

A P P E N D I X B

C O N C E P T U A L M I X E D - U S E
D E V E L O P M E N T D E S I G N





UC College of the Law

SAN FRANCISCO

201 Golden Gate Ave | Concept Design Package





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Cover:

Rendering of Conceptual Building Design at 201 Golden Gate Ave

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01



Executive Summary

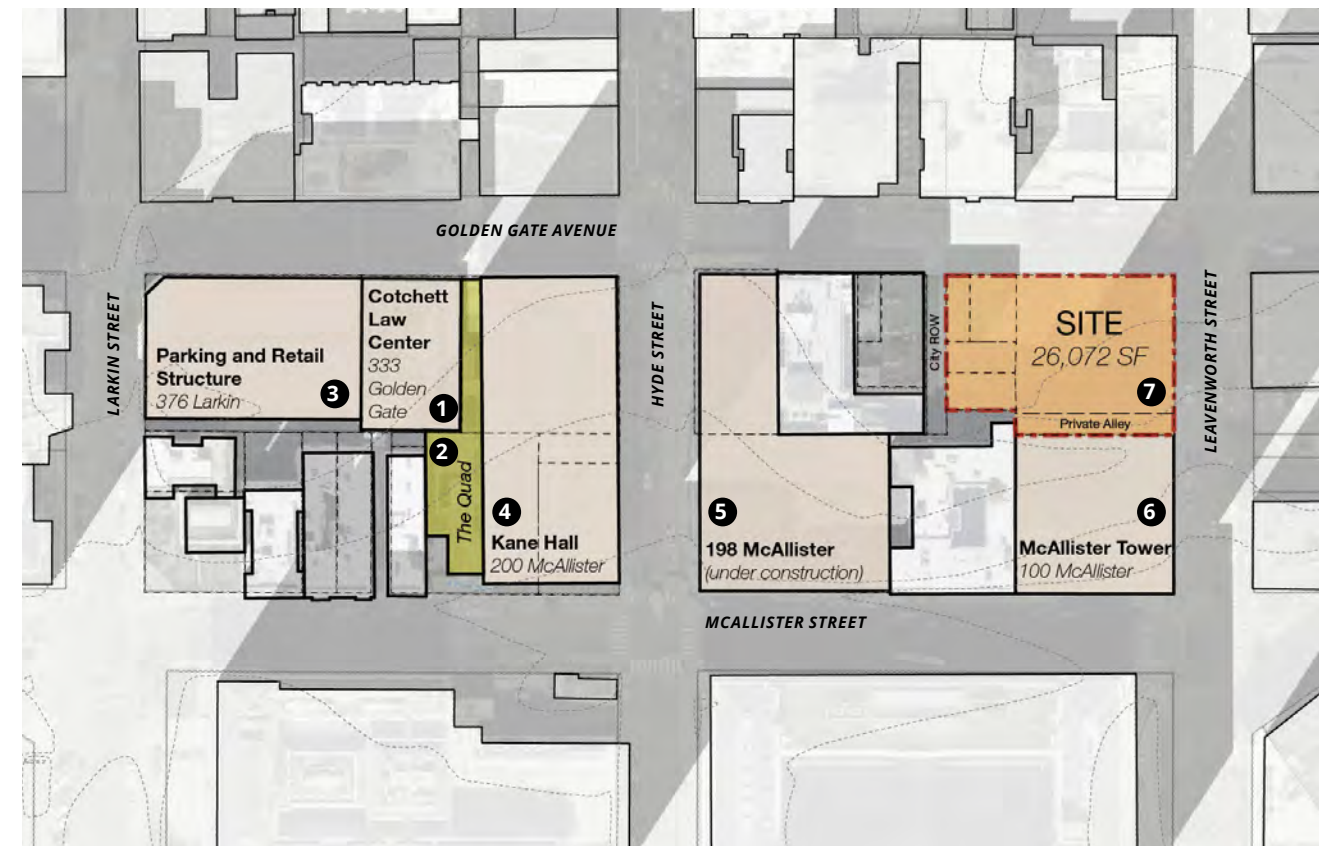
The buildings at 201, 209, 215, 243 and 247 Golden Gate Avenue are owned by Unite Here Local 2 (Local 2), a union of hospitality workers for San Francisco and the greater Bay Area, and they are located in the Uptown Tenderloin Historic District. The University of California College of the Law (UC Law SF) has entered into an agreement with Local 2 for a long-term ground-lease to build a new multi-use tower on this property. As a component of the “Academic Village” concept developed in its current Long Range Campus Plan (LRCP), UC Law SF’s new building will house offices and meeting space for Local 2, academic space for UC Law SF and partner institutions, and campus housing potentially for students, staff, and faculty.

This conceptual programming and architectural design study explores one set of solutions to meet the needs of Local 2, UC Law SF and partner institutions. The assumptions and estimations contained in this study are subject to change upon the undertaking of a more detailed programming and architectural design exercise.

The study addresses two scenarios: an “Academic Light” scenario in which the footprint of Academic Village space is minimized, and an “Academic Heavy” scenario in which that space is maximized. Correspondingly, in the academic light scenario, campus housing unit count is maximized, and in the academic heavy scenario campus housing is reduced. In both scenarios, the Local 2 square footage is held constant. The programming effort, through several meetings with UC Law SF and Local 2 representatives, resulted in a housing unit type mix deemed most useful to UC Law SF and potential partner institutions and an Academic Village space conceptualized as “academic universal space” core-and-shell construction that can be finished to suit by future partners. An existing program for Local 2 was incorporated into this programming effort with minor adjustments.

The conceptual architectural design is informed by building functions, site context, compatibility with the Historic District, potential for shade on nearby open spaces, as well as safety and community wellness considerations. The resulting massing of the building yields two distinct “tower” sections in architectural dialogue with the neighboring historic tower at 100 McAllister Street. Local 2’s front door remains at street level, where it currently functions well to accommodate union members and meetings, with office and support space on the second floor. The Academic Village space is above Local 2, and campus housing enjoys the views and natural light of the upper stories. The campus housing floorplan uses a double-loaded corridor to maximize unit count in both scenarios on a “U-shaped” floorplate that is sympathetic in character to nearby “contributors” to the Historic District.

The proposed material and expressive character of the building is both responsive to the UC Law SF campus architecture and respectful of Historic District neighbors. The lower two levels of the new building are shown to have a durable, easily maintained masonry cladding and significant transparency to the street, with double-height curtain wall or storefront. The floors above, Academic Village and housing, are shown to be clad with a decorative yet dignified panel system such as subtly fluted aluminum composite metal or terracotta panel, punctuated by windows in a rhythm of openings in keeping with facades of nearby historic buildings. This conceptual study’s proposed exterior cladding and fenestration strategy is subject to adjustment and refinement during the architectural design process, including the historic district design compatibility review processes.



Plan overview map

- UC Law SF Properties / Planned Expansion
- Right of Way—City of San Francisco
- 1 Cotchett Law Center**
Completed
- 2 Quad and Loading Dock**
Completed
- 3 Parking and Retail Structure**
Future maintenance
- 4 Kane Hall**
Ongoing maintenance and renovations
- 5 198 McAllister—Campus Housing and Mixed-Use Academic Building**
Ongoing construction for Fall 2023
- 6 McAllister Tower Campus Housing and Mixed-Use Academic**
Upcoming upgrades, rehabilitation, and renovations
- 7 201 Golden Gate—Campus Housing and Mixed-Use Academic Building**
Partnership and campus expansion with Local 2 of Unite Here

02



Program

OVERVIEW

PROGRAM OVERVIEW

The multi-use tower is shown to contain four primary programmatic elements: new union hall space for Local 2, Academic Village space for UC Law SF and its academic partners, campus housing, and a basement with building support and parking. The building could also include interior and exterior program elements that help connect it to the local Tenderloin neighborhood fabric.

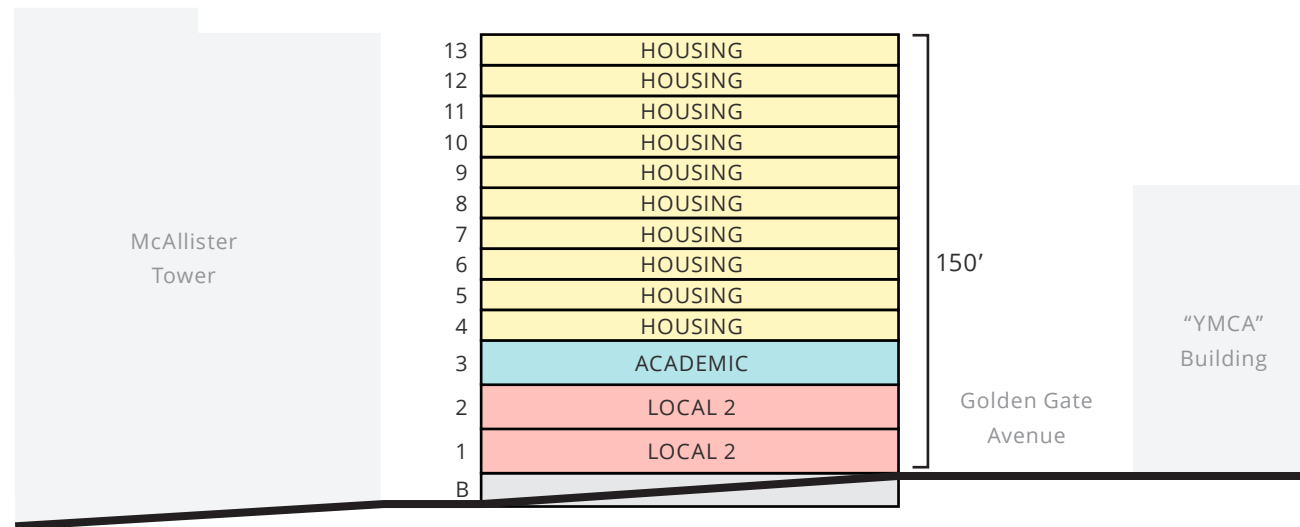
To account for the range of needs identified by stakeholders, two scenarios with different ratios of programmatic elements were developed for this project.

- **“Academic Light” Scenario**
- **“Academic Heavy” Scenario**

These scenarios were developed in conjunction with preliminary architectural and massing discussions and respond to the site constraints outlined elsewhere in this report.

“ACADEMIC LIGHT” SCENARIO: SUMMARY

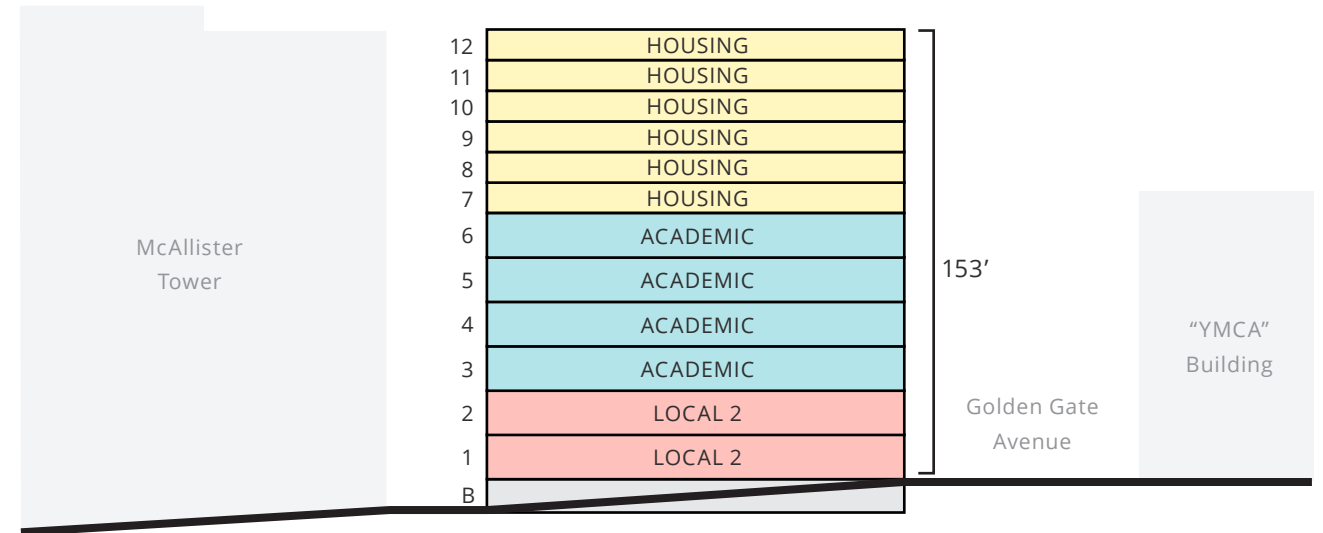
The new multi-use tower “Academic Light” scenario would consist of an estimated 238,000 total GSF. Conceptually, it includes two (2) floors for Local 2, one (1) floor of Academic Village programs, ten (10) floors of campus housing, and a basement level with parking, storage and building support spaces.



LEVEL	FLOOR-TO-FLOOR HEIGHT	PRIMARY FUNCTION	GROSS SQUARE FEET (GSF)
13th Floor	10'-6"	Campus Housing	13,800
12th Floor	10'-6"	Campus Housing	15,750
11th Floor	10'-6"	Campus Housing	15,750
10th Floor	10'-6"	Campus Housing	15,750
9th Floor	10'-6"	Campus Housing	15,750
8th Floor	10'-6"	Campus Housing	15,750
7th Floor	10'-6"	Campus Housing	15,750
6th Floor	10'-6"	Campus Housing	15,750
5th Floor	10'-6"	Campus Housing	15,750
4th Floor	10'-6"	Campus Housing	15,750
3rd Floor	15'	Academic Village + Roof Terrace	20,400
2nd Floor	15'	Local 2	20,400
1st Floor	15'	Academic Village / Local 2	20,400
Basement	TBD based on site survey	Servicing / Systems / Parking	21,250
TOTAL	150'	“Academic Light” Multi-use Tower	238,000

“ACADEMIC HEAVY” SCENARIO: SUMMARY

The new multi-use tower “Academic Heavy” scenario would consist of an estimated 236,200 total GSF. Conceptually, it includes two (2) floors for Local 2, four (4) floors of Academic Village programs, six (6) floors of campus housing, and a basement level with parking, storage and building support spaces.



LEVEL	FLOOR-TO-FLOOR HEIGHT	PRIMARY FUNCTION	GROSS SQUARE FEET (GSF)
12th Floor	10'-6"	Campus Housing	13,800
11th Floor	10'-6"	Campus Housing	15,750
10th Floor	10'-6"	Campus Housing	15,750
9th Floor	10'-6"	Campus Housing	15,750
8th Floor	10'-6"	Campus Housing	15,750
7th Floor	10'-6"	Campus Housing	15,750
6th Floor	15'	Academic Village	20,400
5th Floor	15'	Academic Village	20,400
4th Floor	15'	Academic Village	20,400
3rd Floor	15'	Academic Village + Roof Terrace	20,400
2nd Floor	15'	Local 2	20,400
1st Floor	15'	Academic Village / Local 2	20,400
Basement	TBD based on site survey	Servicing / Systems / Parking	21,250
TOTAL	153'	“Academic Heavy” Multi-use Tower	236,200

**UNITE HERE
LOCAL 2**

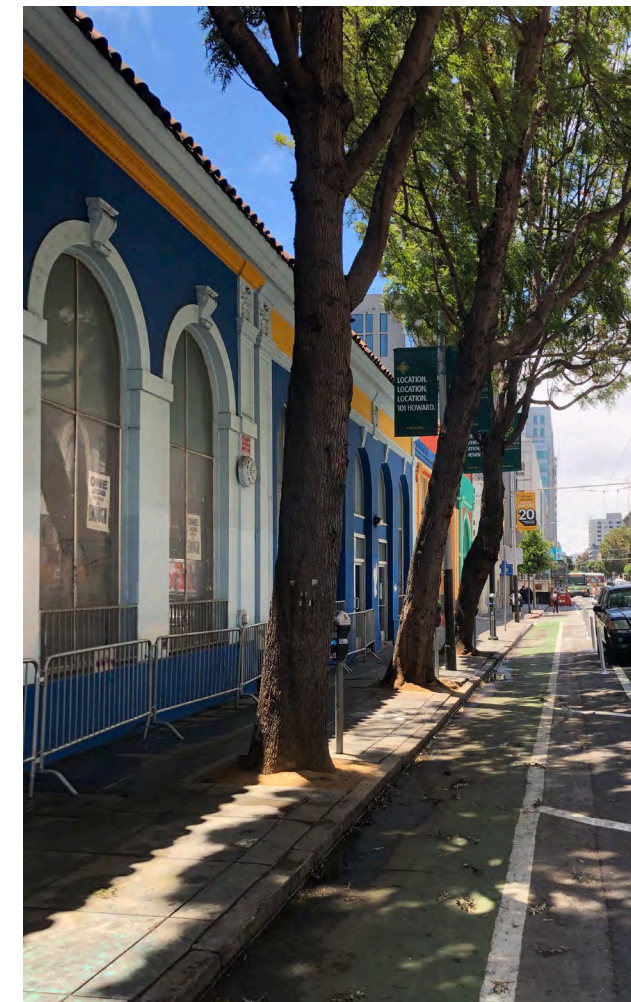
Unite Here Local 2 is a union that represents more than 15,000 hospitality workers located in San Francisco, San Mateo County, the East Bay, and the North Bay. Collectively, the union provides services, resources, and support that helps members achieve greater work equality, standards, and opportunity. Today, Local 2 owns and runs their programs and member services out of 201, 209, and 215 Golden Gate Avenue. These buildings host member meetings, facilitate their hiring hall functions, office general union administration, and provide other spaces that help support and facilitate action by members. They also own 243 and 247 Golden Gate Avenue which they lease to affiliated member supporting organizations. As a part of the development agreement with the University of California College of Law, these five buildings will be demolished for construction of the new multi-use tower. Part of this agreement is the creation of new space for Local 2 in the new building.

Through this effort, a preliminary space need for the Local 2 was created to approximate the rough amount of space they would need. For both the “Academic Light” and “Academic Heavy” scenarios, Local 2’s space need is the same. This estimate is 41,750 GSF (inclusive of internal grossing and circulation) which loosely corresponds to the first two floors of the new building.

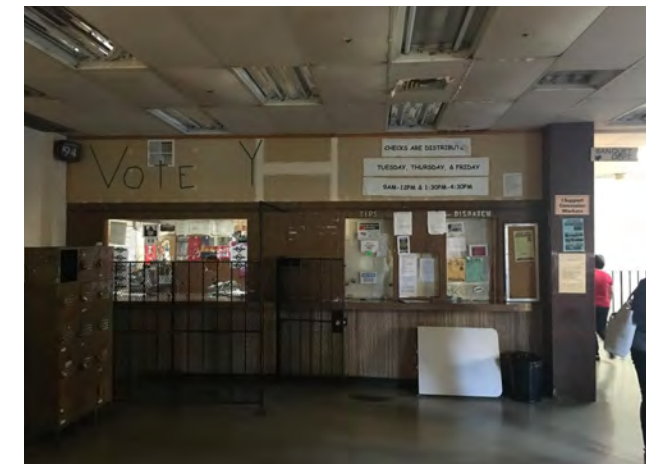
This GSF estimate is a Rough-Order-of-Magnitude (R.O.M.) calculation for LRCP planning purposes only. Due to the planned development structure where the UC Law will redevelop the site and then rent space to Local 2, it is critical that Local 2’s space be right-sized to ensure that they have the right amount of space needed to support their members without paying for more space than needed. During the design phase, UC Law SF, Local 2, and the eventual design team will need to further refine Local 2’s needs with greater specificity to ensure that the new building is providing the optimal amount of space for the Union.



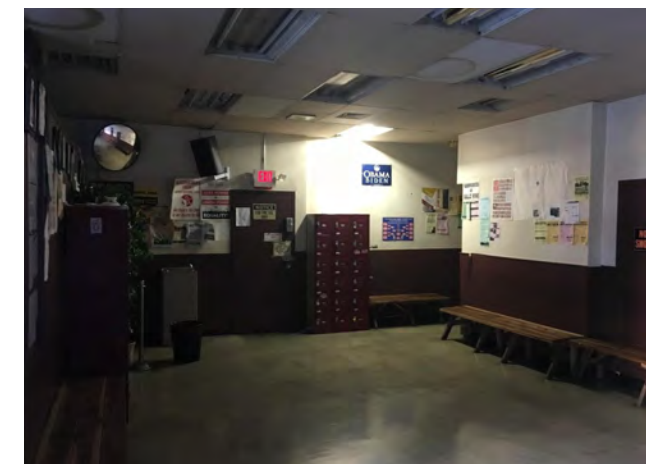
Unite Here Local 2 represents more than 15,000 hospitality workers



Existing Golden Gate Avenue frontage



Existing Local 2 Hiring Hall



Existing Local 2 Hiring Hall

The starting point for this preliminary estimated space need was the 2017 detailed programming study completed by Asian Neighborhood Design (AND). The AND study looked at how the Union could renovate their existing facilities to better utilize their space and meet their needs. AND documented the types and quantities of spaces needed by Local 2. However, in many cases the sizing of these spaces was not ideal due to the limitations and challenges of working within the existing buildings. The needs identified in the study are also not reflective of potential efficiencies that could be achieved through technological innovations or impacts of the COVID-19 Pandemic (such trends towards larger and more flexible meeting spaces that do not pack attendees in as tight).

Building on the AND report, the conceptual programming and design study refined Local 2's space needs through right-sizing identified program elements for a new facility based on industry best practices and adjusting quantities and capacities based on conversations with Union representatives during project meetings. The resulting 41,750 GSF space need reinforced the initial assumption that Local 2 would occupy the first two floors of the facility.

Within the Local 2 space, some of the key components include:

- **Office space** for Local 2 leadership, administration, and member representatives appropriately scaled to industry standards (mixture of open and enclosed based on roles)
- **Research and organizing space** for activities
- **Hiring Hall**
- **Dues department and cashier**
- **Meeting spaces** at a variety of scales designed to support flexible configurations (including 4-person, 10-person, 20-person, 50-person, and 100-person)
- **Childcare / Eldercare Fund functions**
- **Staff support space**
- **Storage**
- **Office space** for the International Union
- **Future growth** allowance - limited (Local 2 and International Union)

Next Page: Preliminary Local 2 Estimated Space Need (subject to refinement during design) 

CATEGORY / SPACE	NASF PER	SEATS / COUNT	TOTAL NASF
LOCAL 2 ADMIN			1,510
President's Office	300	1	300
Vice President's Office	250	1	250
Secretary-Treasurer's Office	200	3	600
Administrative Support Office	120	3	360
HOTEL REPRESENTATION			960
Open / Shared Office	80	12	960
FOOD SERVICE REPRESENTATION			480
Open / Shared Office	80	6	480
RESEARCH			320
Open / Shared Office	80	4	320
ORGANIZING			1,320
Open / Shared Office	80	11	920
Shared Space	400	1	400
GRIEVANCE OFFICER			250
Grievance Office	250	1	250
HIRING HALL			2,840
Hiring Hall / Assembly	2,000	1	2,000
Dispatch Room	400	1	400
Open / Shared Office	80	3	240
Storage	200	1	200
DUES DEPARTMENT			845
Cashier	400	1	400
Open / Shared Office	80	4	320
Storage	125	1	125
OPEN MEETING			9,630
100-Person Flexible Meeting Room	3,000	1	3,000
Storage for Large Meeting Room	450	1	450
50-Person Meeting Room	1,500	2	3,000
20-Person Meeting Room	600	3	1,800
10-Person Meeting Room	300	3	900
4-Person Meeting Room	120	4	480
STAFF ONLY			750
Staff Breakroom (inc. Kitchen)	500	1	500
Mail Room	150	1	150
Fax / Communications Room	100	1	100
GENERAL / STORAGE			8,200
Distributed Storage	varies	multiple	8,200
INTERNATIONAL UNION			2,560
Staff Offices	120	8	960
Childcare / Eldercare Center	800	2	1,600
FUTURE GROWTH			1,200
Local 2	120	5	600
International Union	120	5	600
TOTAL NASF			30,945 NASF
TOTAL WITH GROSSING (65% EFFICIENCY)			41,750 GSF

**ACADEMIC
VILLAGE**

PROGRAM FOR ACADEMIC SPACE

Academic space within the project is intended to advance teaching, learning, and engagement for UC Law SF and its academic partners.

Outlined previously, two separate scenarios have been identified for this project which respond to the volume of academic space needed at the time of design and construction. The “Academic Light” scenario contains one floor of academic functions totaling approximately 20,400 GSF while the “Academic Heavy” scenario contains four floors of academic functions totaling 81,600 GSF. The academic functions would occupy the 3rd floor of the building in the “Academic Light” scenario. In the “Academic Heavy” scenario this would expand to include the 4th, 5th, and 6th floors.

Other desired characteristics include a dedicated ground floor entrance with branding along Golden Gate Avenue, dedicated lobby, and dedicated elevator(s) separate from Local 2 and Housing functions. These elements will help to facilitate institutional identity, easy access, and efficient circulation.

Stakeholders also identified a need for the academic space to be flexible. This will enable the institution to meet their needs, facilitate academic and community partnerships, and respond to the constantly evolving higher education landscape and pedagogy. In response to these needs, specific users and uses are not being identified for this space to enable UC Law SF to meet future priority needs at the time of design and construction. To facilitate this versatility, the identified program is envisioned as “Universal Space” that will adapt to meet the specific needs of the institution at the time of design and construction.

Universal Space is space that is planned and designed in a way that will allow the greatest flexibility for the full spectrum of potential users and uses. The characteristics of the space will enable it to ultimately become what might prove needed at the time including flexible classroom space, meeting rooms, event spaces, offices, ancillary support services, outreach clinics, or even specialized lab space for a myriad of program types.

Characteristics include:

- **Larger floor-to-floor heights (16’)** that can accommodate a range of traditional and specialty academic functions
- **Floorplate extended to the maximum buildable area of the site** to accommodate functions of all scales and sizes
- **Strategic core, structural grid, and infrastructure placement (central and modular)** that will not impede the layout of likely academic space types including classroom, office, collaboration and meeting, and clinical uses
- **Access to natural lighting** for end-user comfort and experience
- **General organization that will support synergies and connectivity** between the institution, academic partners, Local 2, and the Tenderloin neighborhood as a whole



Flexibility to accommodate a diversity of potential academic space types

**CAMPUS
& STUDENT
HOUSING**

PROGRAM FOR HOUSING

Housing for members of the campus community (students, staff, and/or faculty) or its partners will comprise the upper levels of the new multi-use tower. These floors will be a mixture of shared amenities, efficiency studios, standard studios, one-bedroom units, and two-bedroom units. Potential shared amenities include laundry facilities, mail room, health and wellness space, lounge space, outdoor (roof top) or patio space, bike storage, and lobby or reception at ground level. Due to the nature of anticipated residents, it is expected that a portion of these resources and amenities can be accommodated through spaces in adjacent UC Law SF properties to increase efficiency. For example, other campus fitness and recreational facilities might meet the health and wellness needs for residents of the new multi-use tower. Similarly, some of the study, collaboration, and other group space that is often found in campus housing can be accommodated through UC Law SF campus amenities including the library.

Access to this housing could be served by a dedicated entrance and elevator core. This entrance is shown to be located on the southeast corner along Leavenworth Street in the building's basement on the conceptual plans. Due to the sloping topography, this basement level is at grade with Leavenworth Street mid-block which would allow entry directly from the Leavenworth sidewalk. Stakeholders identified this as the ideal entry location for housing functions due to its immediate adjacency to a planned entry to housing at 100 McAllister as well as proximity to BART connections at Civic Center Plaza.

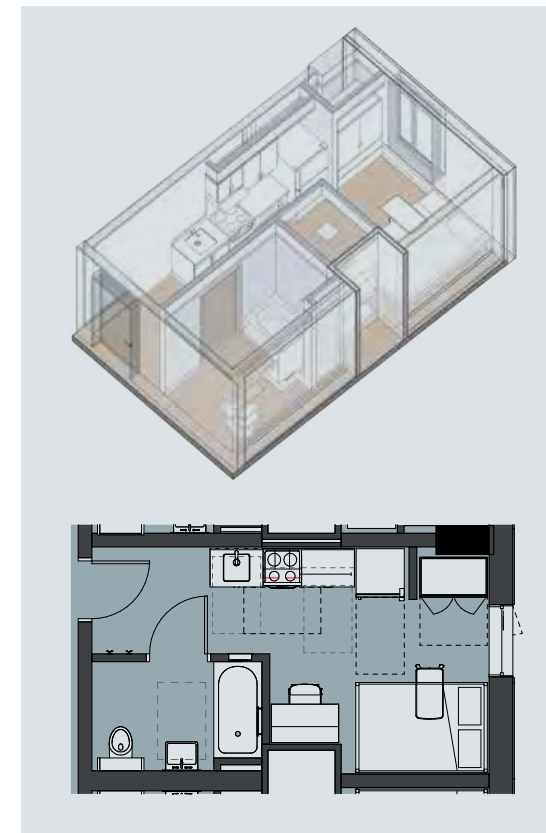
Due to the need to ensure access to daylighting for all units, the floor plate for the housing floors is smaller than those of the union and academic functions on lower levels. During the future design phase, it is possible that alternative floorplate configurations will be tested that could increase the size of these floorplates. Scenario dependent, the size of the highest housing floor may reduce further to minimize new shadow impact on the surrounding community.

The total number of floors, square footage, unit count, and bed counts for housing uses varies between the "Academic Light" and "Academic Heavy" scenarios.

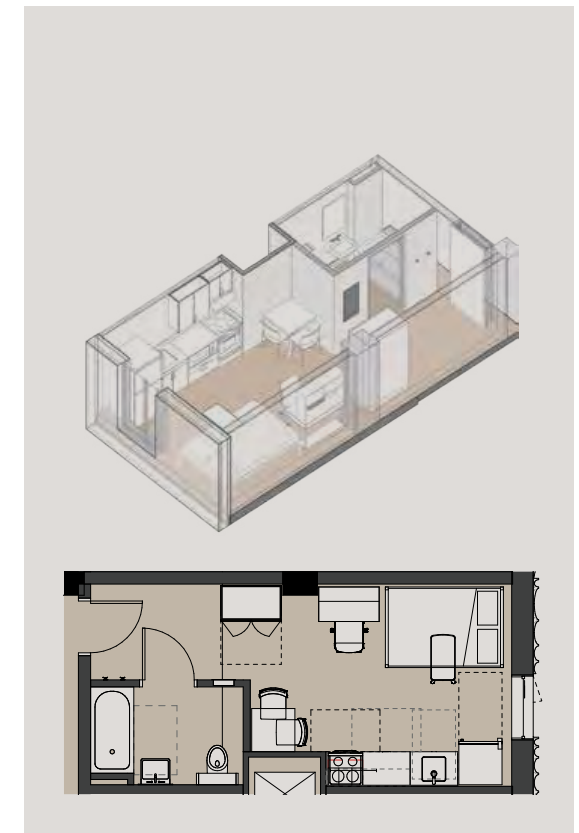
ASSUMPTIONS

Unit typologies and sizing: Matches those at 198 McAllister. These modules have led to successful projects for UC Law SF in the past. Stakeholders identified that these unit sizes and layouts are ideal for the envisioned residents based on historical feedback and allow for rents that align to the target community.

- **Shared Amenities:** Variable based on use
- **Efficiency Studio:** 232 Net Square Feet
- **Standard Studio:** 300 Net Square Feet
- **1 Bedroom Unit:** 400 Net Square Feet
- **2 Bedroom Unit:** 570 Net Square Feet



198 McAllister - Efficiency Studio Unit





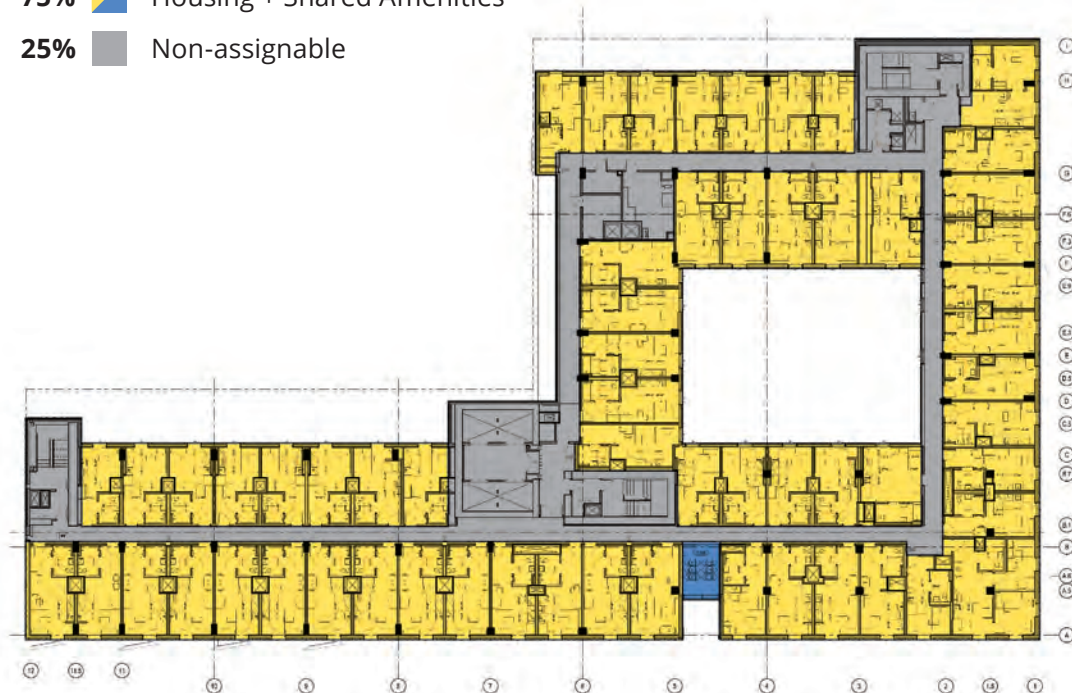
198 McAllister - Standard Studio Unit

Efficiency Ratio: Similarly, the efficiency ratio (ratio of net square footage to GSF) was based on what was achieved on the housing floors of 198 McAllister. The efficiency factor removes public hallways, mechanical and building system space, and other non-assignable areas from the square footage calculations to understand how much space is actually available for housing.

Analyzing floor plans for 198 McAllister, approximately 25% of each floor is dedicated to non-assignable functions leaving 75% for housing and shared amenities. For the calculations in this report, 72.5% efficiency ratio was used to give a small cushion in the calculations; even though 75% was achieved successfully at 198 McAllister, 75% is on the high end of typical industry projects. Once in design, the design team will need to determine what ratio can be achieved on this site given the unique programmatic and building system requirements of this project. If the achievable efficiency ratio is lower, the resulting unit count will drop.

198 McAllister Typical Housing Floor:

75%  Housing + Shared Amenities
 25%  Non-assignable



198 McAllister - Level 11 - Program Blocking

Unit Mix: Working with stakeholders, an optimal mix of unit types was set based on UC Law SF's experience with their current housing inventory. However, given additional data received from the pending opening of the new campus housing at 198 McAllister, the allocation of these unit types is subject to change.

- **Shared Amenities:** 5%
- **Efficiency Studio:** 50%
- **Standard Studio:** 30%
- **1 Bedroom Unit:** 10%
- **2 Bedroom Unit:** 5%

“ACADEMIC LIGHT” SCENARIO

Utilizing the above assumptions, the conceptual program estimates that housing floors would total 155,550 GSF (112,775 NSF at 72.5% efficiency) in the “Academic Light” scenario which could include up to 394 units with 404 beds.

“ACADEMIC LIGHT” UNIT TYPE	NSF PER	% OF HOUSING	UNIT COUNT	BED COUNT
Shared Amenities	-	5%	-	
Efficiency Studio	232	50%	243	243
Standard Studio	300	30%	113	113
1 Bedroom	400	10%	28	28
2 Bedroom	570	5%	10	20
TOTAL		100%	394	404

“ACADEMIC HEAVY” SCENARIO

Utilizing the above assumptions, the conceptual program estimates that housing floors would total 92,550 GSF (67,100 NSF at 72.5% efficiency) in the “Academic Light” scenario which could include up to 233 units with 238 beds.

“ACADEMIC HEAVY” UNIT TYPE	NSF PER	% OF HOUSING	UNIT COUNT	BED COUNT
Shared Amenities	-	5%	-	
Efficiency Studio	232	50%	144	144
Standard Studio	300	30%	67	67
1 Bedroom	400	10%	17	17
2 Bedroom	570	5%	5	10
TOTAL		100%	233	238

BASEMENT

PROGRAM FOR BUILDING SERVICE AND SUPPORT

Due to the topography change adjacent to the site along Leavenworth Street, it is anticipated that the building could have a basement level beneath Level 1 (which is aligned to the Golden Gate Avenue street-grade). This basement level could be accessed through the alley which runs along the southeastern edge of the site (adjacent to 100 McAllister).

Programmatically the basement level is shown to be only be partially enclosed and hosting building support functions such as primary mechanical and electrical rooms. It is also shown to include 20 parking spaces (dedicated to Local 2), servicing and receiving space, building storage space, elevator access, central trash and recycling, and a limited amount of assignable space for a building entrance along Leavenworth Street close to the entrance of the alley. Based on discussions, this entrance would be ideal for the Campus and Student Housing functions.



Existing Local 2 buildings (credit Google Street View) - Proposed Project Site



Tenderloin District - Neighborhood Character and Context

03

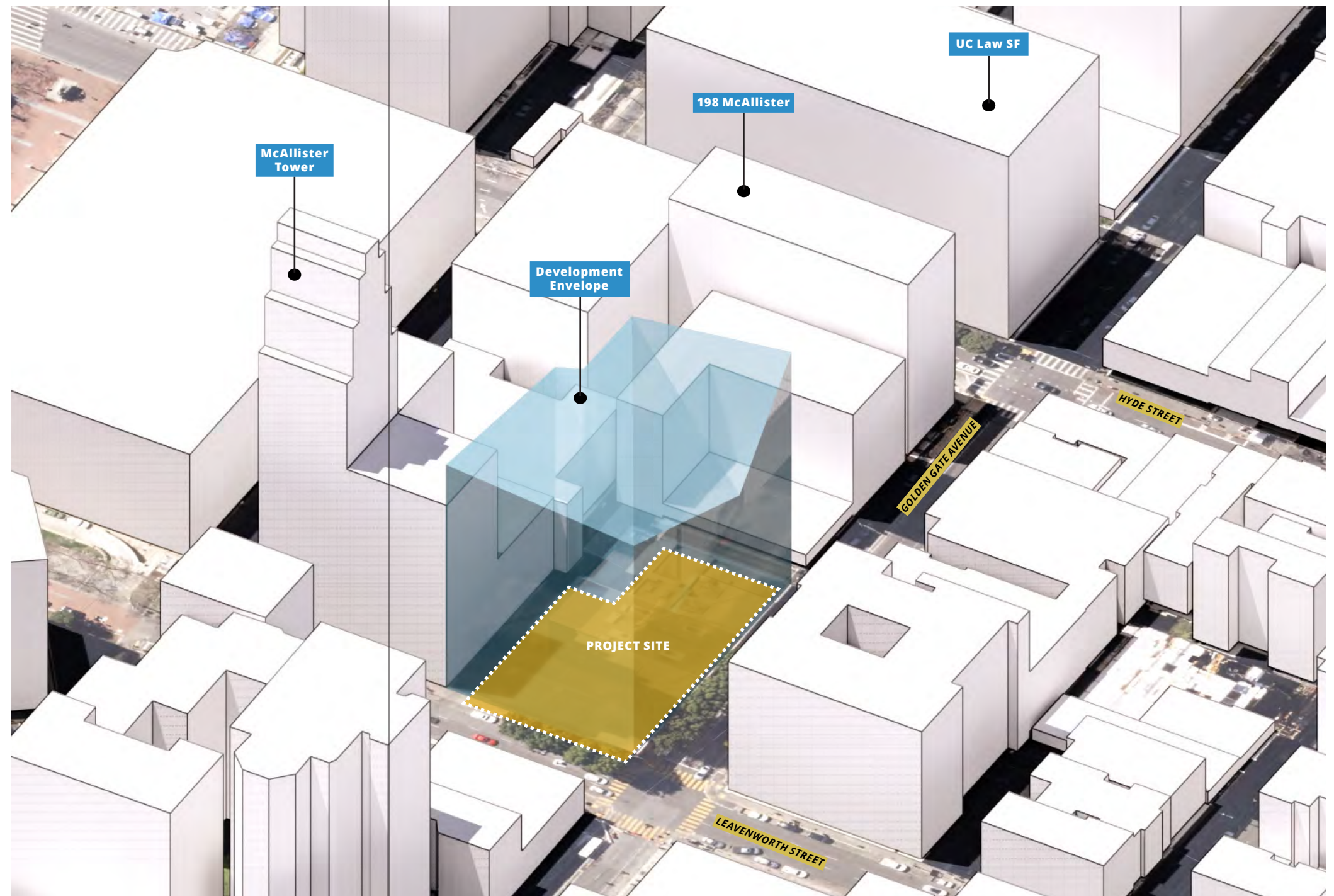


Project Description

Project Site

The new building is an opportunity to revive and enliven the corner of Golden Gate Avenue and Leavenworth Street. The site's proximity to transit options at Civic Center and the addition of campus housing means a significant boost in pedestrian circulation. A small parking lot for twenty spaces beneath the ground floor of the new building could result in a net addition of seven spaces.

UC Law SF has entered into a Memorandum of Understanding with the City of San Francisco regarding the goals and functions of the new building emphasizing its educational and University support purposes.



Site and Context

Site Entries

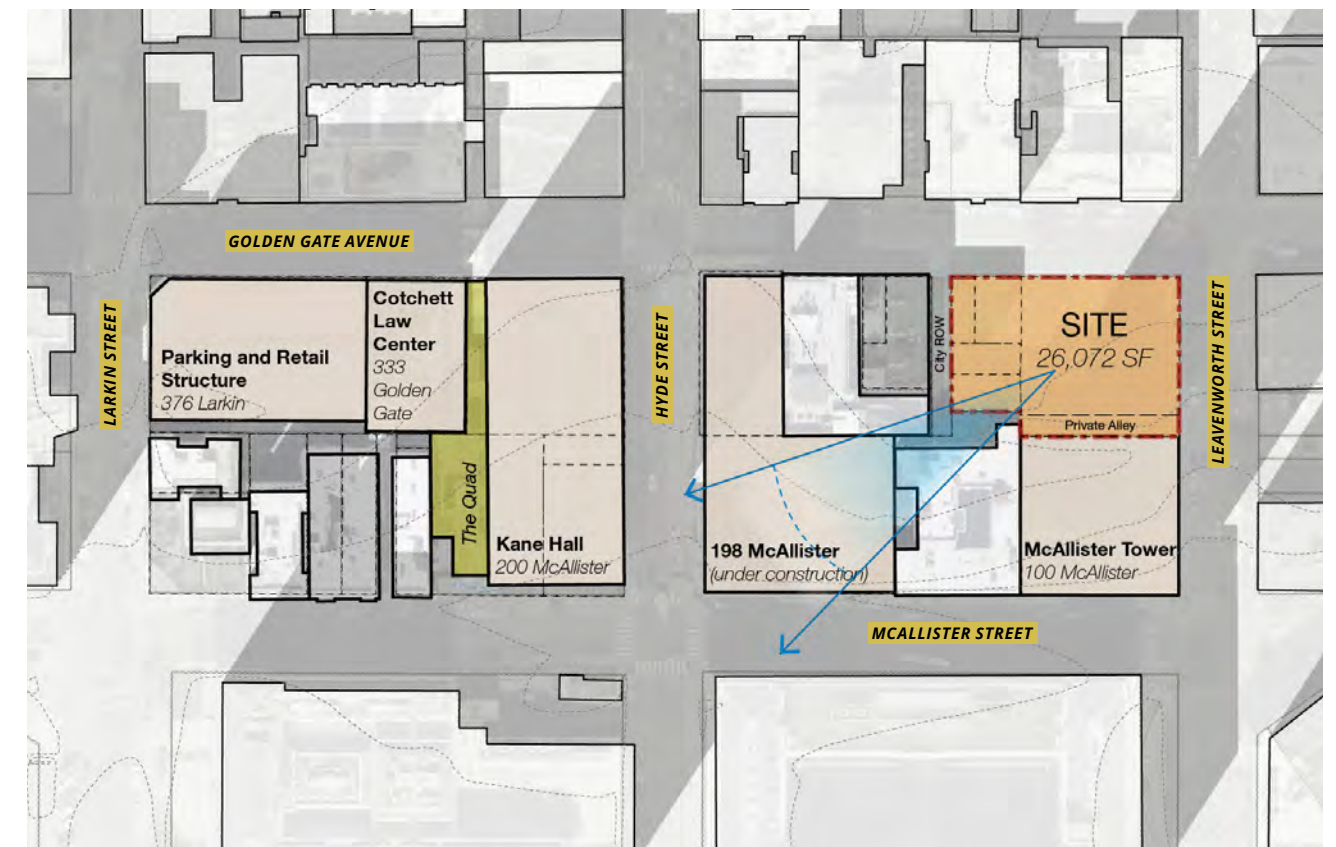
Dedicated entries for Local 2 on Golden Gate are suggested to serve the Local 2 member services area and its hiring hall. A dedicated entry on Golden Gate could separately serve the Academic Village space, and an entry on Leavenworth could serve the housing units.



■ UC Law SF ■ Local 2

Site Views

The building's height could provide opportunities for views of Civic Center, City Hall, and other San Francisco landmarks from its upper floors.



↘ View towards San Francisco City Hall

Plan overview map

Campus Greenery & Wellness

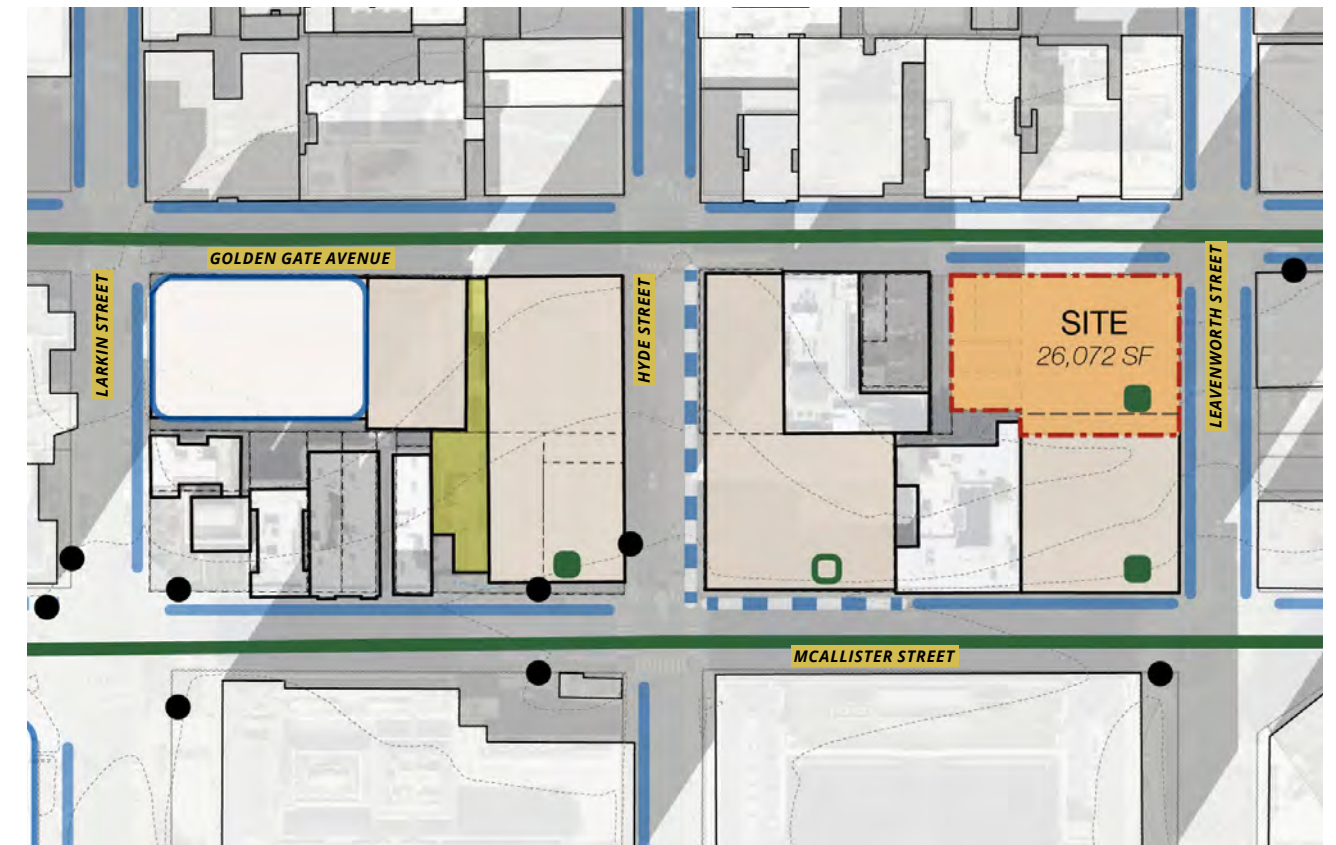
The new building's perimeter landscaping should be designed to tie into the City's overall plan for street trees and supporting infrastructure as well as UC Law SF's Green Community Benefits Plan, which provides for planting and maintenance of trees adjacent to UC Law SF campus and within the Tenderloin. Within the building, rooftop terraces could have planters with species appropriate to the Bay Area climate and UC Law SF's resource efficiency goals.



- UC Law SF Properties / Planned Expansion
- Right of Way — City of San Francisco
- Existing / Planned Green Space
- Existing / Planned Fitness Space
- Existing / Planned Bicycle Storage
- Existing / Planned Tree
- 1** Tenderloin People's Garden
- 2** Parking and Retail Structure — Mid-Block Alley
- 3** Cotchett Law Center Sky Deck and Quad — Planters
- 4** Kane Hall — Mechanical Penthouse Vertical Greening
- 5** McAllister Tower - Basement Basketball Court
- 6** McAllister Tower - Fitness Center
- 7** Kane Hall, McAllister Tower, 198 McAllister — Bicycle Storage
- 8** 198 McAllister — Residentail Courtyard
- 9** 198 McAllister — Fitness Center and Dog Run
- 10** Green Community Benefits District — Street Improvements

Transportation & Parking

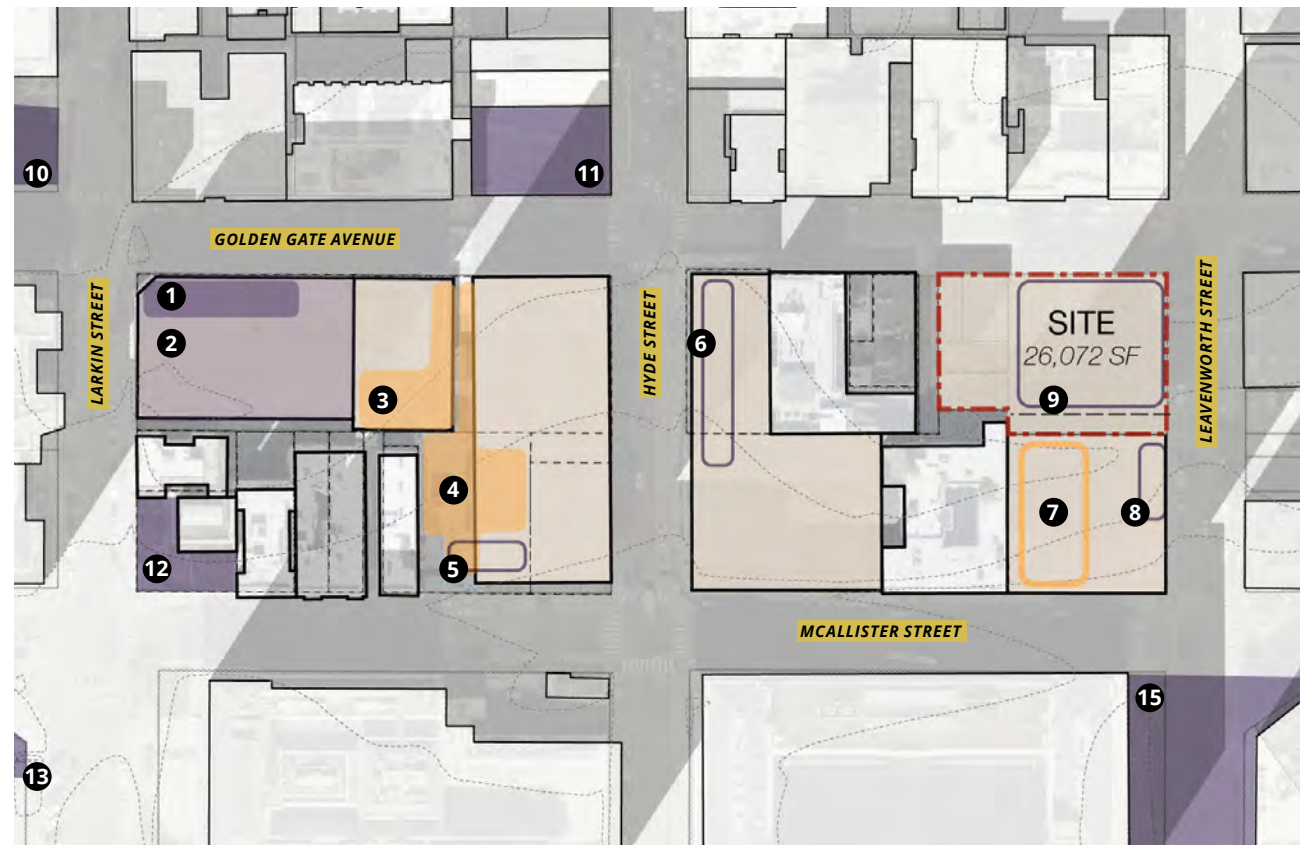
The Tenderloin is primarily accessed via transit, biking, or walking. Car parking is not abundant at or near the site. The concept design provides (20) spaces at the building's basement level, for a net increase of (7) spaces for the site, primarily for Local 2 staff and bicycle parking could be provided at the basement level. Loading and unloading could occur both in the alley between 100 McAllister and the new building and at a designated loading zone on Leavenworth Street. Further discussion with the City of San Francisco and community stakeholders may result in the development of different or additional strategies to address parking, loading/unloading and other vehicular circulation issues including bicycles.



- UC Law SF Properties / Planned Expansion
- Right of Way — City of San Francisco
- Existing Bus Stop
- Existing BART / Muni Rail Station
- Existing / Planned Bicycle Storage
- Bicycle Lane / Route
- Structured Parking
- Existing Street Parking
- Planned Street Parking

Campus Community Life

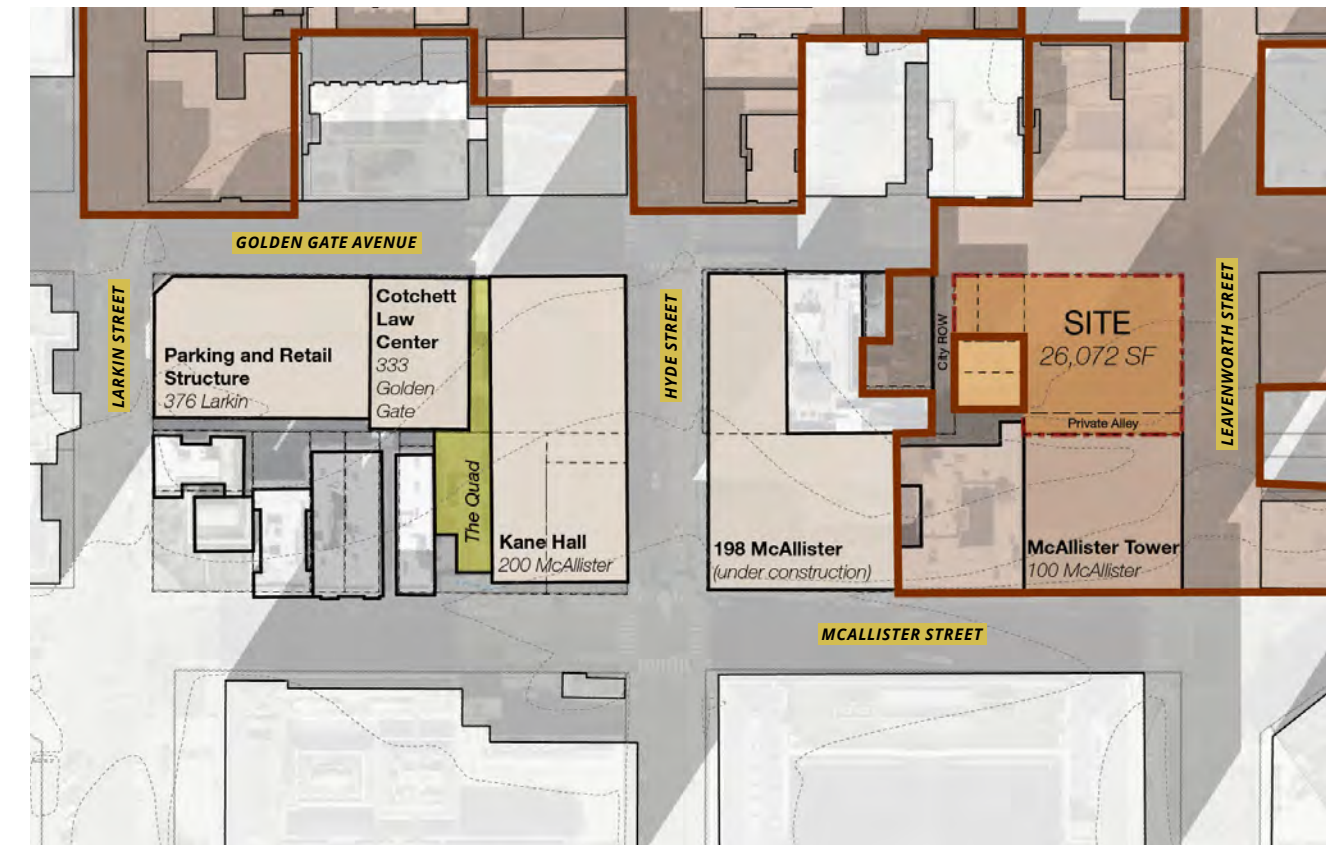
With both academic and housing functions, the new building will play an important role in supporting the campus community. Its adjacency to 100 McAllister will enhance the liveliness of that building's campus life offerings once renovated, and the new building's proximity to other neighborhood assets such as La Cocina Municipal Marketplace will support the campus' engagement with the Tenderloin community.



- UC Law SF Properties / Planned Expansion
 - Right of Way — City of San Francisco
 - Existing / Planned Community-Facing Space
 - Existing / Planned Semi-Public Space
- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Street Retail — Food and Beverage 2 Public Parking Structure 3 Cotchett Law Center — Deb Colloquium Room and Sky Deck 4 Quad and Law Cafe 5 Kane Hall— Coffee Shop | <ul style="list-style-type: none"> 6 198 McAllister — Street Retail / Cafe 7 McAllister Tower — Great Hall Event Space 8 McAllister Tower — Food and Beverage 9 201-247 Golden Gate — New Local 2 Union Hall 10 Phillip Burton Federal Plaza 11 La Cocina Municipal Marketplace / Food Hall 12 Tenderloin People's Garden 13 Civic Center Plaza and Playground 14 Fulton Mall 15 United Nations Plaza |
|---|---|

Uptown Tenderloin Historic District

The new building will be within the Uptown Tenderloin Historic District (the "District"), designated by the National Park Service in 2009. The District is described by the NPS as "a largely intact, visually consistent inner-city high-density residential area" built between 1906 and 1929.

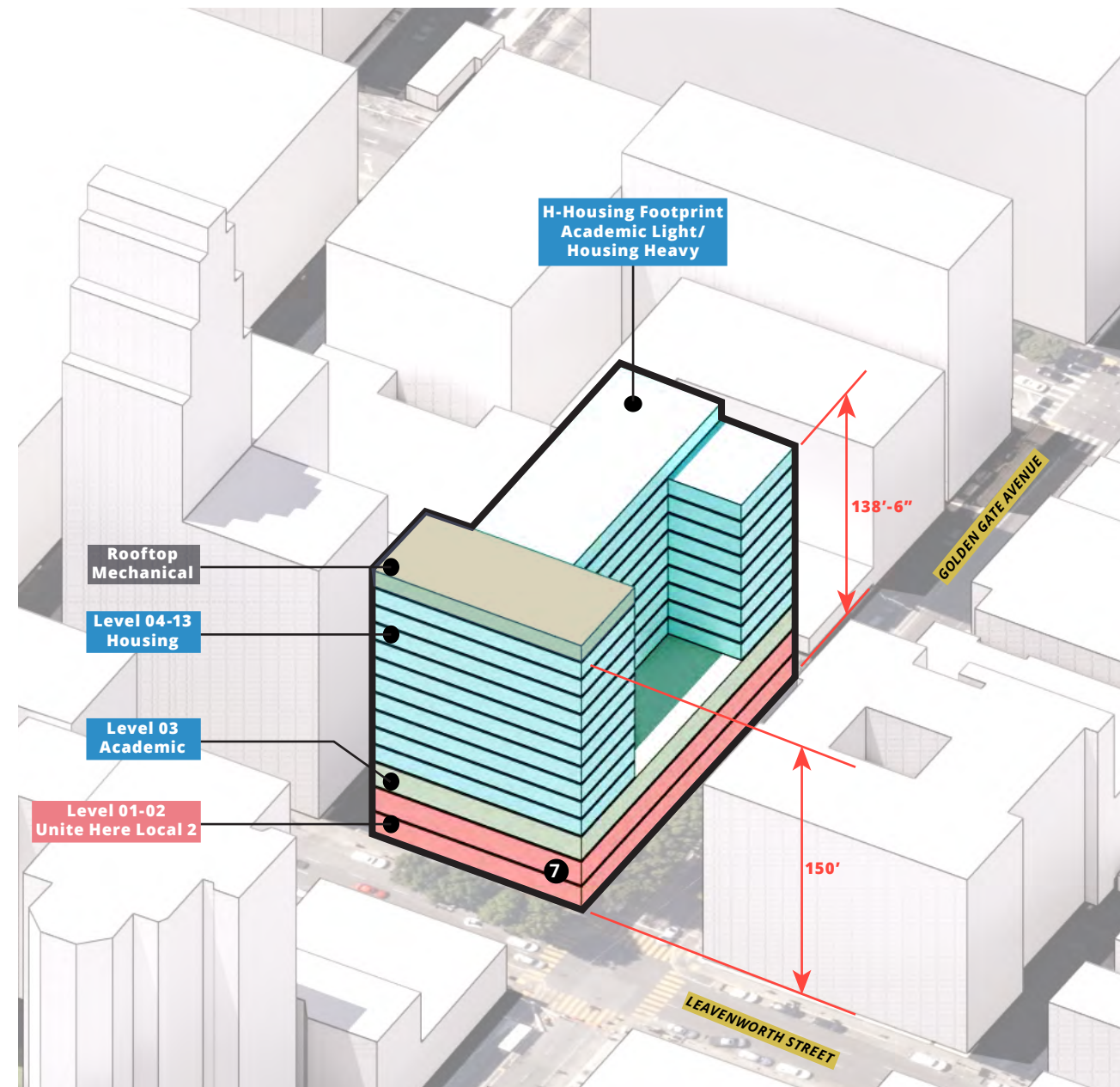


- Uptown Tenderloin Historic District

The District is characterized by mid-rise masonry or reinforced concrete structures. Key architectural characteristics include a tripartite massing and/or elevation, masonry cladding, consistent rhythms of recessed punched-opening windows, a "continuous wall" condition where buildings meet grade, Beaux-Arts details and influences and a general color palette that emphasizes buff or yellowish facade materials.

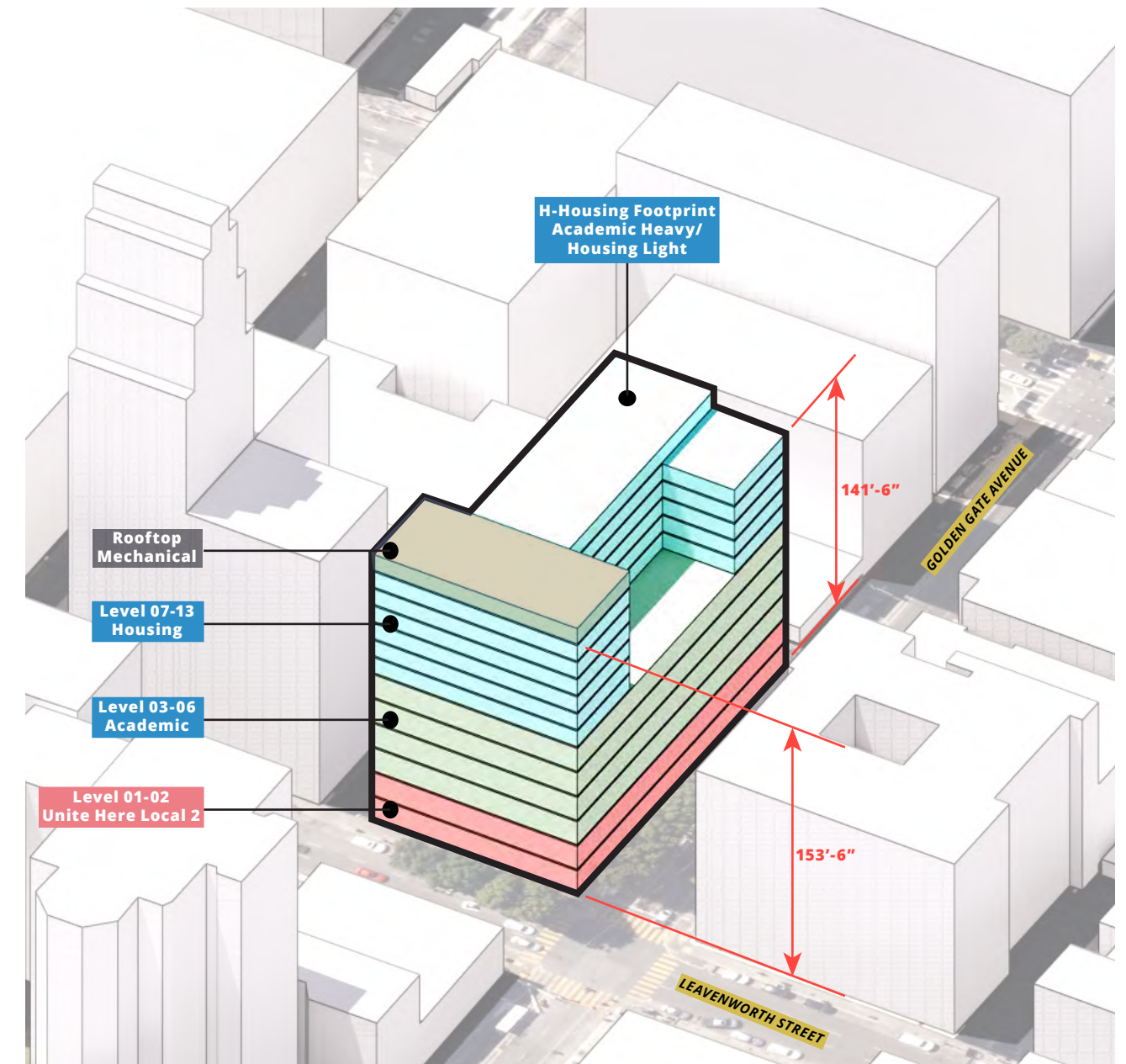
Massing Explorations

Studying the overall site context and constraints led to the development of two distinct design alternatives, Option 01 - Academic Light and Option 02 - Academic Heavy. These alternatives attempt to capture a range of present and future programmatic needs as the project evolves into further stages of development.



Option 01 - Academic Light Massing

Both scenarios aim to fulfill the design principles of compatibility with the historic district and Tenderloin neighborhood, UC Law SF campus architectural identity and site and layout efficiencies to best meet programming goals.



Option 02 - Academic Heavy Massing

Exterior Appearance and Finish

The material and expressive character of the new building is both responsive to the UC Law SF campus architecture and respectful of District neighbors. The lower 2 levels of the new building are shown to have a durable, easily maintained masonry cladding and significant transparency to the street, with double-height curtain wall or storefront. The floors above, Academic Village and housing, are shown to be clad with a decorative yet dignified panel system such as aluminum composite metal or terra cotta panel, punctuated by windows in a rhythm of openings in keeping with facades of nearby historic buildings.

ACADEMIC LIGHT

The image on the right shows the Academic Light Option. The building has a single floor of academic “universal space,” and the fully glazed terrace provides both generous views of the streetscape and the opportunity for a significant amount of daylighting for occupied interiors. Above the glazed terrace are the two distinct “towers,” creating a U-shaped massing that provides daylighting for living spaces. Above the glazed Academic space is a residential amenity terrace with planters and informal seating groups.



Option 01 - Academic Light (view looking West on Golden Gate Ave)

Exterior Appearance and Finish

At the street level, the building presents a series of storefronts with key entries for UC Law SF Academic Village and Local 2 along Golden Gate Avenue. The rhythm and proportion of storefronts is reminiscent of the existing buildings and enhances a sense of safety through active facades along the street.

The lower two levels of the new building could be clad with a durable, easily maintained material such as masonry. The conceptual design shows considerable transparency at street level, with double-height curtain wall or storefront.

The floors above, Academic Village and housing, are conceptually shown to be clad with a decorative yet dignified panel system such as subtly fluted aluminum composite metal or terracotta panel, punctuated by windows in a rhythm of openings in keeping with facades of nearby historic buildings. All finishes and materials may be revisited during the architectural design process.



Option 01 - Academic Light (view looking East on Golden Gate Ave)

Exterior Appearance and Finish

ACADEMIC HEAVY

The image on the right shows the Academic Heavy Option. Although similar in style and design elements to the Academic Light Option, the building has four floors of academic “universal space,” that create a gradation in the rhythm of openings along the facade.

The amenity terrace at the first academic space level provides an opportunity for active outdoor spaces that could be adapted for learning or for public and private events whereas the amenity terrace at the first campus housing level could be more intimate and reserved for residents’ use.



Option 02 - Academic Heavy (view looking West on Golden Gate Ave)

Exterior Appearance and Finish

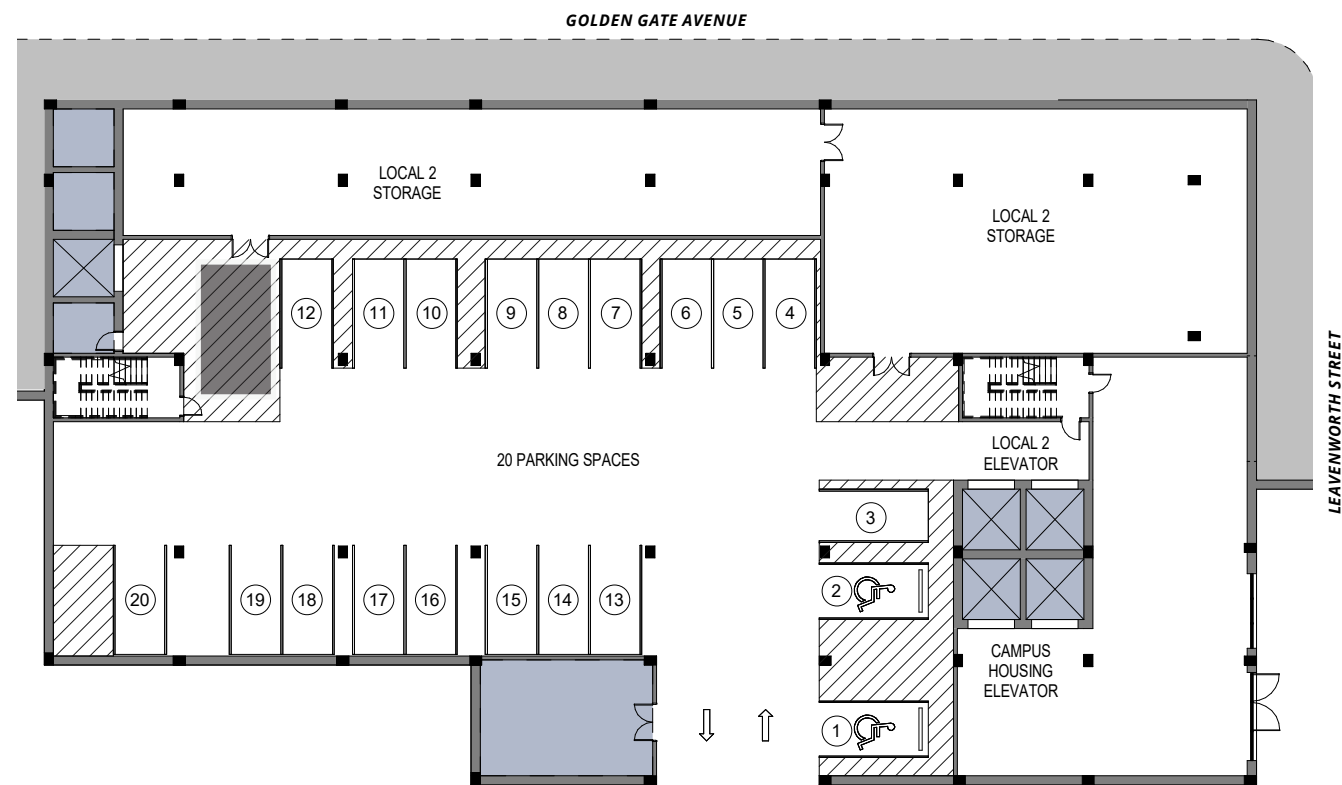
The Academic Heavy design option establishes a more deliberate relationship with the historic YMCA building across the street on Golden Gate Ave by reflecting its massing proportions and height at the podium level.



Option 02 - Academic Heavy (view looking East on Golden Gate Ave)

Floor Plan - Basement

The entry to the campus housing floors above is at the basement level which is at grade along Levenworth street. The elevators serve the housing floor exclusively to protect the privacy of building residents. A total of 20 parking spaces and two passenger elevators serve Local 2 employees. Additionally, Local 2 has access to storage areas at this level that can be temperature controlled with controlled access per the union's requirements. Two stairwells that connect all floors of the building also discharge at this level. A service elevator and loading zone are shared by all building uses.



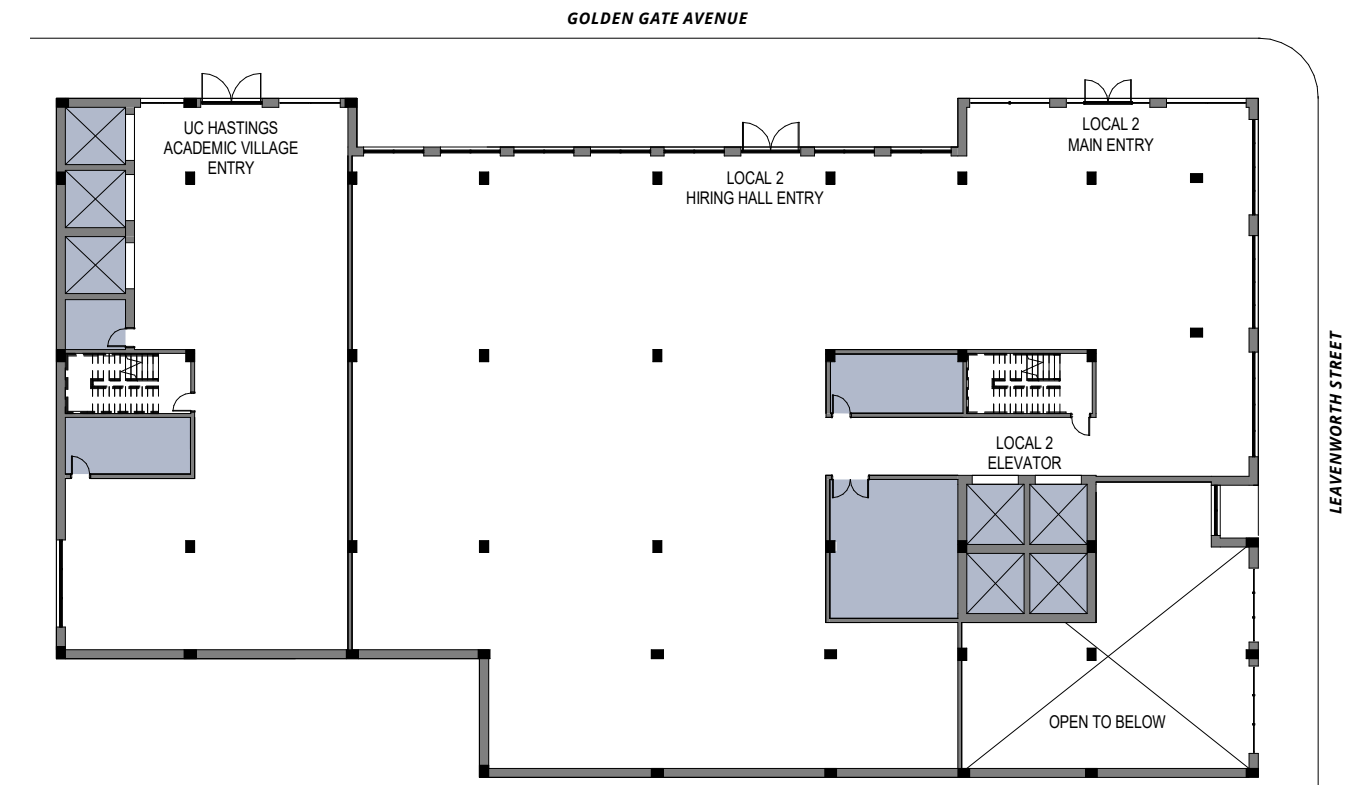
■ Building Service

Scale: 1/32" = 1'-0"

Basement Level

Floor Plan - Level 01

Main entries to the UC Law SF Academic Village and Local 2 are at this level with the option to have an additional entry for the Local 2 Hiring Hall program mid-block. This rhythm of entries and transparency at the street level is in keeping with the campus entries along Golden Gate Ave and lends a sense of safety along the street, especially after hours. Although used primarily for Local 2's needs, the Academic Village has a presence at this level through programs like multifunction spaces, meeting rooms, and reception areas.



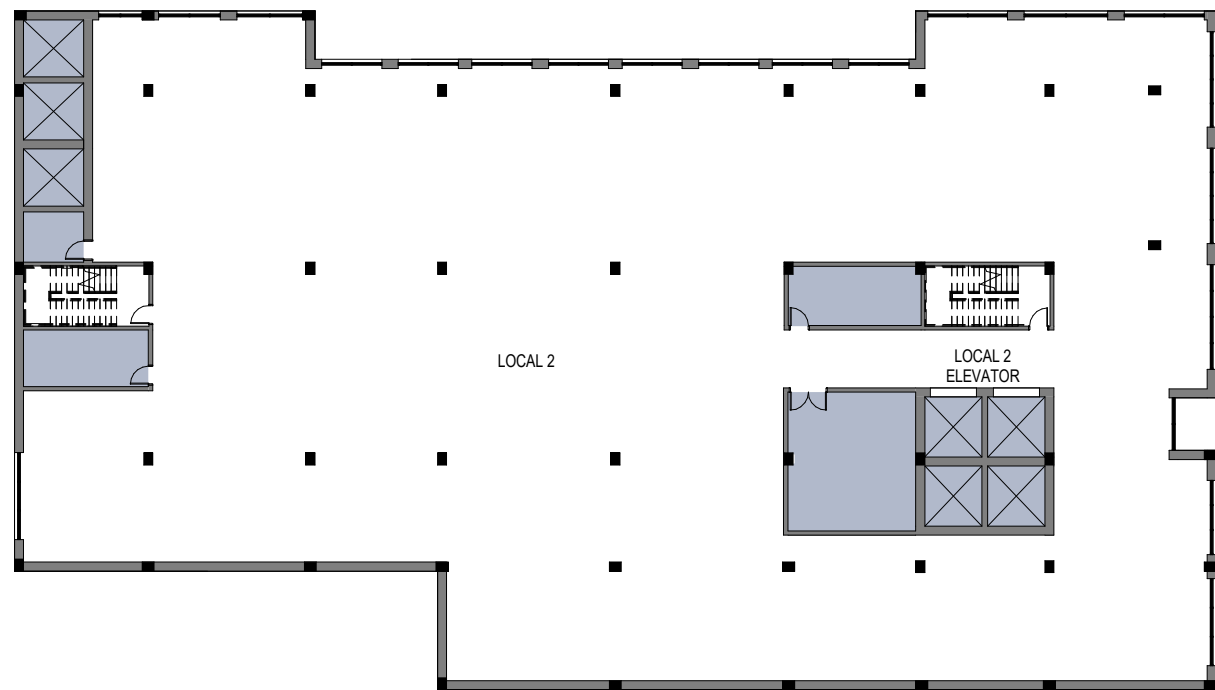
■ Building Service

Scale: 1/32" = 1'-0"

Level 01

Floor Plan - Local 2

Level 02 is solely for Local 2's use and program needs such as assembly spaces, offices, break rooms, etc. A set of elevators from the Basement and Level 01 are exclusively for Local 2's users and can be access controlled per the union's needs.

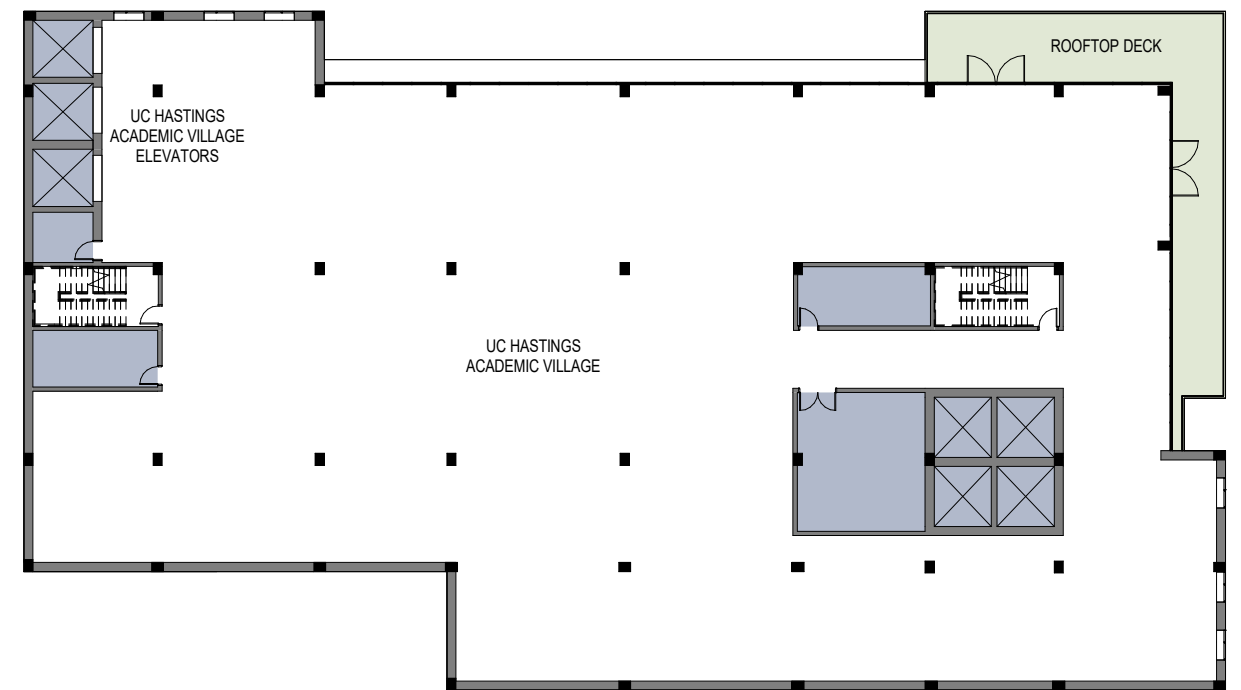


■ Building Service
Scale: 1/32" = 1'-0"

Level 02 - Unite Here! Local 2

Floor Plan - Academic Village

The typical Academic Village floor is configured to allow for maximum flexibility in planning based on UC Law SF's identified partners. The higher floor-to-floor heights permit uses such as specialized labs, classrooms, meeting rooms or office spaces. A rooftop deck at this level can serve as learning/ study spaces as well as rentable space for public or private events.



■ Outdoor Amenity
■ Building Service
Scale: 1/32" = 1'-0"

Academic Village Outdoor Amenity Level

Floor Plan - Campus Housing

The campus housing levels offer a built-in modularity that can flex to accommodate different unit types per specifically identified project needs through further market analysis.

Where the building massing steps back, changing in function from Academic Village to campus housing as one ascends, there is an opportunity for a dramatic exterior terrace that can be dedicated for residents' use.



- Outdoor Amenity
- Building Service

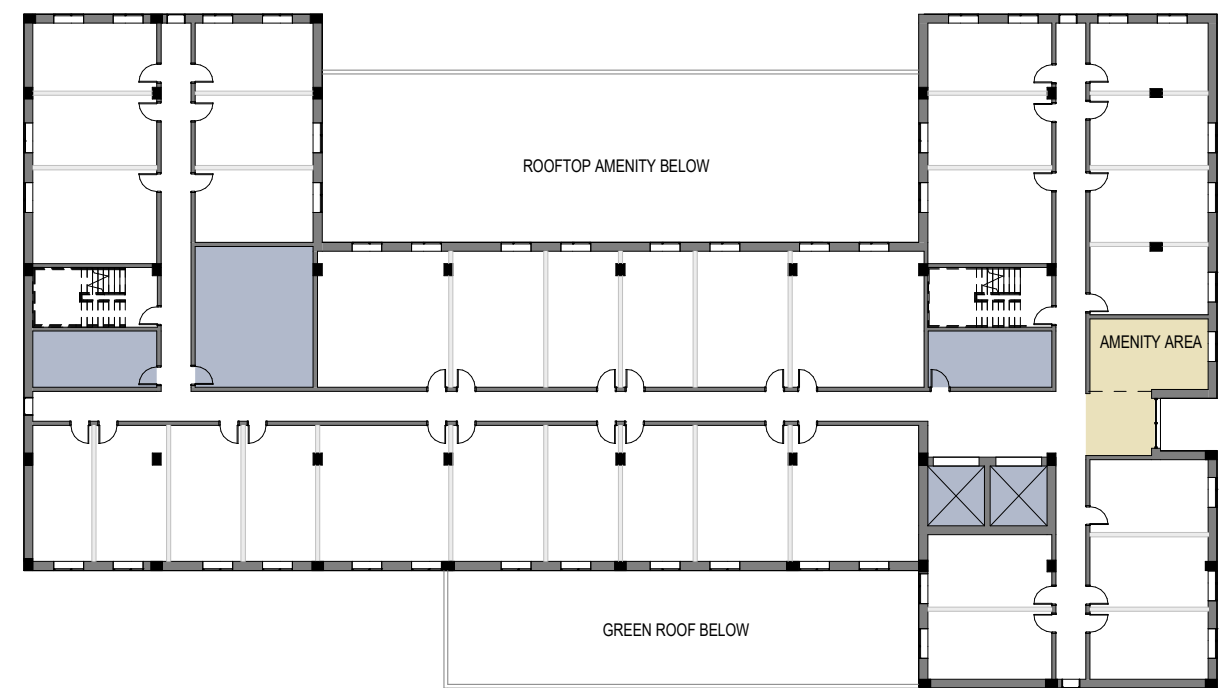
Scale: 1/32" = 1'-0"

Campus Housing Outdoor Amenity Level

Floor Plan - Campus Housing

Two elevators serve all the housing floors in addition to an amenity area at every other floor that could house programs such as laundry, lounge, storage room, etc.

The double loaded corridor condition allows for maximizing site efficiency while affording daylight and natural ventilation access for all habitable units.



- Housing Amenity
- Building Service

Scale: 1/32" = 1'-0"

Typical Campus Housing Level

**SAFETY FOR
RESIDENTS
AND USERS**

EXTERIOR LIGHTING

Exterior lighting at grade will conform to City of San Francisco rules and guidelines and will meet the energy efficiency goals identified at time of design. At the exterior terrace, lighting will be carefully designed to avoid affecting neighboring residents. To the extent needed, exterior fixtures will be fitted with full-cut-off shielding to minimize light pollution.

BUILDING IDENTIFICATION SIGNAGE

The new building will have dignified and unobtrusive identification signage at the Academic Village entrance and the entrances to the Local 2 spaces. At the entry for the campus housing elevator lobby on Leavenworth Street, the graphically restrained identification signage will indicate UC Law SF affiliation but will not reference to residential use.



Visual character of UC Law SF campus buildings

04



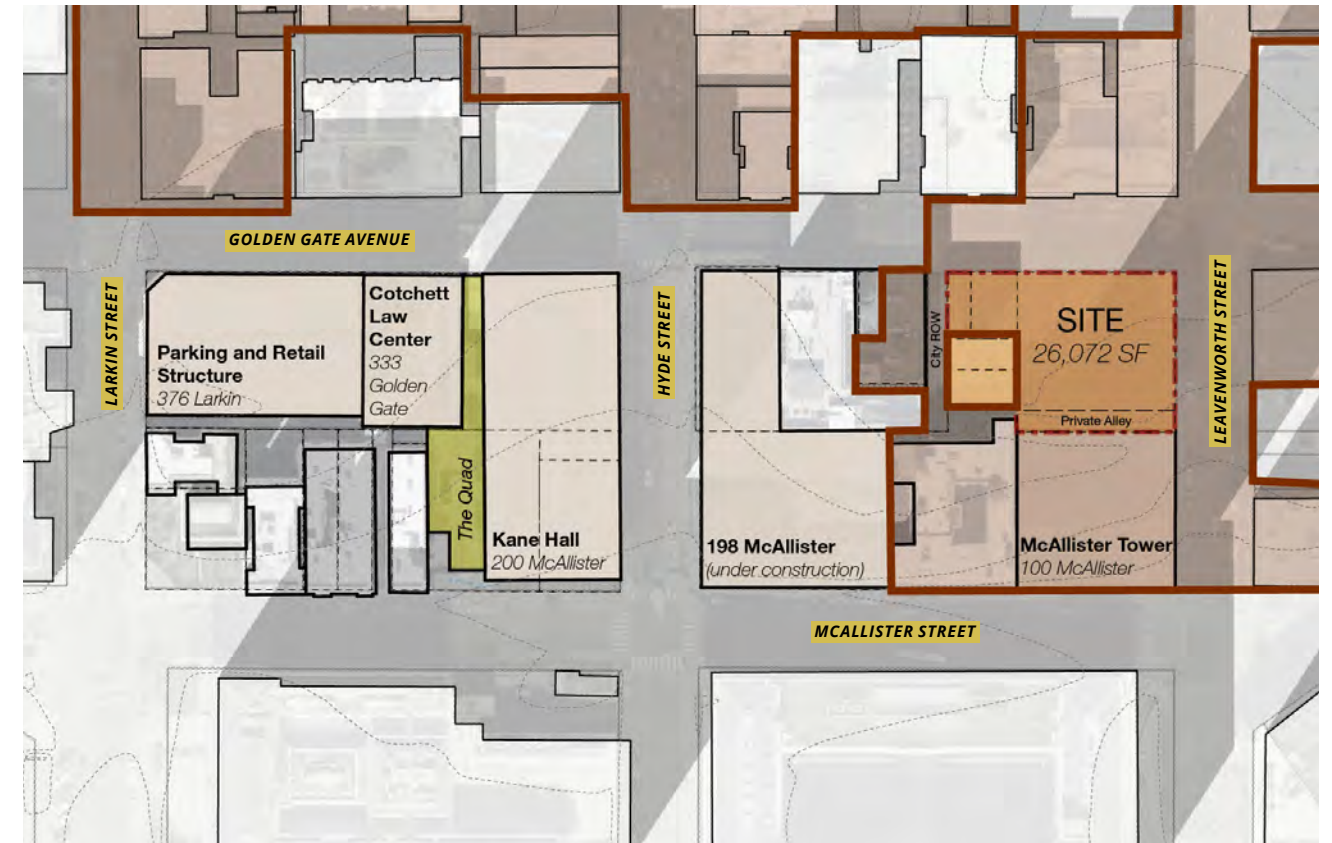
Project Impacts

HISTORIC DISTRICT

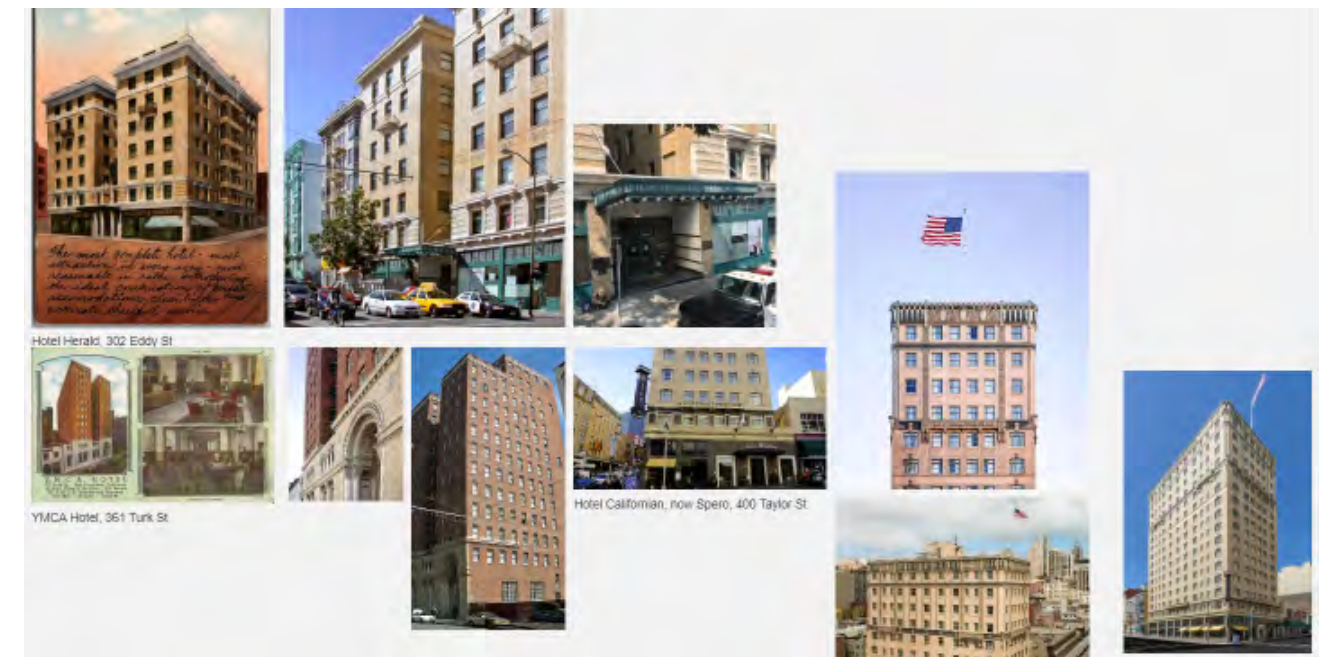
UPTOWN TENDERLOIN HISTORIC DISTRICT

The project site is in the Uptown Tenderloin Historic District, designated by the Department of the Interior in 2008. The site is near the edge of the District, and there are several historic buildings nearby that are contributing resources.

The historic preservation consultant Page & Turnbull (no business relationship to Page) has been retained to assess the potential impacts of the new building on the integrity of the District. Throughout conceptual design, Page conferred with Page & Turnbull to identify elements of the District's distinctive architectural character and to design a building that is architecturally responsive and respectful of the District's features. The intent is not to design a new building that mimics historic neighbors: instead, the new building should clearly be of its time while architecturally sensitive and responsive to its context.



Uptown Tenderloin Historic District



Nearby Contributors - Previously Listed in the National Register

District Character & Compatibility

Many of the District's contributing resources include tripartite massing or elevation features that create the appearance of a base, middle, and top, typically figured as a podium at the bottom, a section above of masonry with regularly spaced punched opening windows, and a parapet or frieze condition at the top. The concept design for the new building responds with a contemporary approach to this tripartite massing.

Other façade elements may be more subtle but are nonetheless important responses to the District contributors. The podium heights for both the academic-heavy and academic-light versions are reminiscent of nearby contributing buildings, and the façade dimensions and parapet alignments are likewise responsive in their alignments and datum lines to neighboring buildings.

The punched-opening windows of many District contributors create a distinctive visual rhythm that the concept design has responded to its own contemporary version in its fenestration pattern.

Many of the District's masonry buildings have a distinctive buff or even yellow color that the new building could reflect in its material palette.

The ground floor of many District buildings create a continuous "wall" condition with significant amounts of transparency, typical of retail, restaurant, and other commercial uses, which the new building incorporates as well. While the concept design itself responds architecturally in many ways to the District context, UC Law SF will likely deploy interpretive signage or other display that speaks directly to the site's past uses.

- A** TRIPARTITE ELEVATION
- B** CONTINUOUS "STREET WALL" CONDITION AT GRADE
- C** PODIUM HEIGHT AND OTHER DATUM LINES CORRESPOND TO NEIGHBORING BUILDINGS
- D** BUFF-COLORED MASONRY CLADDING
- E** RECESSED WINDOW OPENINGS IN CONSISTENT RHYTHM



Option 02 - Academic Heavy

Shade Analysis

The potential impact of the new building's shadow on the neighborhood, and particularly on the public open spaces at the Turk-Hyde Mini Park and Civic Center, was a key design consideration. Prevision Design was retained to study potential shade impacts and studied the larger of the two schemes (the Academic-heavy version). Their analysis found that the shadow load would not increase for Civic Center, so the design attention focused on Turk-Hyde Mini Park. This small park is a very important community resource, providing a safe play space for young children living in the Tenderloin.

On an annual basis, the new building would increase the shadow load at Turk-Hyde Mini Park by 0.03%, affecting less than 670 SF for under 30 minutes between 8am and 9am on two days, one in late October and the other in mid-February. The project shadow would not affect the play structure. Most of the affected area would be in planter areas, though the shadow would affect some fixed seating on the Park's southwest edge.

NOVEMBER 29

Mirror date: January 11
Analysis hours: 8:04 AM-3:51 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow (Grey) Project Shadow (Blue) Sunlight Remaining (Yellow)

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW		SHADOW/SUNLIGHT BALANCE Relative levels of Shadow vs. Sun
	Shadow Area	Coverage	Shadow Area	Coverage	
8:04 AM	4,546 sf	100.00%	0 sf	0.00%	
8:15 AM	4,546 sf	100.00%	0 sf	0.00%	
8:30 AM	3,424 sf	75.32%	667 sf	14.46%	
8:45 AM	3,256 sf	71.61%	0 sf	0.00%	
9:00 AM	4,473 sf	98.38%	0 sf	0.00%	
9:15 AM	1,520 sf	33.43%	0 sf	0.00%	
9:30 AM	1,102 sf	24.25%	0 sf	0.00%	
9:45 AM	1,616 sf	35.53%	0 sf	0.00%	
10:00 AM	2,106 sf	46.32%	0 sf	0.00%	
10:15 AM	2,606 sf	57.32%	0 sf	0.00%	
10:30 AM	3,077 sf	67.69%	0 sf	0.00%	
10:45 AM	3,548 sf	78.05%	0 sf	0.00%	
11:00 AM	3,990 sf	87.75%	0 sf	0.00%	
11:15 AM	3,930 sf	86.44%	0 sf	0.00%	
11:30 AM	3,733 sf	82.11%	0 sf	0.00%	
11:45 AM	3,914 sf	86.10%	0 sf	0.00%	
12:00 PM	4,069 sf	89.50%	0 sf	0.00%	
12:15 PM	4,223 sf	92.89%	0 sf	0.00%	
12:30 PM	4,324 sf	95.10%	0 sf	0.00%	
12:45 PM	4,458 sf	98.06%	0 sf	0.00%	
1:00 PM	4,546 sf	99.99%	0 sf	0.00%	
1:15 PM	4,546 sf	100.00%	0 sf	0.00%	
1:30 PM	4,546 sf	100.00%	0 sf	0.00%	
1:45 PM	4,546 sf	100.00%	0 sf	0.00%	
2:00 PM	4,546 sf	100.00%	0 sf	0.00%	
2:15 PM	4,546 sf	100.00%	0 sf	0.00%	
2:30 PM	4,461 sf	98.12%	0 sf	0.00%	
2:45 PM	4,088 sf	89.92%	0 sf	0.00%	
3:00 PM	4,192 sf	92.20%	0 sf	0.00%	
3:15 PM	4,546 sf	100.00%	0 sf	0.00%	
3:30 PM	4,546 sf	100.00%	0 sf	0.00%	
3:45 PM	4,546 sf	100.00%	0 sf	0.00%	
3:51 PM	4,546 sf	100.00%	0 sf	0.00%	

Table from Prevision Design Report - 'Shadow_ Qualitative Findings', November 17, 2022

Zero-Shadow Alternative

Page studied a zero-shadow-impact version of the building which required reducing the building's height significantly, compromising the program to provide much-needed campus housing.



Zero-Shadow Impact Design Option

WIND

CPP Wind Engineering was retained to study potential wind impacts caused by the new building. The new building is expected to reduce the average wind speeds around the site - in terms of both hazard and comfort - and, more important, not result in added wind hazard hours or exceedances around the site compared to the existing site condition. Results were comparable for both the Academic-light and Academic-heavy schemes.

POPULATION

Depending on the ultimate unit type mix and number of units, the kitchen count will number about XX. Similarly pending ultimate design, the bath count will number about XX.

**NOISE &
EVENTS**

The new building contemplates an exterior terrace above the academic floors that can function as a residential amenity and open space. The terrace may, from time to time, be used for events. The number of people using the space at one time would not exceed the California Building Code maximum occupancy of 49 persons, and would conform to neighborhood and City guidelines to limit noise.

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Appendices



Rendering_Academic Light Option



Rendering_Academic Heavy Option



Rendering_Aerial View

