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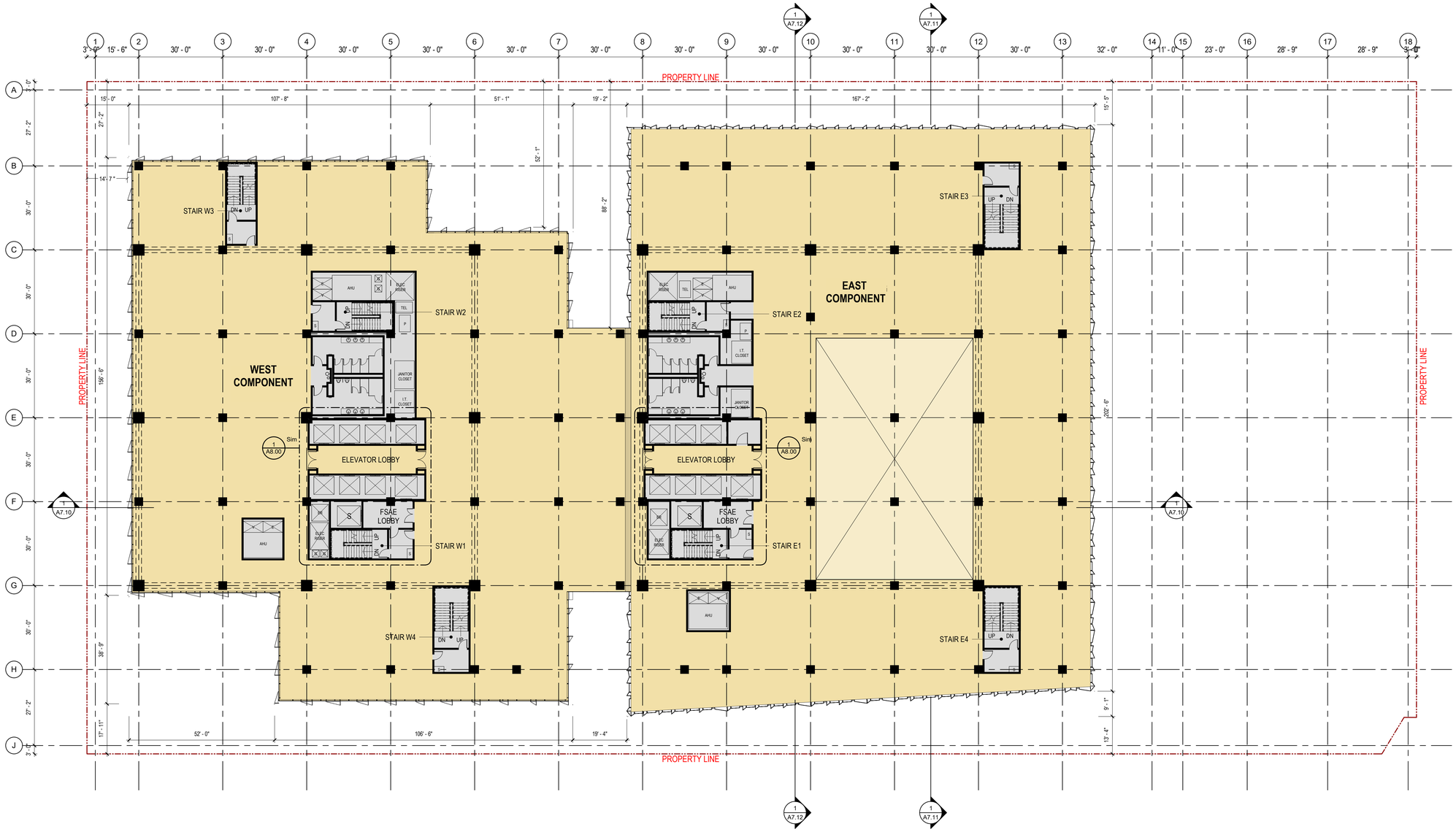

1 PARTITION PLAN - LEVEL 9

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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ALEXANDRIA

TMG PARTNERS

88 BLUXOME

FLOOR PLAN - LEVEL 9

A2.13

PROJECT NO. 15514.02

6/10/2019 11:41:52 PM

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15514.02

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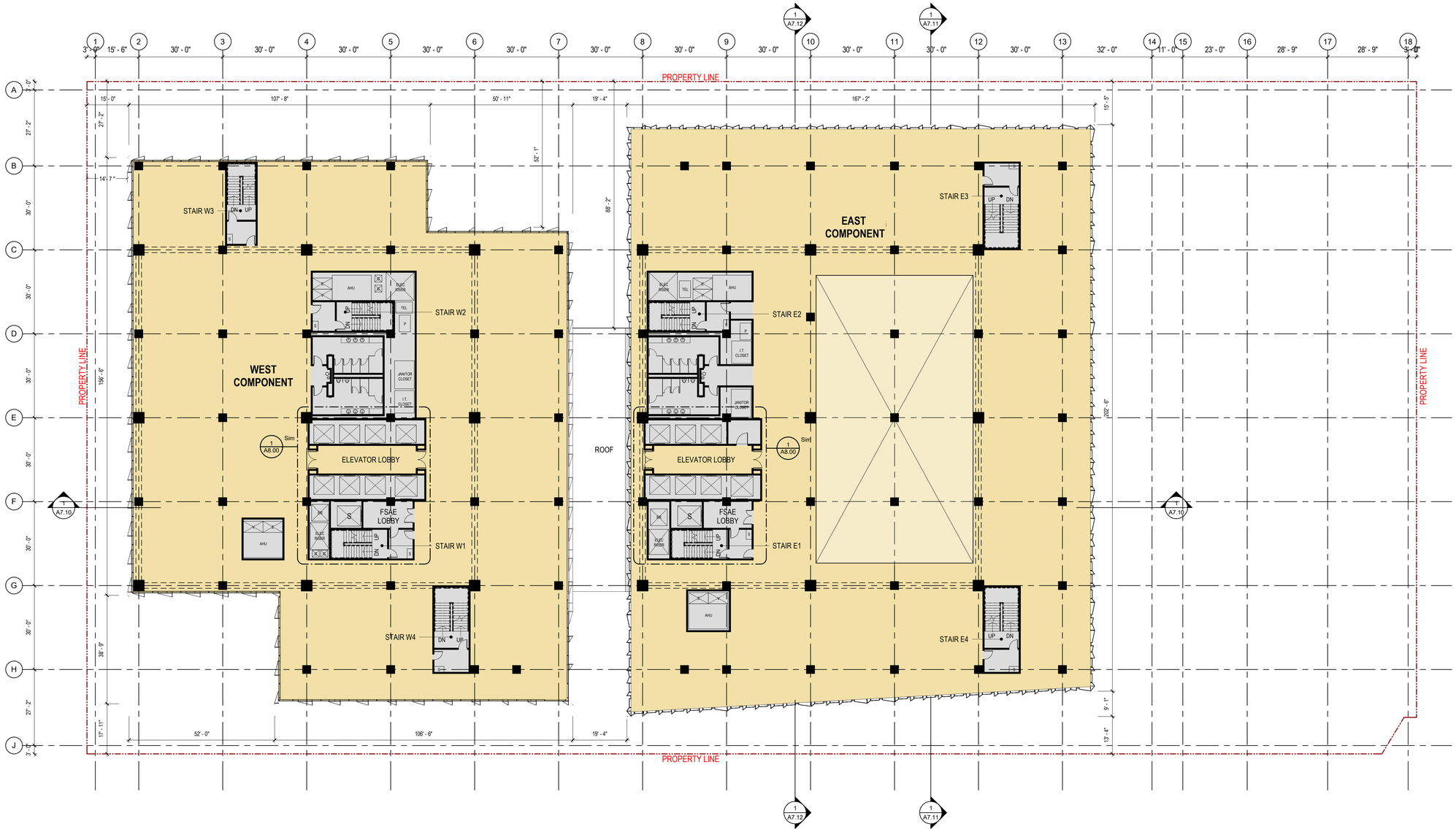

1 PARTITION PLAN - LEVEL 10

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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ALEXANDRIA

TMG PARTNERS

88 BLUXOME

FLOOR PLAN - LEVEL 10

A2.14

PROJECT NO. 15514.02

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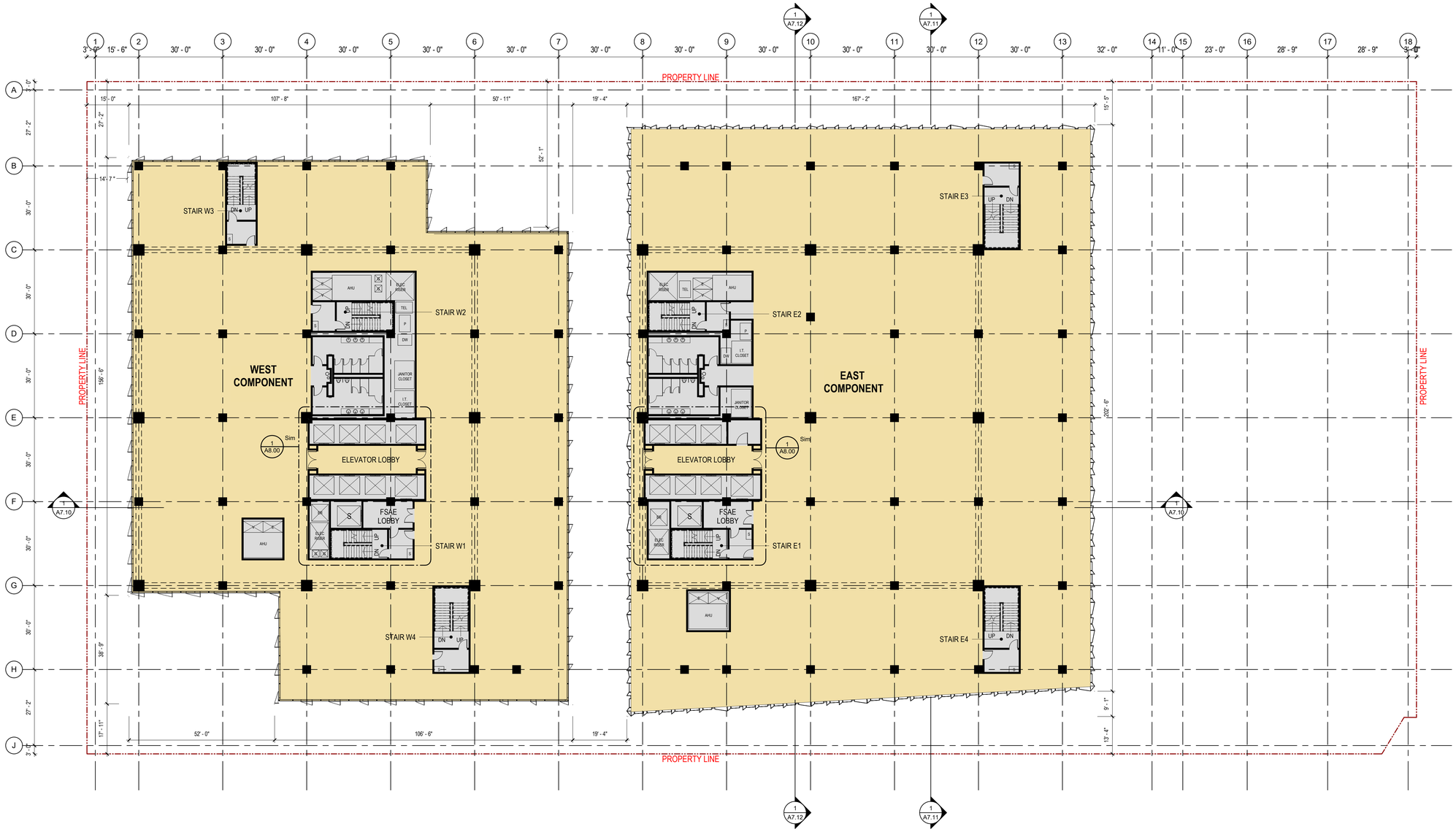

1 PARTITION PLAN - LEVEL 11

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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ALEXANDRIA

TMG PARTNERS

88 BLUXOME

FLOOR PLAN - LEVEL 11

A2.15

PROJECT NO. 15514.02

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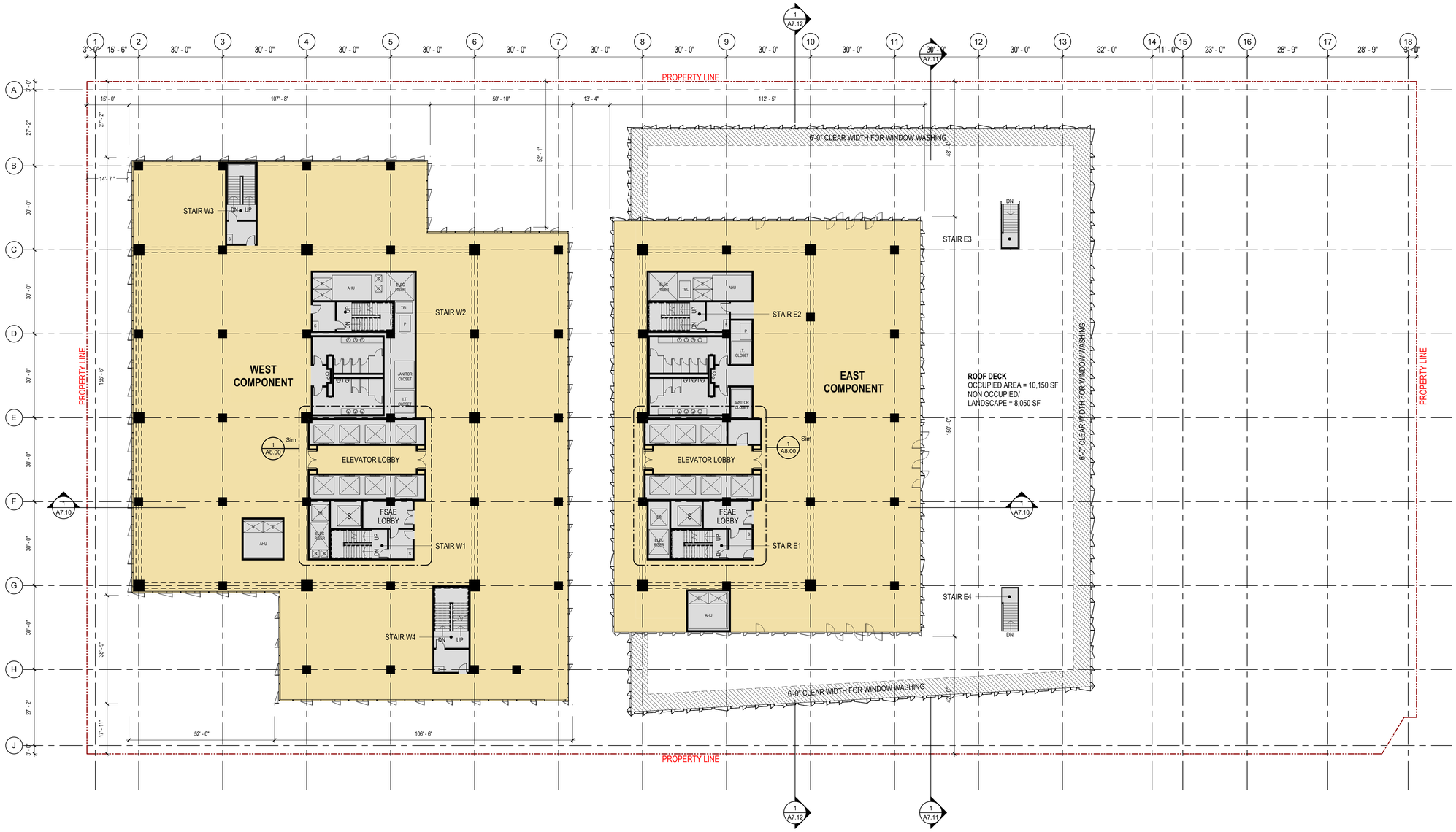

1 PARTITION PLAN - LEVEL 12

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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88 BLUXOME

FLOOR PLAN - LEVEL 12

A2.16

PROJECT NO. 15514.02

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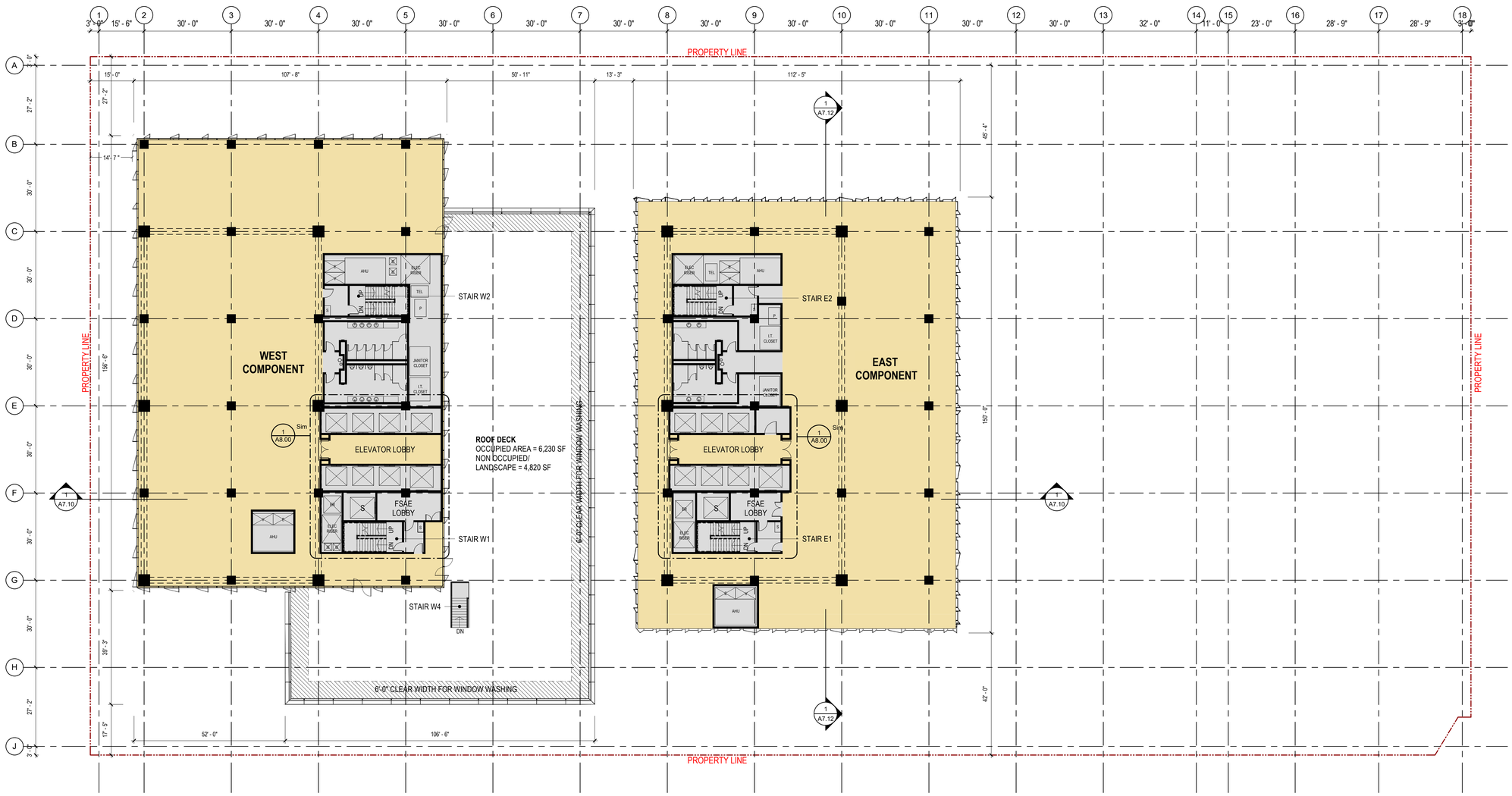
TMG PARTNERS

88 BLUXOME



1 PARTITION PLAN - LEVEL 13

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

FLOOR PLAN - LEVEL 13

A2.17

PROJECT NO. 15514.02

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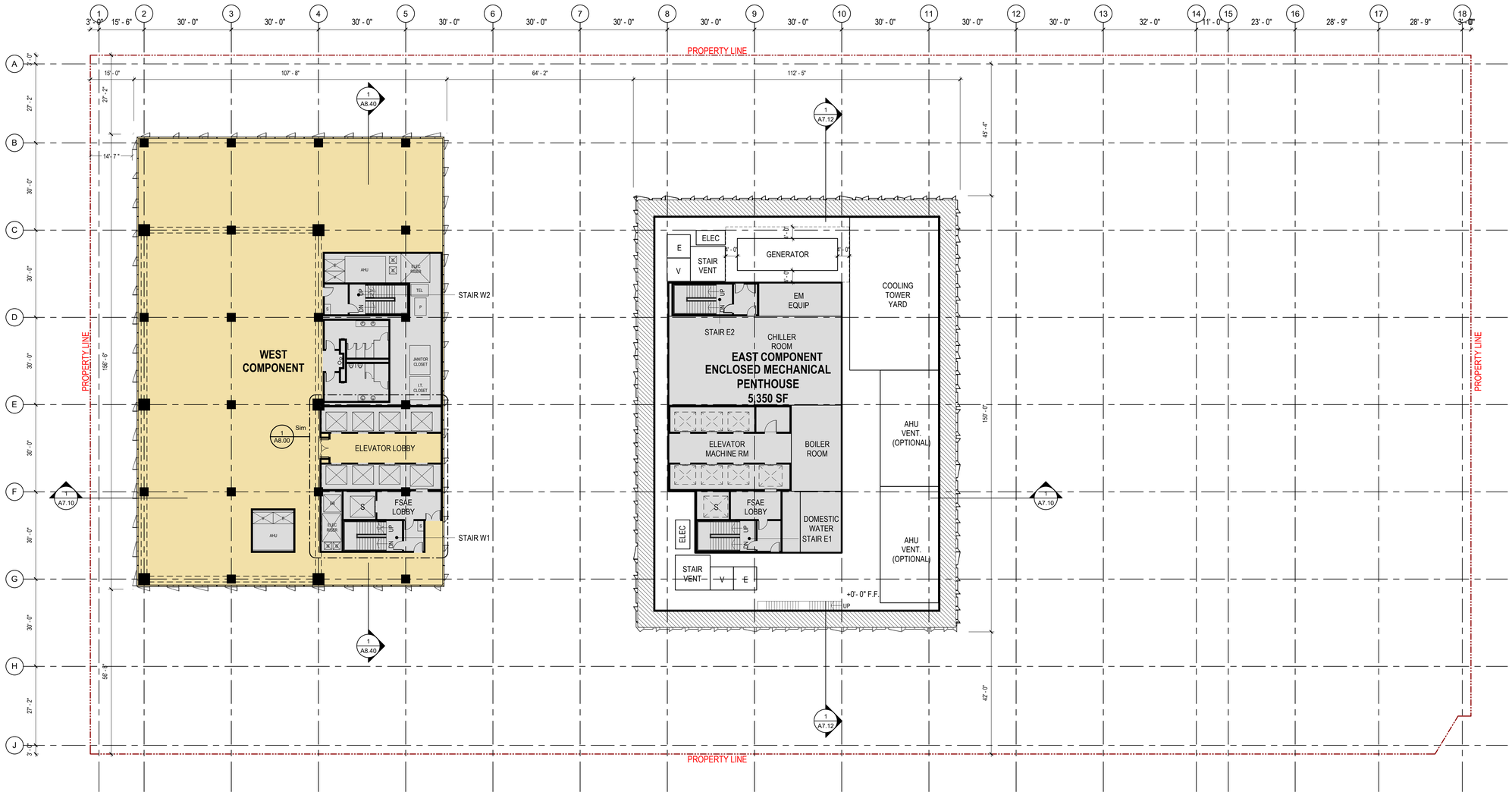
88 BLUXOME



1 PARTITION PLAN - LEVEL 14

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

FLOOR PLAN - LEVEL 14

A2.18

PROJECT NO. SFFSR_088 15514.02

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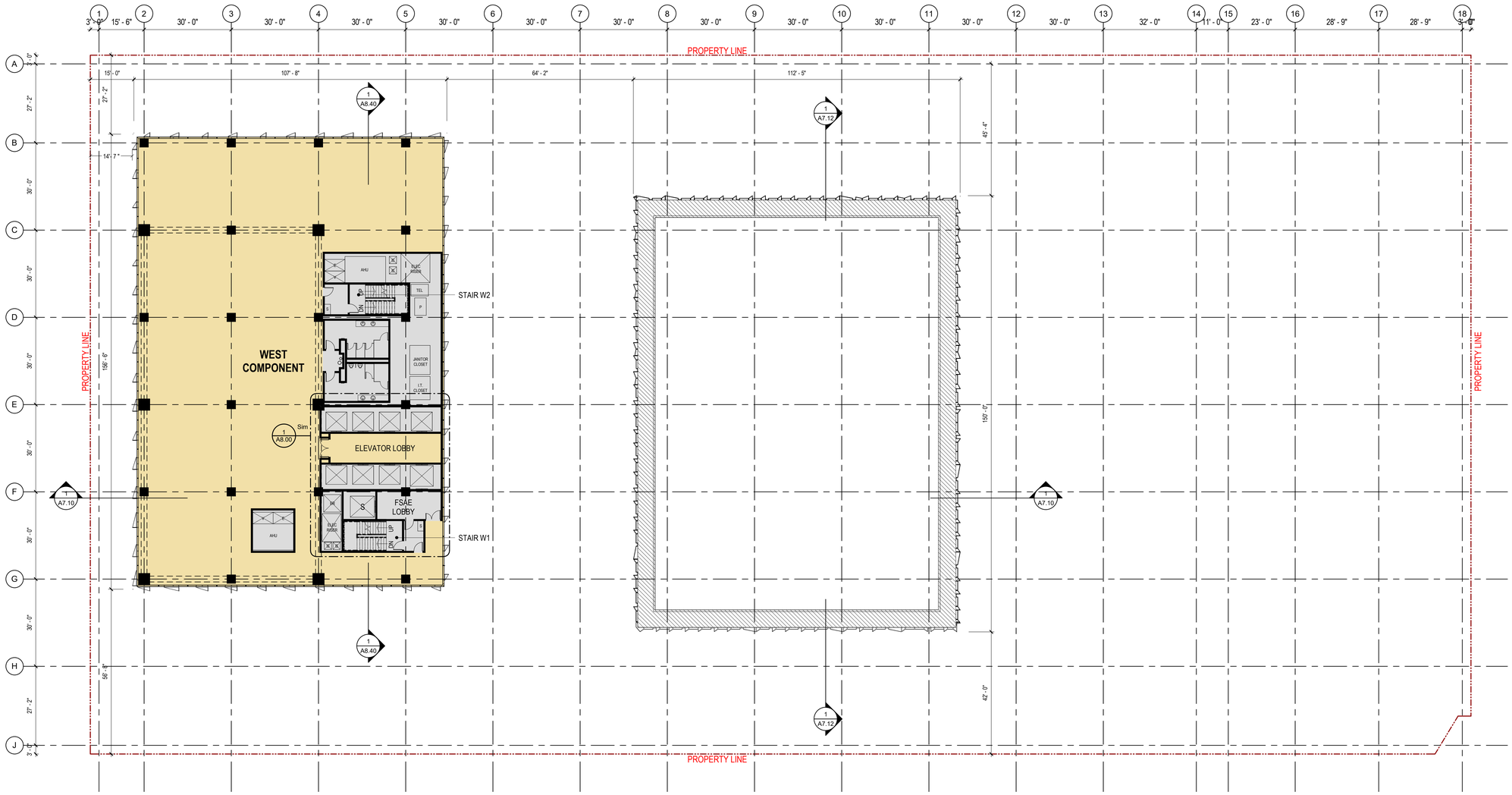
88 BLUXOME STREET



1 PARTITION PLAN - LEVEL 15

SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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FLOOR PLAN - LEVEL 15

A2.19

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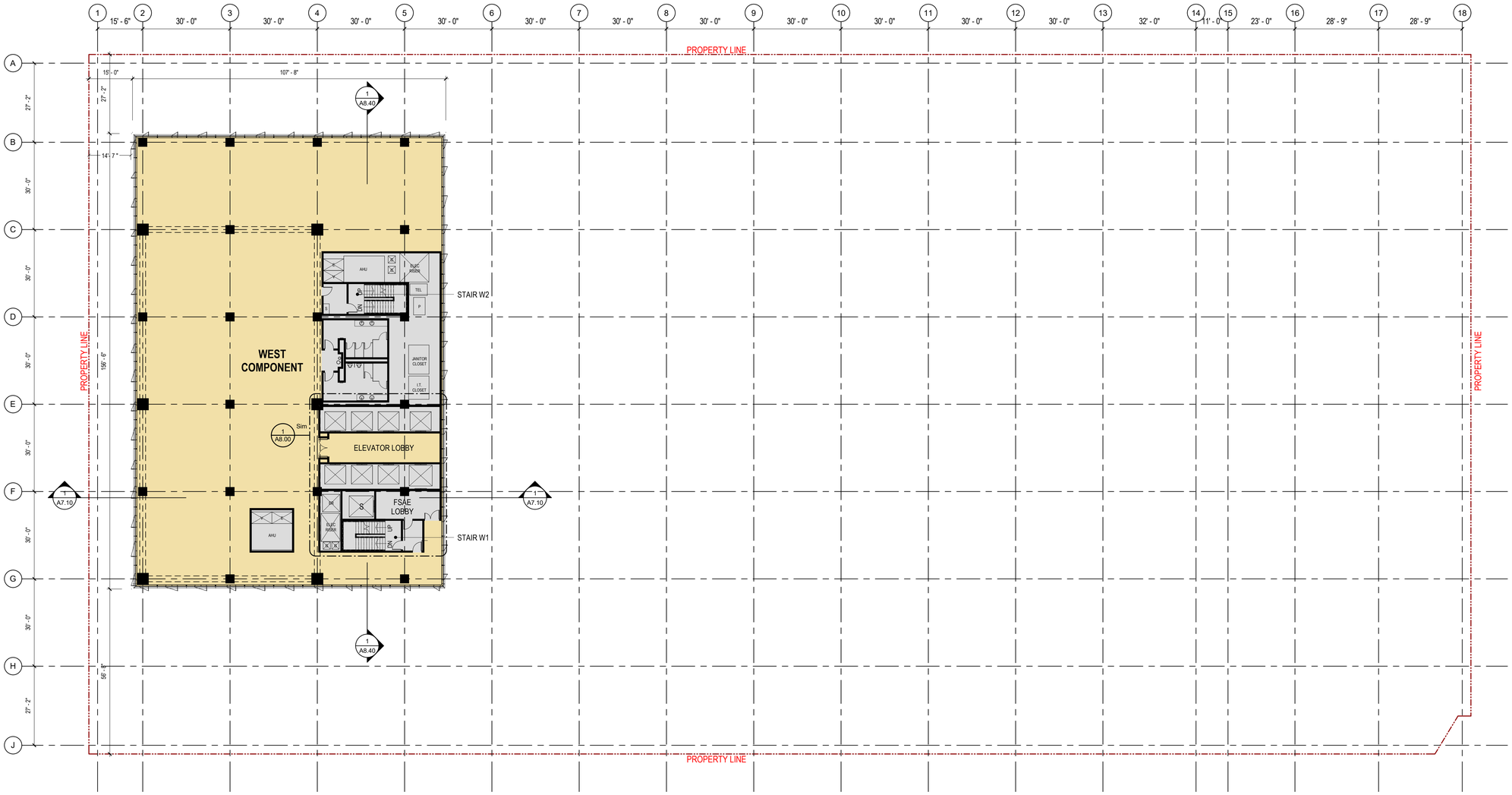

1 PARTITION PLAN - LEVEL 16
SCALE: 1/16" = 1'-0"

NOTE: Floor openings shown are demonstrative only. The exact location, configuration and amount of openings on individual floorplates that reduce GFA are still to be determined, based on final floor layouts and tenant needs. However, the cumulative floor area of office use shall not exceed 775,000 gfa in total.

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FLOOR PLAN - LEVEL 16

A2.20

PROJECT NO. 15514.02

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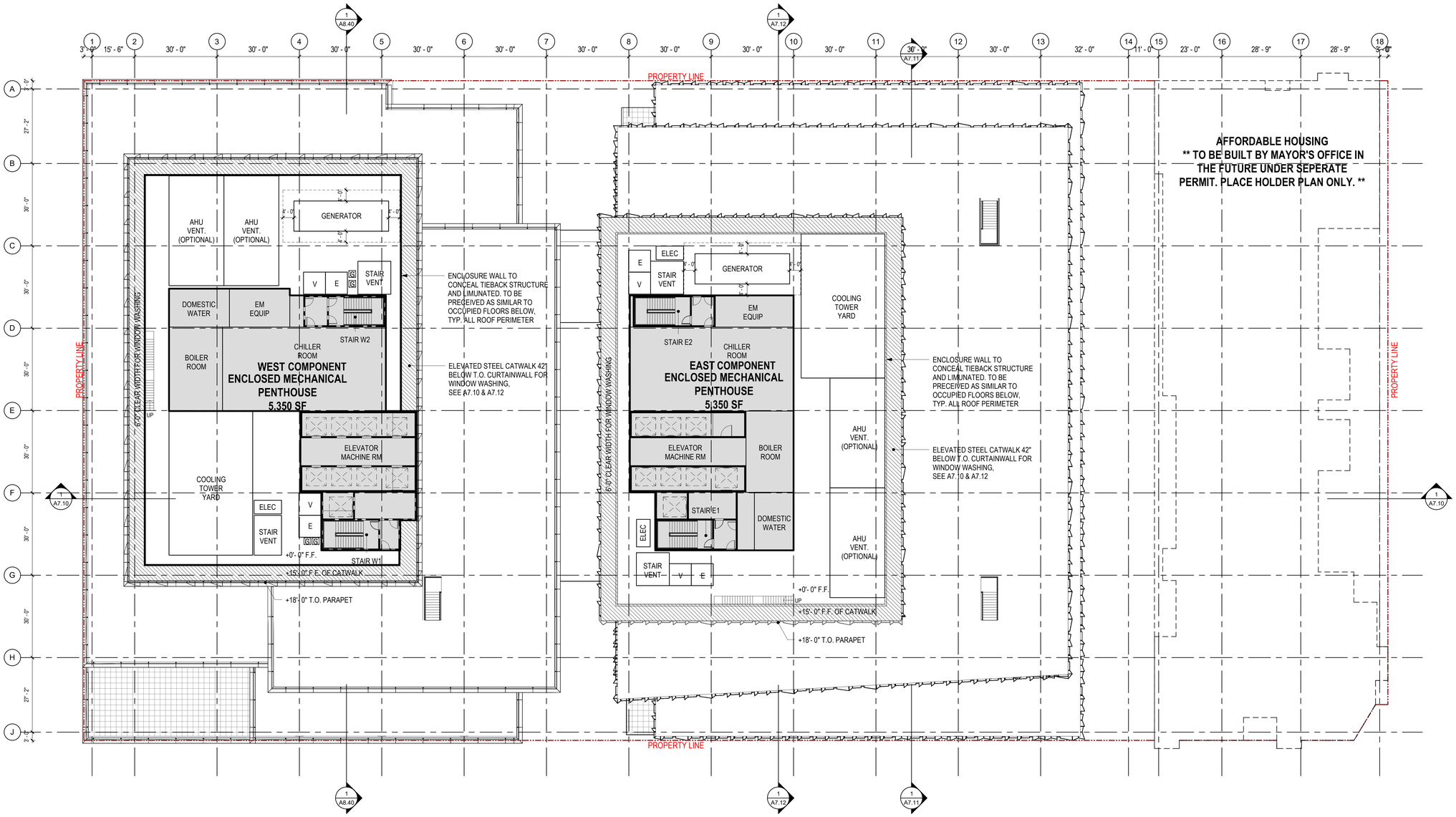

1 PARTITION PLAN - ROOF
SCALE: 1/16" = 1'-0"

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88 BLUXOME

ROOF PLAN

A2.21

PROJECT NO. SFFSR_102 15514.02

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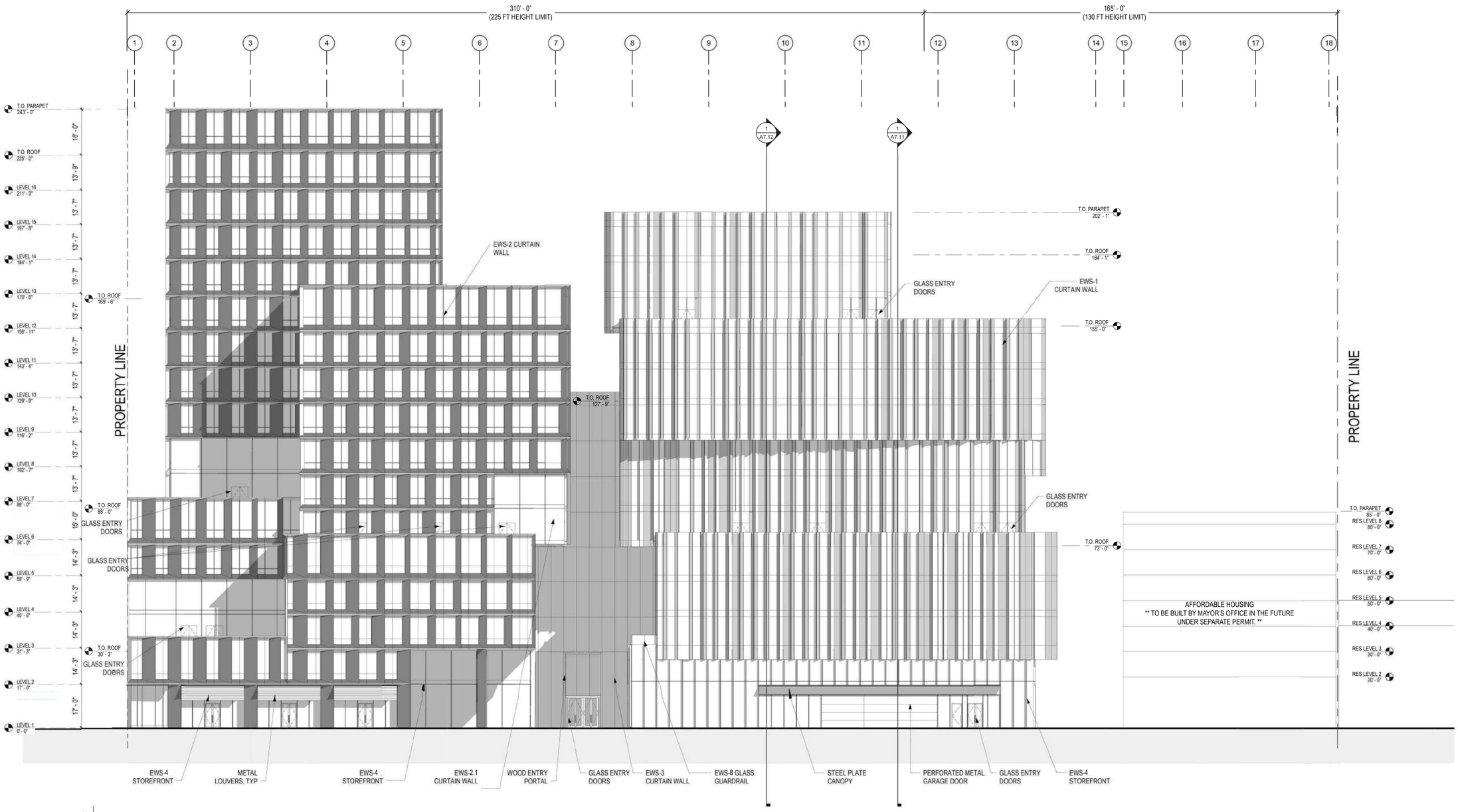

1 EXTERIOR ELEVATION - SOUTH

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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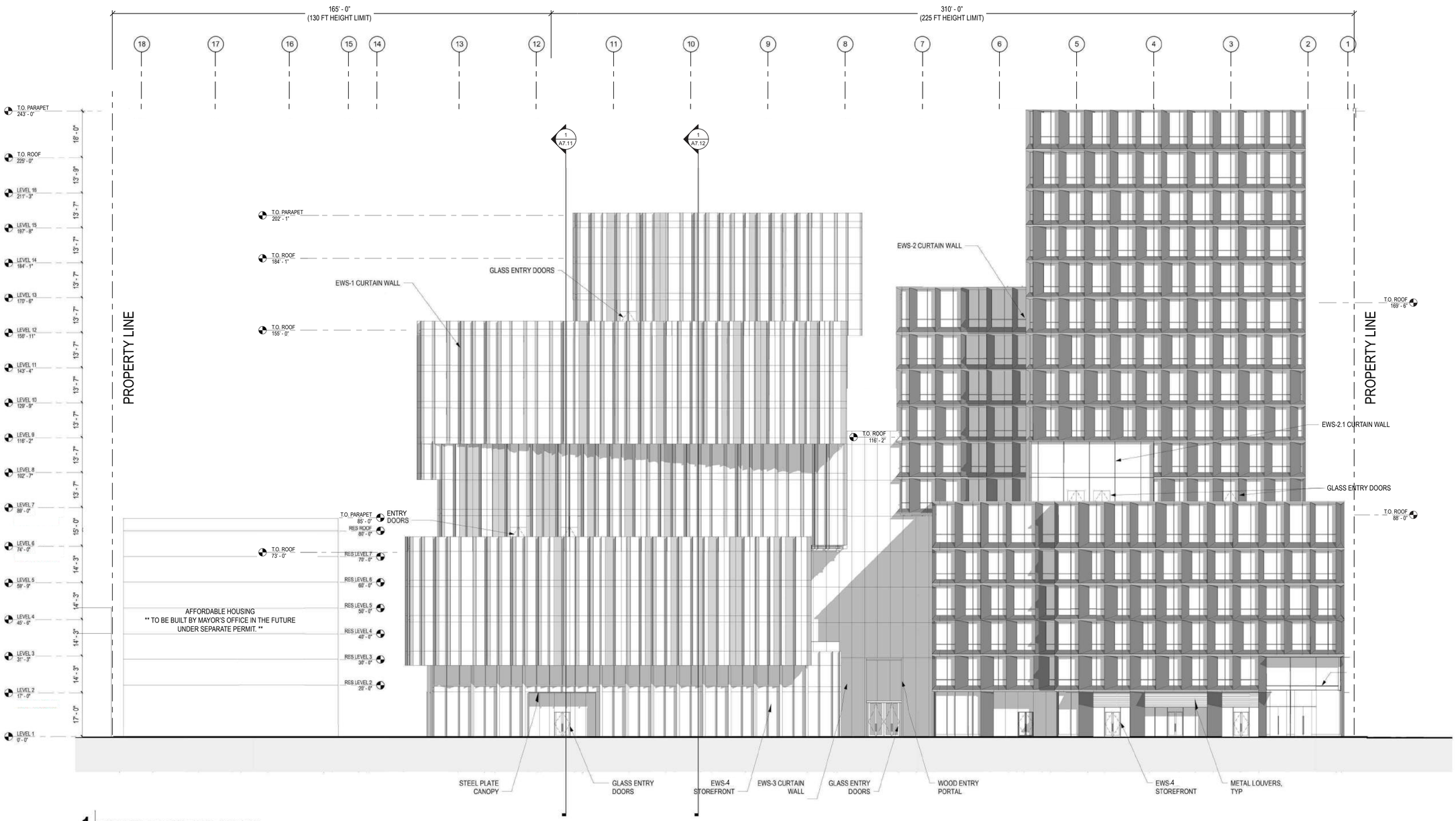
88 BLUXOME

N

BUILDING ELEVATION
- Bluxome Street

A7.00

PROJECT NO. SFFSR_102 15514.02



1 EXTERIOR ELEVATION - NORTH

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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TMG PARTNERS

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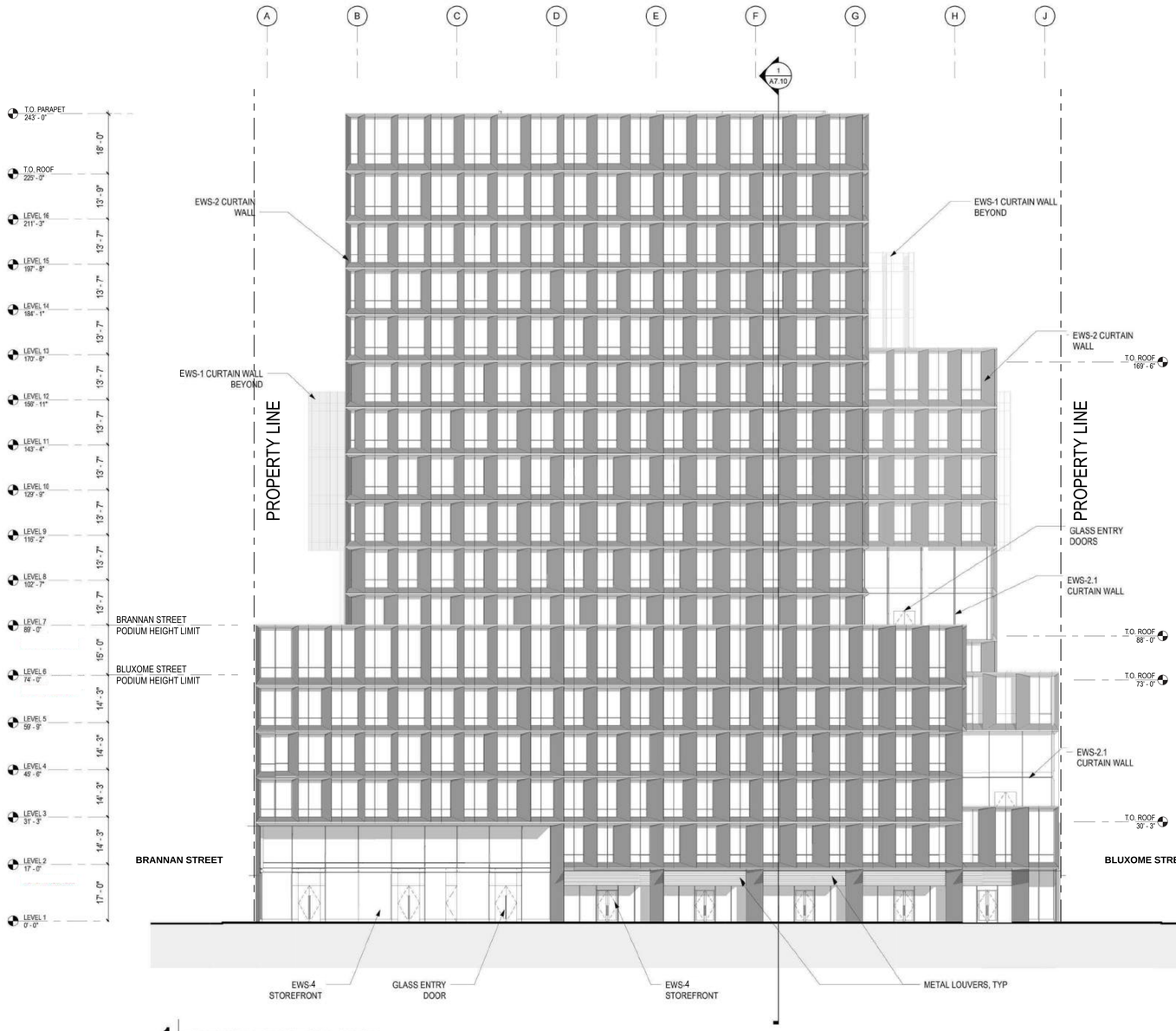
BUILDING ELEVATION
- Brannan Street

A7.01

PROJECT NO. SFFSR_102 15514.02



1 EXTERIOR ELEVATION - WEST

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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TMG PARTNERS

88 BLUXOME

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BUILDING ELEVATION
- WEST COMPONENT
5TH STREET

A7.02

PROJECT NO. 15514.02

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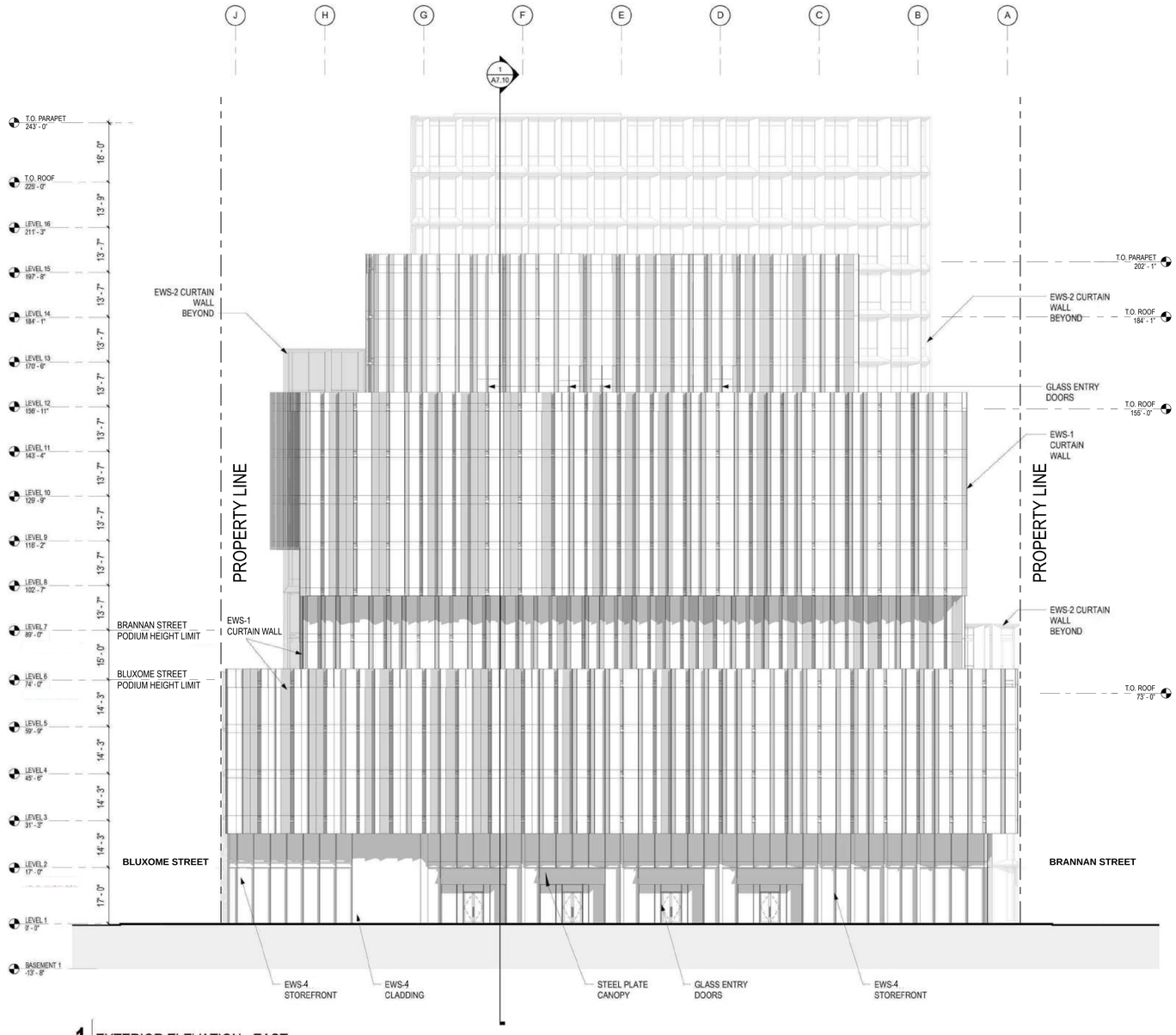
15514.02

Project Name



1 EXTERIOR ELEVATION - EAST

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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TMG PARTNERS

88 BLUXOME

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BUILDING ELEVATION - EAST COMPONENT MID BLOCK ALLEY

A7.03

PROJECT NO. 15514.02

SFFSR_105

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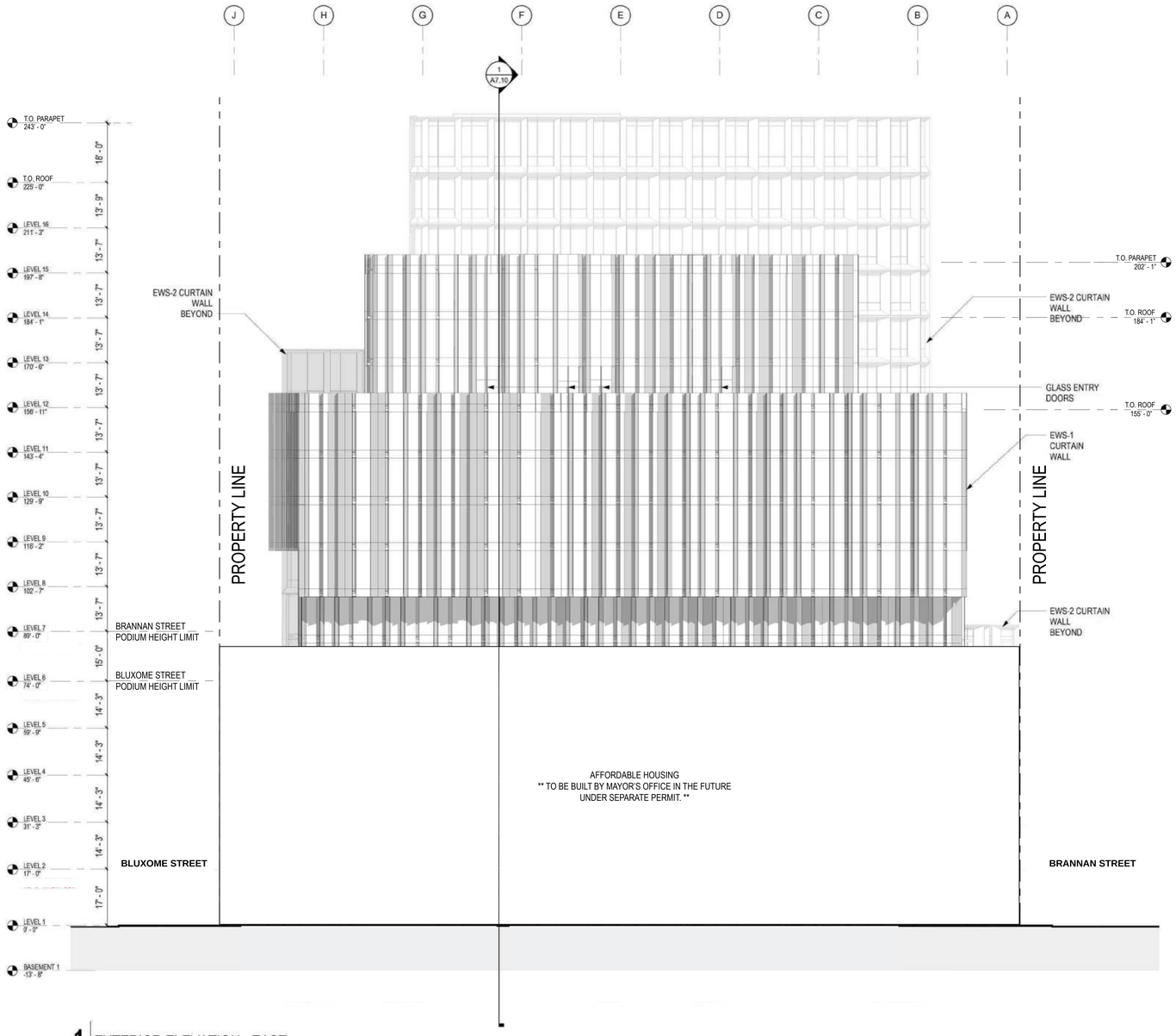
15514.02

Project Name



1 EXTERIOR ELEVATION - EAST

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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BUILDING ELEVATION - EAST COMPONENT WITH HOUSING

A7.03B

PROJECT NO. 15514.02

SFFSR_100

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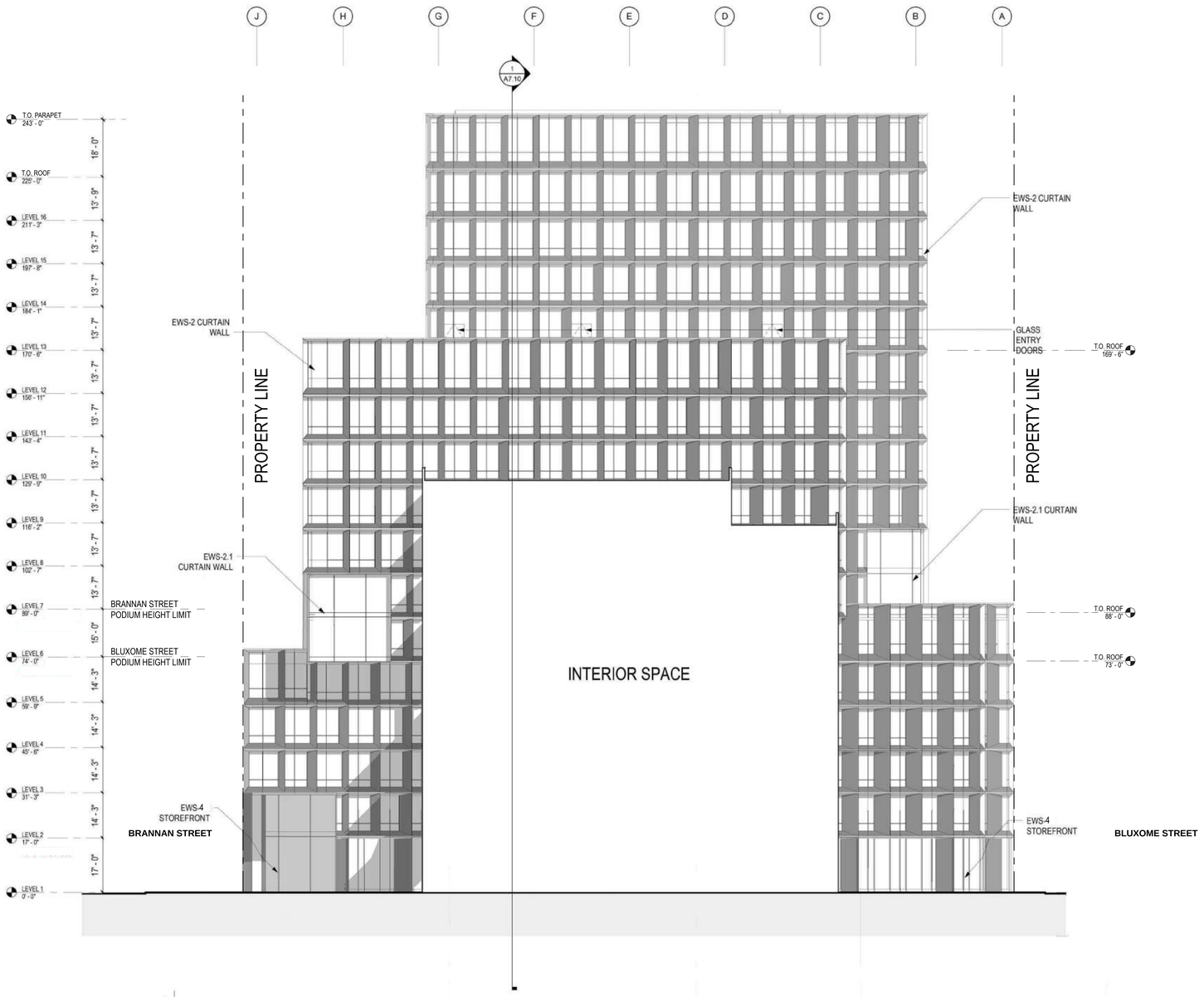
15514.02

Project Name



1 EXTERIOR ELEVATION - WEST COMPONENT ENTRY SLOT

SCALE 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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BUILDING ELEVATION - WEST COMPONENT ENTRY SLOT

A7.04

PROJECT NO. 15514.02

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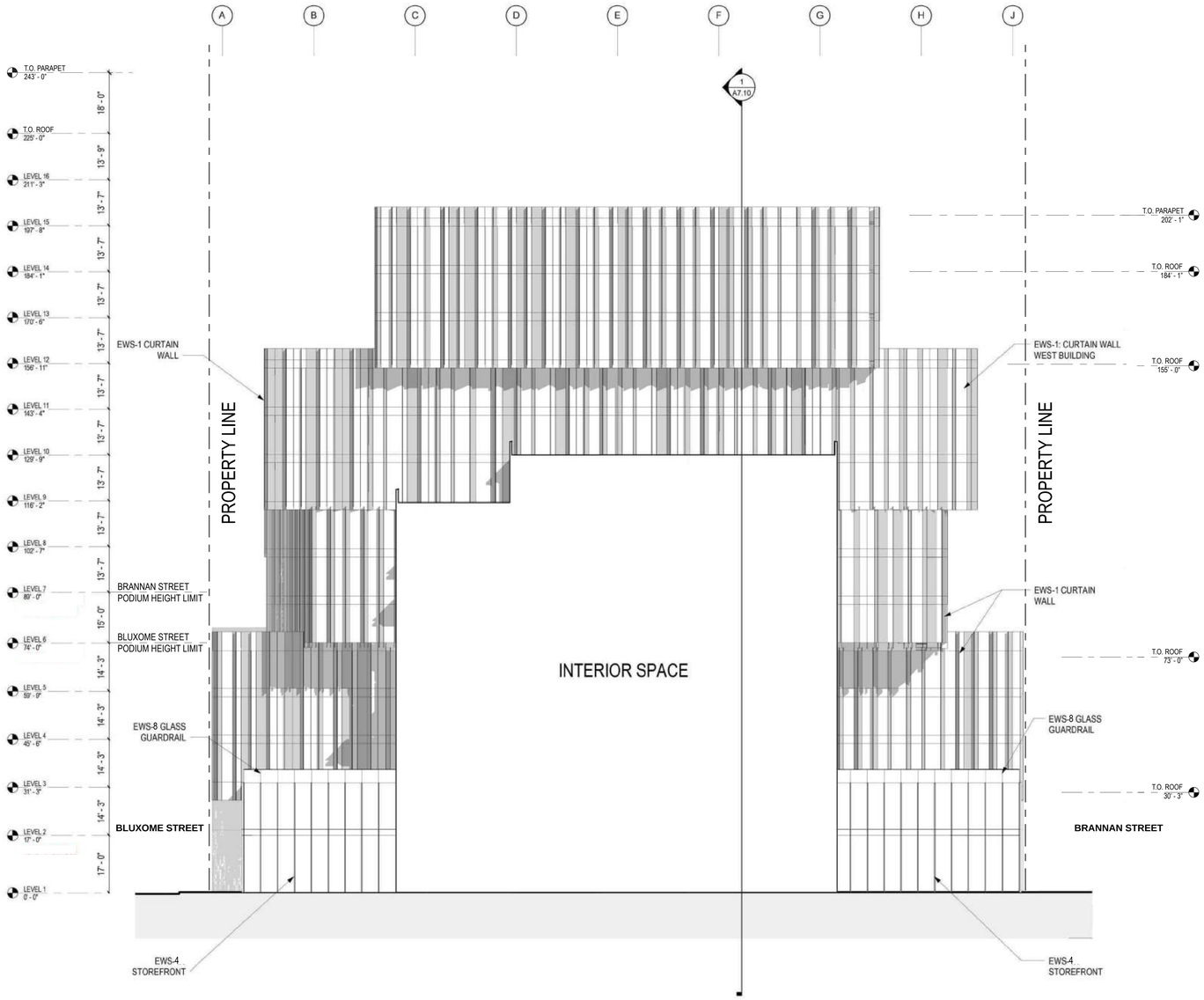
15514.02

Project Name



1 EXTERIOR ELEVATION - EAST COMPONENT ENTRY SLOT

SCALE | 1/16" = 1'-0"

SHEET NOTES:

1. DOOR LOCATIONS TO BE COORDINATED WITH INTERIOR FIT OUTS
2. SEE BUILDING ENVELOPE DESIGN REPORT FOR EXTERIOR WALL SYSTEMS

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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BUILDING ELEVATION - EAST COMPONENT ENTRY SLOT

A7.05

PROJECT NO. 15514.02

SFFSR_108

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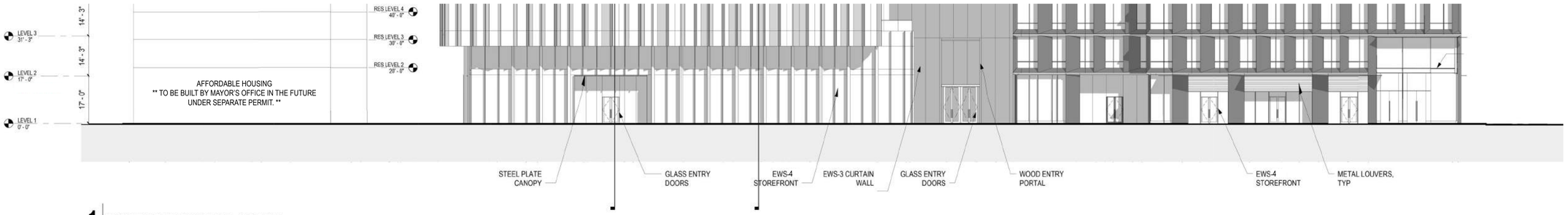
15514.02

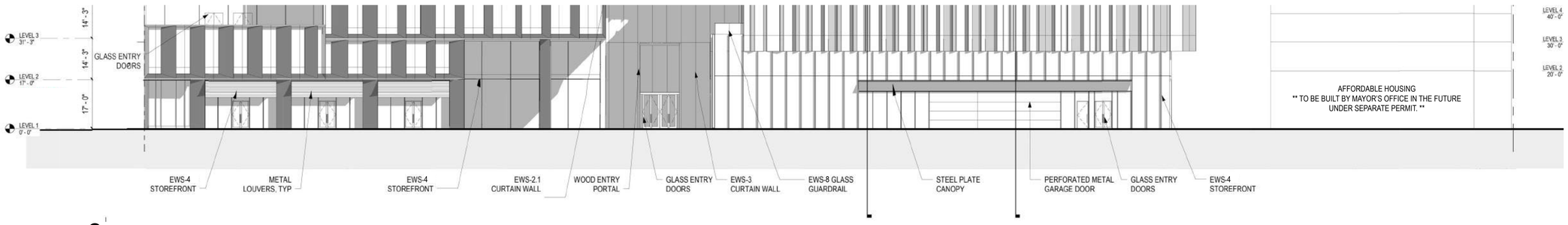
Project Name

GROUND FLOOR EXTERIOR ELEVATIONS
North/South



1 EXTERIOR ELEVATION - NORTH

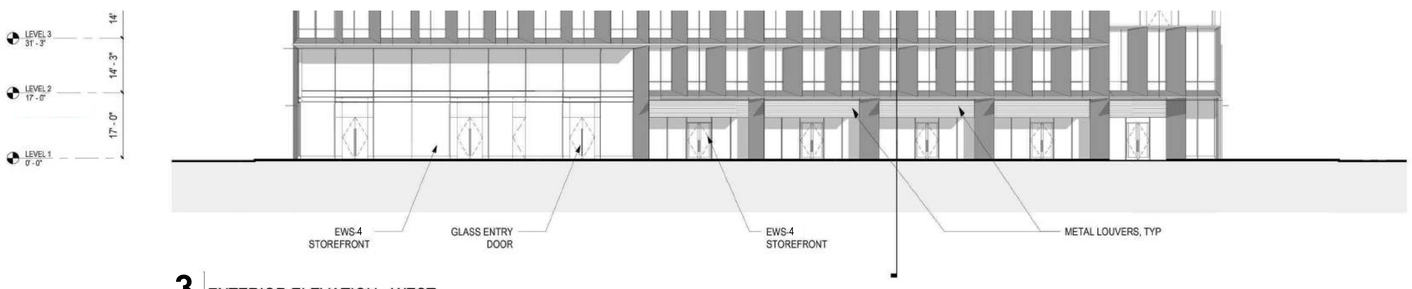
SCALE 1/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

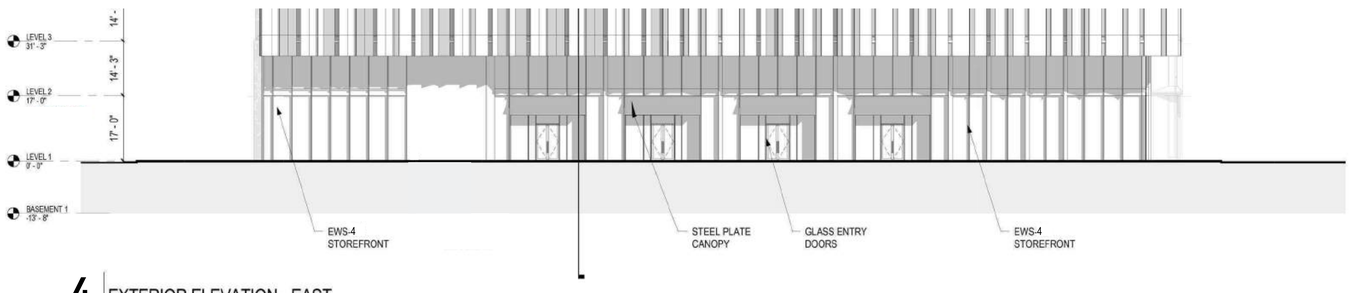
SCALE 1/16" = 1'-0"

GROUND FLOOR EXTERIOR ELEVATIONS
East/West(Mid-Block Alley)



3 EXTERIOR ELEVATION - WEST

SCALE 1/16" = 1'-0"



4 EXTERIOR ELEVATION - EAST

SCALE 1/16" = 1'-0"

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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ALEXANDRIA.

TMG PARTNERS

88 BLUXOME

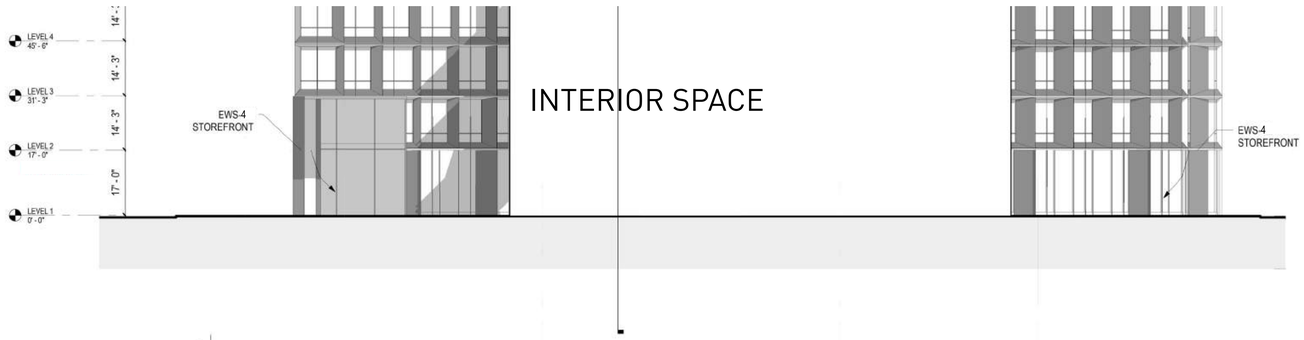
N

BUILDING ELEVATIONS - GROUND FLOOR

A7.06

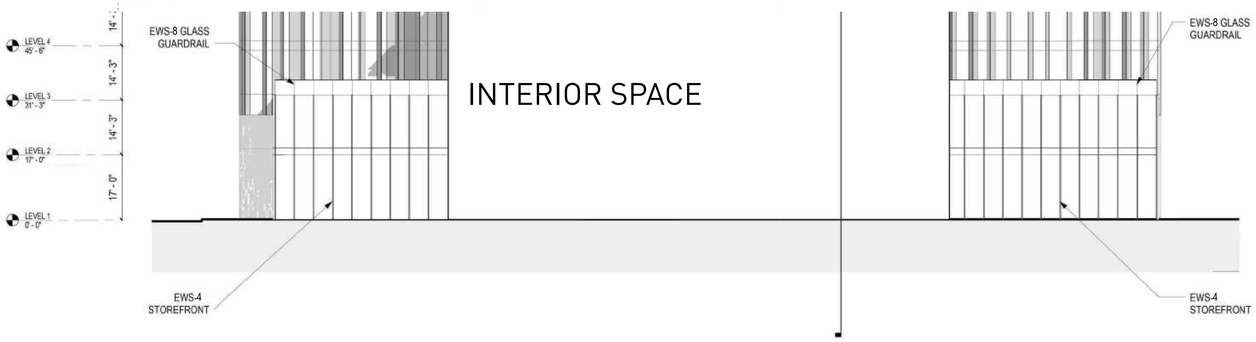
PROJECT NO. SFFSR_109 15514.02

GROUND FLOOR EXTERIOR ELEVATIONS
Entry Slot



1 EXTERIOR ELEVATION - WEST COMPONENT ENTRY SLOT

SCALE 1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST COMPONENT ENTRY SLOT

SCALE 1/16" = 1'-0"

Exterior Wall System	
EWS-1	Unitized Curtain Wall
EWS-2	Unitized Curtain Wall
EWS-2.1	Long Span Curtain Wall
EWS-3	Unitized Curtain Wall
EWS-4	Storefront
EWS-7	Rainscreen Cladding
EWS-8	Glass Guardrail

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BUILDING ELEVATIONS - GROUND FLOOR

A7.07

PROJECT NO. SFFSR_11P 15514.02

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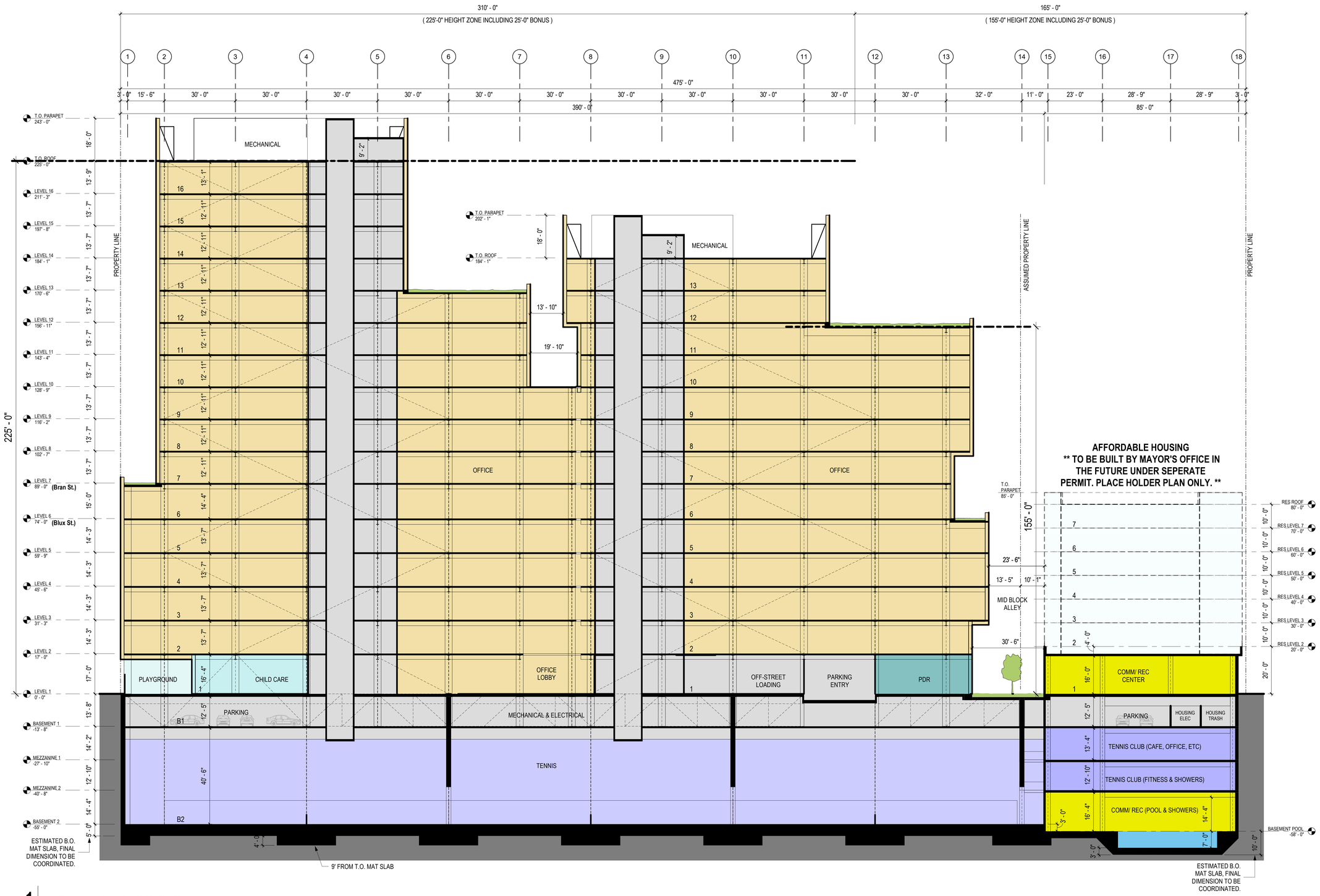

1 EAST-WEST BUILDING SECTION

SCALE: 1/16" = 1'-0"

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TMG PARTNERS

88 BLUXOME

SECTIONS - BUILDING EAST-WEST

A7.10

PROJECT NO. 15514.02

6/11/2019 1:47:12 PM

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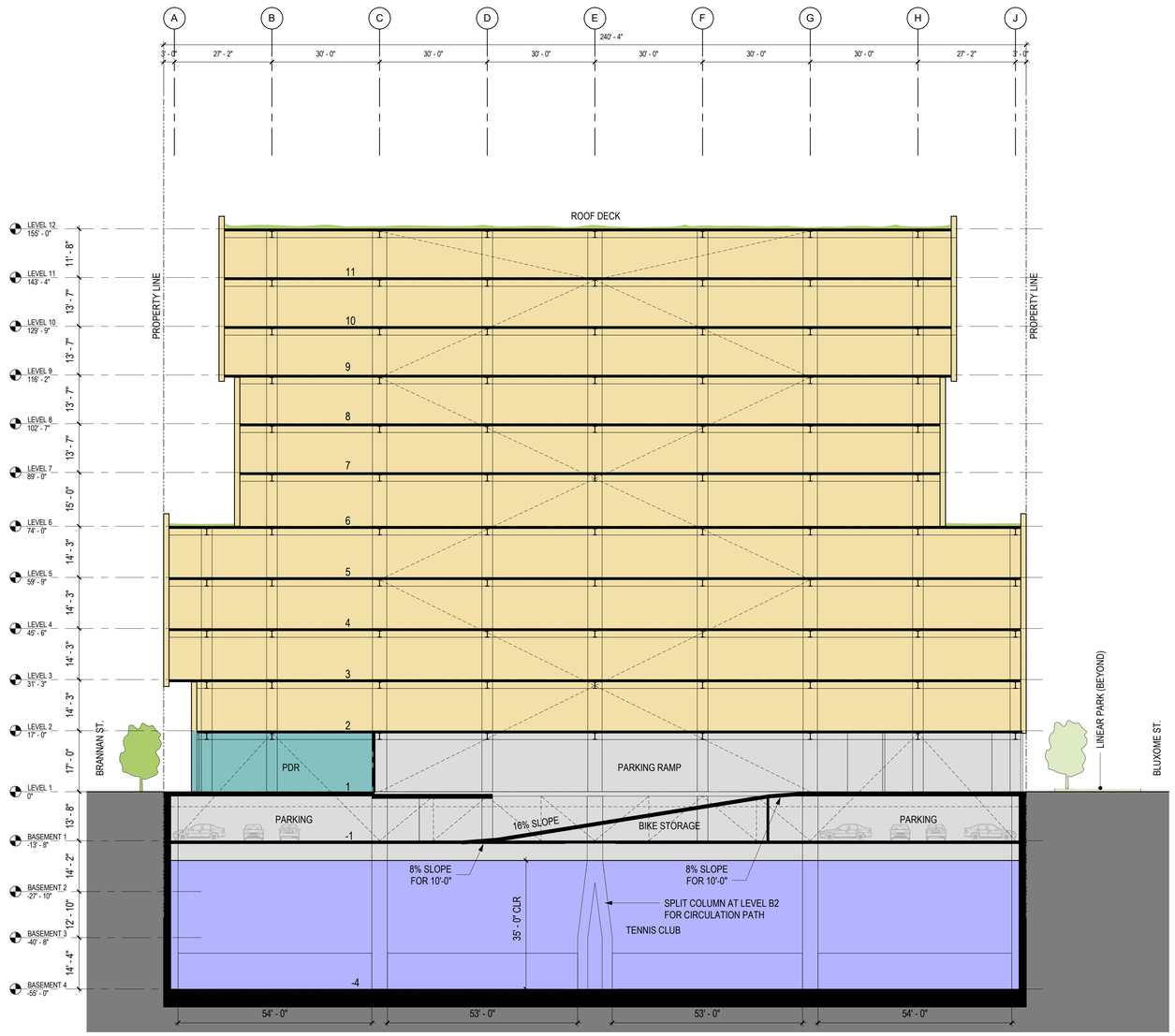
15514.02

88 BLUXOME STREET



1 BLDG SECTION - NORTH-SOUTH @ PARKING RAMP

SCALE 1/16" = 1'-0"

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88 BLUXOME

SECTIONS - BUILDING NORTH-SOUTH

A7.11

PROJECT NO. 15514.02

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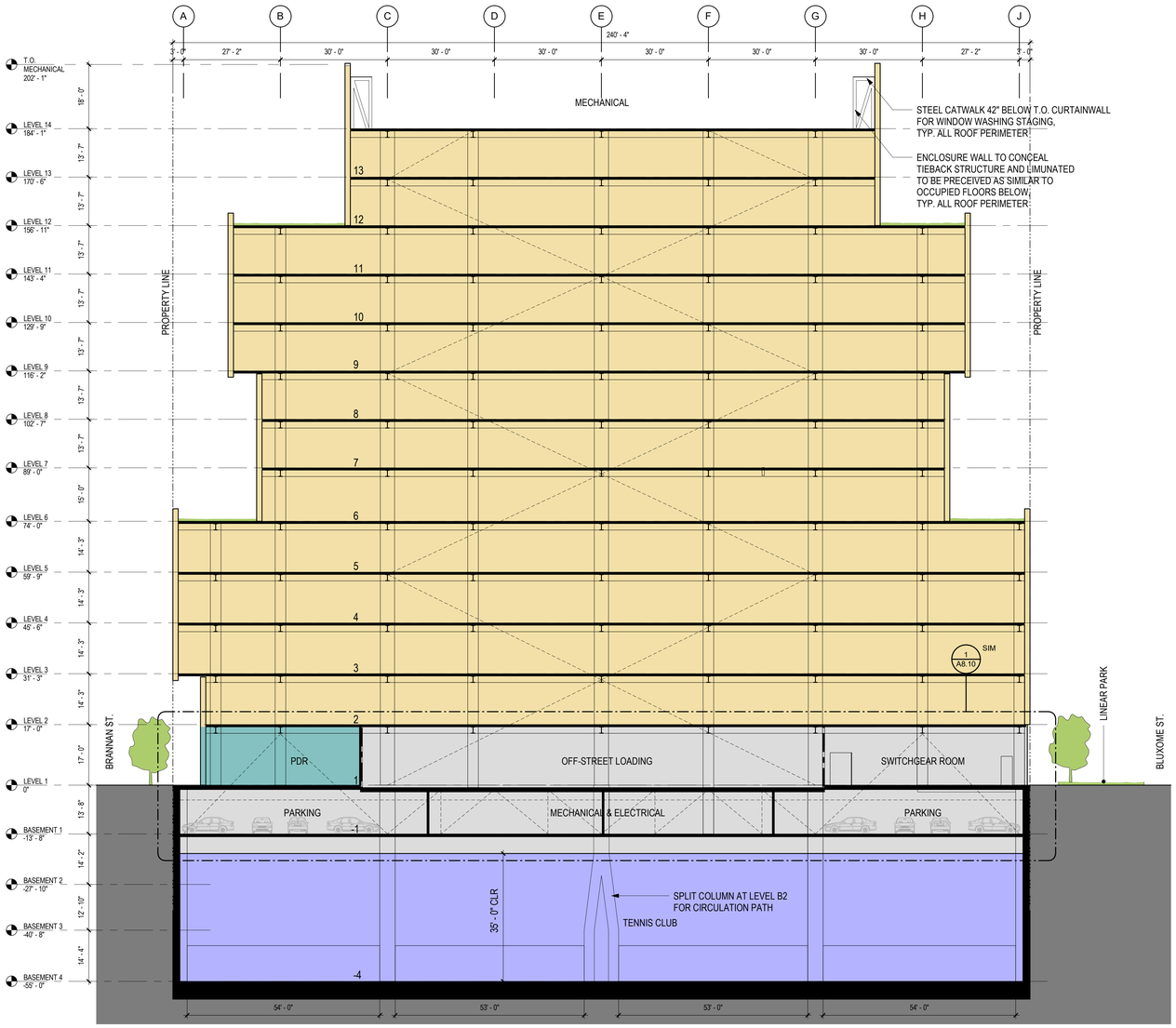
15514.02

88 BLUXOME STREET



1 BLDG SECTION - NORTH-SOUTH @ OFF-STREET LOADING

SCALE 1/16" = 1'-0"

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88 BLUXOME

SECTIONS - BUILDING NORTH-SOUTH

A7.12

PROJECT NO. 15514.02

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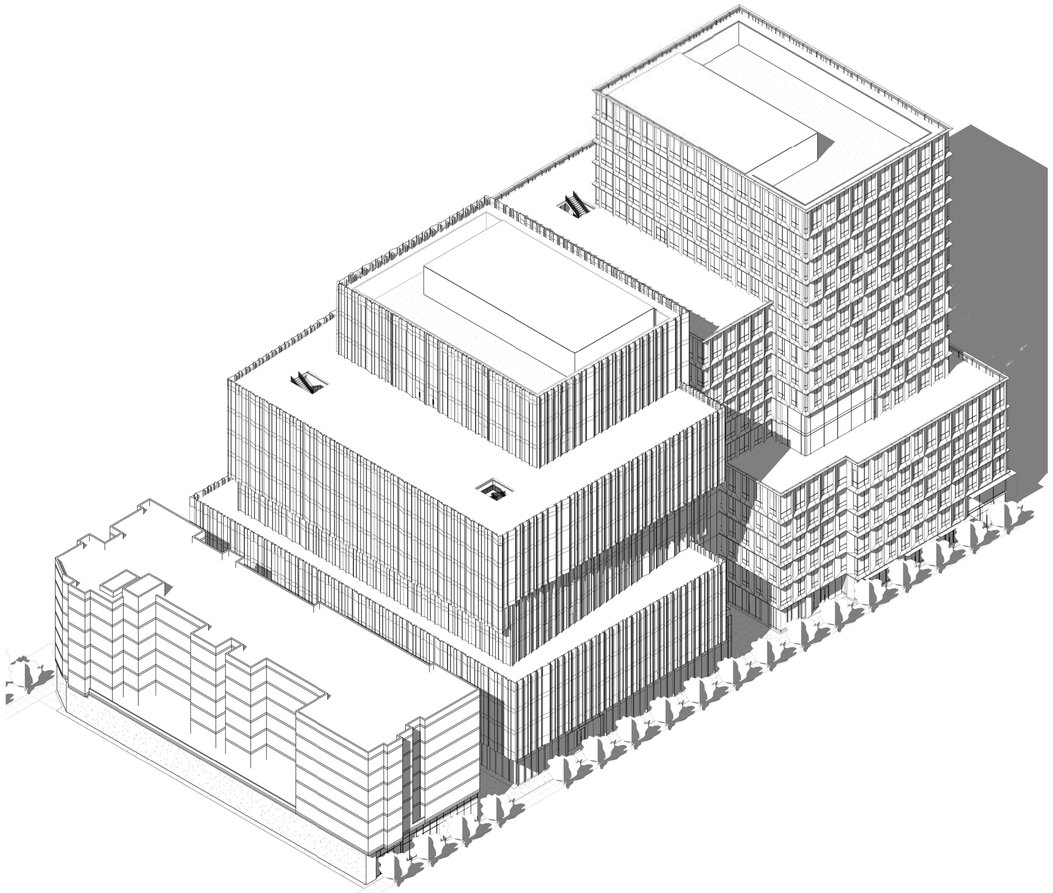
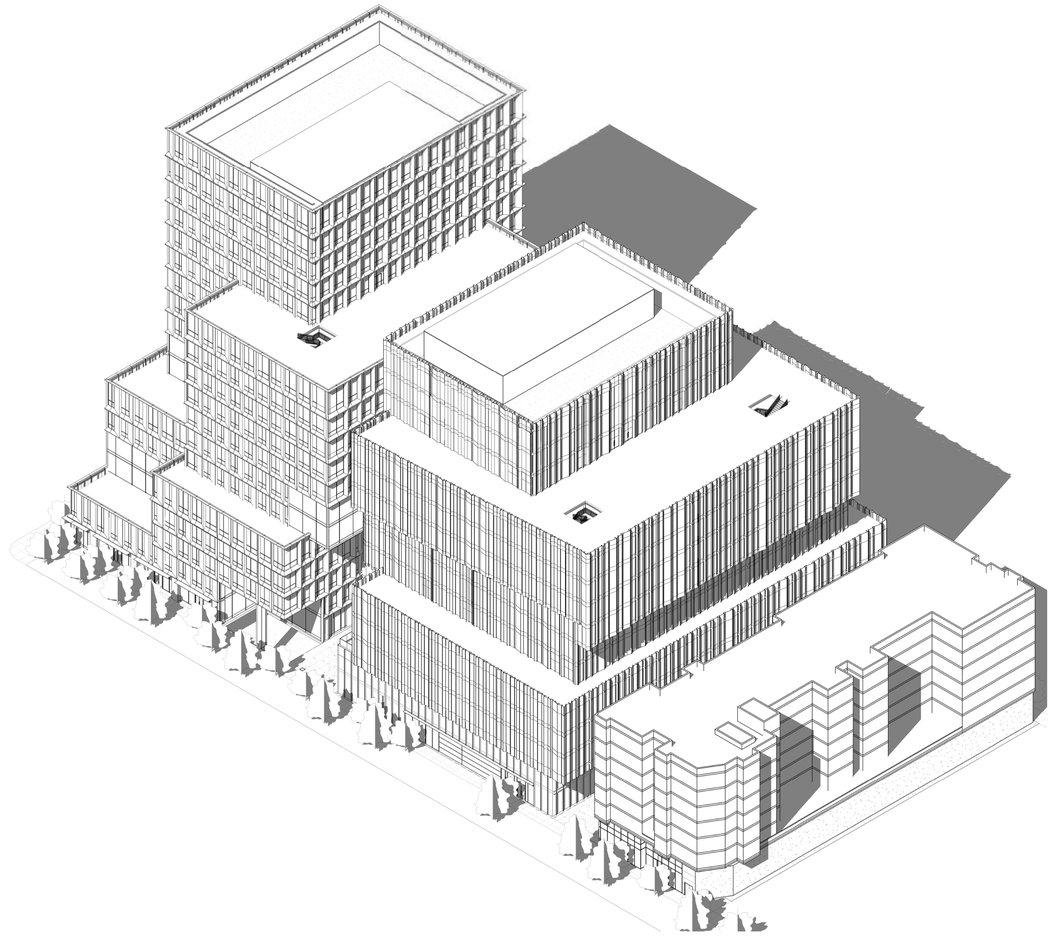
15514.02

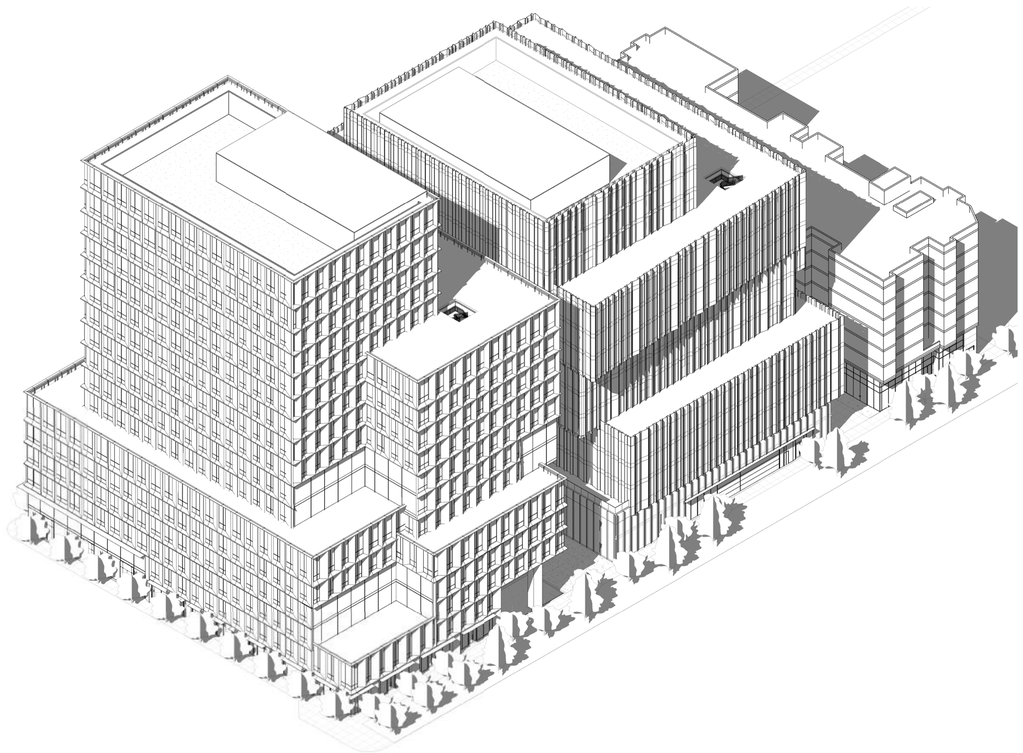
88 BLUXOME STREET



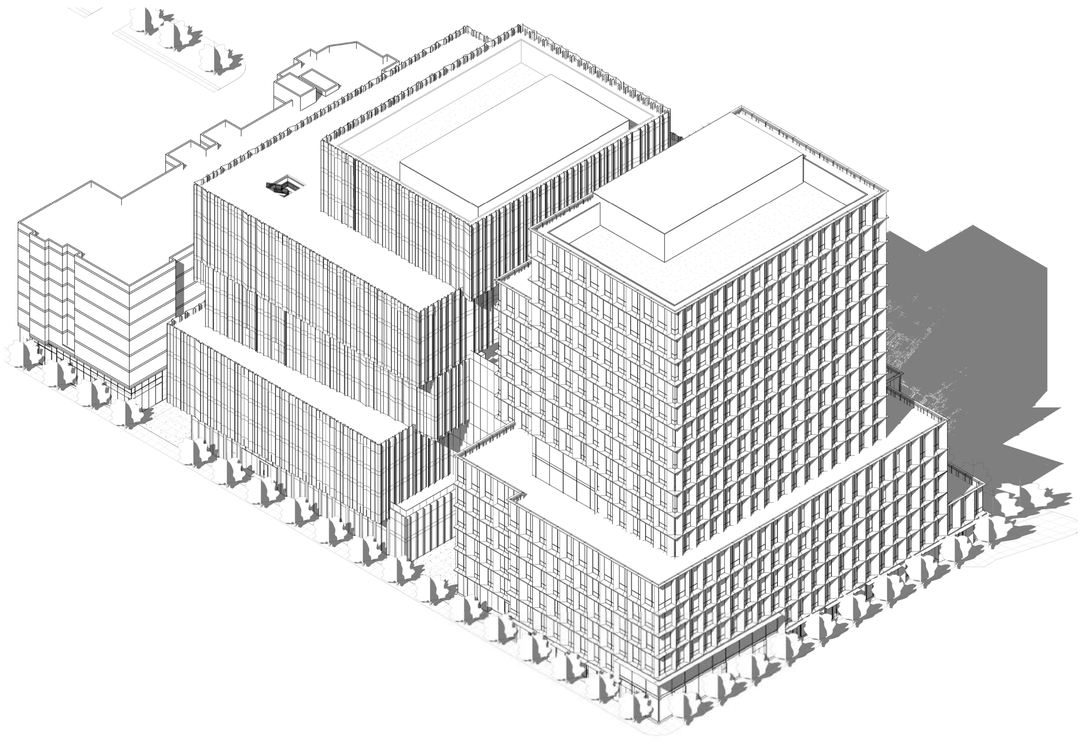
NORTH AXON



EAST AXON



SOUTH AXON



WEST AXON

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88 BLUXOME

N

BUILDING AXONS

A7.20

PROJECT NO. 15514.02

SFFSR_114

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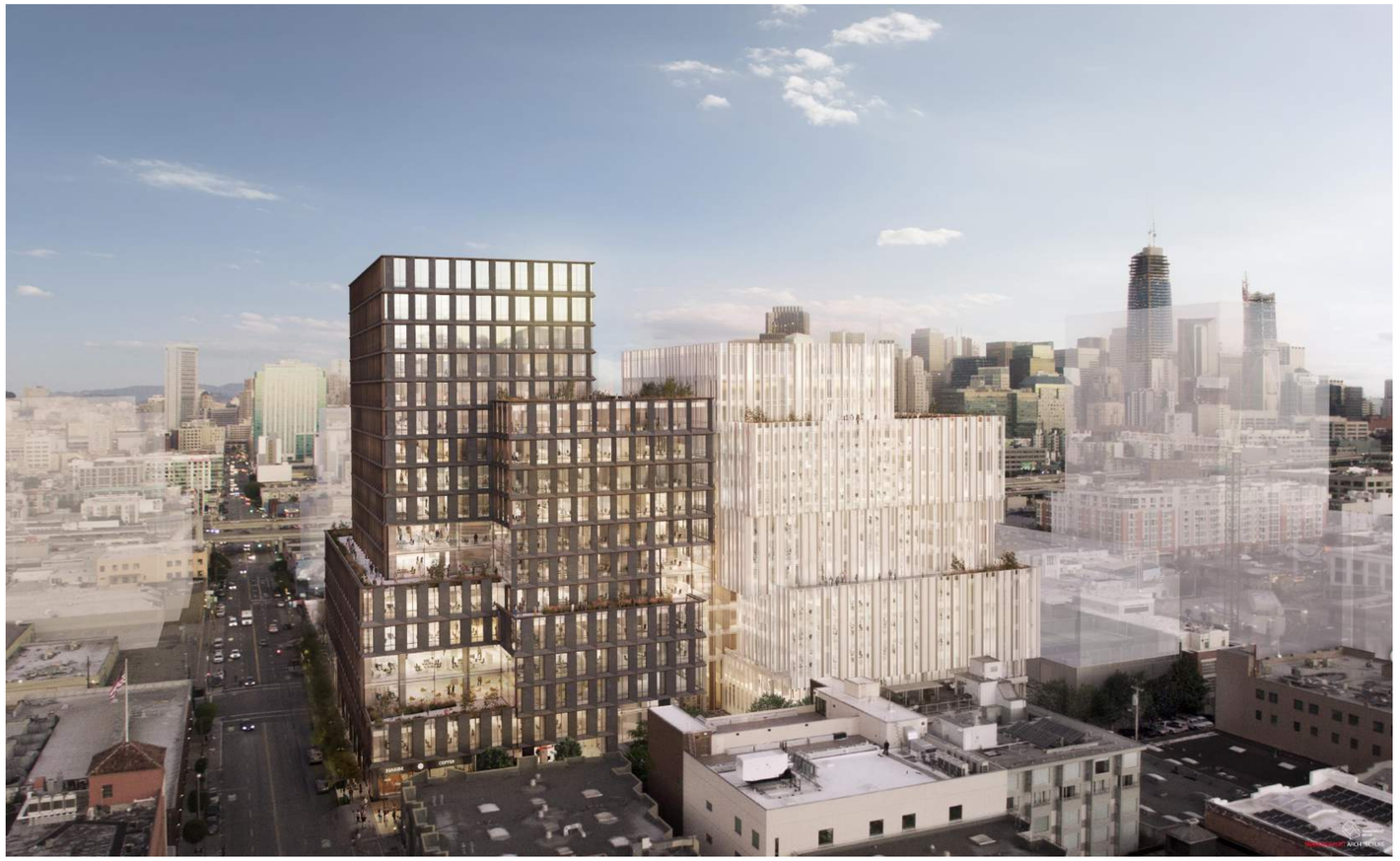
15514.02

Project Name

RENDERING FROM CORNER OF 5TH AND BRANNAN



BLUXOME STREET BIRDS EYE RENDERING

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88 BLUXOME

N

BUILDING RENDERINGS

A7.30

PROJECT NO. SFFSR_118 15514.02

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15514.02

88 BLUXOME STREET

RENDERING FROM CORNER OF 5TH AND BLUXOME

RENDERING OF MID BLOCK ALLEY

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88 BLUXOME

N

BUILDING RENDERINGS

A7.31

PROJECT NO. 15514.02

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15514.02

88 BLUXOME STREET

RENDERED BLUXOME STREET ELEVATION

RENDERED BRANNAN STREET ELEVATION

RENDERING OF BLUXOME STREET ENTRY

BRANNAN STREET ENTRY

RENDERING FROM BLUXOME STREET CROSSWALK

RENDERING LOOKING DOWN BRANNAN TOWARDS 5TH STREET

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88 BLUXOME

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BUILDING RENDERINGS

A7.32

PROJECT NO. SFFSR_114 15514.02

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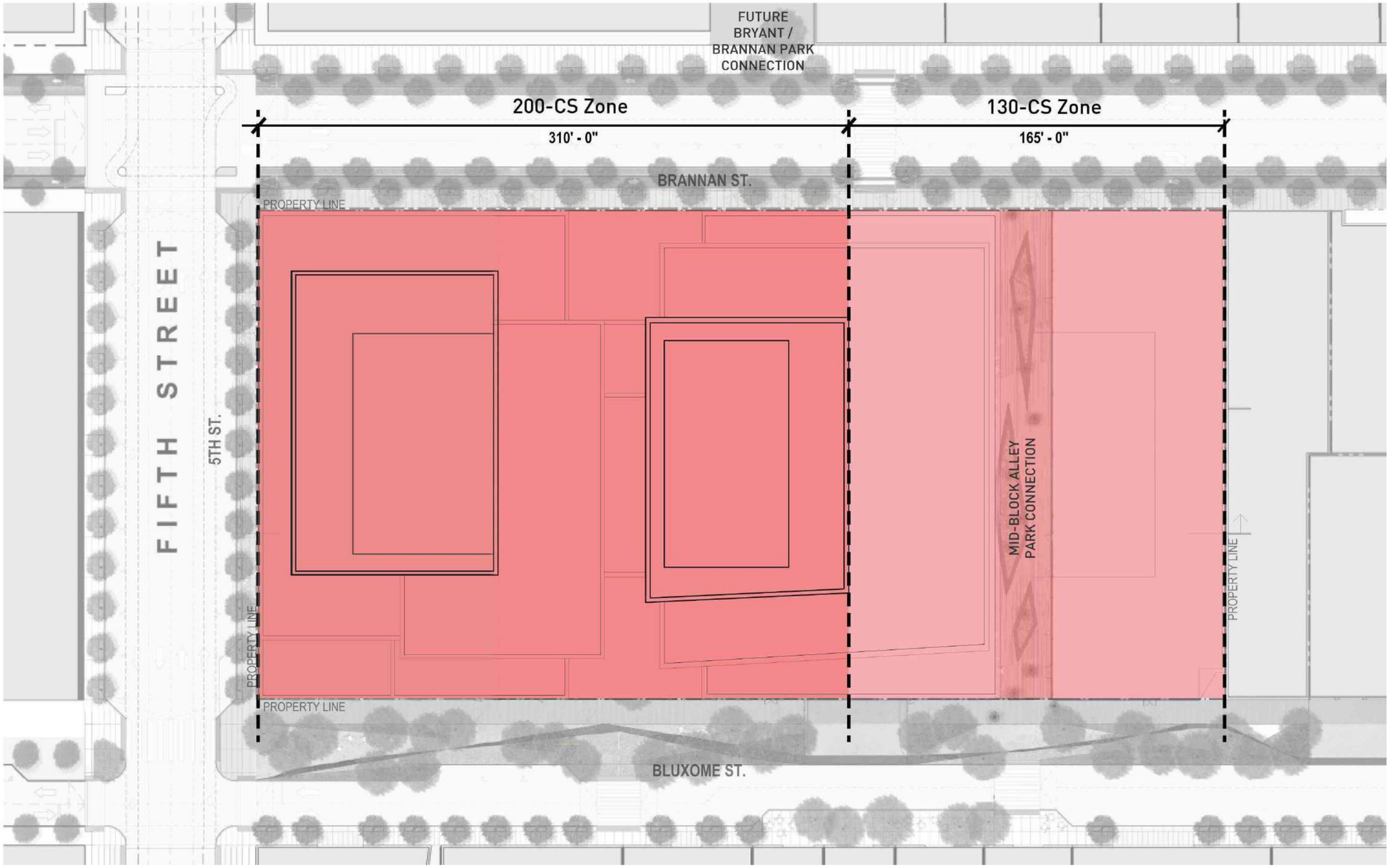
15514.02

Project Name

TRANSITION LOCATION OF HEIGHT-BULK LIMITS



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88 BLUXOME

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BASE ZONING CONTROLS

A7.41

PROJECT NO. 15514.02

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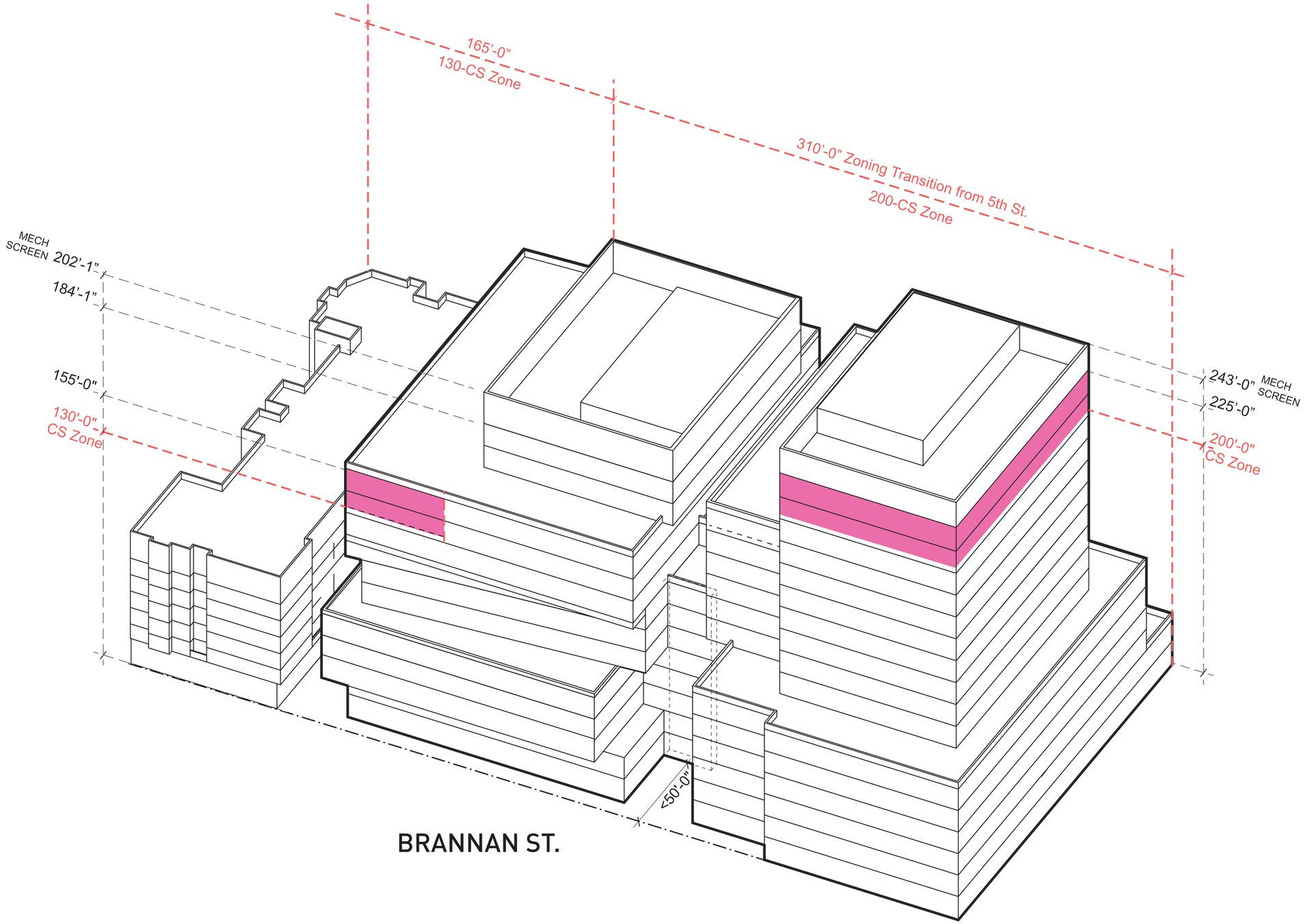
15514.02

88 BLUXOME STREET

SECTION 263.32: SPECIAL HEIGHT EXCEPTION IN CENTRAL SOMA SUD



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88 BLUXOME

N

ADDITIONAL BUILDING HEIGHT

A7.42

PROJECT NO. SFFSR_119 15514.02

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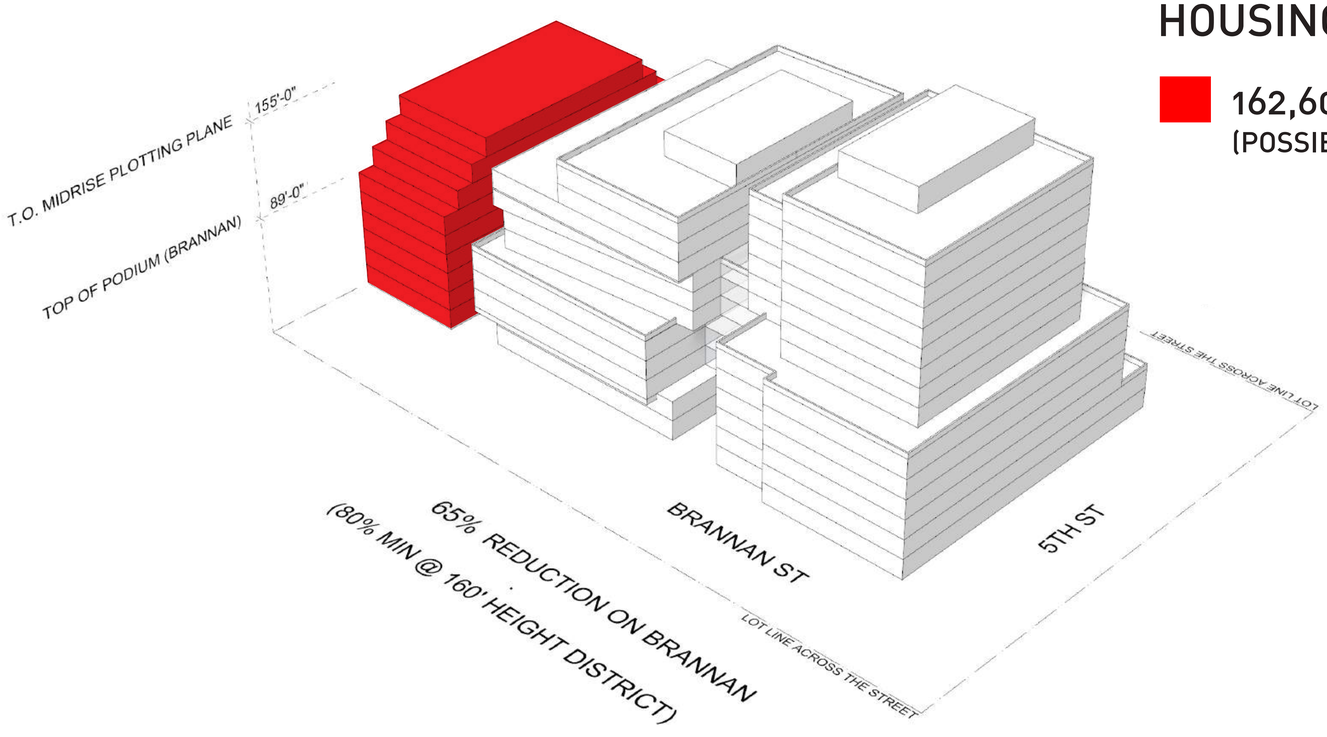
15514.02

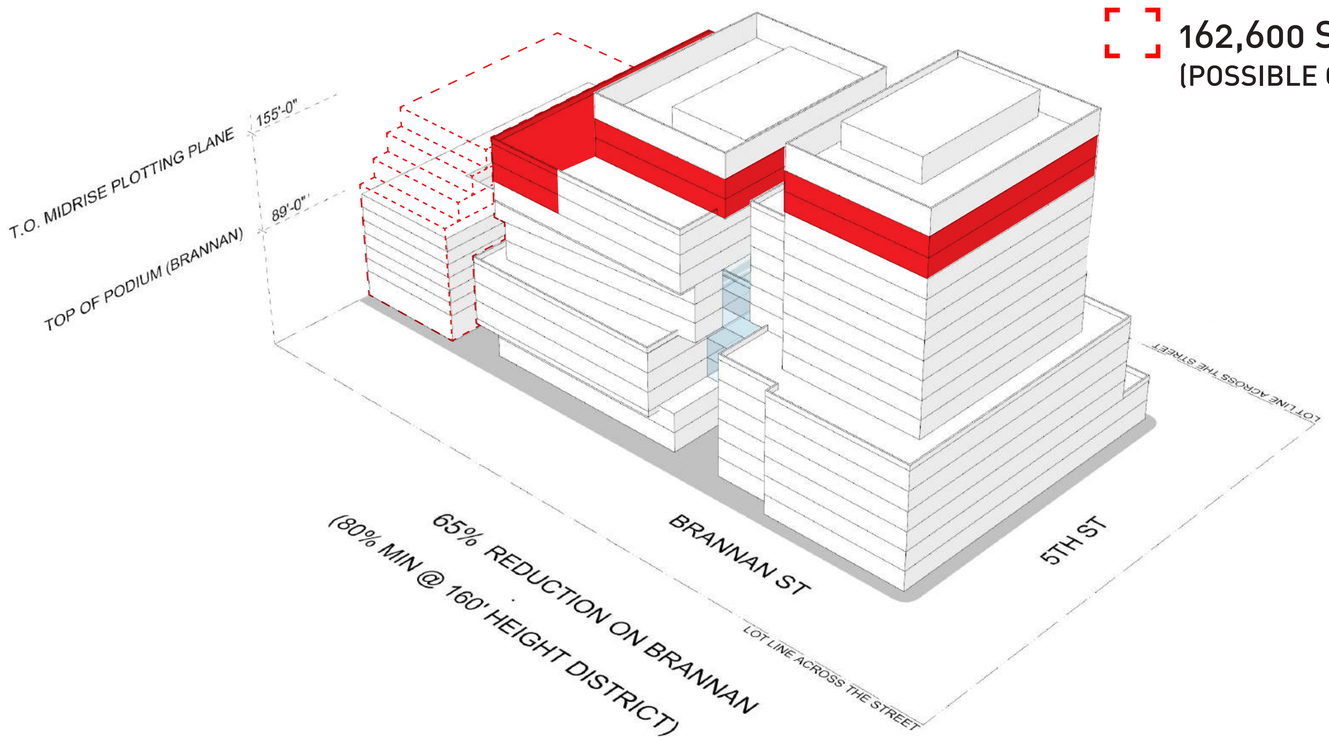
88 BLUXOME STREET

HOUSING SITE AS OFFICE



162,600 SF
(POSSIBLE OFFICE)

HOUSING SITE AREA REALLOCATED TO 25FT BONUS ZONE



162,600 SF
(POSSIBLE OFFICE)

86,600 SF
ONLY 53% OF POSSIBLE OFFICE AREA REALLOCATED IN 25FT BONUS ZONE TO ACCOMMODATE AFFORDABLE HOUSING.

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88 BLUXOME

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ADDITIONAL BUILDING HEIGHT

A7.42B

PROJECT NO. 15514.02

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15514.02
88 BLUXOME STREET

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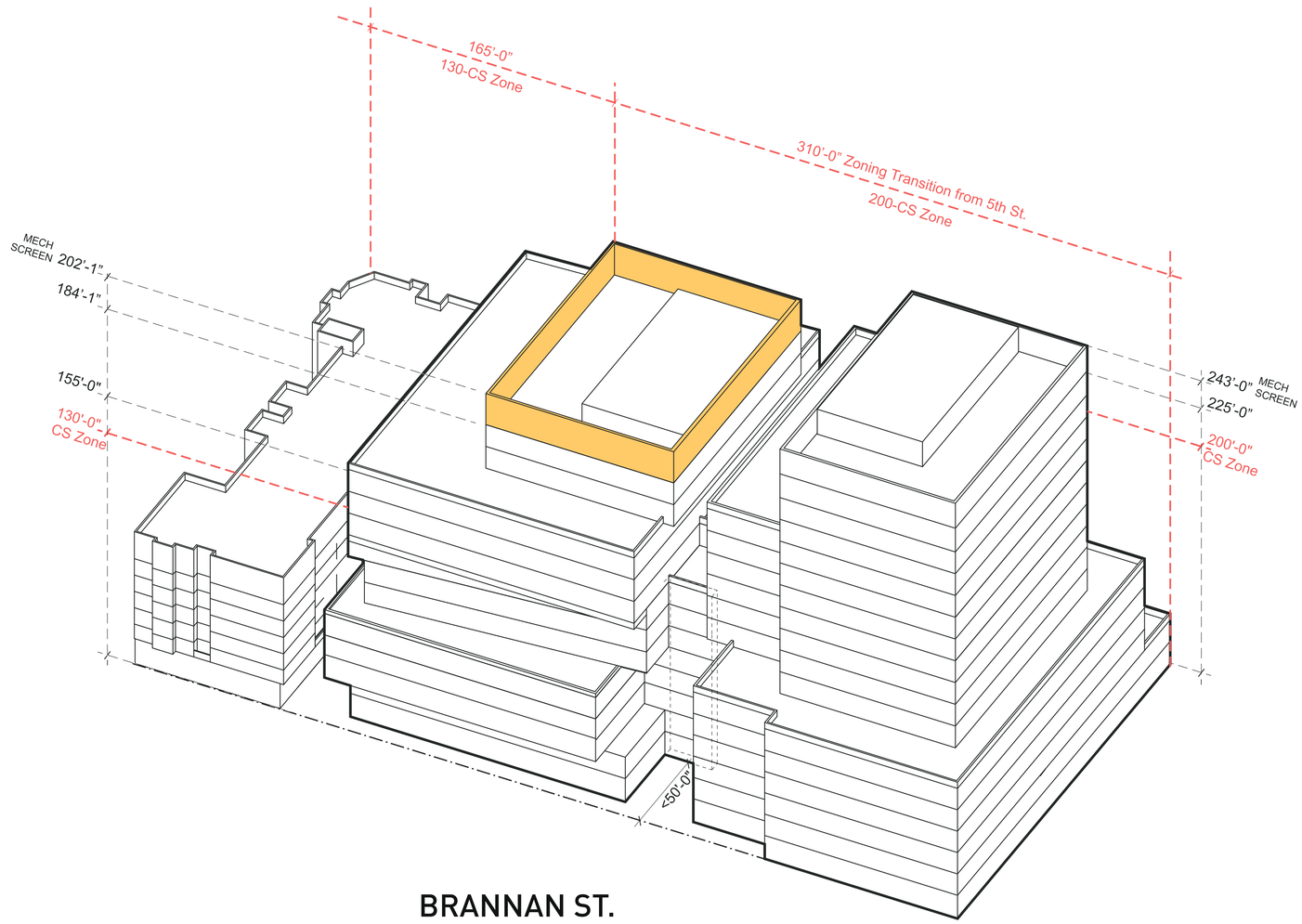
SECTION 260 (b)(1)(L): ADDTIONAL BUILDING VOLUMNE



REQUIRED:

16ft MECHANICAL MAXIMUM FOR BUILDING UNDER 200ft IN HEIGHT

PROPOSED:

KEY SITE EXCEPTION PROPOSED FOR 18ft SCREEN ON EAST COMPONENT

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88 BLUXOME

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FACADE EXTENSION

A7.43

PROJECT NO. SFFSR_123 15514.02

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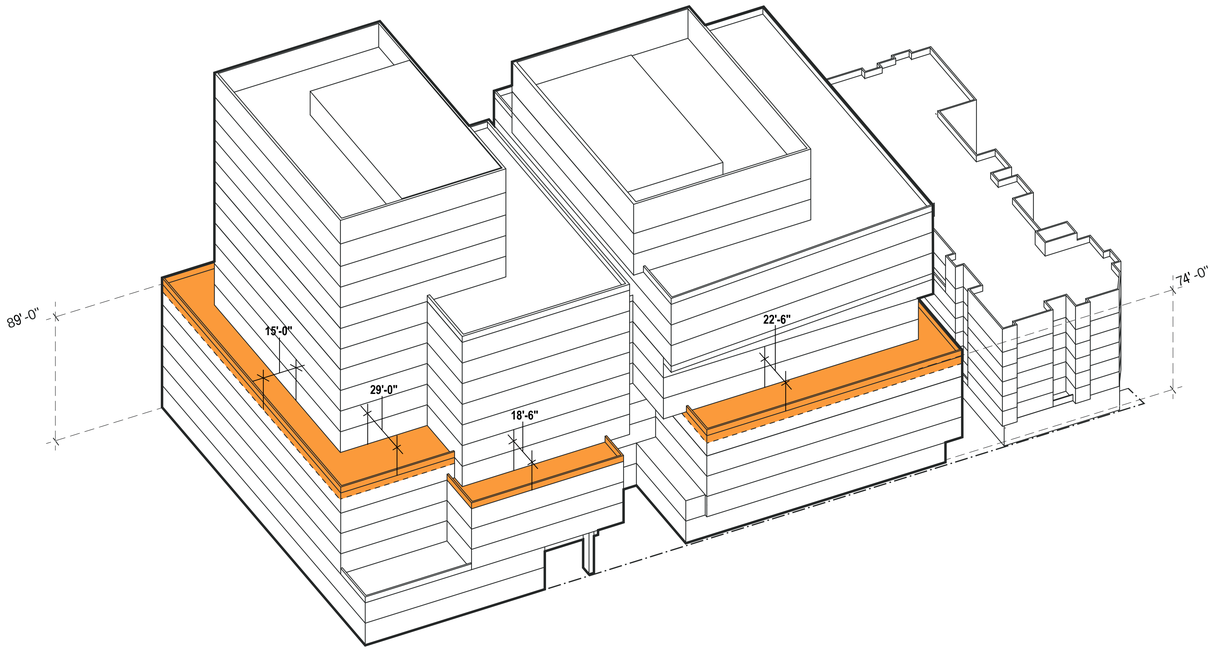
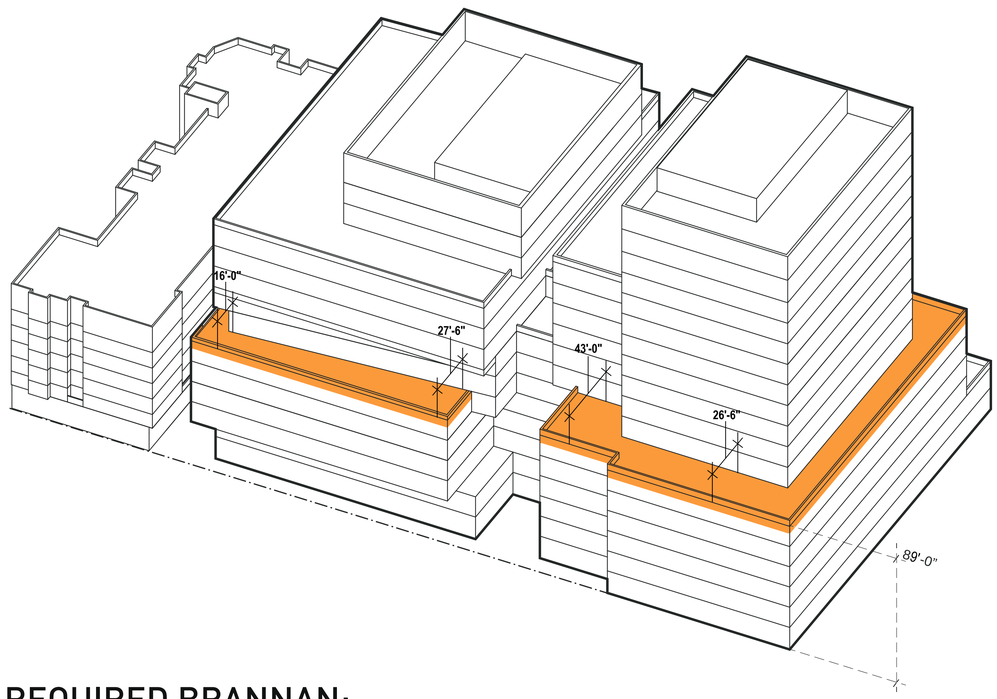
SECTION 132.4 AND 270(h): PODIUM HEIGHTS

BLUXOME ST.



BRANNAN ST.



REQUIRED BLUXOME:
70' PODIUM

PROPOSED:
74' PODIUM @ BLUXOME & MID-BLOCK ALLEY

REQUIRED BRANNAN:
85' PODIUM

PROPOSED:
89' PODIUM @ 5TH

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TMG PARTNERS

88 BLUXOME

N

PODIUM HEIGHTS

A7.44

PROJECT NO. SFFSR_124 15514.02

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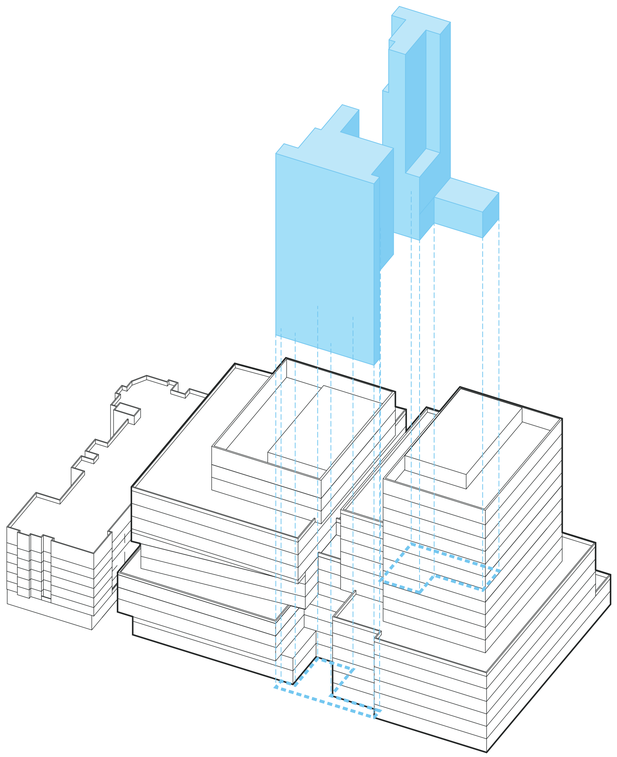
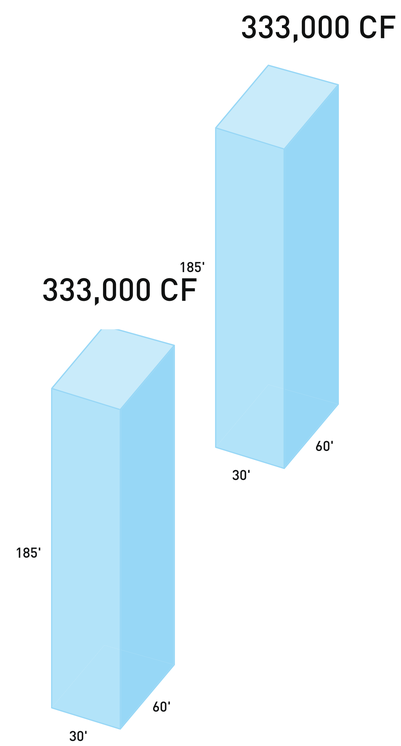
SECTION 270.1: HORIZONTAL MASS REDUCTION

VOLUMETRIC SEPARATION CALCULATION

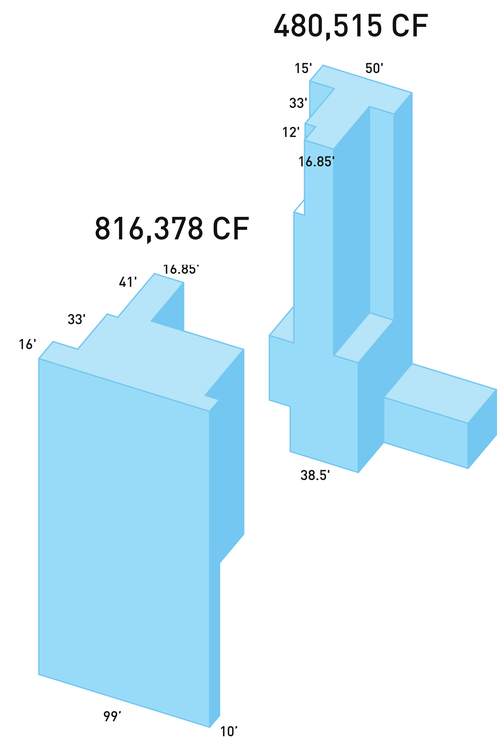


REQUIRED:
30'W X 60' NOTCH

PROPOSED:
VOLUMETRIC SEPARATION CALCULATION GREATER THAN THE 30'W X 60' NOTCH. **KEY SITE EXCEPTION PROPOSED PER SEC. 329(e)**



CURRENT REQUIREMENT



SITE PROPOSED

ISSUED FOR: DATE:

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TMG PARTNERS

88 BLUXOME

N

HORIZONTAL MASS REDUCTION

A7.45

PROJECT NO. SFFSR_132 15514.02

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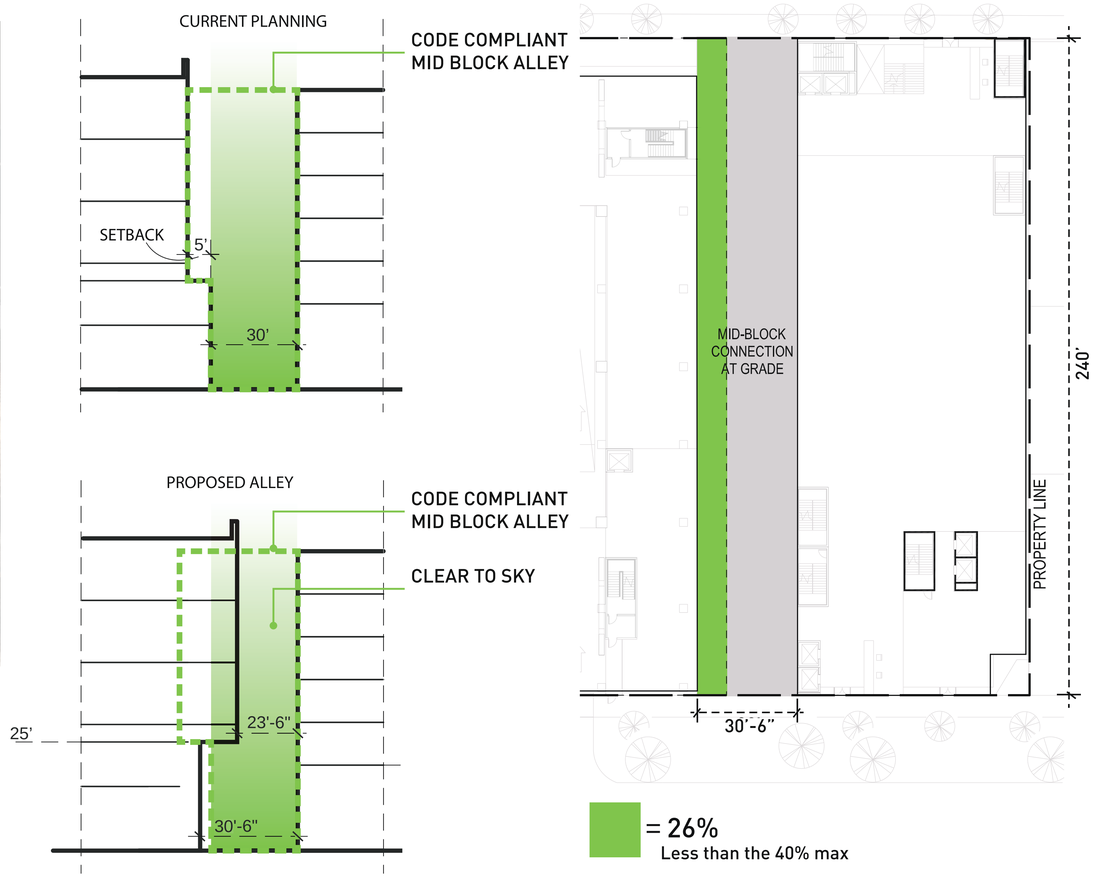
SECTION 261.1: NARROW ALLEY AND MID BLOCK PASSAGE CONTROLS

REQUIRED:

FOR MID BLOCK ALLEY BETWEEN 30' AND 40', PROVIDE A MINIMUM SETBACK OF 5' ABOVE A HEIGHT OF 35'.

PROPOSED:

NO SETBACK ABOVE 35 FEET.
KEY SITE EXCEPTION PROPOSED PER SEC. 329(e)



SECTIONS THROUGH MID-BLOCK ALLEY

SEC. 261.1(4)(B)

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ALEXANDRIA.
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88 BLUXOME

N

MID BLOCK ALLEY COMPLIANCE

A7.46

PROJECT NO. SFFSR_324 f5514.02

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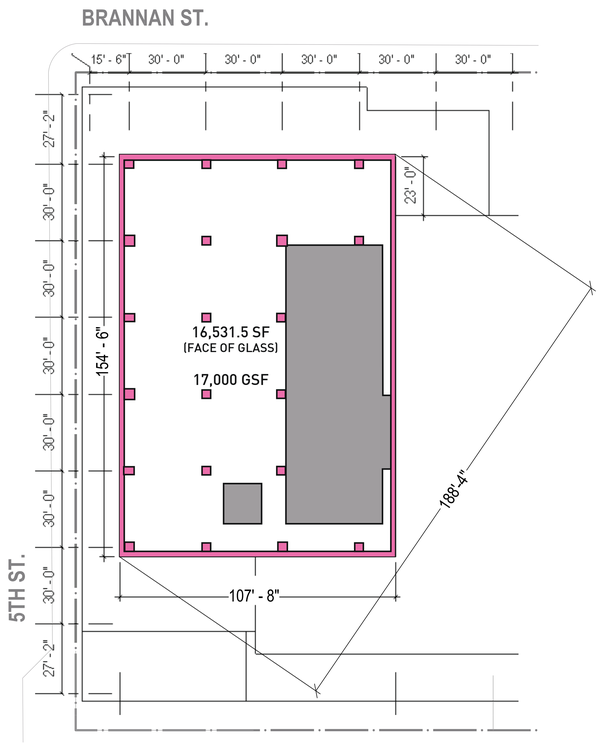
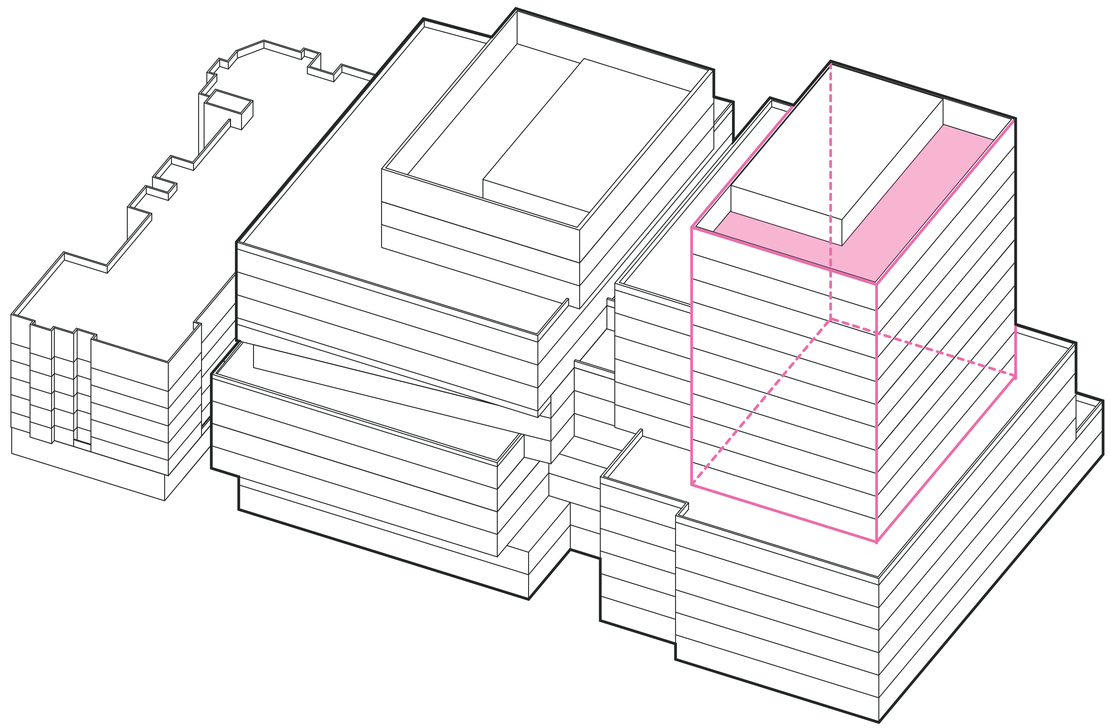
SECTION 270(h)(3)(A)(ii) & (B): BULK CONTROLS FOR **WEST COMPONENT TOWER**





REQUIRED:

1. MAX FLOOR PLATE: 17,000 GFA
2. AVG. FLOOR PLATE FOR TOWER PORTION: 15,000 GFA
3. MAX LENGTH: 150'
4. MAX DIAGONAL: 190'

PROPOSED:

1. MAX FLOOR PLATE: COMPLIES
2. AVG. FLOOR PLATE FOR TOWER PORTION: 2,000 GFA OVER 15,000 GFA
3. MAX LENGTH: 4.5' OVER 150'
4. MAX DIAGONAL: COMPLIES

ISSUED FOR: DATE:

MIXED-USE OFFICE ENTITLEMENT 07.03.2019

ALEXANDRIA.

TMG PARTNERS

88 BLUXOME

N

TOWER FLOOR PLATE SIZE

A7.47

PROJECT NO. 15514.02

C:\Users\bwi\Documents\88 BLUXOME_CENTRAL_2016-03-30_bwi@studios.com.rvt
15514.02
88 BLUXOME STREET

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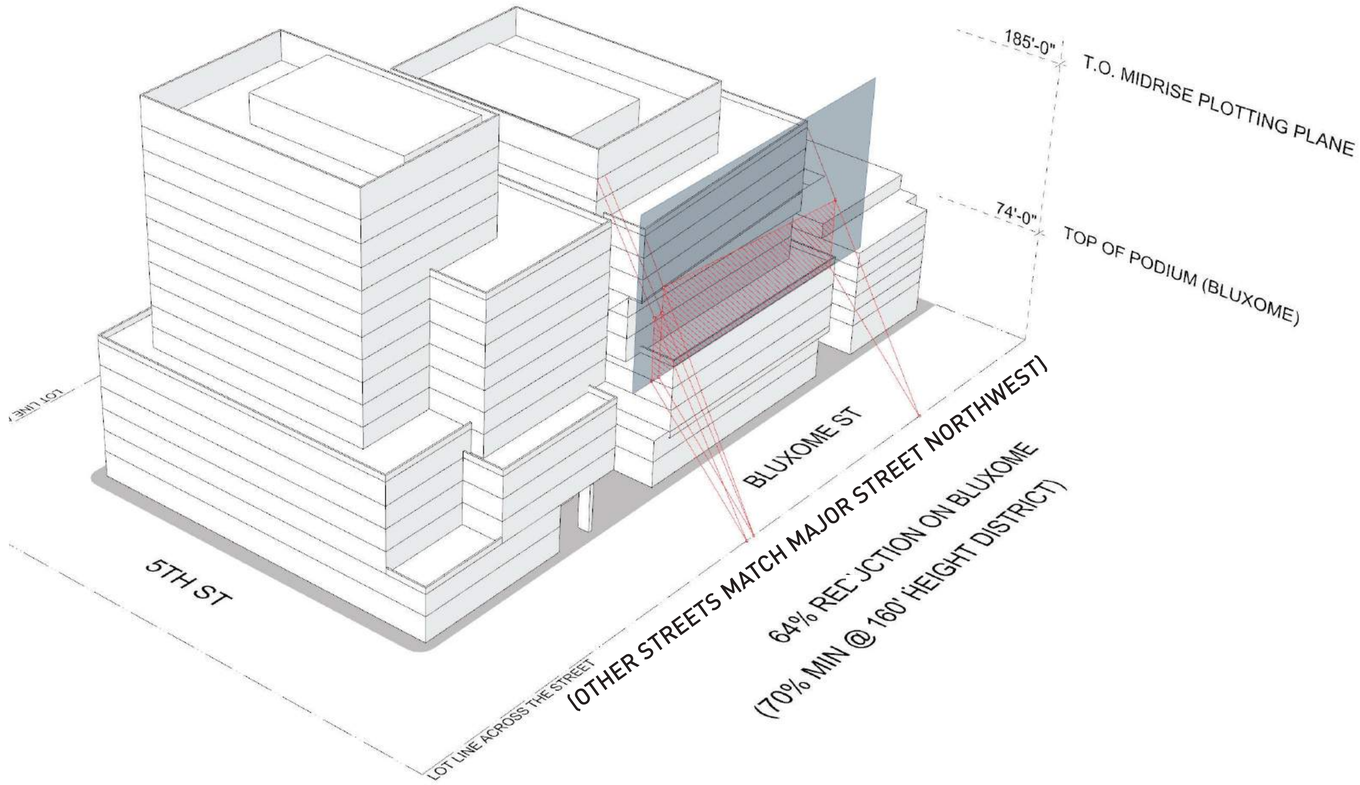
IWAMOTOSCOTT ARCHITECTURE
729 TENNESSE STREET
SAN FRANCISCO, CA 94107

SECTION 270(h): SKY PLANE CONTROLS - BLUXOME STREET

ADOPTED CMUO PLANNING GUIDELINES:

REQUIRED: REDUCTION OF 70% ABOVE 70 FEET
PROPOSED: REDUCTION OF 64% ABOVE 74 FEET



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ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

N

SKYPLANE REDUCTION I

A7.48

PROJECT NO. 15514.02

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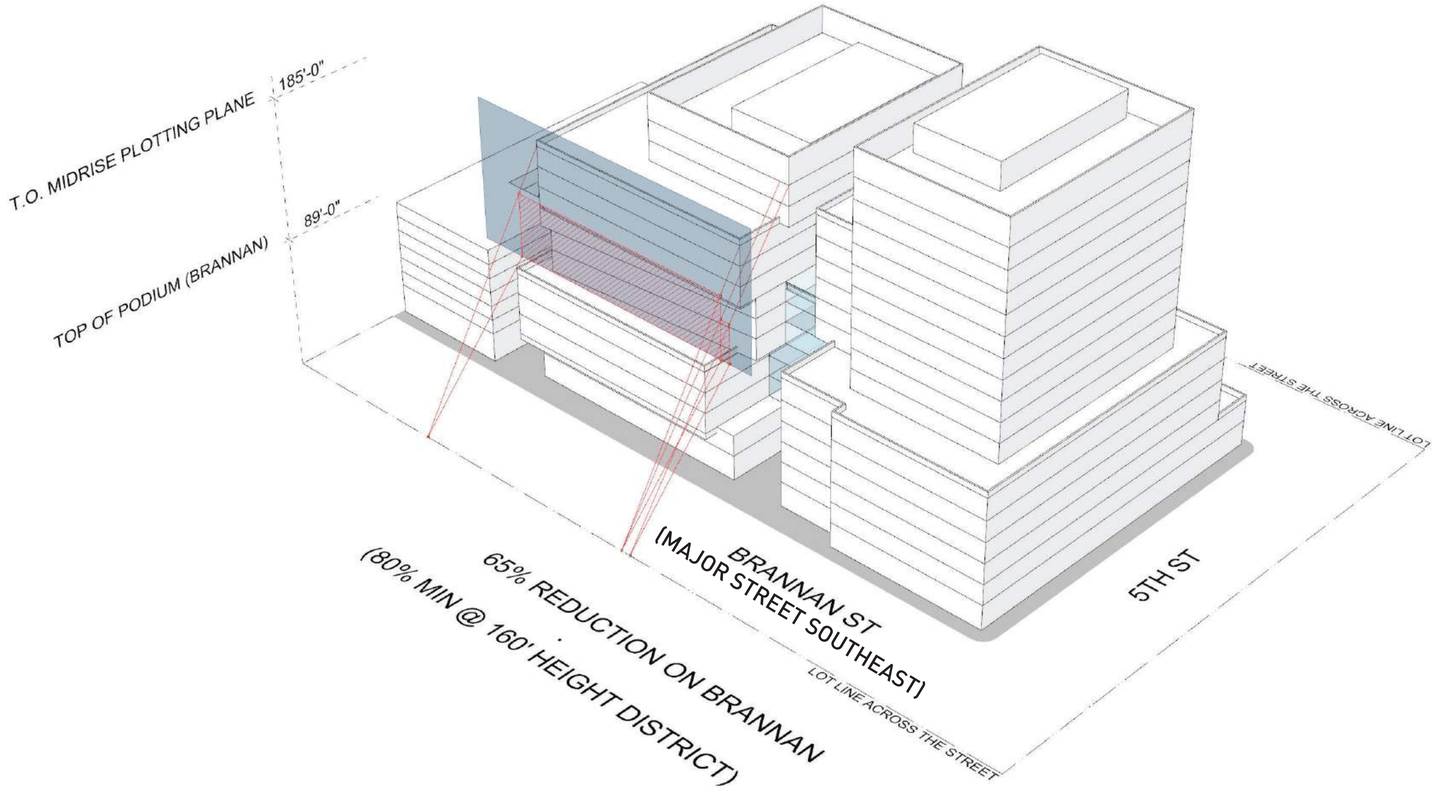
SECTION 270(h): SKY PLANE CONTROLS - BRANNAN STREET

SKYPLANE IS MEASURED FROM TOP OF PODIUM ROOF TO 185'-0"
AND MEASURED TO OUTSIDE FACE OF GLASS

ADOPTED CMUO PLANNING GUIDELINES:

REQUIRED: REDUCTION OF 80% ABOVE 85 FEET
PROPOSED: REDUCTION OF 65% ABOVE 89 FEET



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ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

N

SKYPLANE REDUCTION II

A7.49

PROJECT NO. SFFSR_122 15514.02

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15514.02

88 BLUXOME STREET

PDR REQUIREMENT

PDR AREA CALCULATED PER SEC.249.78 (C)(5)(B)(b), WHICH IS 40% OF THE SITE AREA REDUCED BY THE AREAS DEDICATED TO THE USES OF RESIDENTIAL, MID BLOCK ALLEY, CHILD CARE AND A CANTILEVERED PORTION OF THE BUILDING UP TO 10% OF THE SPACE PER SEC.138(d)(2).

8,080SF PDR SPACE PROPSED, SEE EXCEPTION SEC. 329(e)(3)(B)(v)

ENTIRE LOT = 114,048 SF
REMAINING LOT = ENTIRE LOT - HOUSING - MID BLOCK ALLEY - CHILD CARE - PLAYGROUND = 80,038 SF
10% OF THE CANTILEVERED SPACE = 1,680 SF
PER 249.78(c)(5)(A)(ii), REQUIRED PDR = (80,038 - 1,680) X 0.4 = 31,344 SF

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ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

N

PDR REQUIREMENT

A7.50

PROJECT NO. 15514.02

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15514.02

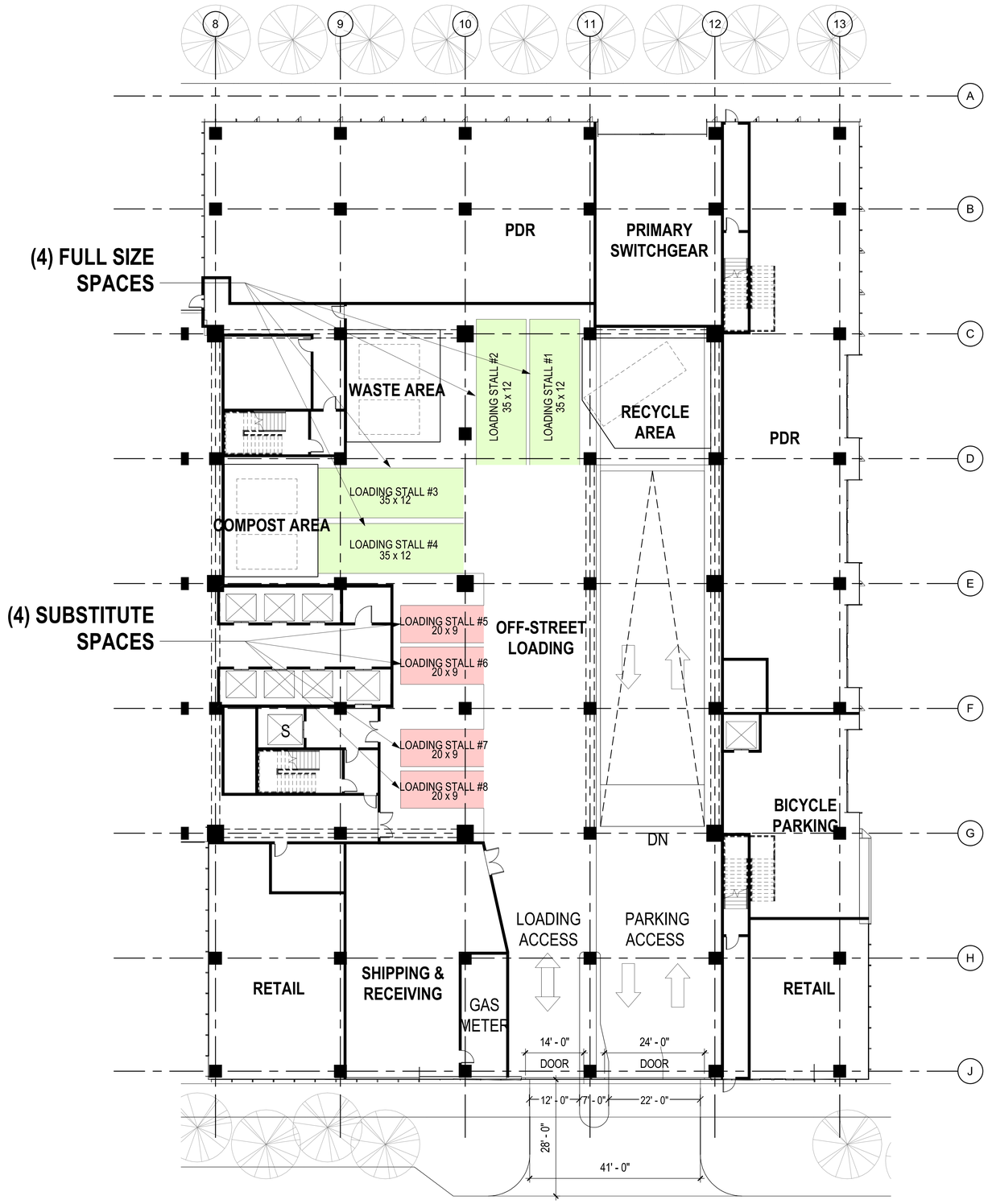
88 BLUXOME STREET

SECTION 152.1 / 154:
OFF STREET LOADING REQUIREMENTS

REQUIRED:
11 SPACES

PROVIDED:
4 FULL SIZE + 4 SUBSTITUTE SPACES

STALL SIZE REQUIRED:
6 SPACES BECAUSE PROJECT PROVIDING LESS THAN 50% OF REQUIRED FULL-SIZE SPACES



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ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

N

LOADING REQUIREMENT

A7.51

PROJECT NO. 15514.02

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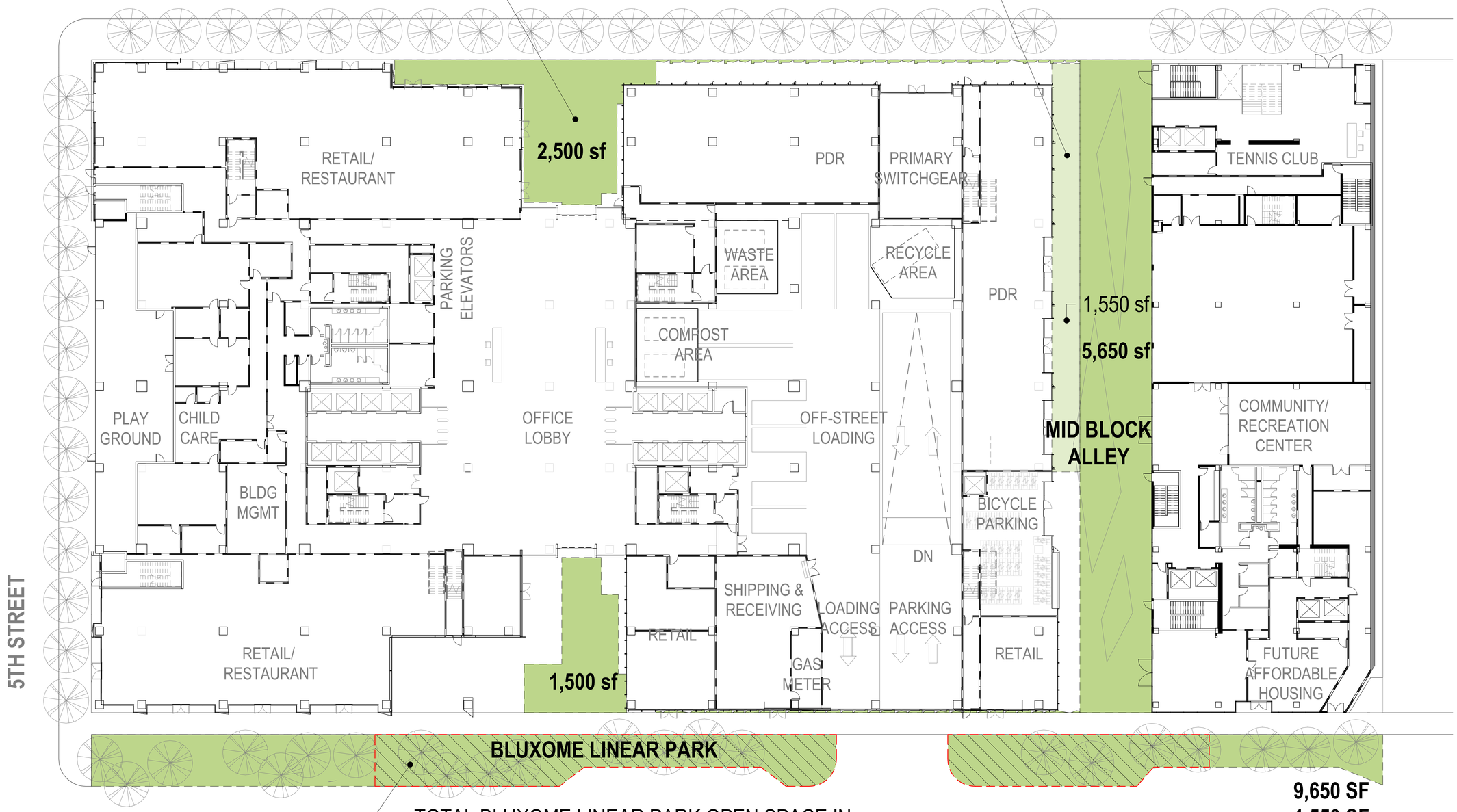
15514.02
88 BLUXOME STREET

OPEN SPACE REQUIREMENT

ON-SITE OPEN SPACE = 9,650 SF
(INCLUDES MID BLOCK)

PER SEC.138(d)(2)(E)(i), OPEN SPACE UNDER CANTILEVERED SPACE IS AT LEAST 20' HIGH PROVIDES 10% OF 15,500 SF REQUIRED AREA OR 1,550 SF



TOTAL BLUXOME LINEAR PARK OPEN SPACE IN FRONT OF PROJECT = 6,925 SF, DIAGONAL HATCH AREA IS 4,300 SF USED TO COMPLY WITH REQUIRED OPEN SPACE FOR PROJECT (INCLUDES LINEAR PARK PER PPA LETTER CASE NO. 2015-012490PPA)

9,650 SF
1,550 SF
\+ 4,300 SF

TOTAL PROJECT OPEN SPACE = 15,500 SF

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ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

OPEN SPACE ANALYSIS

A7.60

PROJECT NO. 15514.02

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88 BLUXOME STREET

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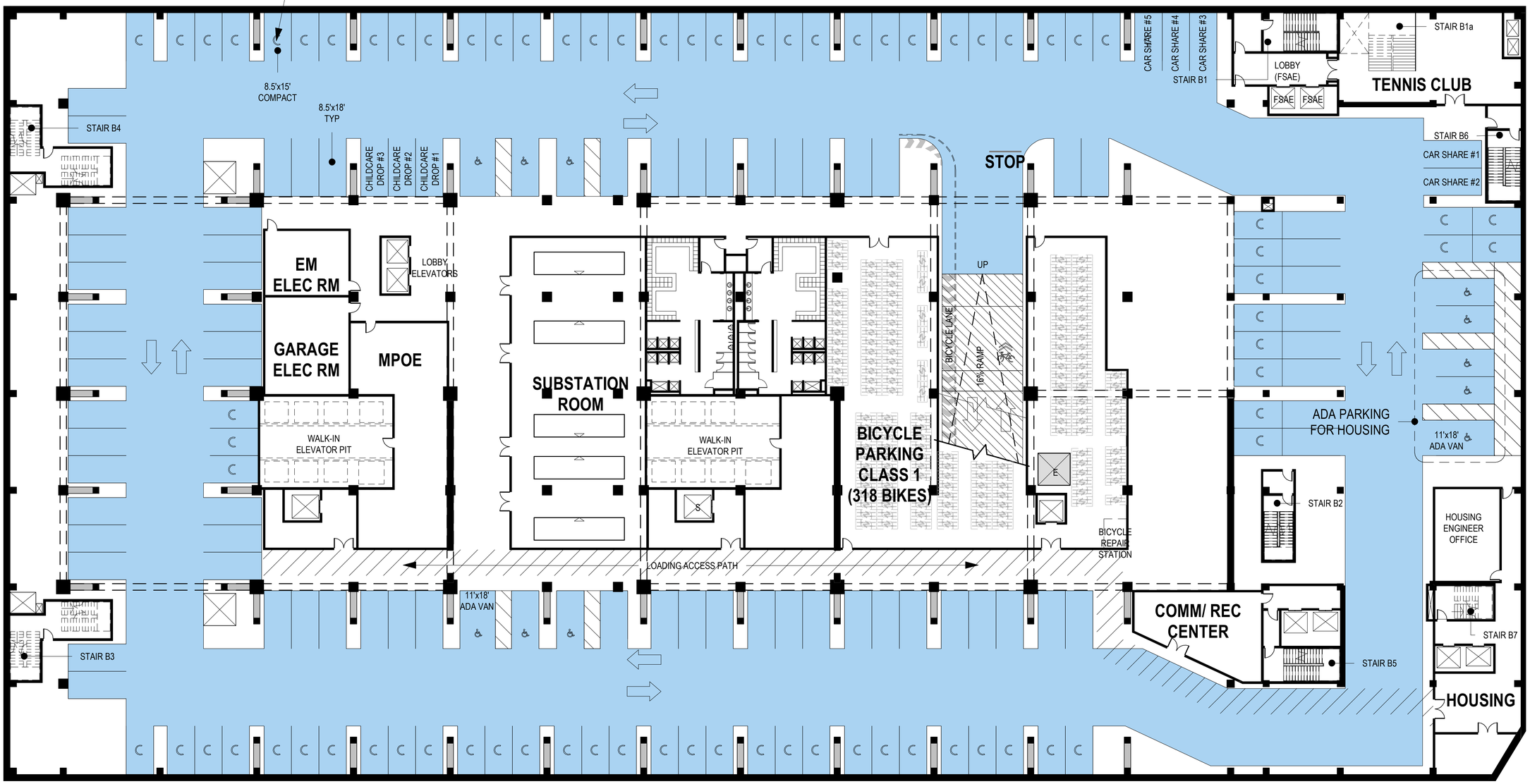
PARKING REQUIREMENTS

TOTAL PROVIDED PARKING:
99 (STANDARD SPACES) + 11 (ADA) + 53 (COMPACT SPACES) = 163 SPACES

MAXIMUM ALLOWABLE PARKING:
221 (OFFICE) + 11 (RETAIL) + 90 (TENNIS CLUB) + 20 (COMM/REC CENTER) + 5 (PDR) 3 (CHILD CARE) + 30 (HOUSING) = 380 SPACES



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MIXED-USE OFFICE ENTITLEMENT 07.03.2019

ALEXANDRIA.
TMG PARTNERS

88 BLUXOME

N

PARKING REQUIREMENT

A7.70

PROJECT NO. SFFSR_134 15514.02

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15514.02

88 BLUXOME STREET

Design Inspiration & Principles

Site Planning Principles

1. Tennis club retention
2. Break site into discrete components
3. Visual/physical connectivity between streets

88 BLUXOME MIXED USE PROJECT

2017-12-16

OFFICE • 640,240 sf

RETAIL • 15,590 sf

PDR • 8,840 sf

CHILDCARE • 4,630 sf

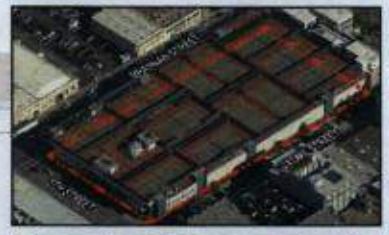
OPEN SPACE WITH ART WALK • 9,650 sf

GENE FRIEND ANNEX AQUATIC AND COMMUNITY CENTER

- Two story 30,000 sq community center donated to SF Parks and Rec.
- Lower level includes turnkey aquatic center featuring two swimming pools - one shallow pool for kids learning to swim, and the other a 25 yard 6 lane recreational swim pool - plus associated locker rooms and specialized pool support systems
- Also donating to SF Parks and Rec an at-grade shell space to complement other SF Parks and Rec programs which could not be accommodated at the Gene Friend Rec Center.

100% AFFORDABLE HOUSING

- 19,950 sf air space parcel dedicated to Mayor's Office of Housing for construction of up to 150 apartments.
- In addition to eliminating the land cost for future housing project, 88 Bluxome project will deliver the building foundation, the utility hookups, and the below grade support space to further reduce the cost to construct 100% affordable housing



RETAIN LEGACY BUSINESS

- Re-construct 12 court tennis club and provide a long term lease at below market rent to ensure continuation of existing recreational use.
- In addition to preserving private recreational club project owner has also contributed $1 million for public recreation as well as an additional $864,000 to renovate 24 existing public tennis courts around San Francisco.

BLUXOME LINEAR PARK

- Create new 12,150 sf public park along length of Bluxome Street from 4th to 5th Streets by reclaiming underutilized street parking as envisioned by Central SOMA Plan.
- 88 Bluxome will pay all costs to design and construct the public park, whose scope includes reconstruction and widening sidewalk, curbs and gutters along both sides of street, planting of new street trees, and creation of a neighborhood serving linear park on the sunny side of Bluxome Street.

Exhibit C.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LETTER OF DETERMINATION

October 15, 2021

Seth Socolow
Executive Director
San Franciscans for Sports and Recreation
140 Quintara Street
San Francisco, CA 94116

Record No.:	**2021-009391ZAD**
Site Address:	**88 Bluxome Street**
Assessor's Block/Lot:	3786/037
Zoning District:	Central SoMa MUO (Mixed-Use Office) Central SoMa Special Use District

Dear Seth Socolow:

This letter is in response to your request for a Letter of Determination (LoD) regarding the property at 88 Bluxome Street. The request seeks a determination as to whether the proposed revision to the project ("Project") authorized by Planning Commission Motion No. 20493 ("Motion") is a significant modification that requires a new authorization from the Planning Commission. The revision in question includes the elimination of the San Francisco Tennis Club facilities, consisting of 12 indoor tennis courts and other related space within the basement levels of the proposed building.

On July 25, 2019 the Planning Commission approved a Large Project Authorization (per the Motion) for the Project, which would demolish the existing 288,570 square foot Bay Club SF Tennis Building and construct three new building components: West Component, East Component and Community Center/Affordable Housing Component. These three components would be constructed over a podium with two basement levels (with two mezzanines), extending down to approximately 65 feet below-grade. In total, the Project contains approximately 1,197,290 gross square feet (gsf), including: 775,000 gsf of office, 134,460 gsf private recreation center (tennis club), 29,690 gsf community recreation, 16,590 gsf of retail, 8,080 gsf of Production, Distribution and Repair (PDR) use, and 4,630 gsf of child care. The Project will also include 15,500 square feet of privately-owned public space (POPOS). Additionally, the Project will provide 163 off-street parking spaces and 8 loading spaces, all accessed off Bluxome Street, 388 bicycle spaces (318 Class 1, 70 Class II), and 16 showers and lockers. During construction of the Project, the SF Bay Tennis Club would be relocated to an interim site in San Francisco, returning to the Project site once completed.

On June 16, 2020, Site Permit Nos. 201903215872, 201903215873, and 201903215884 were issued with a scope of work matching the project description in Motion No. 20493. On July 26, 2021, Site Permit Application Nos. 202107265067, 202107265087, and 202107265105 were filed to revise the scope of the issued site permits to remove the basement levels previously approved to contain the SF Tennis Club Tennis Facility.

Exhibit A of the Motion includes a standard section regarding "CHANGES AND MODIFICATIONS" that states:

> *"Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Large Project authorization."*

As described in your letter, and in public hearings for the Project, the replacement of the SF Tennis Club Tennis Facility was the result of negotiations and private agreement between San Franciscans for Sports and Recreation and the property owner, and was a clear component of the Project. However, as further described below, such replacement was not a Planning Code requirement, a goal or objective adopted as part of the Central SoMa Area Plan, or a condition of approval of the Planning Commission's authorization of the Project.

Section 8 of the Motion details that per Planning Code Section 329(d), the Planning Commission may grant certain exceptions to the provisions of the Planning Code through a Large Project Authorization. Pursuant to Section 329(e), within the Central SoMa SUD, certain additional exceptions are available for projects on Key Sites that provide qualified amenities in excess of what is required by the Code. Qualified additional amenities that may be provided by these Key Sites include: affordable housing beyond what is required under Section 415 et seq.; land dedication pursuant to Section 413.7 for the construction of affordable housing; PDR at a greater amount and/or lower rent than is otherwise required under Sections 202.8 or 249.78(c)(5); public parks, recreation centers, or plazas; and improved pedestrian networks.

Section 8 explains that the Project (a Key Site) goes beyond what is required by the Code in this regard, and would include four key amenities: 1) land that will be dedicated to the Mayor's Office of Housing and Community Development (MOHCD) for the development of 100% affordable housing; 2) a recreation and community center space (the "Gene Friend Aquatic Annex ") that is proposed for dedication to the City and operation by the Recreation and Park Department; 3) a block-long public park along Bluxome Street; and 4) the retention and replacement of the SF Bay Club Tennis Facility.

Section 8 further explains that the first 3 amenities (and the POPOS) are specifically called for within the Central SoMa Area Plan as public amenities. However, the motion does not make such references to the replacement of the SF Bay Club Tennis Facility because the Central SoMa Area Plan does address its replacement at the site.

Conditions Nos. 8 and 9 of the motion specifically require the land dedication to MOHCD for the development of 100% affordable housing and the development of the community recreation center and its dedication to the San Francisco Recreation and Parks Department. However, the motion does not include a condition of approval requiring the replacement of the SF Tennis Club Tennis Facility within the Project.

The SF Tennis Club Tennis Facility component of the project represents 11.2% of the total gross square feet in the project. However, it is entirely located within the basement levels of the proposed building. As such,

removing this component from the project has no impact on the Project's massing or exterior design. Additionally, the removal also has practically no impact to the internal configuration of the project either, as the remaining Project components will continue to occupy their approved locations and layouts.

Therefore, based on the information above, it is my determination that the removal of the SF Tennis Club Tennis Facility component of the Project as proposed in Site Permit Application Nos. 202107265067, 202107265087, and 202107265105 is not a significant modification that requires Planning Commission approval of a new Large Project Authorization. Instead, the removal is a change that may be approved administratively by the Zoning Administrator. However, it is common practice for the Zoning Administrator to require project changes that are not significant, but are deemed otherwise to be of public interest, to require an informational presentation at the Planning Commission. It is important to note that this Project also received a variance from the Zoning Administrator (Case No. 2015-012490VAR). Therefore, Site Permit Application Nos. 202107265067, 202107265087, and 202107265105 may not be approved by the Planning Department until an informational presentation detailing the proposed Project revision is provided to the Planning Commission and Zoning Administrator at a joint public hearing. Such public hearing will allow an opportunity for public comment and feedback from the Planning Commission and Zoning Administrator before the site permits are approved and issued.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,

Corey A. Teague, AICP
Zoning Administrator

cc: ARE-SAN FRANCISCO NO 53 LLC, P.O. BOX 847, Carlsbad, CA 92018 (Property Owner)
John Kevlin, Reuben, Junius & Rose, LLP
Neighborhood Groups