

Section A.8.a – Massing Concept

Narrative

Sixth Street is the heart of a living neighborhood with a layered history and a diverse mix of people, building types and uses. Our proposal for 200 Sixth Street perpetuates this vibrant mix with 56 units of affordable family housing, a community room and gracious storefront retail space wrapping the corner along Sixth and Howard Streets activating the street frontage.

San Francisco has a long tradition of urban living within efficient, yet elegant structures that create a sense of identity for residents and neighbors alike. The proposal for 200 Sixth Street follows in this tradition with a design that is comfortable, functional, and sparks the imagination. Advancing beyond these past models, the design promotes interaction between residents, services and the neighborhood beyond.

Massing and Excellent Architectural Design:

The design recognizes the project will serve at a key intersection in the Project Area. The building is defined by two discrete volumes that address the distinct character of Howard and Sixth streets. Fronting Howard, the taller volume marks the corner, lifting itself above a double-height retail space and lobby. The lower volume along Sixth is topped by a common roof-deck. The resulting massing steps down toward adjacent buildings, using vertical recesses and balconies to further segue between neighbors.

The building's exterior articulation is more than skin-deep: it expresses internal moves and functions to confer an open, welcoming feeling upon surrounding streets. On Howard, a five-story portal is carved from the building where interior hallways and common spaces meet the street. Along Sixth, a staggered tapestry of bay windows and balconies breaks down repetition and gives visual identity to individual dwellings within and promotes interaction with the street.

Social Opportunities:

Designing housing for families in an urban environment, we recognize that community occurs at many different scales: within the family unit itself; the community amongst immediate neighbors; the community of the building, and that of the block and the neighborhood. While still providing refuge and privacy, the design should foster community at these many levels.

To meet this goal, we begin with a layout for Common and Open space that capitalizes on its potential to bring people together. Circulation and common areas are organized by an efficient central hall that ends in a wall of windows bringing daylight and views down its full length. Placed near the elevators, the spaces at these windows vary from floor to floor as either shared laundry rooms or double-height flex areas. The Building Lobby, located on Howard Street, is another mixing zone animated by a grand, open stair-case for public access to the community room above. Primarily for residents' use, the community room connects with service offices and opens directly onto a common outdoor patio.

Spread throughout the building in the form of a common rear-yard patio, a large common roof deck, and private balconies, the variety of open spaces enlivens the outside of the building and creates appealing destinations within.

The proposed design for 200 Sixth Street successfully integrates the criteria above and achieves the primary goals stated in the RFP. These goals include:

Maximize the number of family rental units based on the unit mix:

The proposed design provides 56 dwelling units that all exceed the TCAC minimums for dwelling unit sizes. The dwelling unit mix meets the prescribed criteria based on recent affordable housing demands in the South of Market area: 17 (30.4 %) are three-bedrooms, 22 (39.3 %) are two-bedrooms, and 17 (30.4%) are one-bedroom units.

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Maximize the building envelope pursuant to the form-based zoning:

The mid-rise building maximizes the number of floors within the 85-foot height limit. With nine occupied floors the combination of residential units and roof deck creates a stepped façade, which responds to the neighborhood context. The mechanical penthouse, exempt from the height limitations, is located on the roof allowing more usable floor area for units. Bay windows, cornices and marquees are used to create a building identity but also increase floor area. The design features private balconies at 36 of the dwellings to reduce the amount of common open space which due to minimum dimensions and the 1.33 multiplier is much less efficient to provide. The new Eastern Neighborhoods zoning requires 80 sq.ft. per unit private (106 sf common) whereas the previous zoning only required 36 sf private (48 sf common). The proposal successfully accommodates the new requirement.

Maximize financial feasibility and economies of scale:

The building will be a concrete structure utilizing repetitive formwork and detailing. It will be classified as non-highrise and organized to maximize vertical continuity of structural systems and services. Though residential units vary due to site constraints, kitchens and bathrooms would be standardized and stacked to minimize plumbing transfers and emphasize repetitive elements. Parking is limited to an on-grade garage with minimal excavation and utilization of mechanical parking lift machines, minimizing the parking footprint and maximizing the commercial ground floor uses.

Maximize livability of the units, including maximizing light and air in the living spaces:

Within the building, the project provides inspiring and livable homes. The floor plans are designed to provide air and natural daylight to each unit with the strategic placement of balconies, floor to ceiling windows strategically placed, carefully articulated unit design layouts, and a rear yard. The units exceed the TCAC minimums for dwelling unit sizes while meeting the zoning required open space. Units are configured to reduce circulation space and therefore to enhance the living spaces. The new zoning and use of private balconies recessed into the building mass provided the opportunity to enhance the livability of the units by increasing the tenant's access to light and air, extending their living spaces to the exterior, and mitigating the feeling of exposure.

Maximize ground floor retail commercial feasibility:

The ground floor maintains the urban street wall but activates it with viable and vital retail space to continue the revitalization of the retail uses along Sixth Street. The retail commercial space is 3,000 net square feet, has a 33-foot depth, provides 126-linear feet of storefront, and has a generous 18-foot ceiling height by efficiently organizing the ground floor program which includes the use of mechanical parking lift machines mentioned above.

Green Building:

Our team believes that "green" design is based on common sense. Designing responsible buildings is about making the most with the least by using simple design strategies to derive the most benefit with the least impact to the environment. An integrated design approach, which we propose, can create a cost effective, high performance building for the benefit of residents, the staff, and the neighborhood. Starting with the conceptual design for this proposal, "green" building practices including building configuration, day lighting, solar orientation, and open space design were considered and integrated into the massing design. As the design develops, we will identify and evaluate sustainable materials and systems for their cost and benefit. No or low cost strategies will be incorporated and we will develop a "shopping list" of higher cost items for evaluation and funding sources. The proposed design will meet or exceed the Green Point Rating of 100 points. The development team's Certified Green Building Professionals will guide the integrated design process to assure conformance with the sustainability goals.

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1. Program

- a. Retail Commercial Space: 3,000 net square feet, 33-foot depth, 126-linear feet of storefront, 18-foot ceiling height.
- b. Residential Dwellings: 56 dwellings total with 17 three-bedroom, 22 two-bedroom, and 17 one-bedroom units. All dwellings exceed the TCAC minimums for dwelling unit sizes.
- c. Residential Common uses: Includes Building Lobby, a 1,788 sq.ft. Community Room, Manager's Office, Maintenance Office, Residential Services Office, Flexible Use Office, Lavatories.
- d. Open Space: The Planning Code requirement for open space is met with a mix of common usable open spaces, and private balconies with an average size of 53 sq.ft. The Common Usable Open Spaces include a 1,432 sq.ft. rear yard patio at the 2nd floor and a 1,989 sq.ft. roof deck located at the 9th floor.
- e. Parking: 15 independently accessed on-site parking spaces are provided including one Van accessible space. 14 of the spaces are provided using mechanical parking lift machines. Additionally, 27 class-1 bicycle parking spaces are provided.

2. Regulatory Compliance

- a. Planning:
 - i. Zoning compliance: The proposal Complies with zoning ordinances for the NCT district with regard to massing, permitted uses, height, usable open space, and off-street parking for both cars and bicycles.
 - ii. Environmental Review process: Due to the proposed demolition of a contributory building in a potential historic district, a focused EIR may be required.
 - iii. Variances: A variance will be sought from Planning Code section 134(g) requiring minimum rear yard sizes. The rear yard proposed at the first residential level and above is smaller than that required by section 134 but responds to the prevailing pattern of mid-block open space on adjacent parcels.
- b. Building:
 - i. Mixed Occupancy: Ground floor contains Utility and Miscellaneous Group U for the use of motor vehicle related occupancies with the Mercantile Group M occupancy for the display and sale of merchandise or Assembly Group A for the gathering of persons for the purpose such as civic, social or religious functions or recreation, food or drink consumption. Upper floor are Residential Group R-2 occupancy containing sleeping units or more than two dwelling units where occupants are primarily permanent in nature including apartment houses.
 - ii. Construction type: Type I-B
 - iii. Mid-rise: 75-feet to the highest occupied floor
 - iv. Area separations: Between R and M, A, or U I sprinklered buildings is 1 hour.
- c. MOD:
 - i. Experience: Design Team brings experience of design and approval of close to 600 multi-family units and support spaces through MOD.
 - ii. Relationship: The Design Team has a good relationship with MOD and has a process that helps expedite MOD approval by meeting early in the design phase to review all accessibility issues we see as present or possible, and documenting those directions or solutions for each issue with MOD's sign off.
 - iii. Process: Our team will create an open dialogue with MOD and continue to work to consensus on interpretation of all accessibility issues. Our team has ample experience to foresee accessibility issues, design the appropriate response and manage the MOD approvals process.

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3. Construction Assumptions

- a. Superstructure: Concrete columns and post-tension concrete floor slabs
- b. Foundation and excavation: Concrete drilled piers with no basement
- c. Vertical continuity: Concrete columns are continuous from roof to foundation. Residential units stack, with few exceptions, creating minimal plumbing transfers.

4. Exterior Materials

- a. Low maintenance and long lasting: Terracotta rainscreen, painted sheet metal spandrels, exposed concrete, aluminum windows, hardi-panel, and translucent glass guardrail.
- b. Landscape Materials: drought tolerant plantings and hardscape

5. Systems Assumptions

- a. Conveyance: Two Machine-room-less elevators
- b. HVAC: System selection will be predicated on the exterior Air Quality testing.

6. Green Building Strategies

- a. Build It Green Rated compliant building design and construction
- b. General “integrated” design approach that considers sustainable building goals beginning in the initial design process as well as specific individual sustainable elements or practices
- c. Demo, Re-use, and disposal strategies include working with the general contractor to maximize the percentage of job site construction waste that is diverted or recycled.
- d. Site strategies will include an erosion control plan, secure bicycle storage, pedestrian friendly design, and reduction of heat island effects.
- e. Concrete strategies will include pursuing the increase of slag content which does not affect cure time and schedule as fly ash does.
- f. Water Efficiency strategies will include low flow plumbing fixtures and fittings, drought tolerant landscaping, and water efficient irrigation.
- g. Energy Efficiency strategies will include low mercury lamping and fluorescent fixtures, energy star appliances, non-electric heating, thermally efficient and operable windows, tight building envelope and maximum insulation, automated lighting in certain common spaces, zero CFC refrigerants, high efficiency boilers, solar pre-heat systems and individual thermostats.
- h. Materials and Resource use strategies will include recycled content materials, as well as regional or renewable building materials.
- i. Indoor Air Quality strategies will include low or no VOC paints and adhesives, low emitting flooring, walk off entry mats, and strategically placed windows for day lighting, ventilation and views.