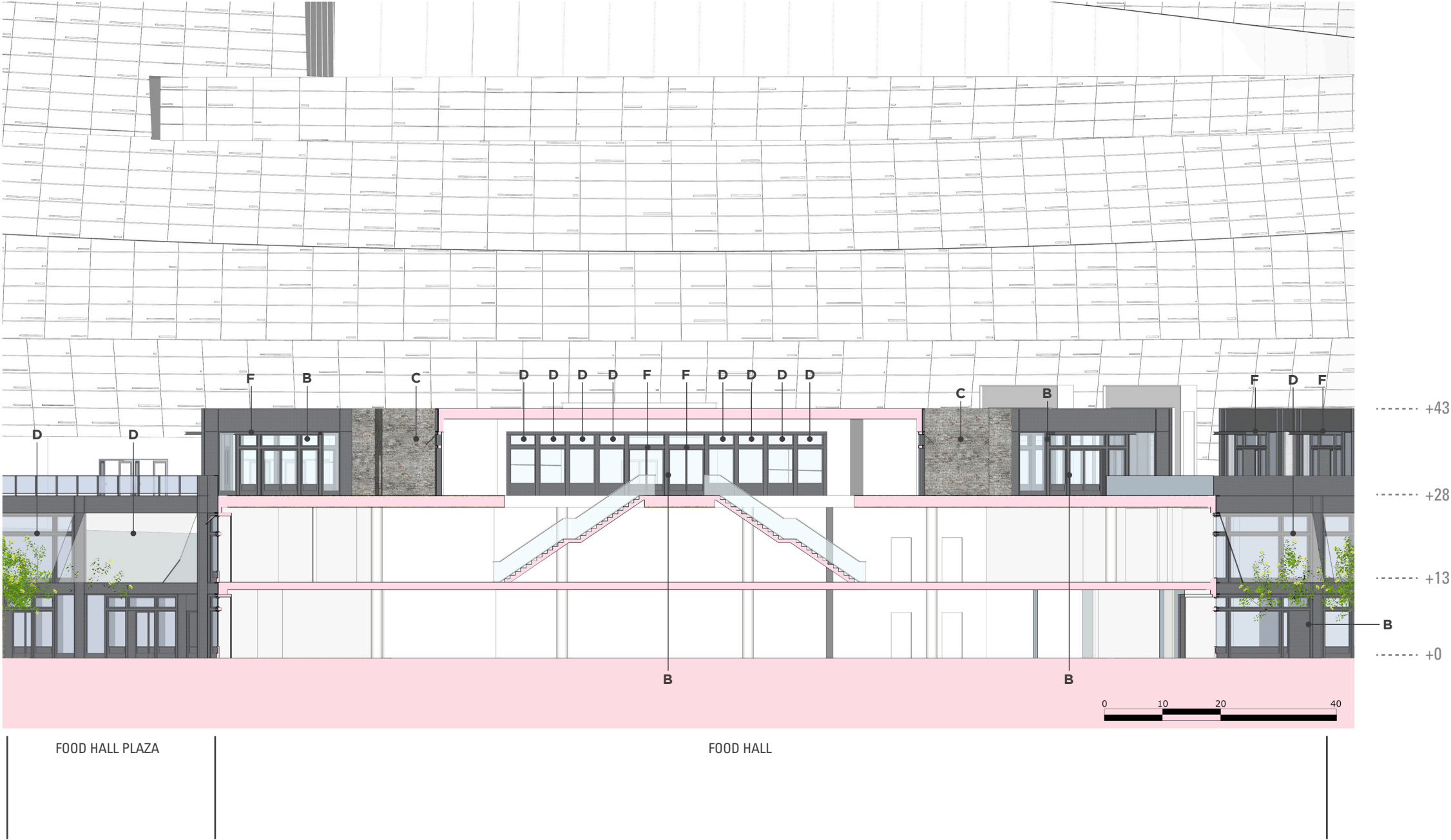
FIG 14 | FOOD HALL CORNER SECTION



- A** - CLEAR GLASS
- B** - METAL & GLASS STOREFRONT
- C** - STONE / CONCRETE INFILL
- D** - FABRIC AWNINGS/CUSTOM COLORS
- E** - GLASS RAILING/METAL FRAMES
- F** - METAL CANOPY
- G** - METAL BALCONY

SECTIONS

FIG 15 | FOOD HALL LONG SECTION



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

ELEVATIONS

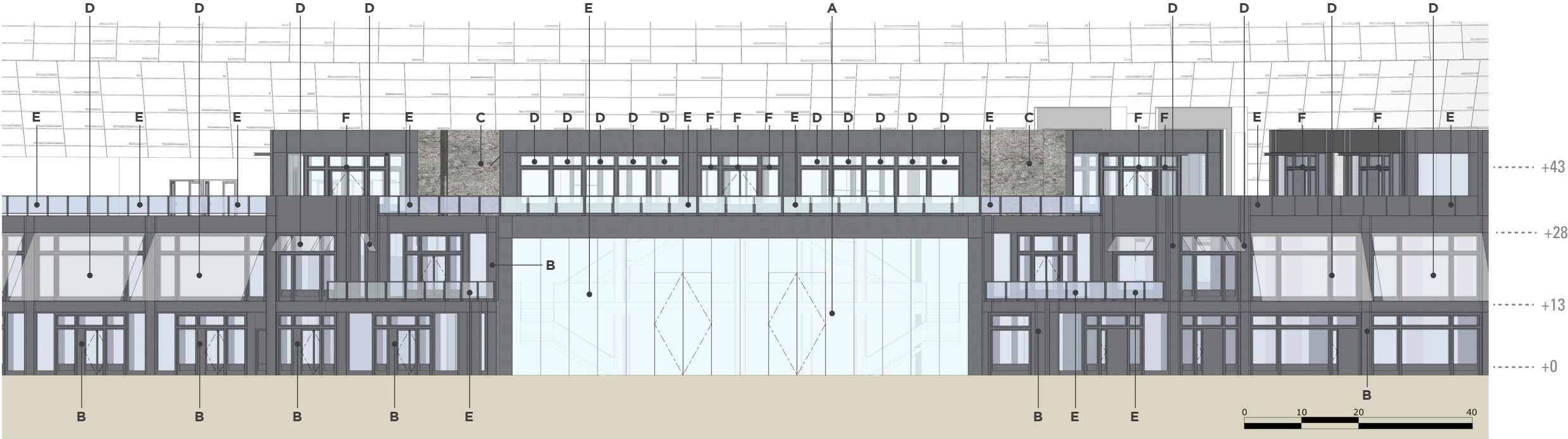


FIG 16 | FOOD HALL CORNER ELEVATION

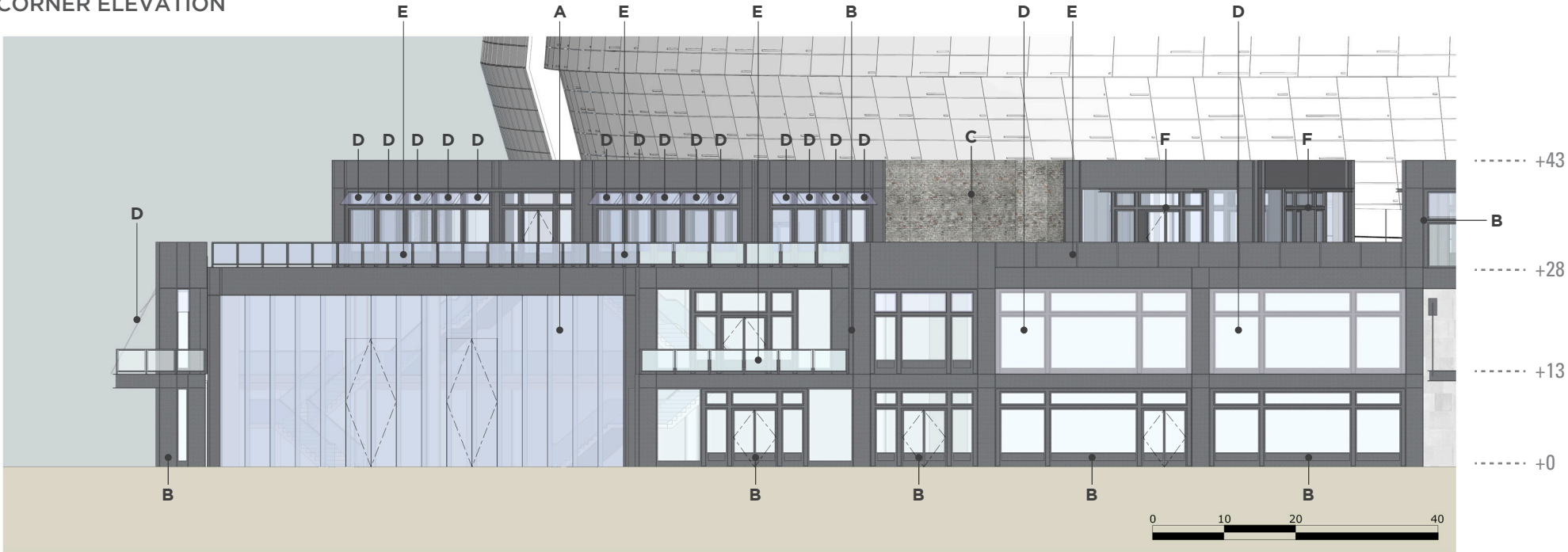
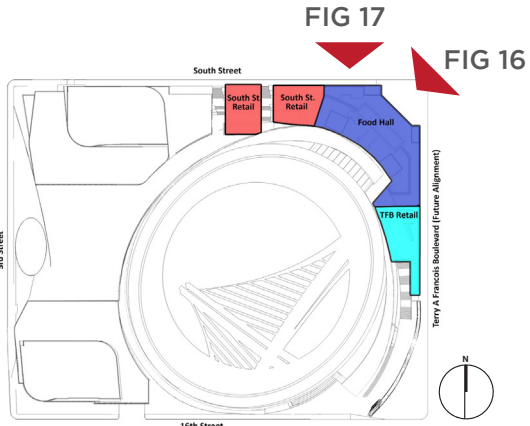


FIG 17 | FOOD HALL SOUTH ST ELEVATION



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

ELEVATIONS

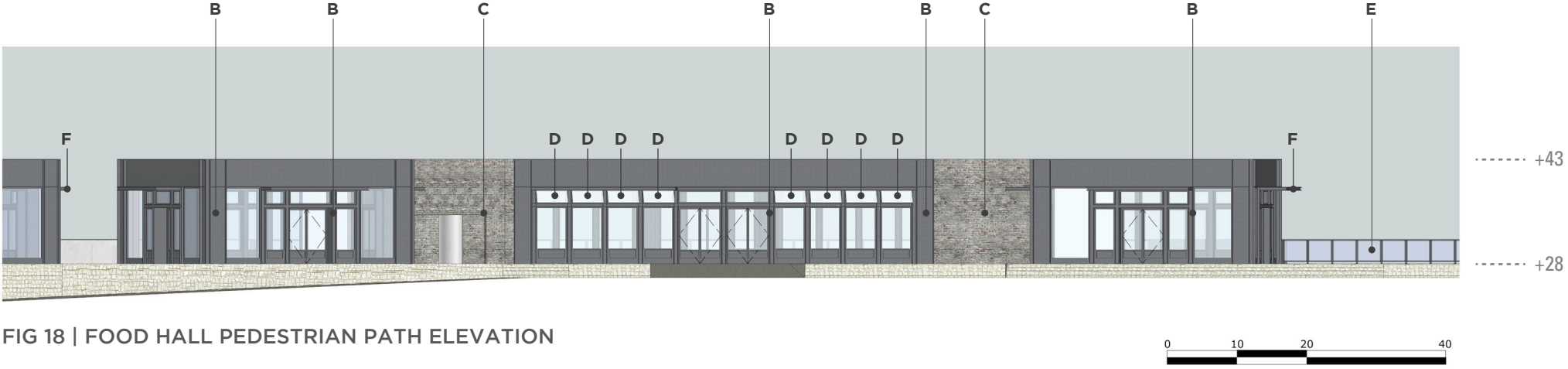


FIG 18 | FOOD HALL PEDESTRIAN PATH ELEVATION

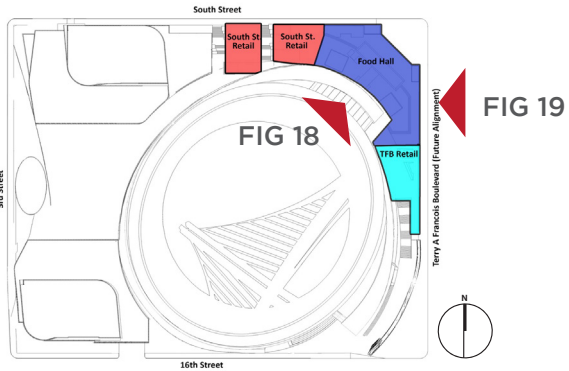


FIG 19

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY
- K - ARTICULATED METAL AND GLASS STORE FRONT

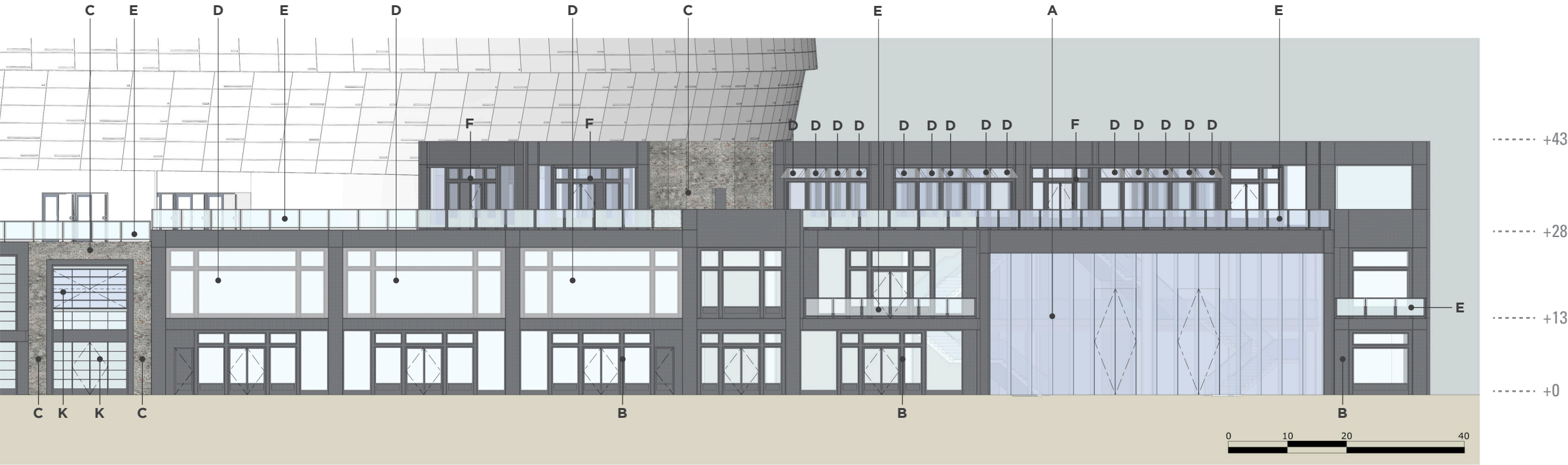
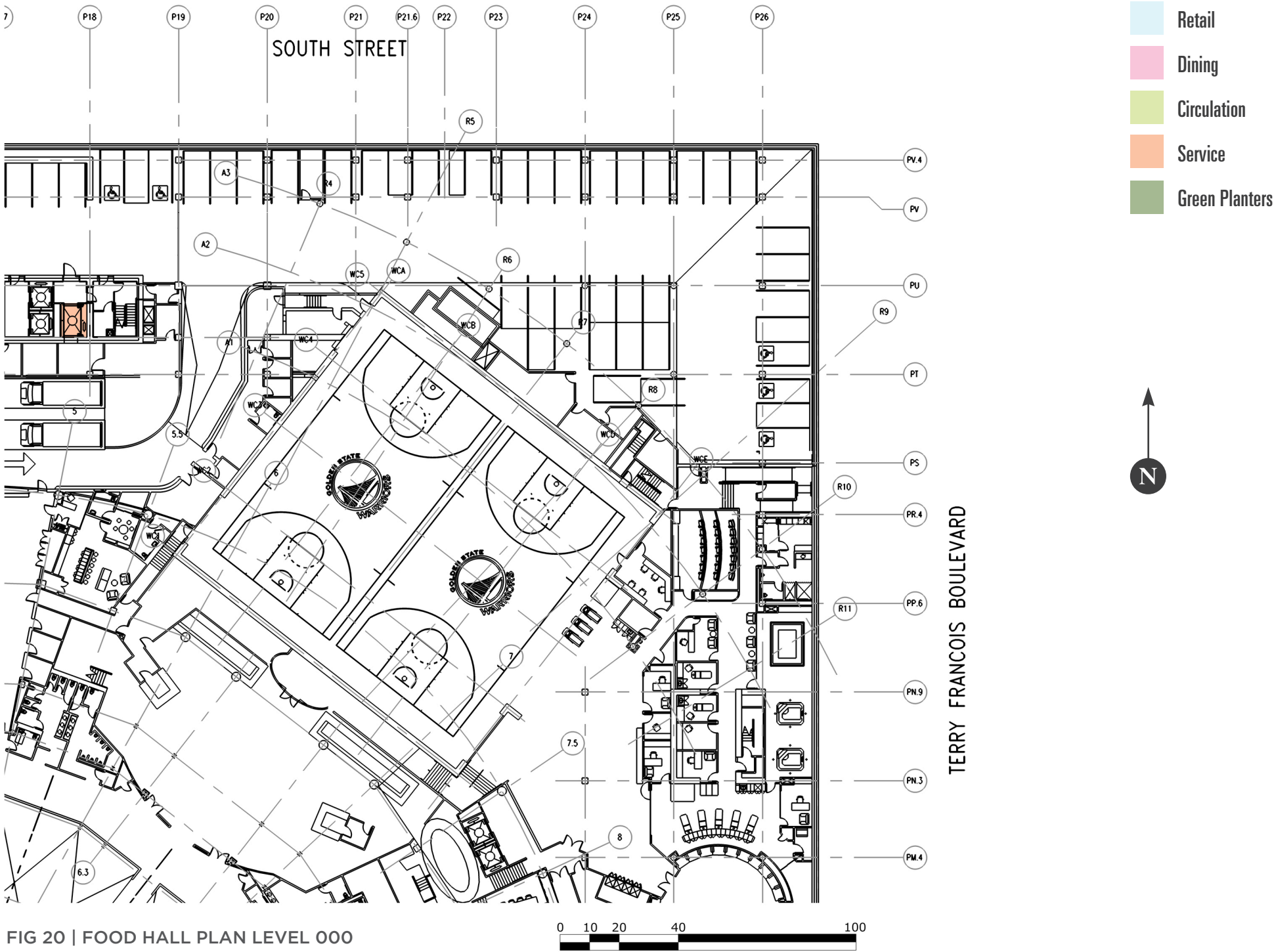


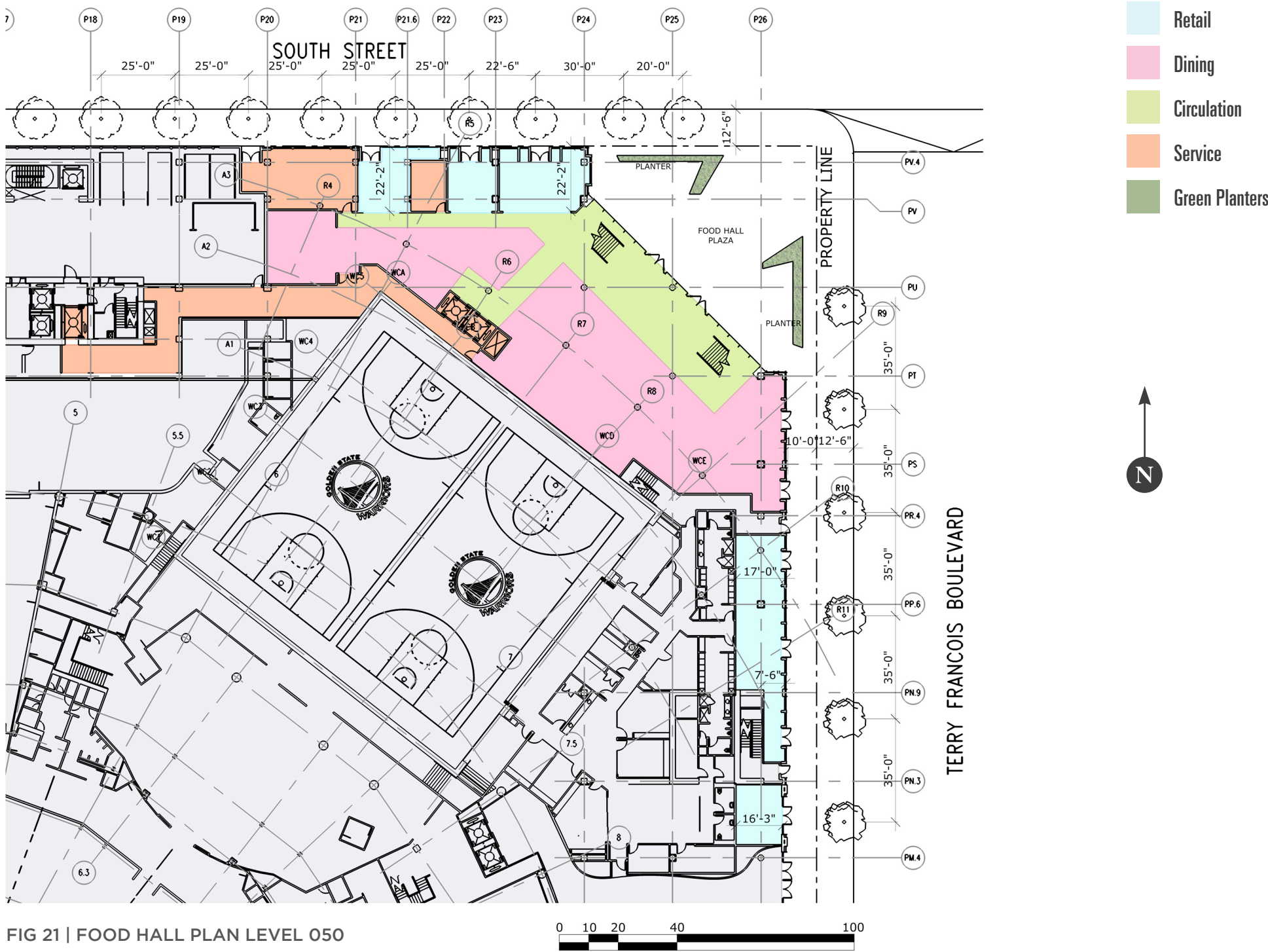
FIG 19 | FOOD HALL TERRY A FRANCOIS BOULEVARD ELEVATION

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

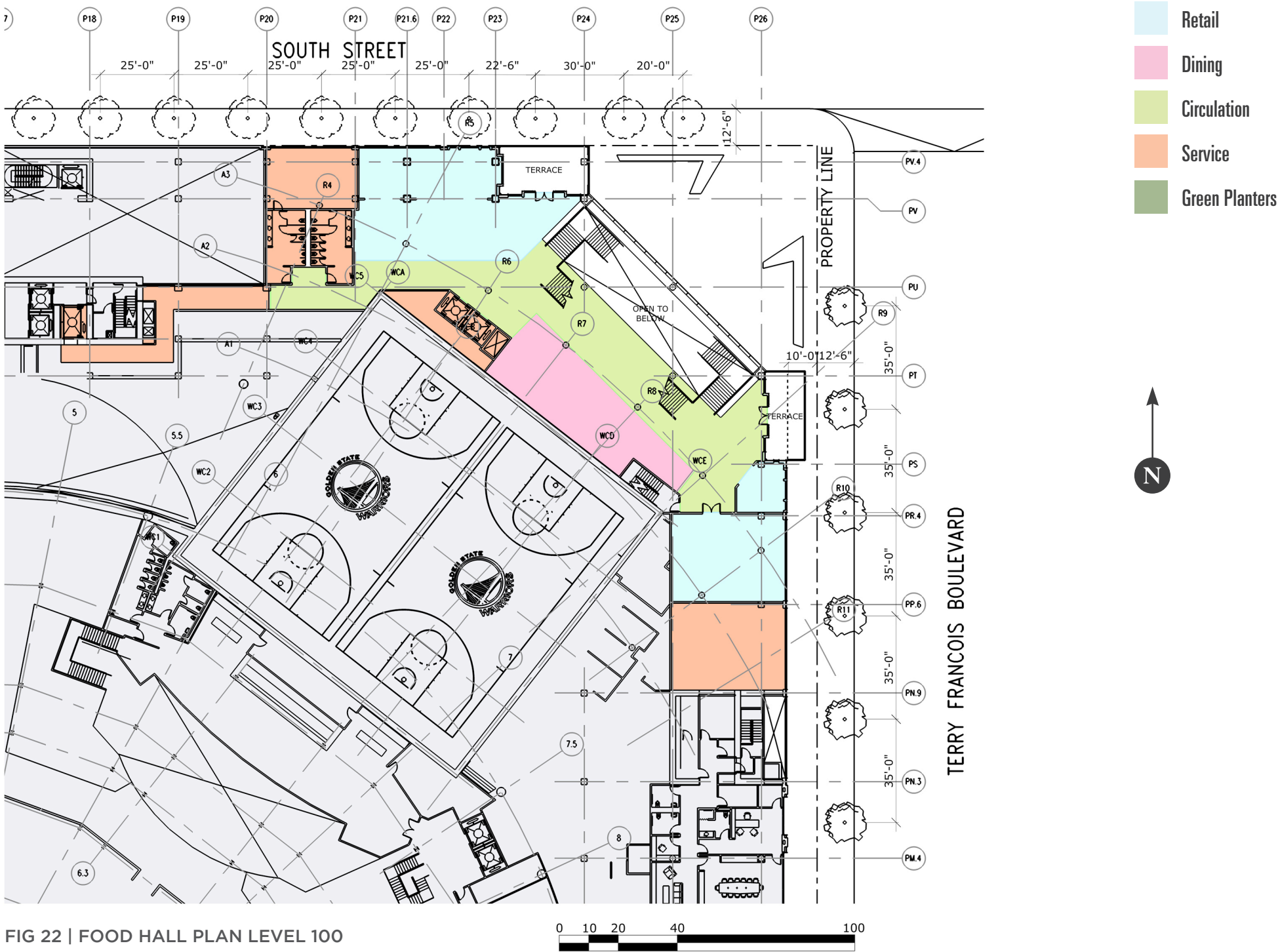
PLANS



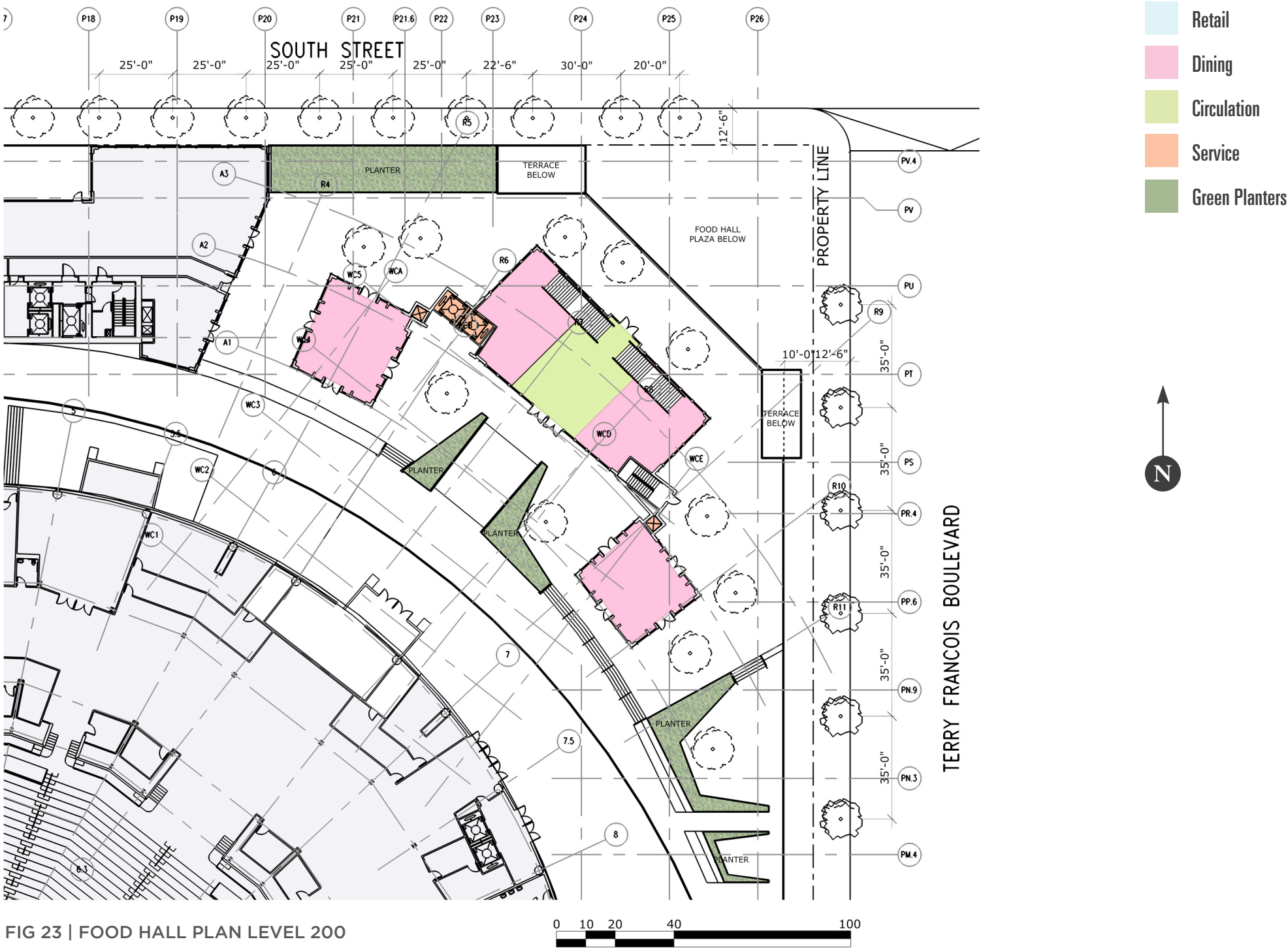
PLANS



PLANS



PLANS



PLANS

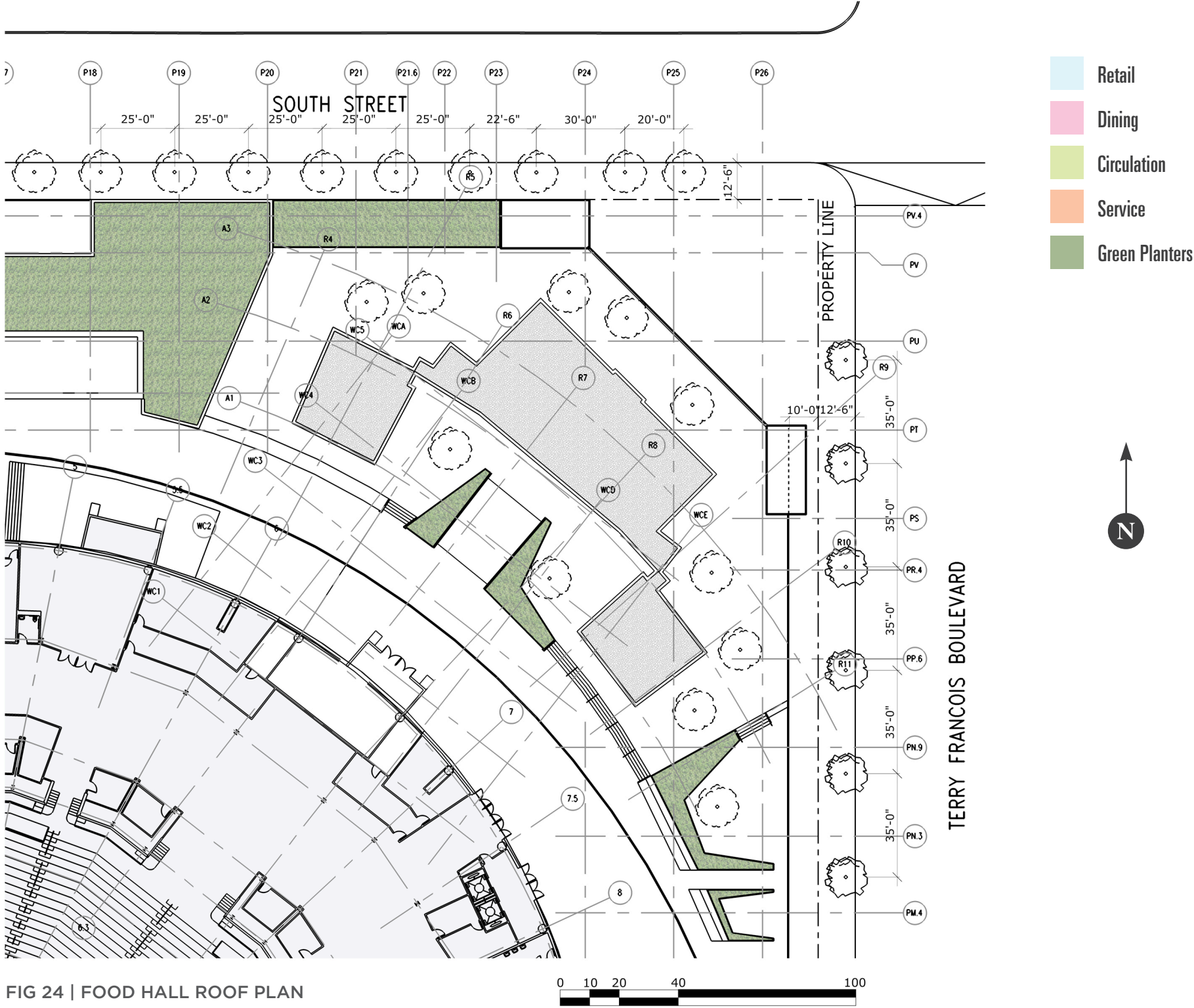


FIG 24 | FOOD HALL ROOF PLAN

SOUTH ST RETAIL

BLOCKS 29-32: NORTHEAST RETAIL

GROSS FLOOR AREA CALCULATIONS - SOUTH ST.

GROSS FLOOR AREA SUMMARY (OCII Design for Development and 1996 BOMA)

	"TRUE GROSS" FLOOR AREA (Sq. Ft.)			OCII AREA EXEMPTIONS FROM "TRUE GROSS" FLOOR AREA CALCULATIONS (Sq. Ft.)				OCII ADJUSTABLE GROSS FLOOR AREA (Sq. Ft.)			BOMA AREA EXEMPTIONS (Sq. Ft.)	
Level	Retail	Dining	Other (1)	#4: Mechanical /Operations	#11: Ground Floor Circulation & Service (2)	#12: Retail under 5,000 Sq. Ft. (3)	#12: Restaurants under 5,000 Sq. Ft. (3)	Retail	Dining	Other (1)	Leasable Deductions	BOMA Leasable Floor Area (Sq. Ft.)
South Street Retail												
200	3,368	3,893	659	-	-	3,368	3,893	-	-	659	-	659
SUBTOTAL	3,368	3,893	659	-	-	3,368	3,893	-	-	659	-	659

- (1) Includes mechanical areas on intermediate floors and ground floor circulation and service areas.
- (2) Due to the sloping nature of the site and the buildings' multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Grade (050) and Pedestrian Path (200) levels.
- (3) Assumes these excluded areas will have deed restrictions requiring tenanting consistent with the proposed exclusion (i.e., personal services, restaurants, retail).

TABLE 4 | GROSS FLOOR AREA SUMMARY

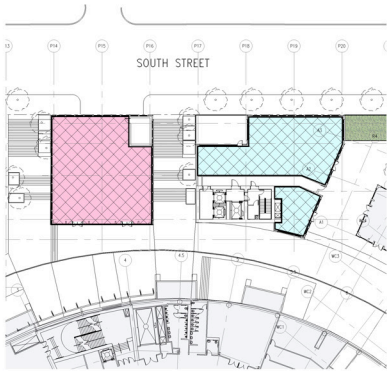


FIG 25 | LEVEL 200 EXCLUDED AREAS

SECTIONS

FIG 26 | SOUTH ST RETAIL AND GARAGE SECTION A

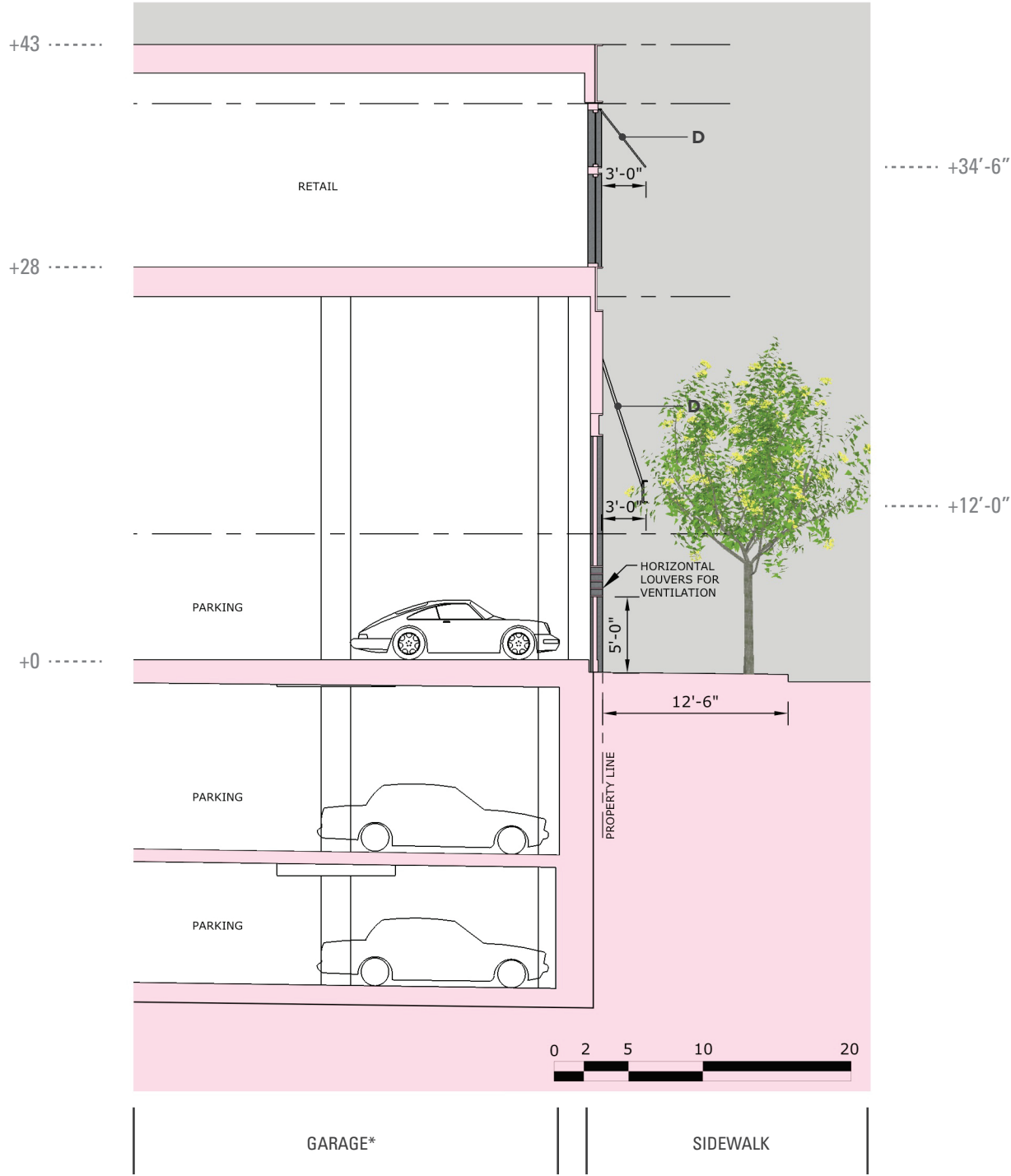
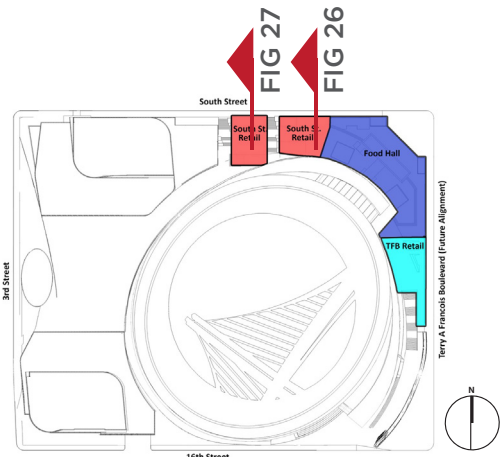
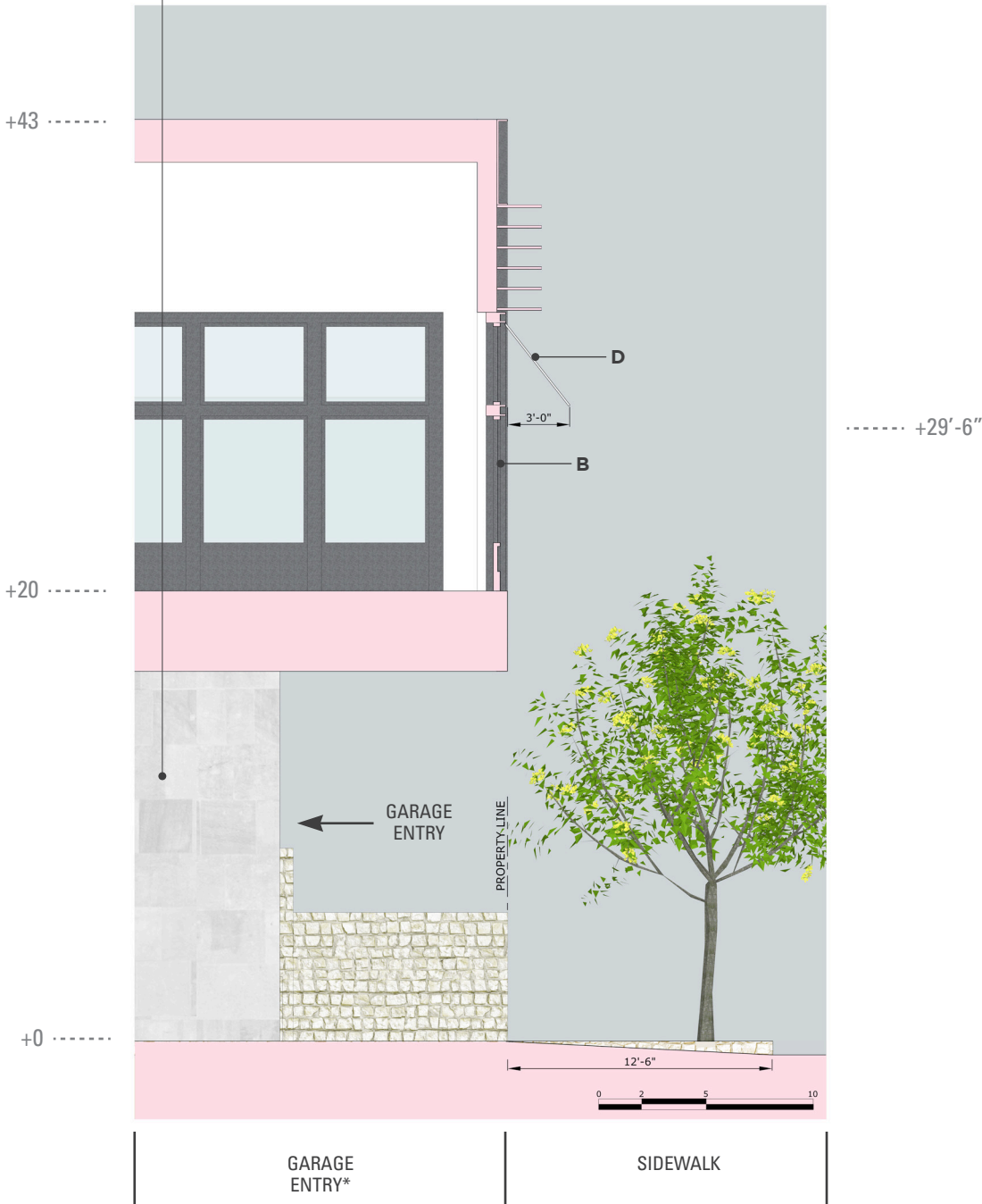


FIG 27 | SOUTH ST RETAIL AND GARAGE SECTION B



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

*SEE OPEN SPACE, GATEHOUSE, AND PARKING AND LOADING BC/SD BOOK FOR DETAIL

ELEVATIONS

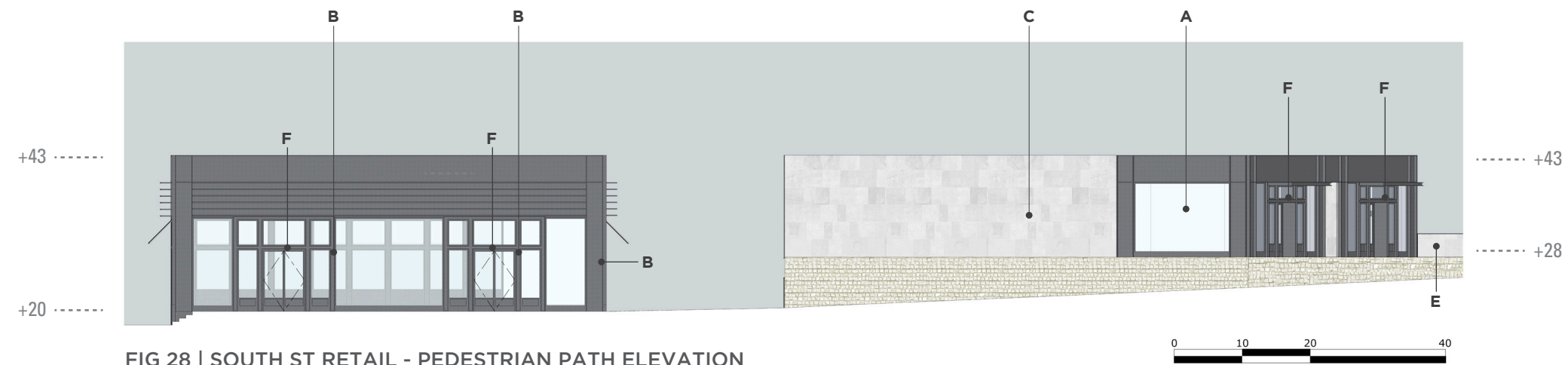


FIG 28 | SOUTH ST RETAIL - PEDESTRIAN PATH ELEVATION

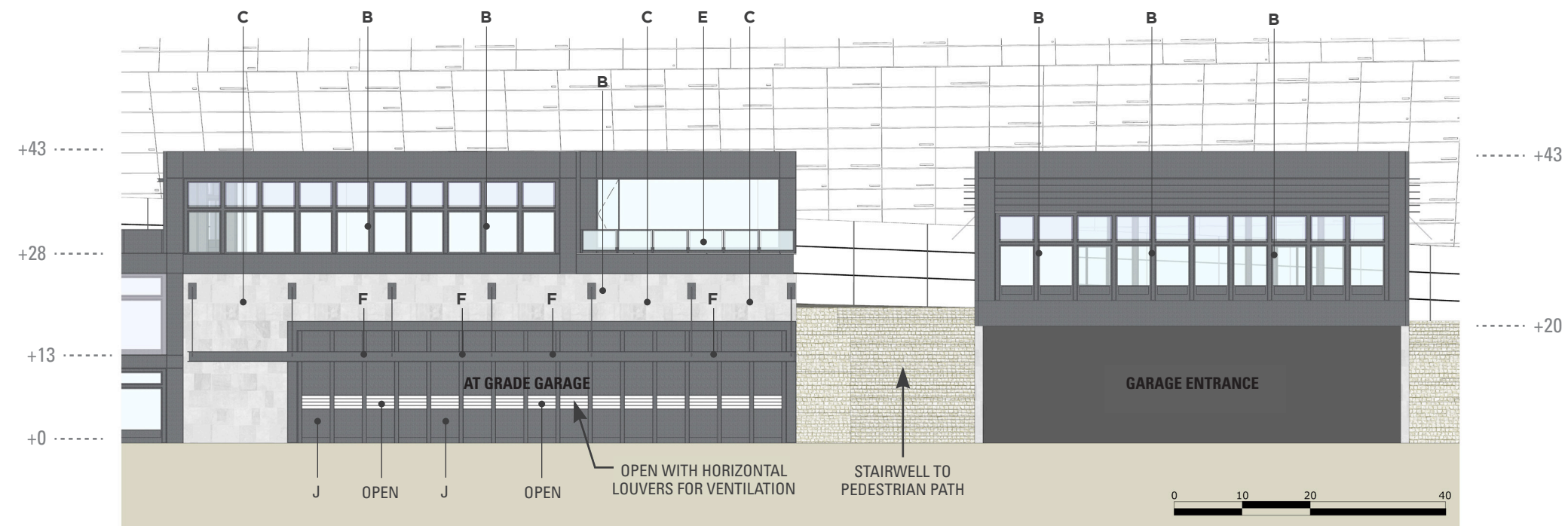
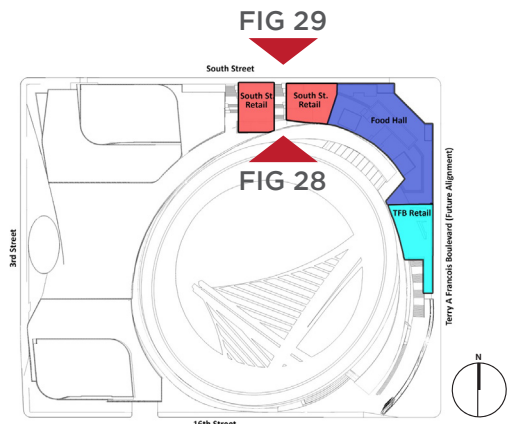


FIG 29 | SOUTH ST RETAIL AND GARAGE - SOUTH ST ELEVATION



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY
- J - ALL METAL STORE FRONT

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

PLANS

- Retail
- Dining
- Circulation
- Service
- Green Planters



FIG 30 | SOUTH ST RETAIL AND GARAGE STREET LEVEL PLAN

PLANS

- Retail
- Dining
- Circulation
- Service
- Green Planters

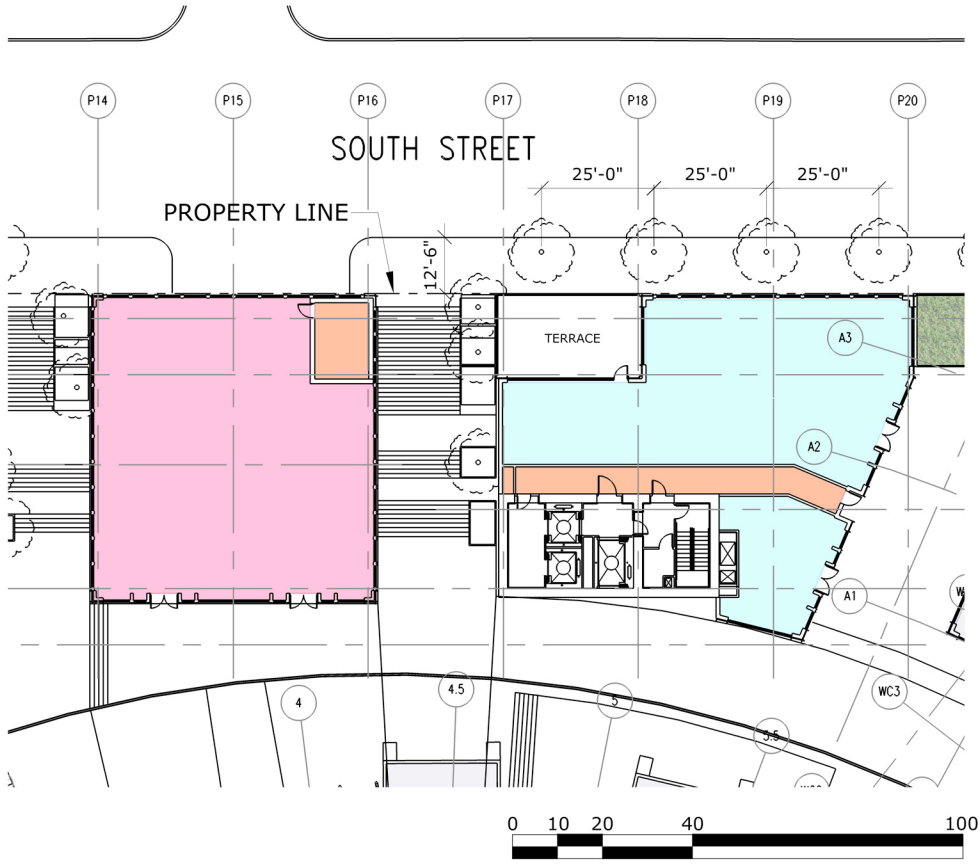


FIG 31 | SOUTH ST RETAIL LEVEL 200 PLAN

PLANS

- Retail
- Dining
- Circulation
- Service
- Green Planters

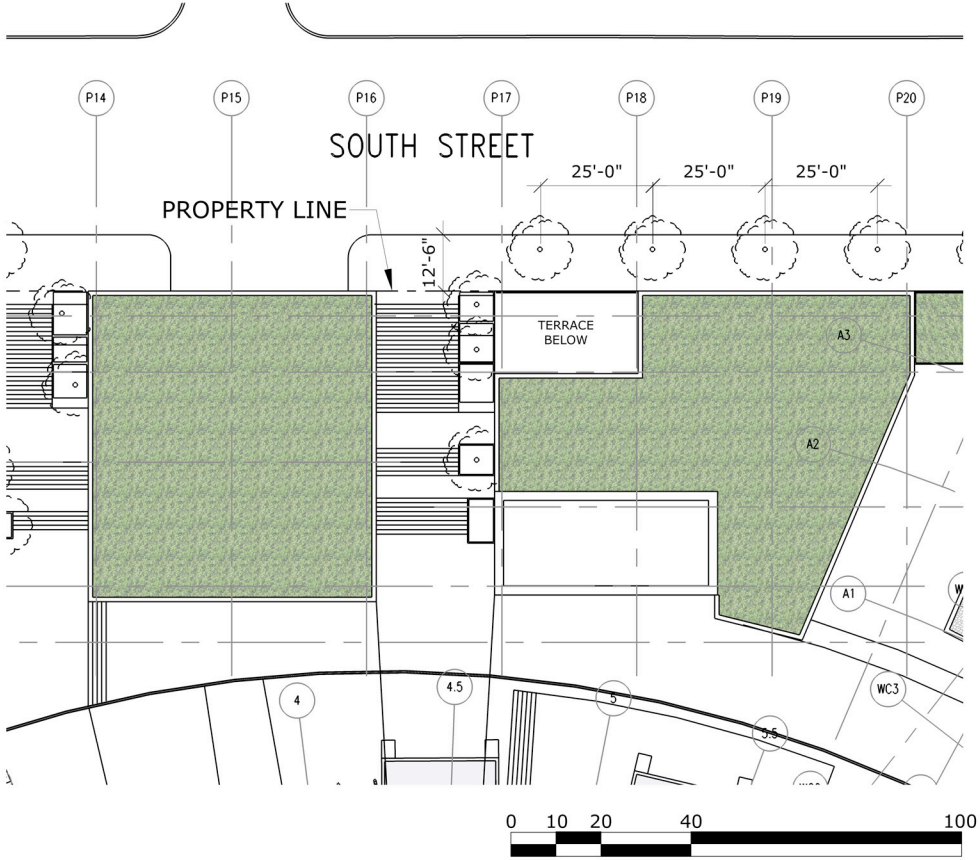


FIG 32 | SOUTH ST RETAIL ROOF PLAN

TERRY A FRANCOIS BOULEVARD RETAIL

BLOCKS 29-32: NORTHEAST RETAIL

GROSS FLOOR AREA CALCULATIONS - TFB

GROSS FLOOR AREA SUMMARY (OCII Design for Development and 1996 BOMA)

	"TRUE GROSS" FLOOR AREA (Sq. Ft.)			OCII AREA EXEMPTIONS FROM "TRUE GROSS" FLOOR AREA CALCULATIONS (Sq. Ft.)				OCII ADJUSTABLE GROSS FLOOR AREA (Sq. Ft.)			BOMA AREA EXEMPTIONS (Sq. Ft.)	
Level	Retail	Dining	Other (1)	#4: Mechanical /Operations	#11: Ground Floor Circulation & Service (2)	#12: Retail under 5,000 Sq. Ft. (3)	#12: Restaurants under 5,000 Sq. Ft. (3)	Retail	Dining	Other (1)	Leasable Deductions	BOMA Leasable Floor Area (Sq. Ft.)
Terry A. Francois Blvd. Retail												
050	2,846	2,804	-	-	-	2,846	2,804	-	-	-	-	-
TOTAL	2,846	2,804	-	-	-	2,846	2,804	-	-	-	-	-

(1) Includes mechanical areas on intermediate floors and ground floor circulation and service areas.
(2) Due to the sloping nature of the site and the buildings' multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Grade (050) and Pedestrian Path (L200) levels.
(3) Assumes these excluded areas will have deed restrictions requiring tenanting consistent with the proposed exclusion (i.e., personal services, restaurants, retail).

TABLE 5 | GROSS FLOOR AREA SUMMARY

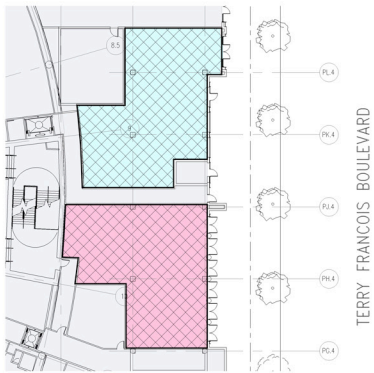
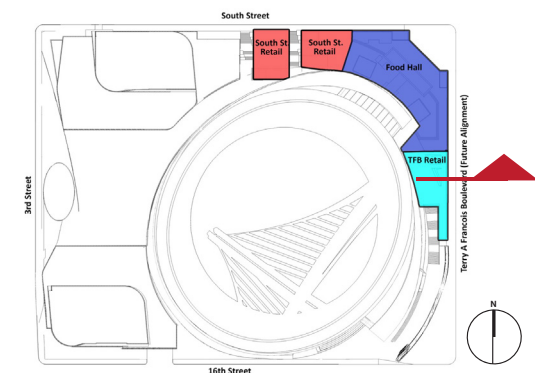
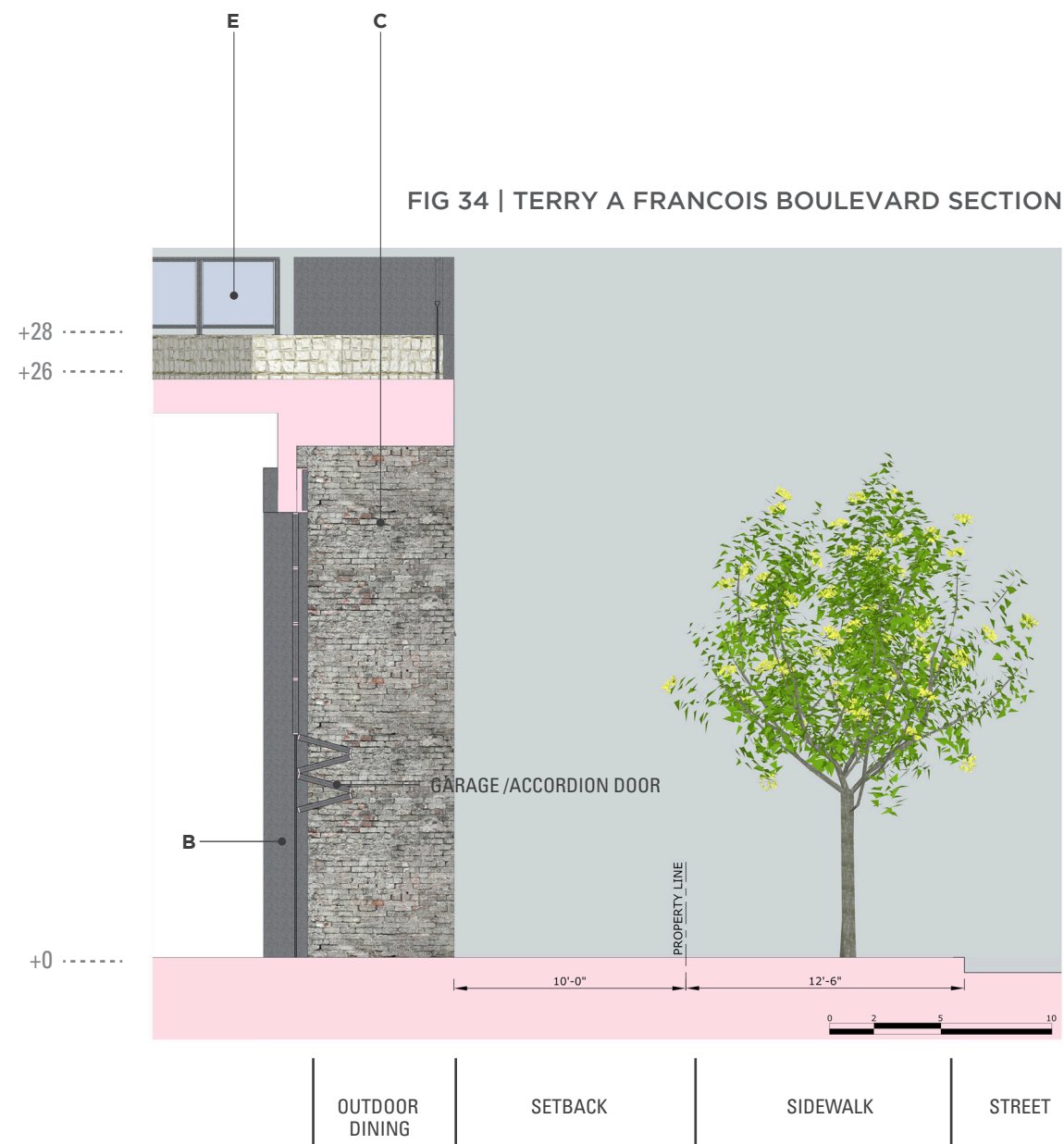


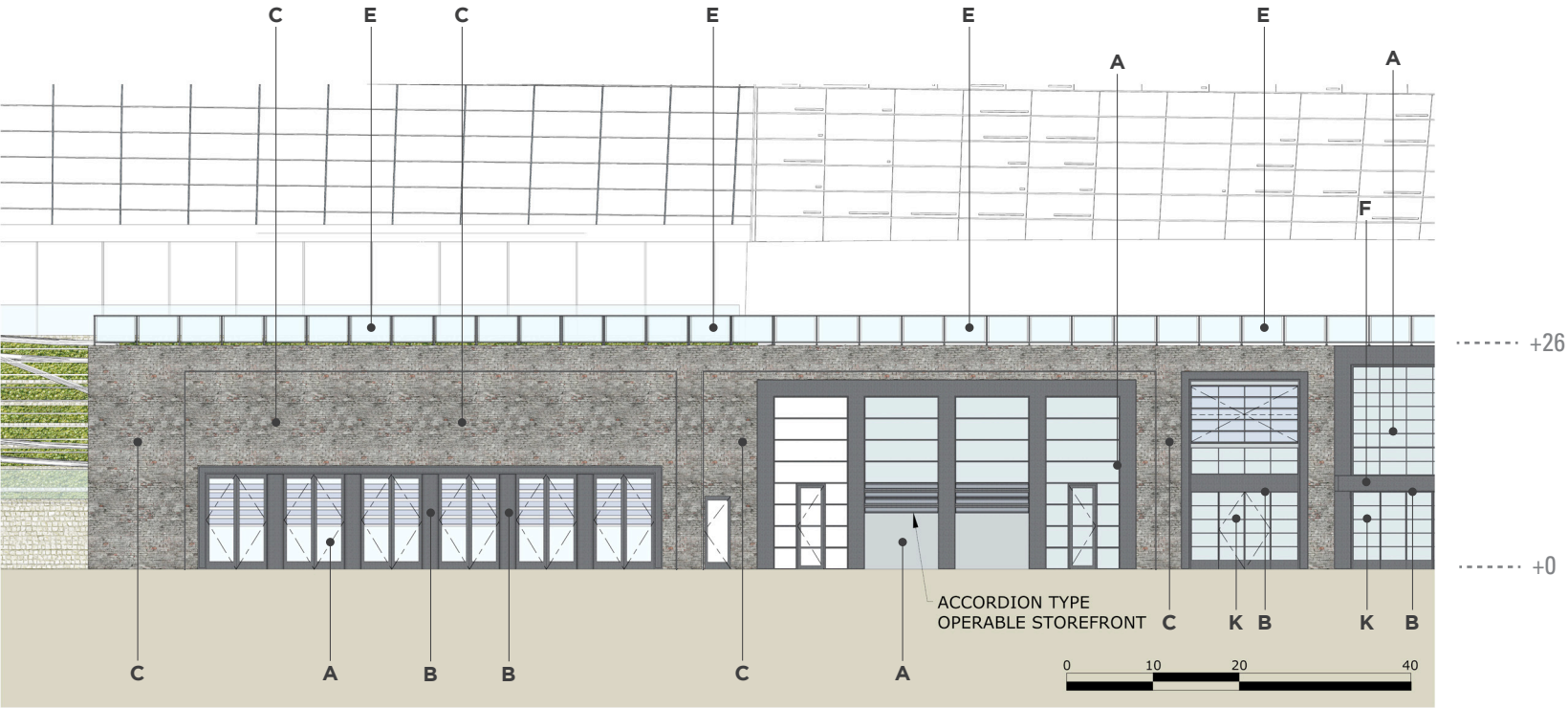
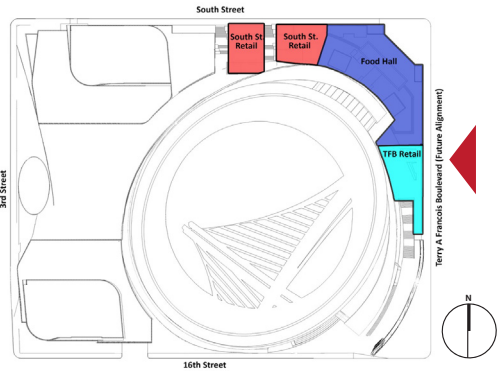
FIG 33 | LEVEL 050 EXCLUDED AREAS

SECTIONS



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

ELEVATIONS



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY
- K - ARTICULATED METAL AND GLASS STORE FRONT

FIG 35 | TERRY A FRANCOIS BOULEVARD RETAIL ELEVATION

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

PLANS

- Retail
- Dining
- Circulation
- Service
- Green Planters

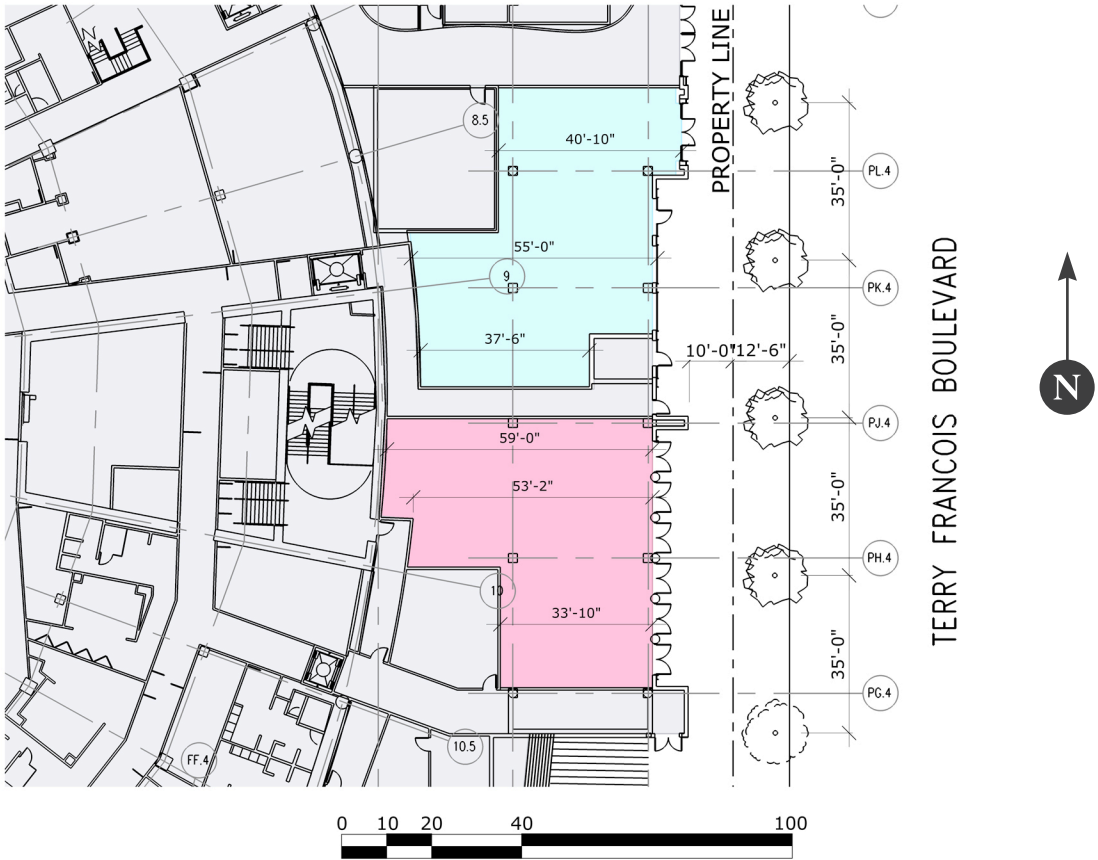


FIG 36 | TERRY A FRANCOIS BOULEVARD RETAIL LEVEL 050 PLAN

PLANS

- Retail
- Dining
- Circulation
- Service
- Green Planters



FIG 37 | TERRY A FRANCOIS BOULEVARD RETAIL 200 PLAN

Retail materials include metal, concrete, stone, and glazing. This vocabulary of materials will be consistent, however, tenants will be encouraged to use nuanced versions of these materials to create a more dynamic and variegated environment.

MATERIALS & PROJECTIONS

BLOCKS 29-32: NORTHEAST RETAIL

MATERIAL A. CLEAR GLASS



FIG 38 | BUTT GLAZING WITH METAL SURROUND

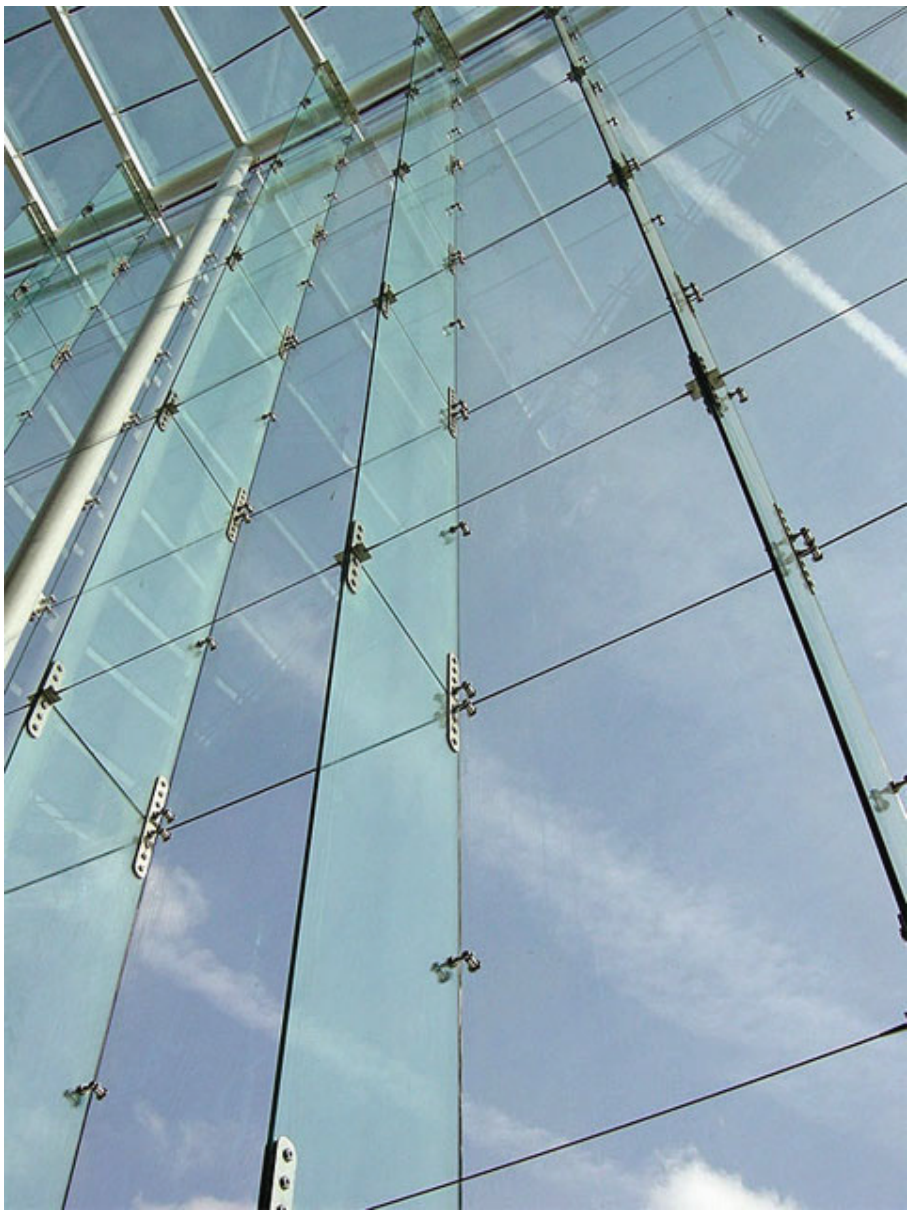


FIG 39 | BUTT GLAZING WITH GLASS MULLIONS

MATERIAL B. METAL STOREFRONT



FIG 40 | METAL AND METAL LOUVER DETAIL



FIG 41 | ARTICULATED METAL AND GLASS STOREFRONT

FIG 42 | LIGHT METAL STOREFRONT



FIG 43 | GARAGE ACCORDION DOOR



FIG 44 | ARTICULATED METAL STORE FRONT

MATERIAL C. STONE / CONCRETE PANELS



FIG 45 | CONCRETE PANEL WITH METAL FRAMING

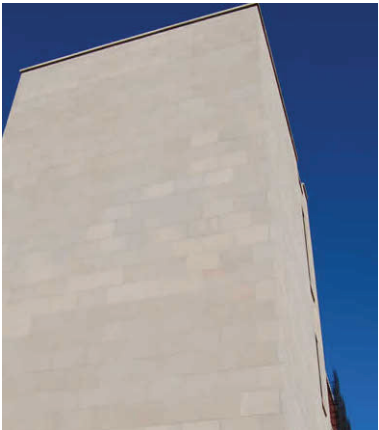
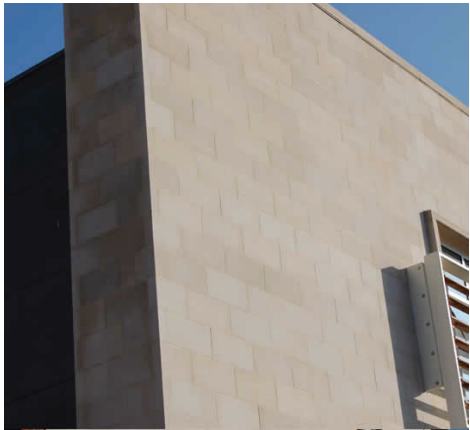


FIG 46 & 47 | STONE PANELS



FIG 48 | CONCRETE PANELS

MATERIAL D. AWNINGS



FIG 49 | FIXED AWNINGS



FIG 50 | RETRACTABLE AWNINGS



FIG 51 | RETRACTABLE AWNINGS

MATERIAL CLOSE UPS

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

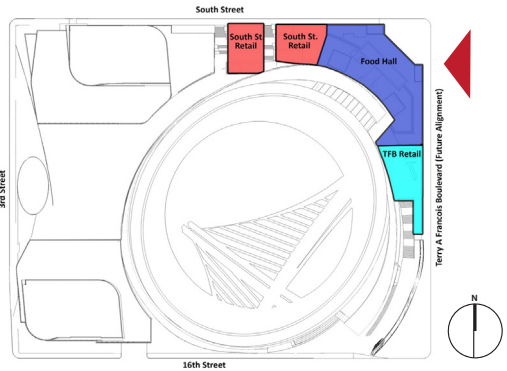


FIG 52 | TERRY A FRANCOIS BOULEVARD

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

MATERIAL CLOSE UPS

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY
- K - ARTICULATED METAL AND GLASS STORE FRONT

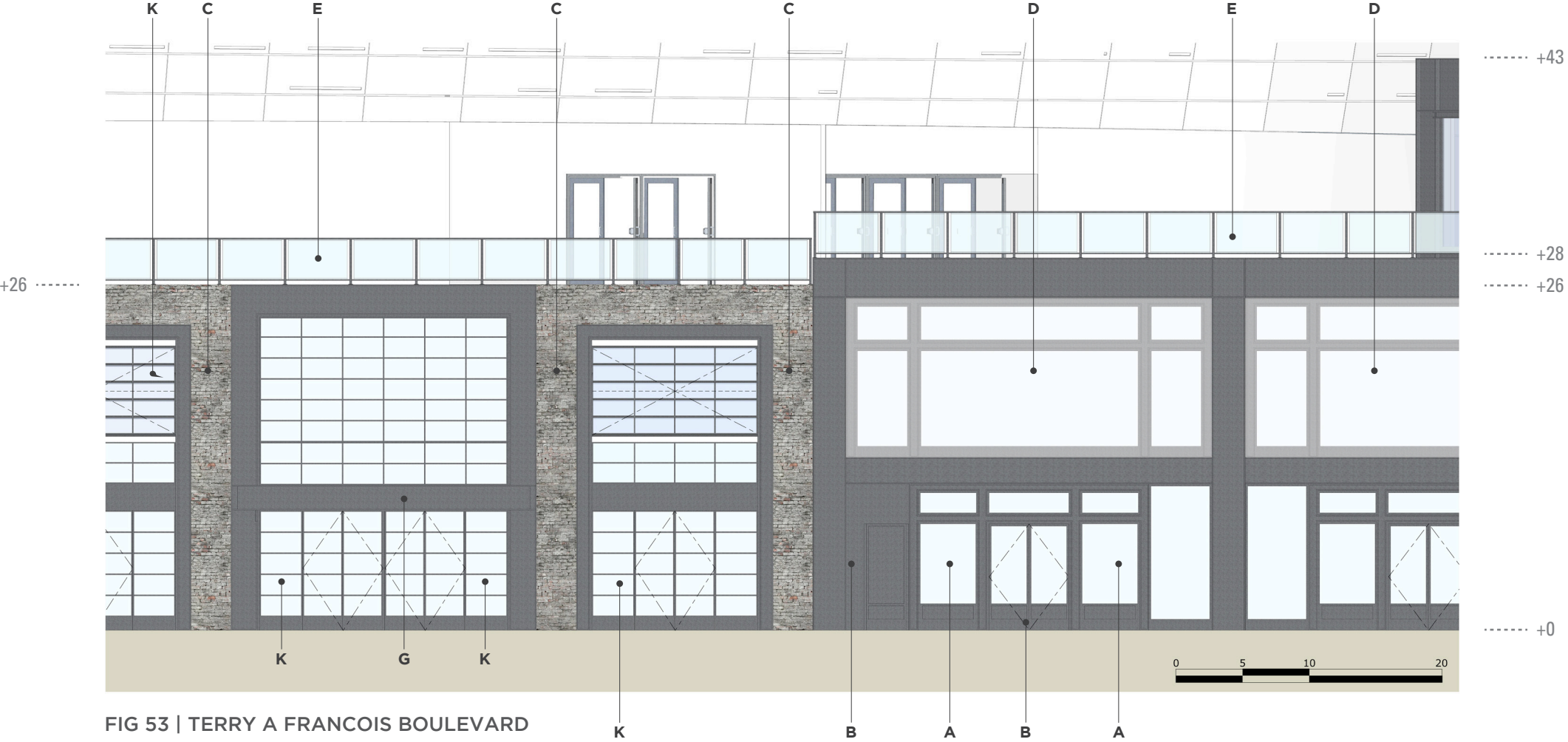
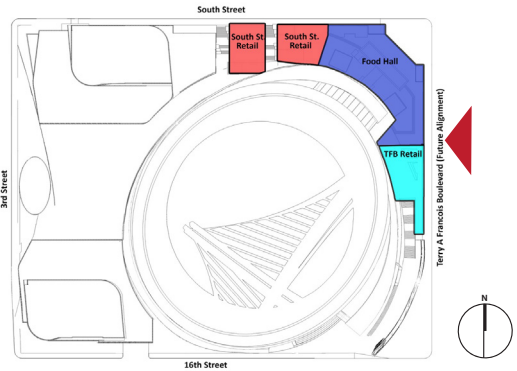


FIG 53 | TERRY A FRANCOIS BOULEVARD

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

MATERIAL CLOSE UPS

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY

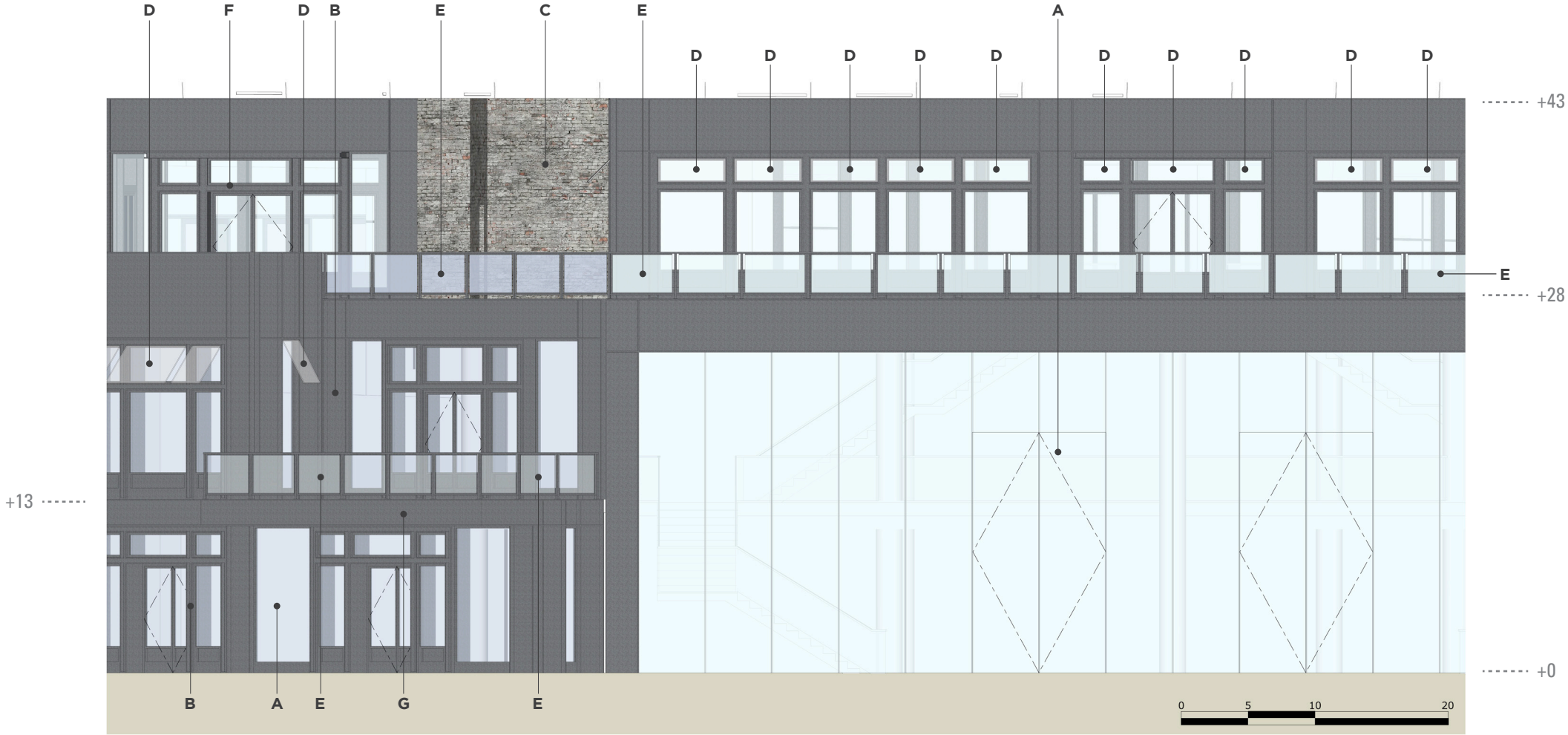
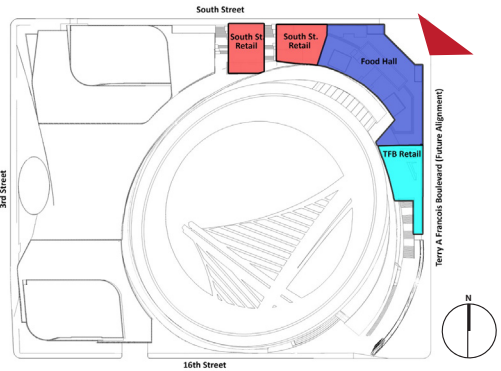
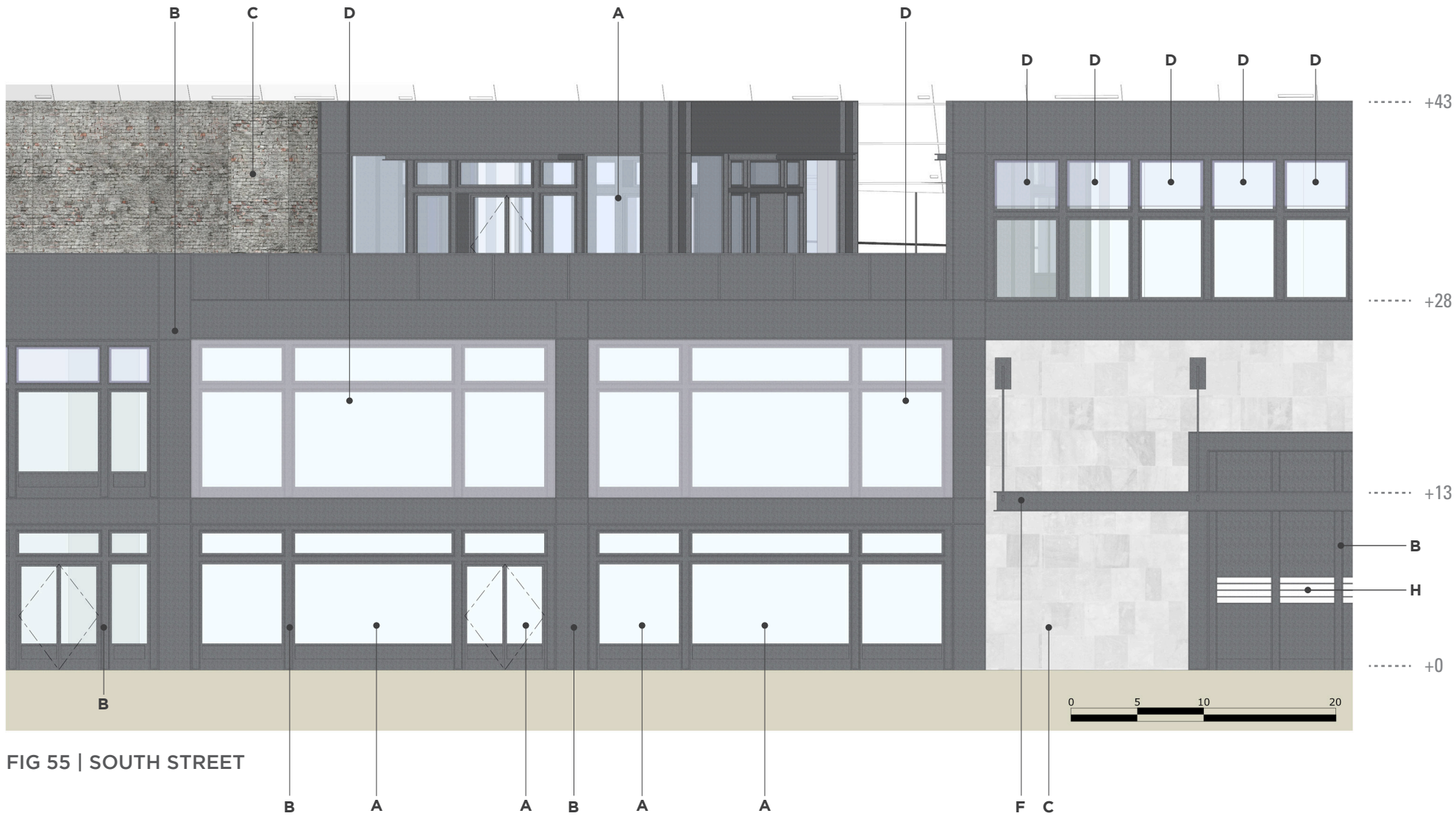
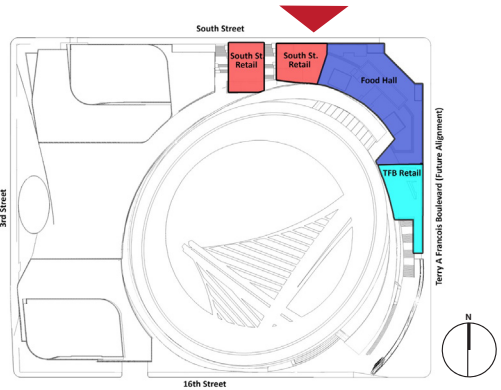


FIG 54 | NORTH EAST CORNER OF TERRY A FRANCOIS BOULEVARD & SOUTH STREET

NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

MATERIAL CLOSE UPS

- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY
- H - OPEN WITH LOUVRES

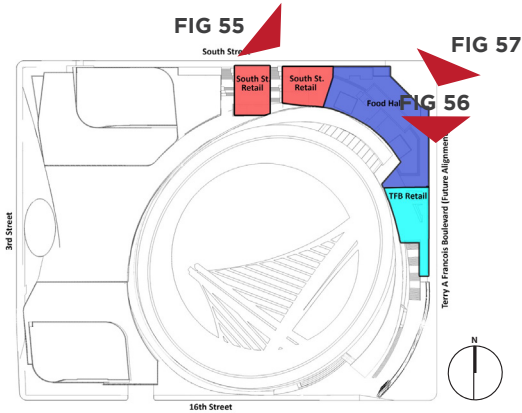


NOTE: MULLIONS BEHIND AWNINGS ARE PROPORTIONALLY SIMILAR TO MULLIONS ON GRADE LEVEL. AWNINGS ARE SHOWN ONLY TO GIVE INDICATION OF POTENTIAL TENANT STOREFRONT DRESS.

PROJECTIONS



FIG 56 | METAL CANOPY ON SOUTH STREET
3' PROJECTION OVER PROPERTY LINE



- A - CLEAR GLASS
- B - METAL & GLASS STOREFRONT
- C - STONE / CONCRETE INFILL
- D - FABRIC AWNINGS/CUSTOM COLORS
- E - GLASS RAILING/METAL FRAMES
- F - METAL CANOPY
- G - METAL BALCONY



FIG 57 | METAL CANOPY ON TERRY A FRANCOIS BOULEVARD
NO PROJECTION OVER PROPERTY LINE

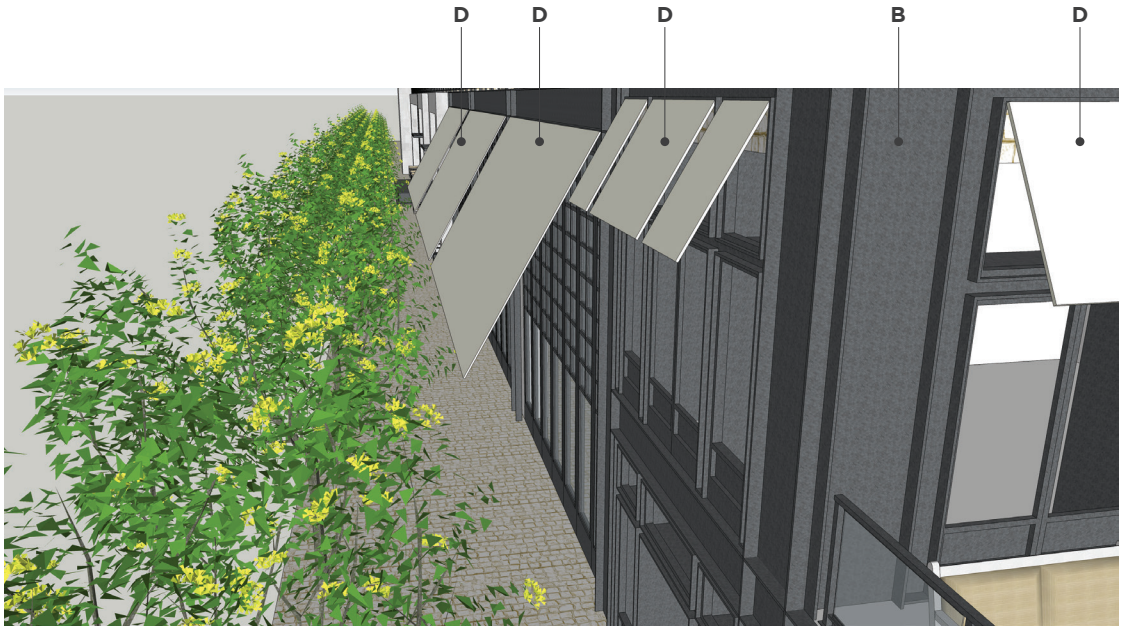


FIG 58 | FABRIC CANOPY ON MARKET HALL
3' PROJECTION OVER PROPERTY LINE

VIEWS

BLOCKS 29-32: NORTHEAST RETAIL

FOOD HALL FROM NE PLAZA AERIAL

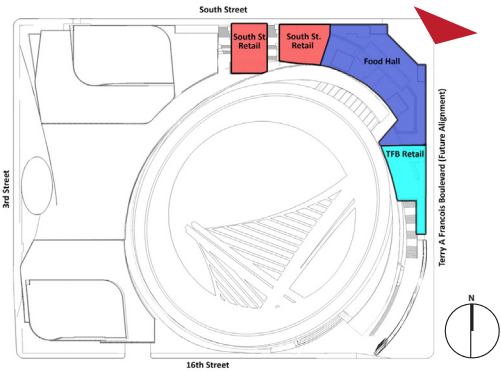


FIG 59 | FOOD HALL FROM NE PLAZA AERIAL

SOUTH STREET FROM NW CORNER OF BRIDGEVIEW WAY

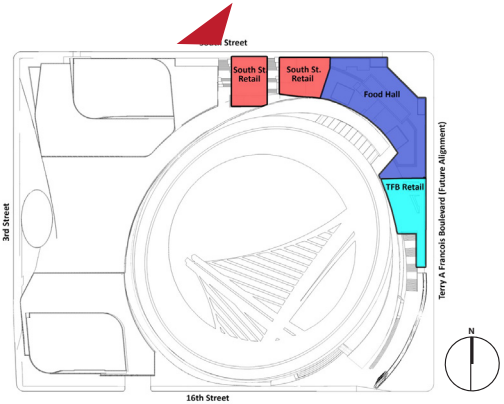
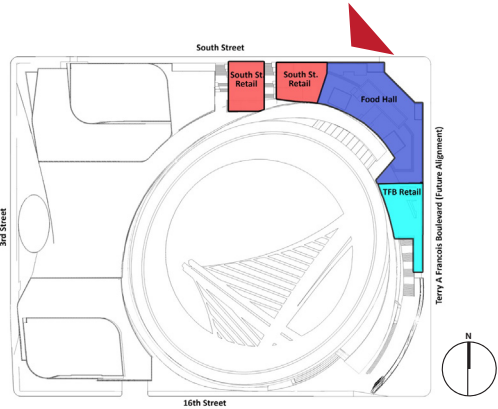


FIG 60 | SOUTH STREET FROM NW CORNER OF BRIDGEVIEW WAY

SOUTH ST RETAIL



FIG 61 | SOUTH ST RETAIL



ELEVATED EVENT WAY LOOKING WEST

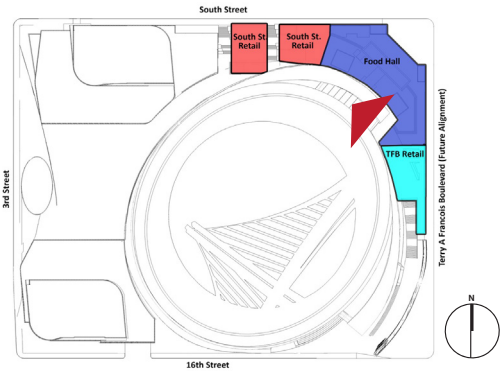


FIG 62 | ELEVATED EVENT WAY LOOKING WEST

ELEVATED EVENT WAY LOOKING WEST

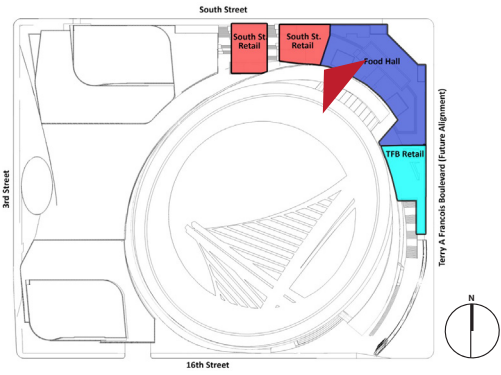


FIG 63 | ELEVATED EVENT WAY LOOKING WEST

FOOD HALL STOREFRONTS ON TERRY A FRANCOIS BOULEVARD LOOKING NORTH

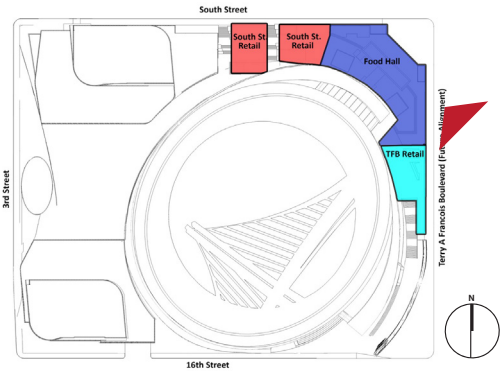


FIG 64 | FOOD HALL STOREFRONTS ON TERRY A FRANCOIS BOULEVARD LOOKING NORTH

STOREFRONTS ON TERRY A FRANCOIS BOULEVARD LOOKING NORTH FROM MID-BLOCK

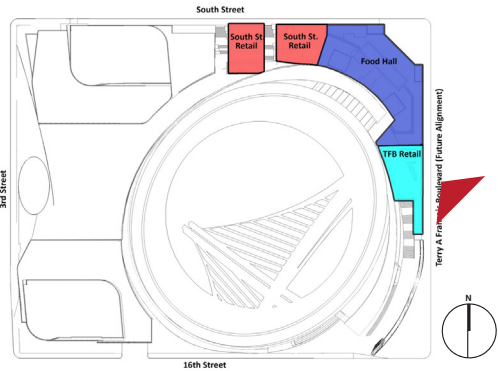


FIG 65 | STOREFRONTS ON TERRY A FRANCOIS BOULEVARD LOOKING NORTH FROM MID-BLOCK

NE PLAZA AND FOOD HALL FROM SOUTH STREET

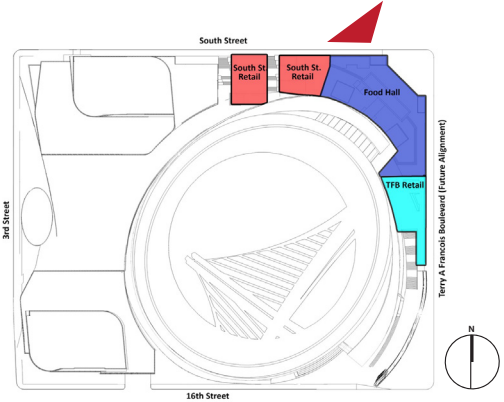


FIG 66 | FOOD HALL PLAZA AND FOOD HALL FROM SOUTH STREET