



5M PROJECT/

PLANNING COMMISSION INFORMATIONAL

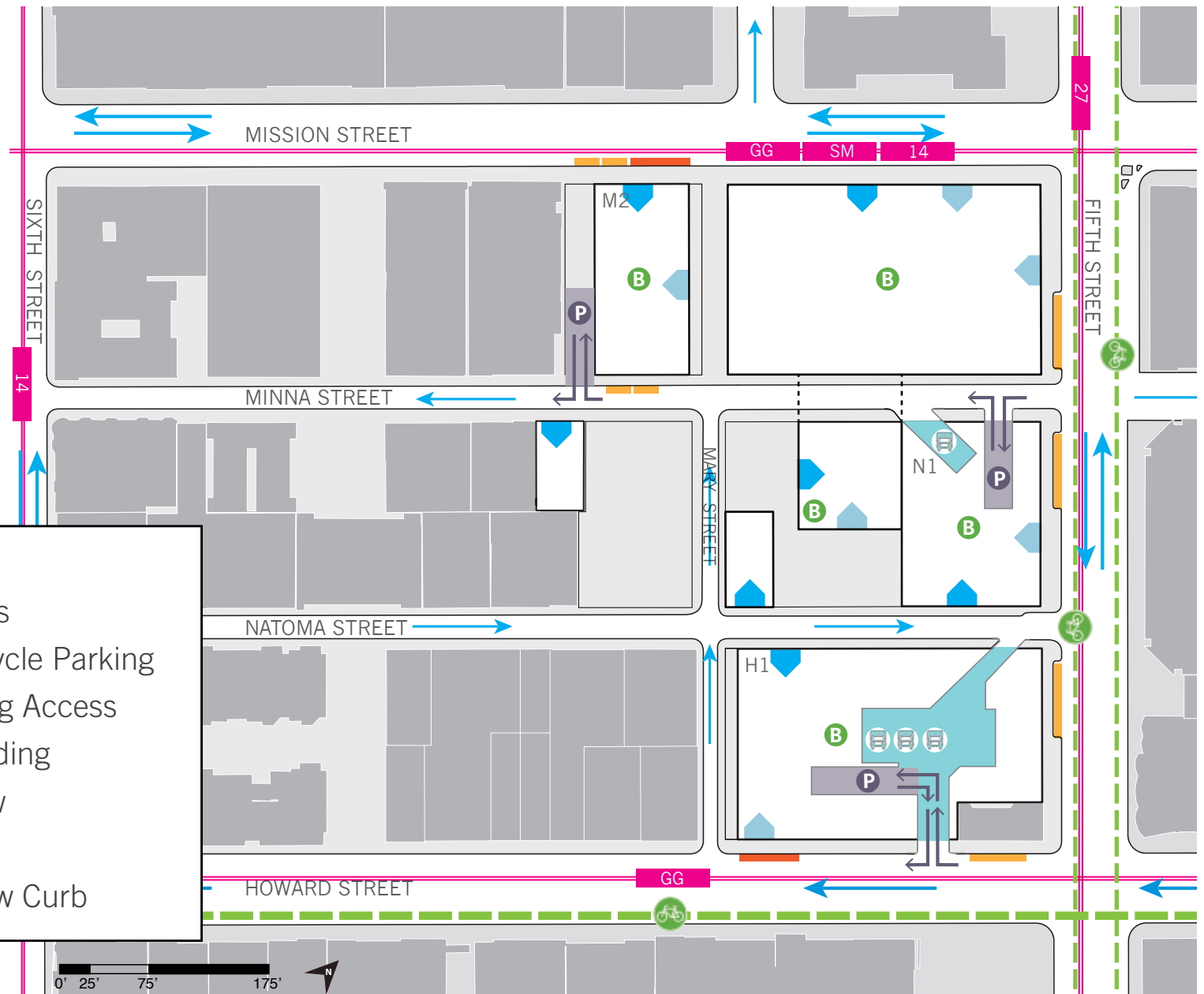
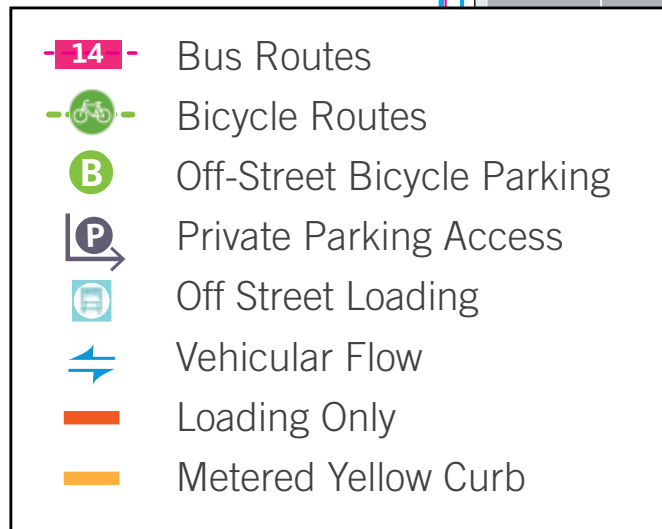
AUGUST 6, 2015

5M PROJECT (REVISED) – CIRCULATION

DRIVEWAYS
INTERNALIZED
(NO QUEUEING)

REDUCTION
IN TOTAL
CURB CUT

LOADING
PROVIDED
OFF-STREET FOR
NEW BUILDINGS



5M PROJECT (REVISED) — TRANSPORTATION IMPACTS

Note: data to be published as part of Response to Comments / Final EIR. Effects similar to / less than Draft EIR Project.

LOADING

Project driveways and off-street loading designed to be internal to site, avoiding queuing onto major streets.

BICYCLE

Bicycle parking supply consistent with latest Planning Code requirements

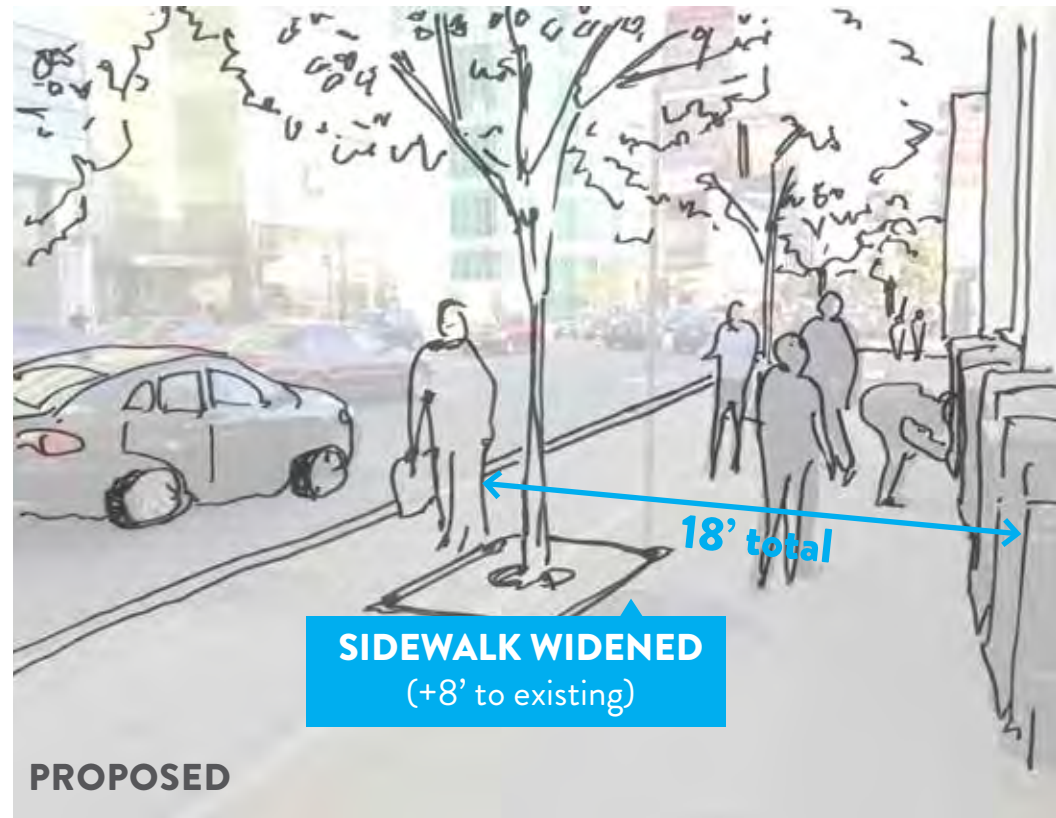
PEDESTRIAN

Widening of east sidewalk of Fifth Street between Mission and Minna, including removal of right-turn lane and widening of east crosswalk at Fifth / Mission

TRANSIT

No identified impacts due to thoughtful site planning that prioritized pedestrian safety, and bike and transit circulation

PUBLIC REALM ENHANCEMENTS



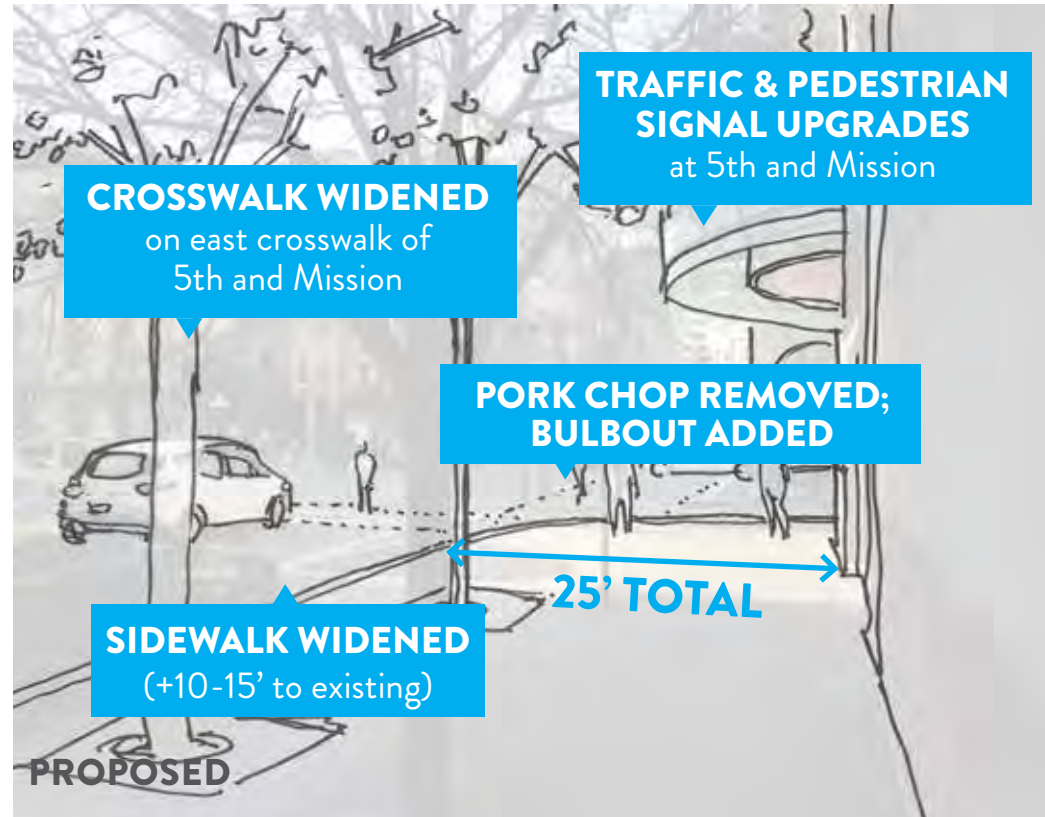
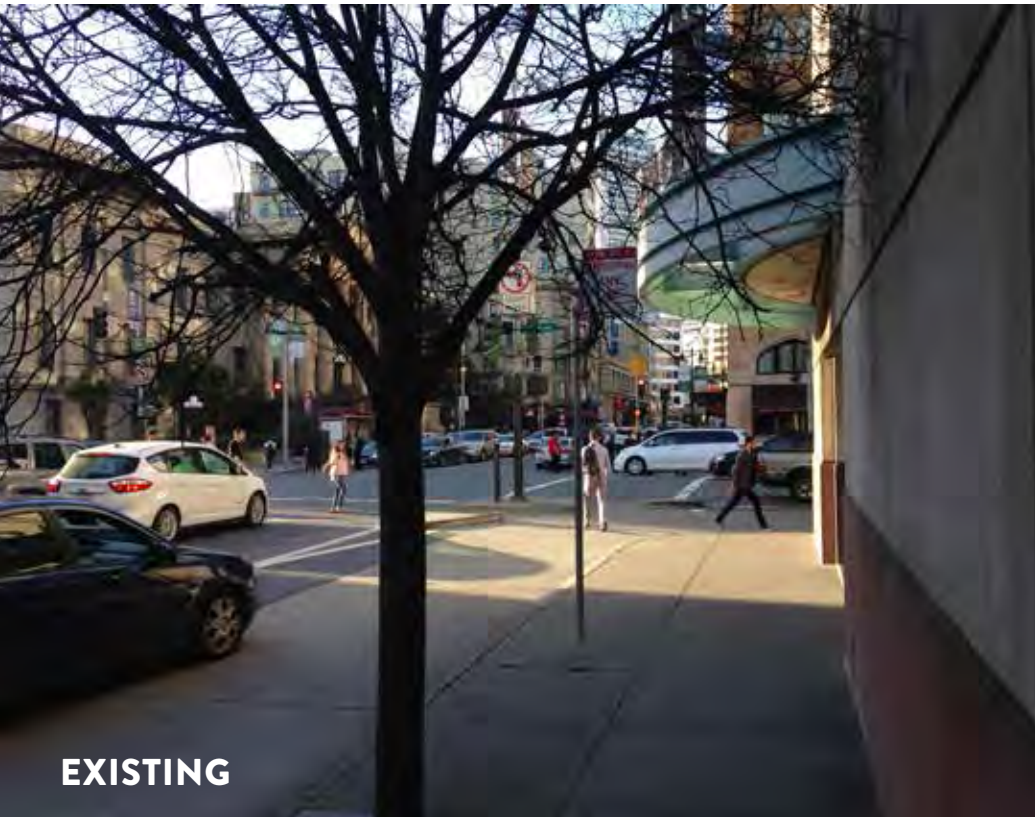
5TH STREET (WEST SIDEWALK)

PUBLIC REALM ENHANCEMENTS



MISSION STREET (SOUTH SIDEWALK)

PUBLIC REALM ENHANCEMENTS



HISTORIC RESOURCES

EXISTING SITE

CHRONICLE BUILDING

CAMELLINE BUILDING

DEMPSTER PRINTING BUILDING

HISTORIC AND NEW



35 MISSION

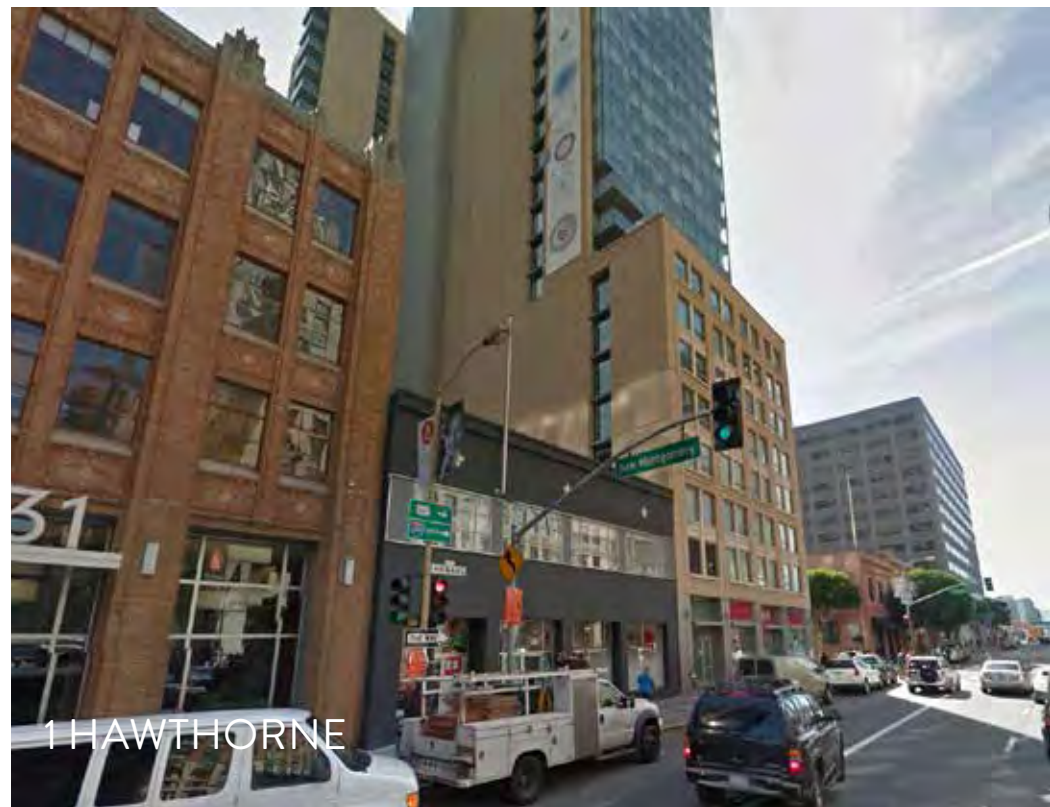


235 1ST



125 3RD (ST. REGIS)

5M PROJECT SAN FRANCISCO



1 HAWTHORNE

DEMPSTER PRINTING BUILDING (447 MINNA)



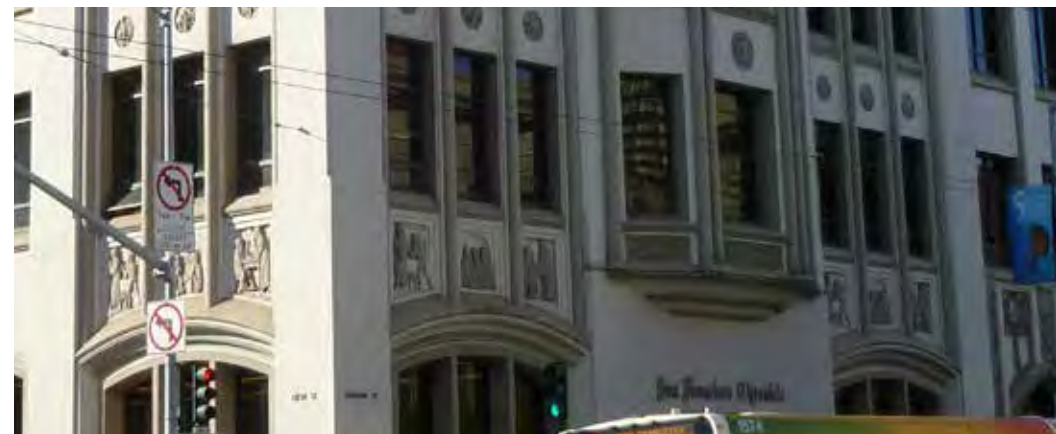
5M PROJECT SAN FRANCISCO



CAMELLINE BUILDING (430 NATOMA)



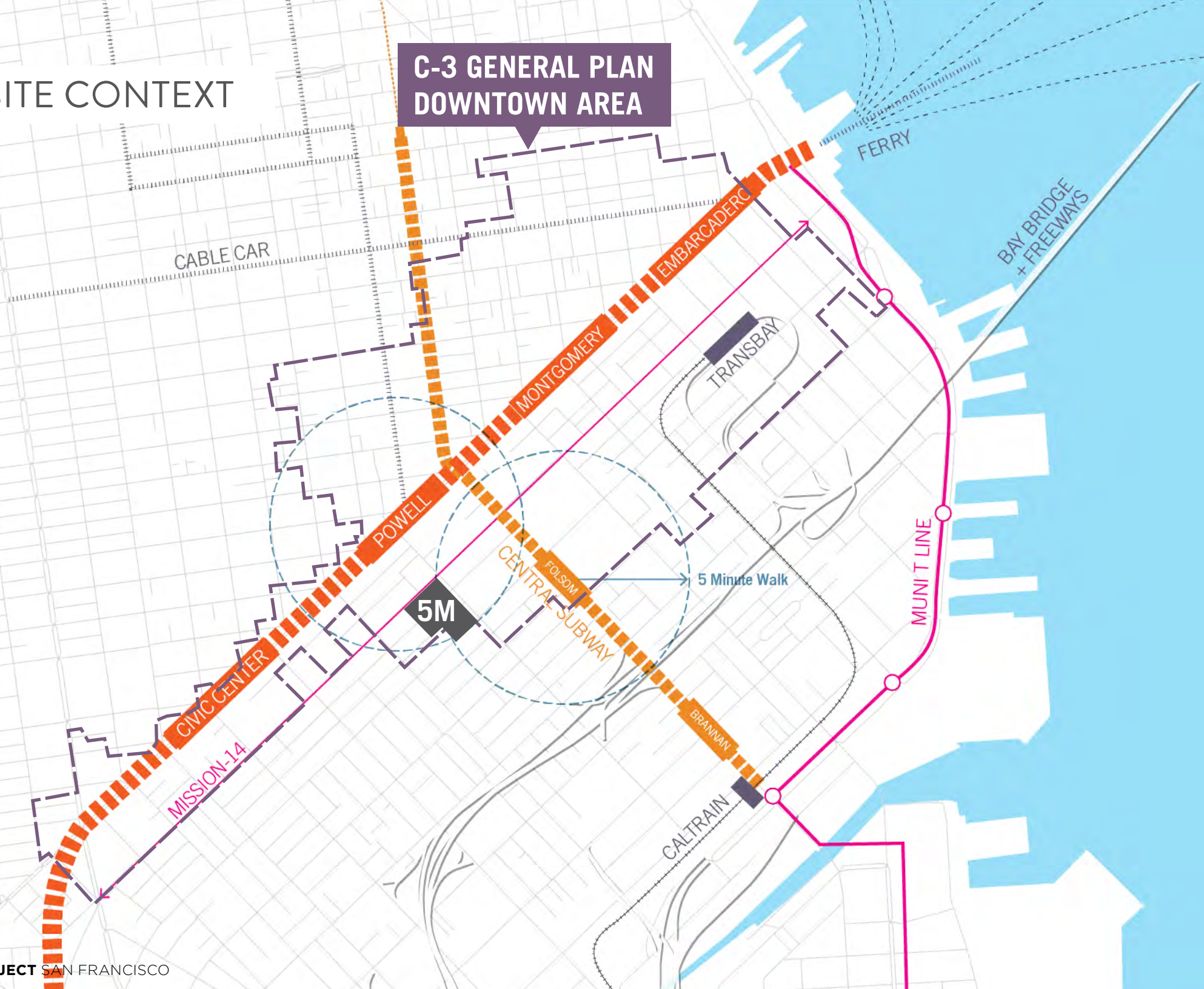
CHRONICLE BUILDING (901-925 MISSION)



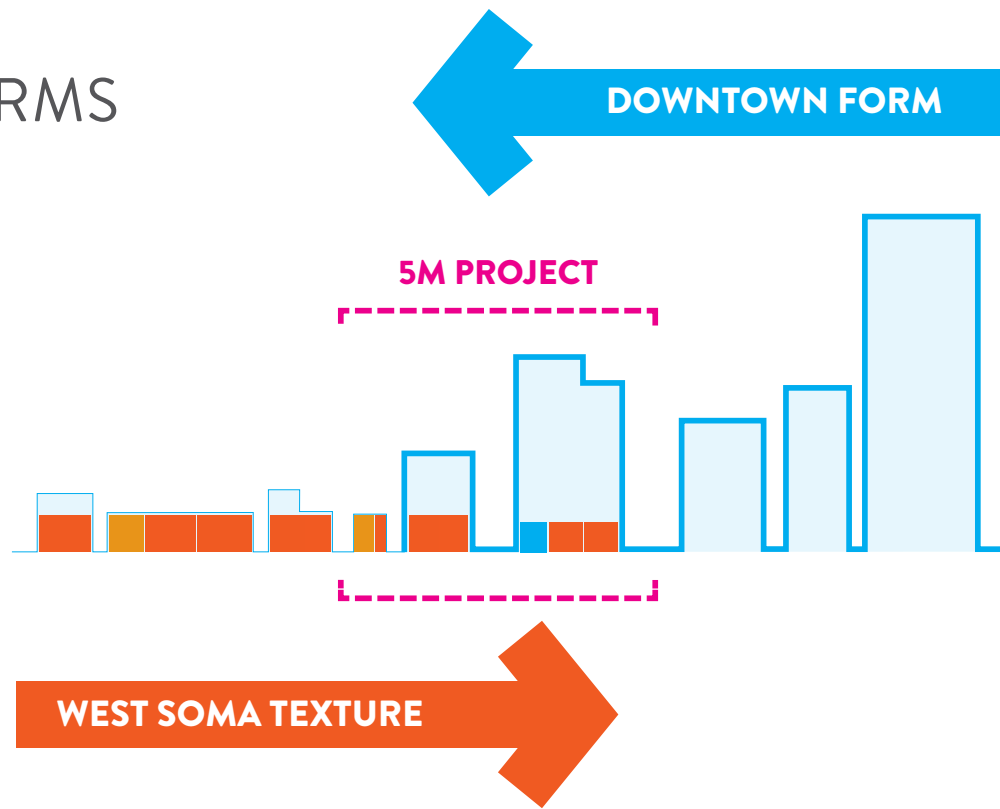
DESIGN

SITE CONTEXT

C-3 GENERAL PLAN DOWNTOWN AREA



HYBRID OF FORMS



IAN ROSS
GALLERY



WEST SOMA



OLD MINT



UNIV. OF THE
PACIFIC SCHOOL
OF DENTISTRY

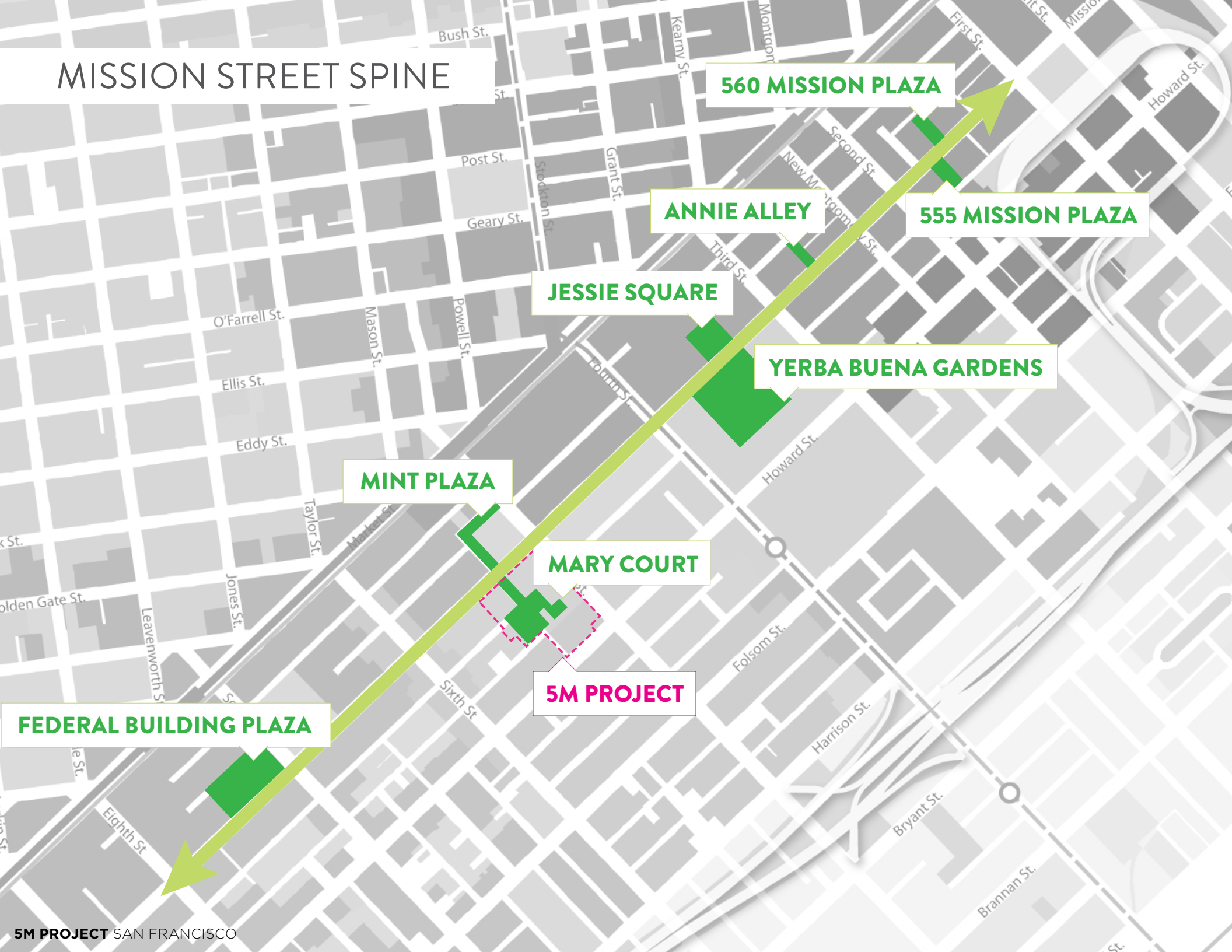


5TH & MISSION
PARKING
GARAGE



INTERCONTINENTAL
HOTEL

MISSION STREET SPINE



560 MISSION PLAZA

ANNIE ALLEY

555 MISSION PLAZA

JESSIE SQUARE

YERBA BUENA GARDENS

MINT PLAZA

MARY COURT

5M PROJECT

FEDERAL BUILDING PLAZA

MISSION STREET SPINE



JESSIE SQUARE



555 MISSION PLAZA

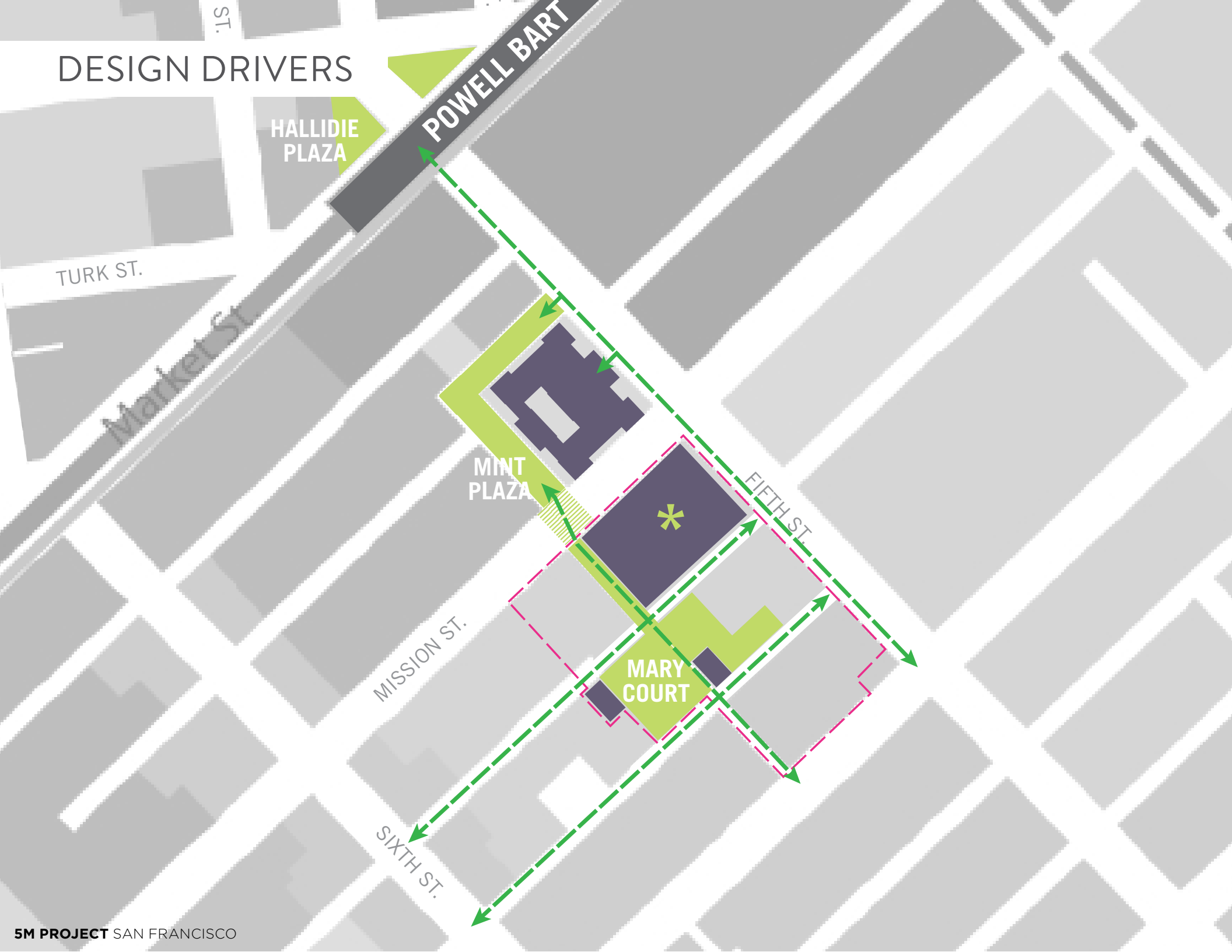


MINT PLAZA



YERBA BUENA

DESIGN DRIVERS



SHAPING DENSITY

POWELL VIEW

TURK ST.

Market St.



PREVAILING
WIND

MISSION ST.

FIFTH ST.

MOST
HEIGHT



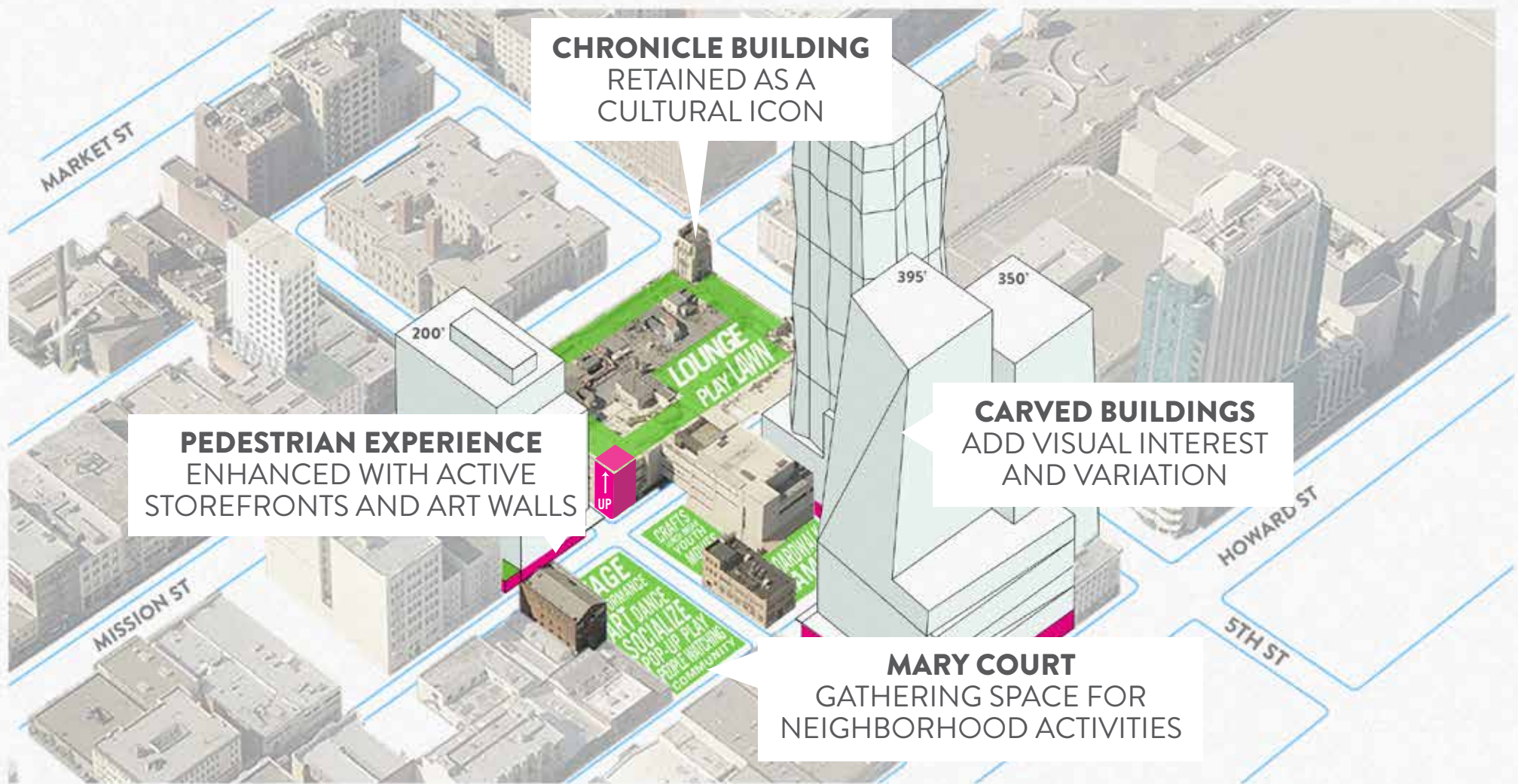
DOWNTOWN

WEST SOMA

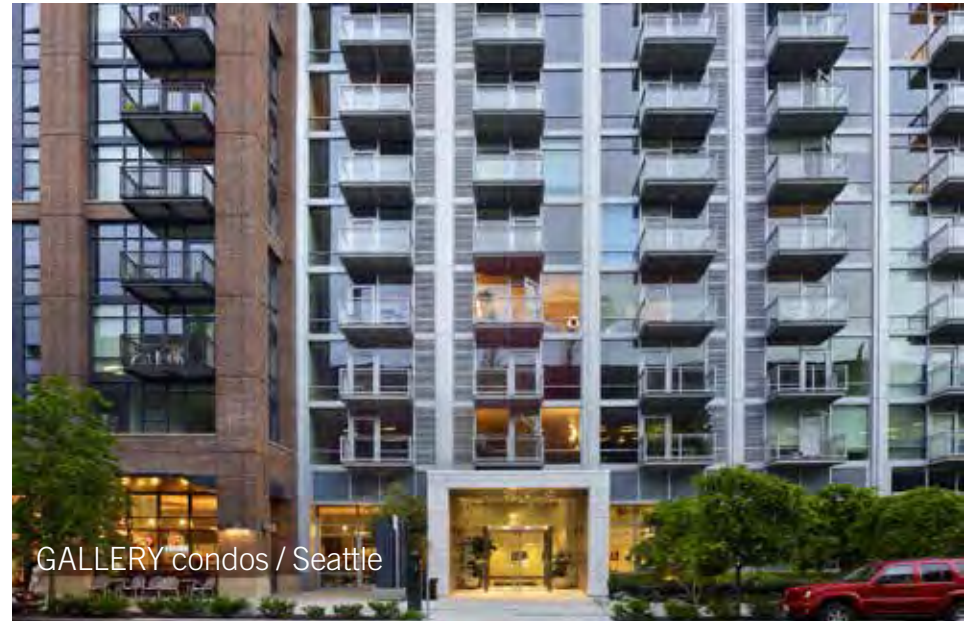
WINTER SUN PATH

SIXTH ST.

REVISED PROJECT

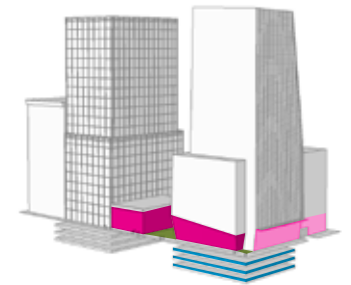
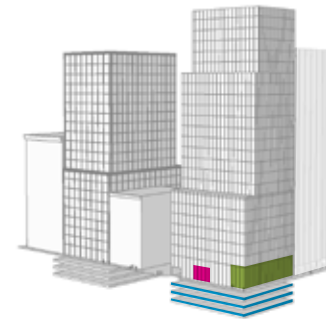
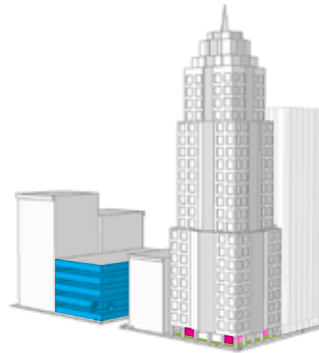
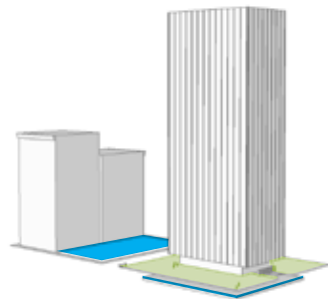
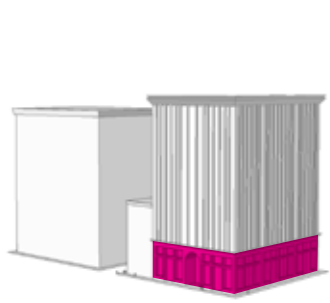
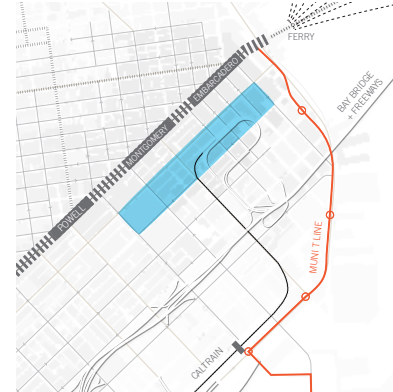


N1 PRECEDENTS



URBAN TYPOLOGIES

Retail
 Open / Public Space
 Parking



GENERATION ONE

1900-1930S
MARKET STREET

GENERATION TWO

1950-1960S
NORTH OF
MARKET STREET

GENERATION THREE

1970-1980S
DOWNTOWN
PLAN

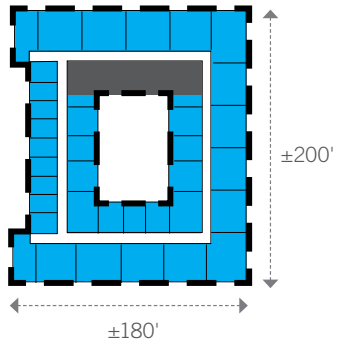
GENERATION FOUR

1990-2000S
SOUTH OF
MARKET (EAST)

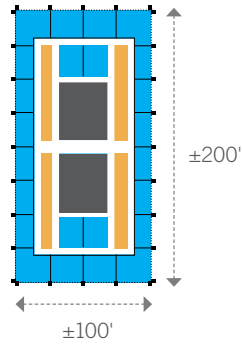
GENERATION FIVE

2010-2020S
OPPORTUNITY
SITES

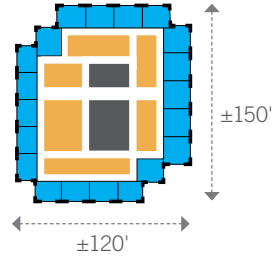
URBAN TYPOLOGIES



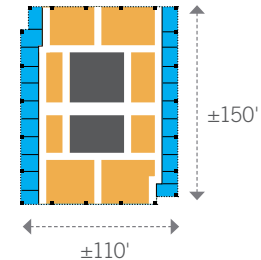
30,000 – 40,000 gsf/floor



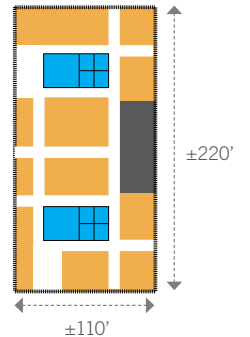
12,000 – 20,000 gsf/floor



12,000 – 18,000 gsf/floor



12,000 – 16,000 gsf/floor



24,000 – 30,000 gsf/floor



GENERATION ONE

FLOOD
BUILDING



GENERATION TWO

ONE MARITIME
PLAZA



GENERATION THREE

100 1ST
STREET



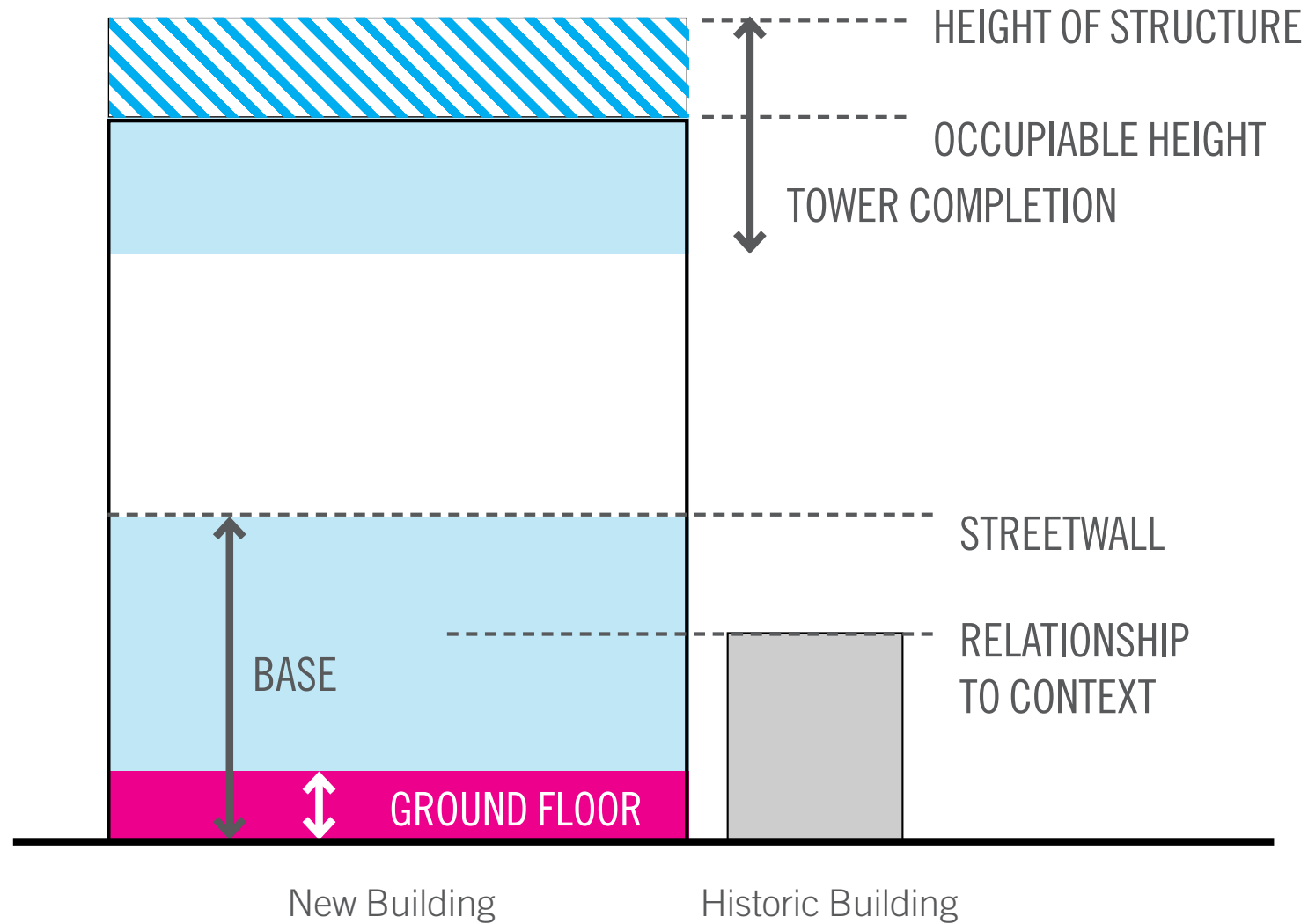
GENERATION FOUR

555 MISSION
STREET



GENERATION FIVE

BUILDING MASSING



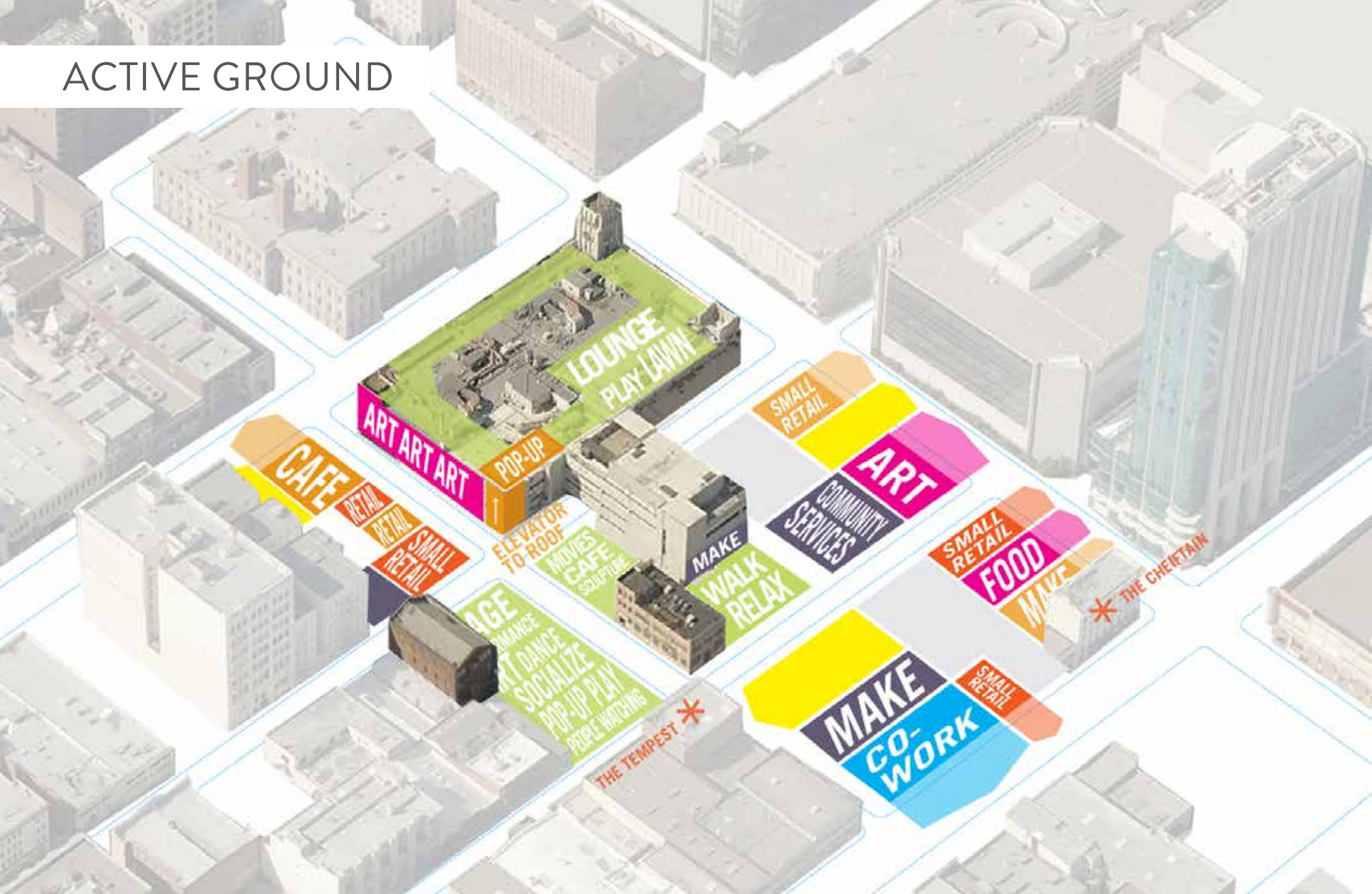
PUBLIC REALM

1. **GROUND FLOOR**

2. **STREETS**

3. **OPEN SPACE**

ACTIVE GROUND

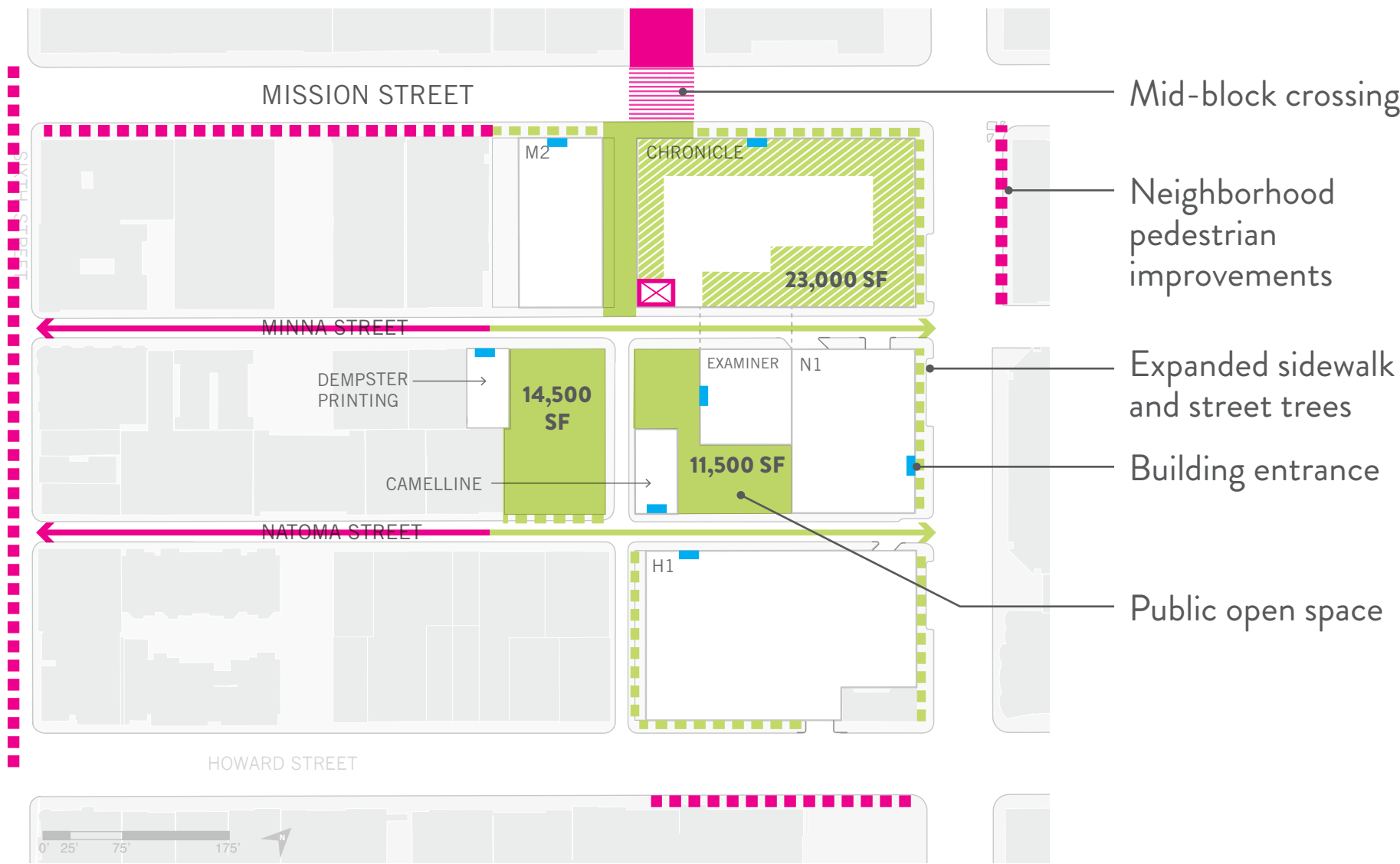


- > Public lobbies are encouraged to have minimal private areas
- > Building circulation is connected to the open space and retail areas

ACTIVE GROUND



PUBLIC REALM ENHANCEMENTS



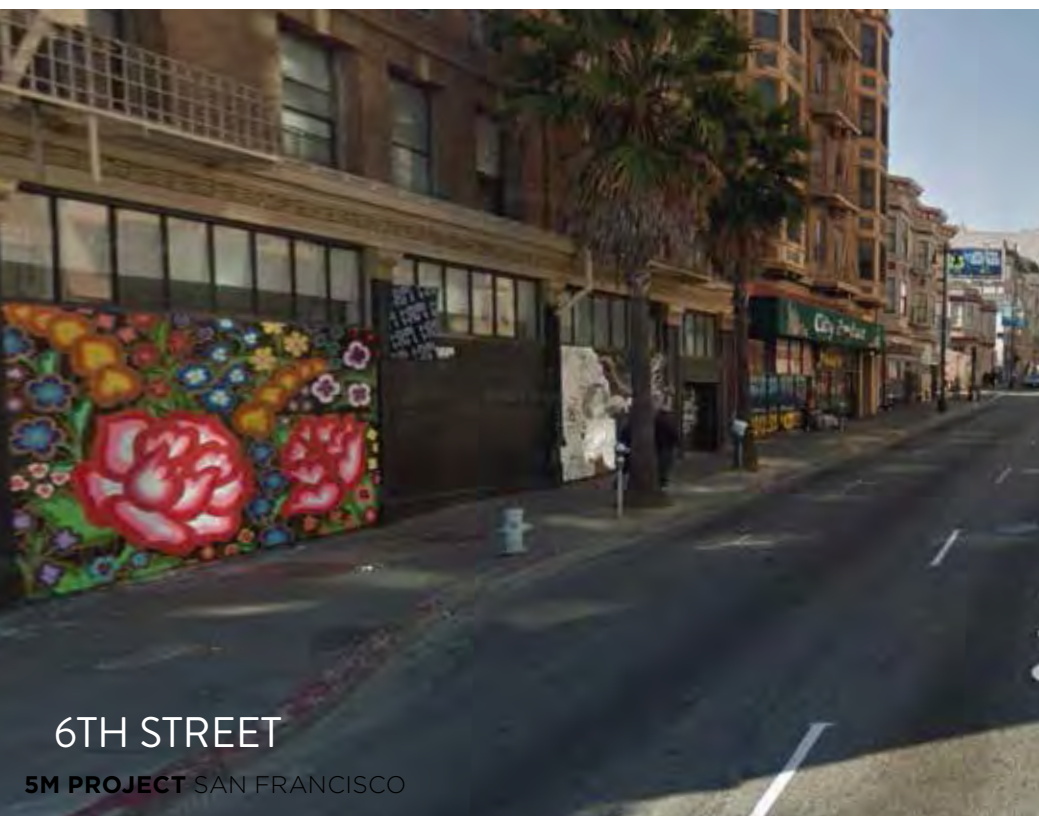
EXISTING STREETSCAPES



MISSION STREET

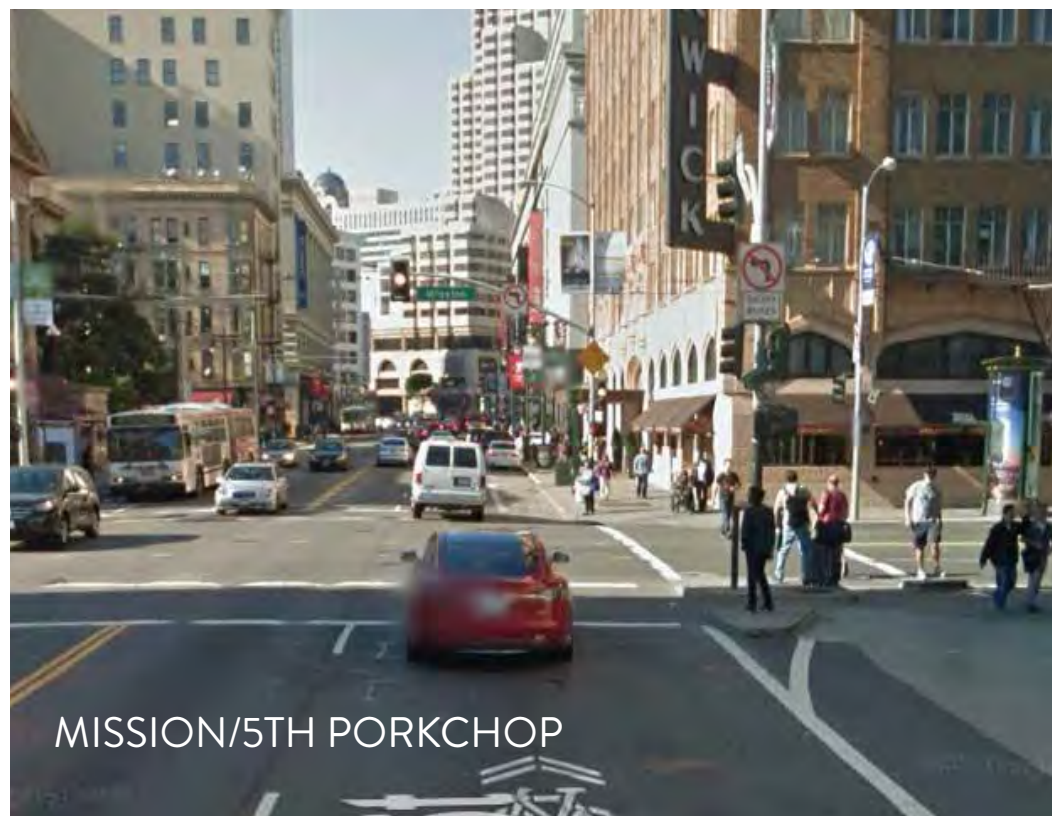


ALLEYS



6TH STREET

5M PROJECT SAN FRANCISCO

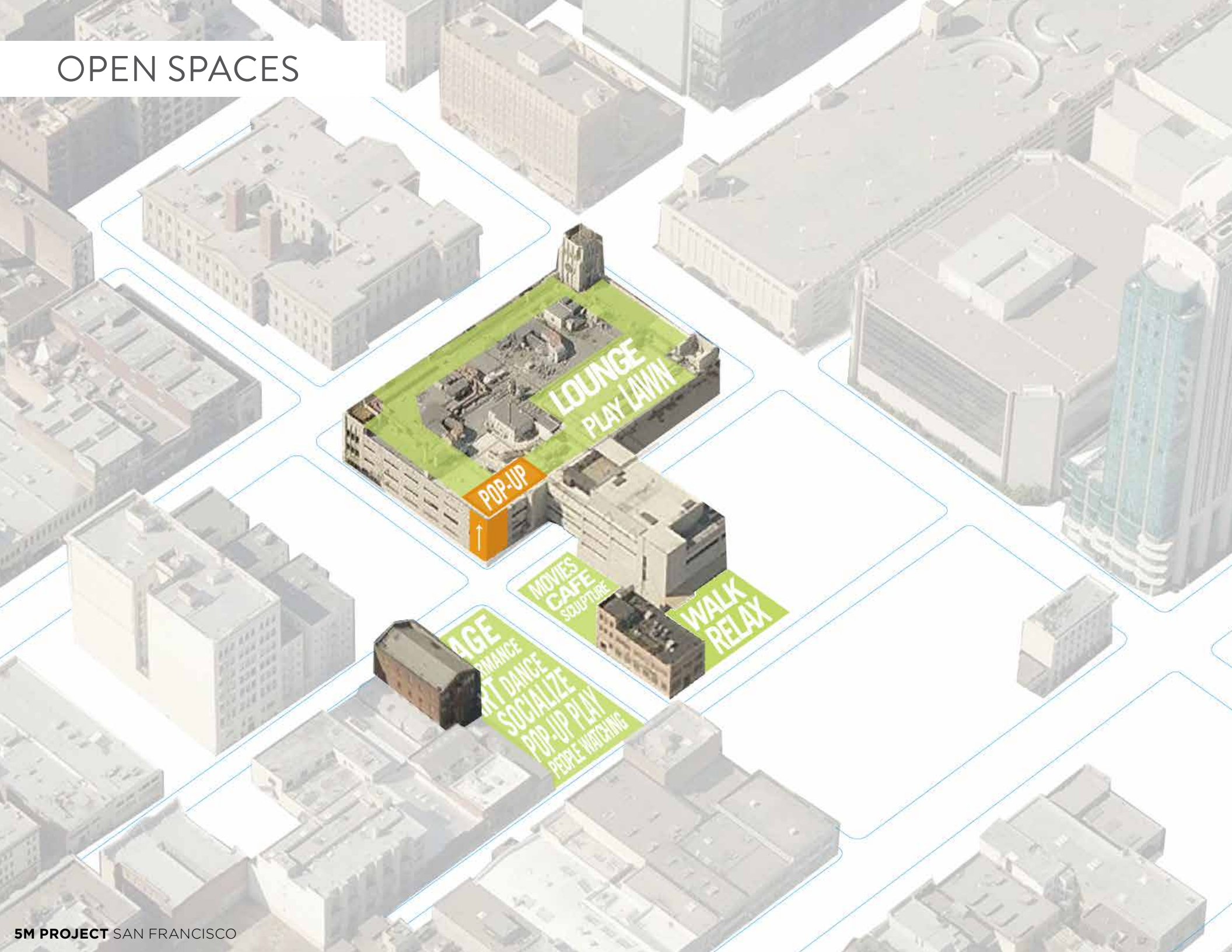


MISSION/5TH PORKCHOP

STREETSCAPE PRECEDENTS



OPEN SPACES



MARY COURT



Interactive art sculpture



Art canopy defines an open space



Performance event in plaza

5M PROJECT SAN FRANCISCO



Pop-up container

CHRONICLE ROOFTOP



Lawn area



Outdoor tables/chairs + greenhouse



Public elevator signage to roof

5M PROJECT SAN FRANCISCO



Rooftop garden

OPEN SPACES



Paley Park / New York



Emery Barnes Park / Vancouver, BC



Pritzker Park / Chicago

5M PROJECT SAN FRANCISCO



MoMA PS1 / New York

ARTS INVOLVEMENT



DEDICATION AND RESTORATION OF 12,000 SQ. FT. HISTORIC DEMPSTER PRINTING BUILDING (447 MINNA ST)

- > Funding dedicated to arts and culture programming, and youth-serving organizations
- > Space to be offered to local tenants at below-market rents

LOCAL CAPITAL FUND

- > (Additional) to stabilize youth organizations in the neighborhood

COMMUNITY ARTS STABILIZATION TRUST (CAST)

- > 447 Minna space to be managed by CAST will create physical spaces for arts and cultural organizations

INTERSECTION FOR THE ARTS

- > Ongoing partner since 2010

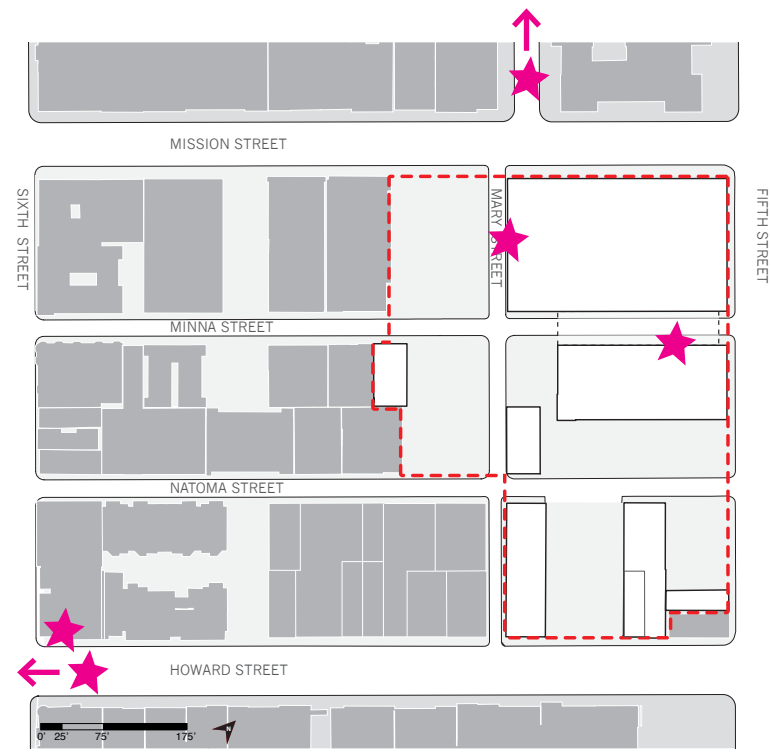
447 Minna

5M PROJECT SAN FRANCISCO

ARTS INVOLVEMENT



5M PROJECT SAN FRANCISCO



5W's map



ARTS INVOLVEMENT



Dance class



Building mural art



Dance performance
5M PROJECT SAN FRANCISCO



Musical event

ARTS INVOLVEMENT

Set up a community stakeholder advisory group for the Project's open space design process and management / programming planning.

COMMUNITY / NEIGHBORHOOD OUTREACH

118
**COMMUNITY
MEETINGS & TOURS**
since 2009

90
since Initial Study
in January 2013

An aerial view of a modern urban plaza. On the right, a tall brick building features the text "ARTS + CULTURE" at the top and a large white screen displaying the number "4". The plaza includes a green lawn, several trees, a paved area with yellow modular seating, and a white car. People are seen walking, sitting, and playing. On the left, a building has a wall with portraits and the text "DON'T TRIP".

THANK YOU