

# City Design Collective

## *Circle – S* Site Redevelopment

Developers' Roundtable Discussion  
Monday August 29<sup>th</sup>, 2011

# *Circle – S*



# Circle-S

Site  
Redevelopment  
Study

# AGENDA

**Project Overview**

**5** minutes

**Introduction to Development Code**

Versatility and Flexibility  
Feasibility Studies

**10** minutes



# The Vision for Circle~S

A mixed-use destination that attracts residents, visitors and employees as part of their daily lives.



- Central public green and plaza enclosed by multi-story buildings.
- Los Cenzontles building focus point of public realm
- WCHC building at southern edge of green.
- Flexible to accommodate commercial, office, civic, lodging and residential uses.
- Opportunities to include a range of housing types (townhouses, flats etc)
- Ground floor retail uses at key locations.

# Circle-S

## Site Redevelopment

Developers' Roundtable  
Monday August 29<sup>th</sup> 2011

## Key Features



- City block pattern with grand entry along San Pablo
- Access to Creekside Trail.

# Circle-S

## Site Redevelopment

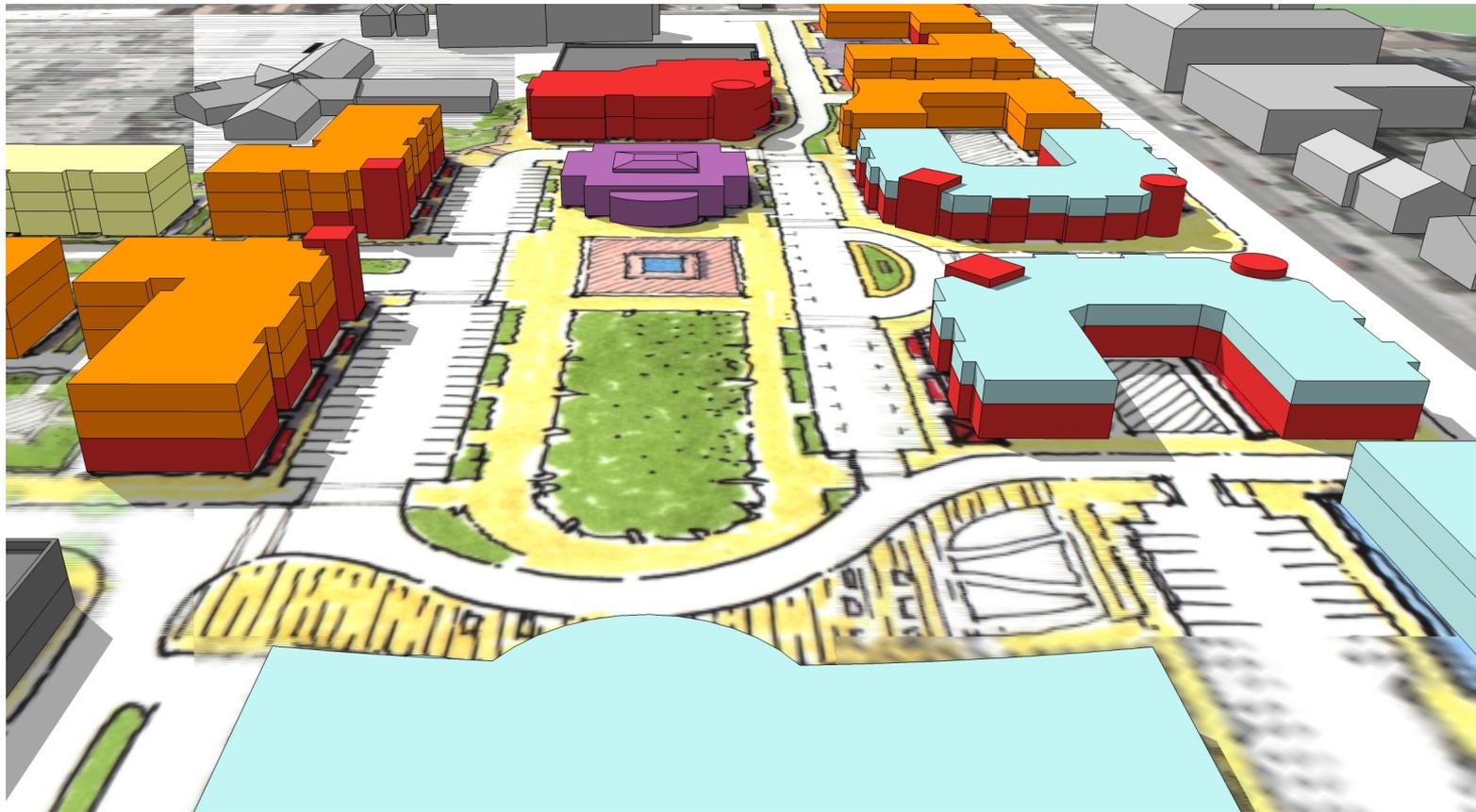
Study Session  
Tuesday, July 5<sup>th</sup> 2011



# Circle-S

## Site Redevelopment

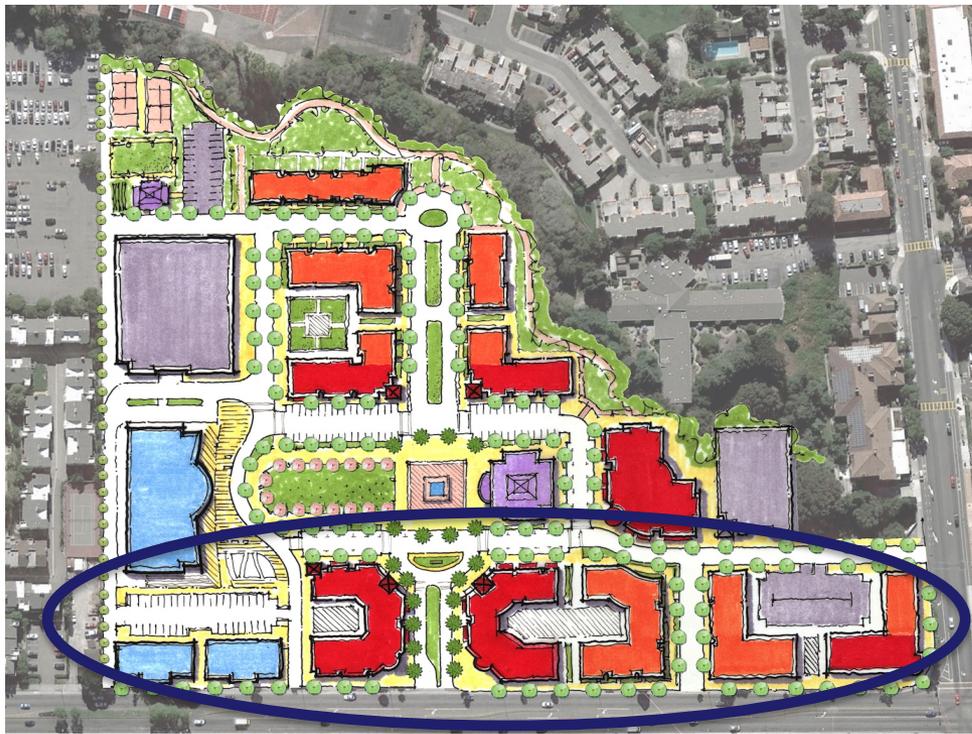
Study Session  
Tuesday, July 5<sup>th</sup> 2011



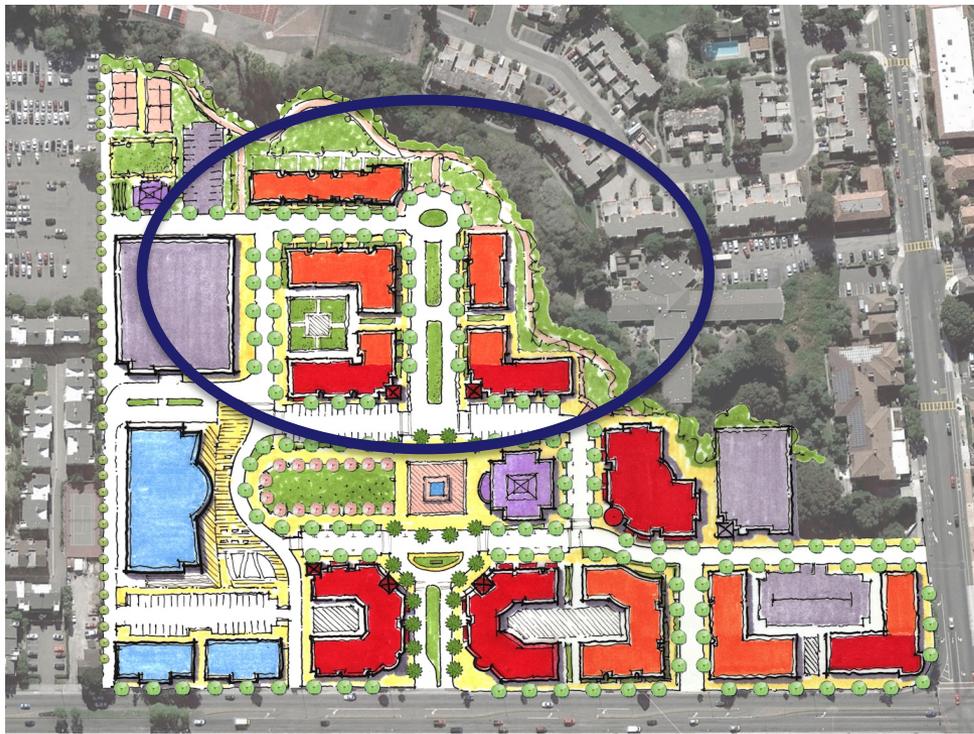


• West County Health Center

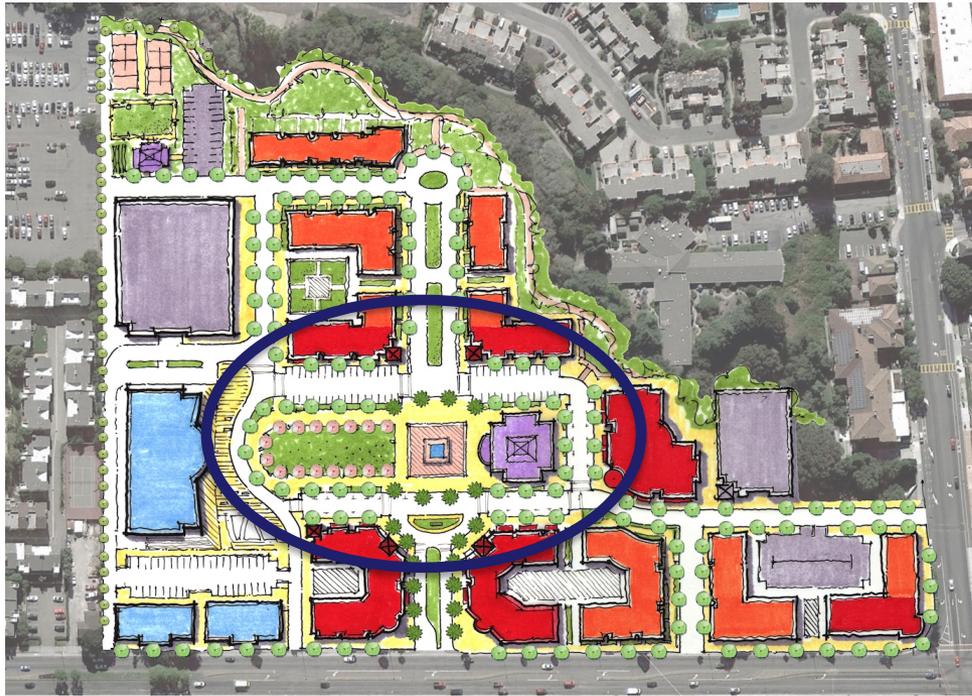




- Along San Pablo Avenue, a range of new office, residential and commercial investment with buildings fronting onto San Pablo Avenue and parking located to the rear.

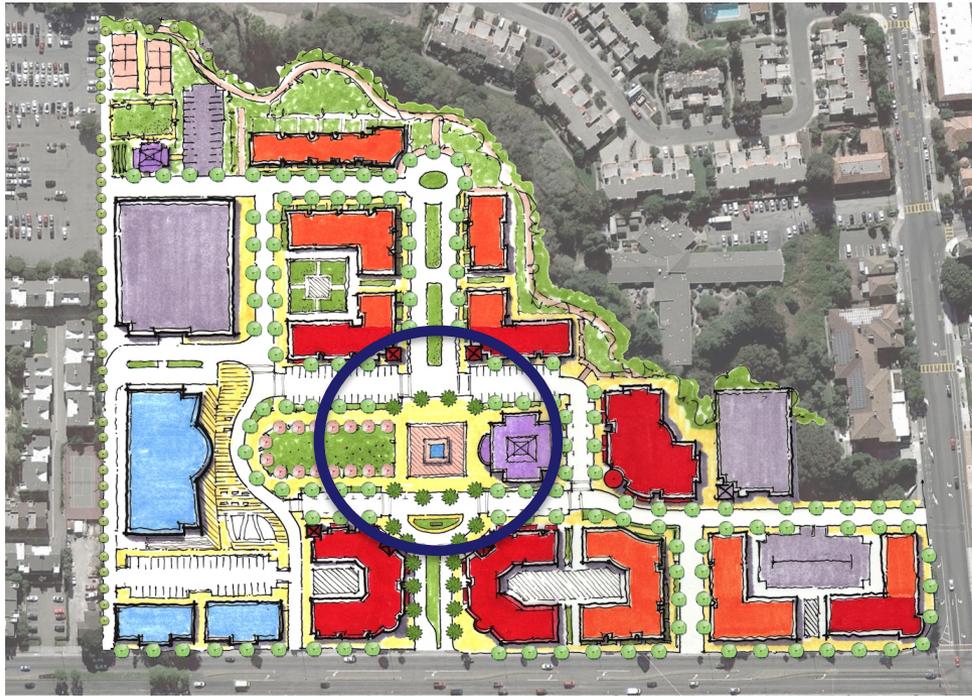


- Between the creek and the public green, a mix of residential or workplace buildings



- Primary Open Space – Public Green





- Primary Open Space – Public Plaza

# Key Features – Creekside Trail

*Circle-S*

Site  
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Study

Study Session  
Tuesday, July 5<sup>th</sup> 2011





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# The Vision for Circle~S

*City of San Pablo*

*Circle-S*

Site  
Redevelopment

Developers' Roundtable  
Monday August 29<sup>th</sup> 2011

City  
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# AGENDA

**Project Overview**

**5** minutes

**Introduction to the Development Code**

Versatility and Flexibility  
Feasibility Studies

**10** minutes



# Form-based Development Code for Circle~S

## Form

*What you see, buildings,  
landscape and overall  
character*

Streets, blocks and open spaces  
Building location  
Parking location and provision  
Street design  
Open Space Design  
Building Design

Note:

60 feet maximum building height  
2.5 FAR

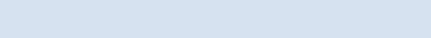
## Land Use

*the functions or events  
happening inside the  
buildings*

Residential  
Main Street Retail  
Commercial  
Workplace  
Live-work  
Civic  
Cultural  
Lodging

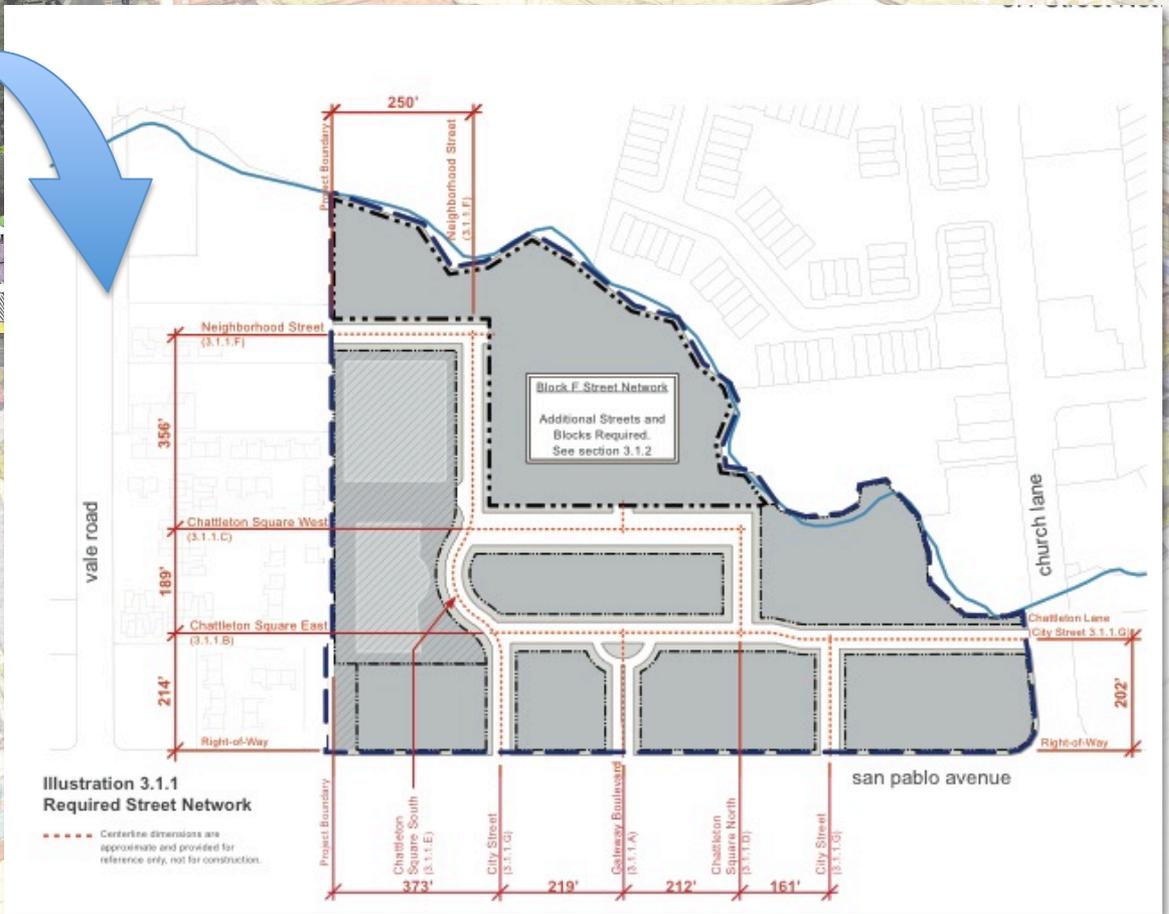
# Approach

1. Firm on Policies affecting the Form of Circle~S
2. Flexible on Policies that allow the Market to Operate

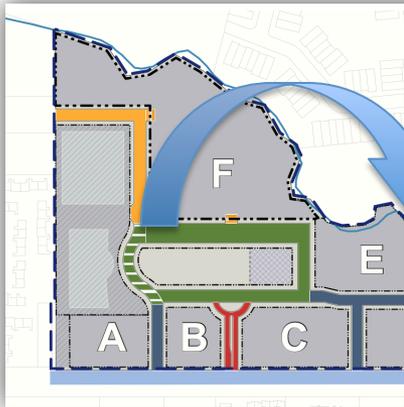
<u>Regulation</u>	<u>Firm / Flexible</u>
Location of Streets and Open Spaces	
Building Placement, Height and Length	
Frontage Coverage (location of parking)	
Streetscape Design	
Building Design	
Landscape and Open Spaces	
Land Use*	
Parking	

- Main Street Retail required in key locations
- Civic or cultural use required within the Pavilion building.





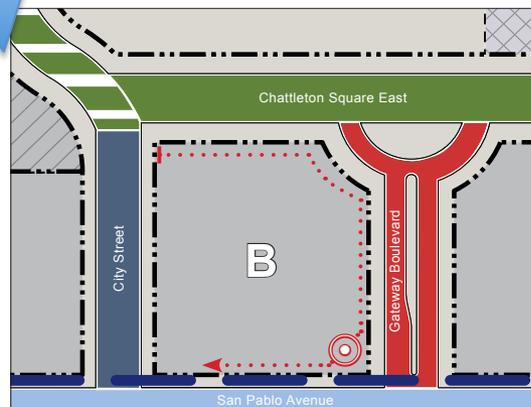




## 2.1 Block and Frontage Regulations

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### 2.1.B

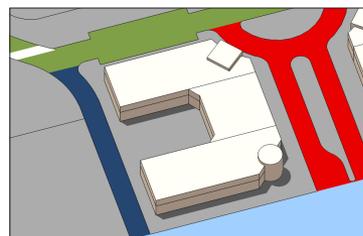


**Legend**

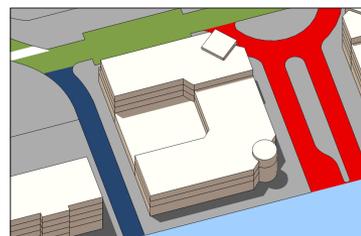
- Project Area
- Right-of-way (back of sidewalk)
- Corner Treatment and Retail Required
- Frontage Coverage (the minimum percentage of the area between the minimum side setbacks that must be occupied by building mass, plazas, or paseos)
  - requirement may be satisfied with one or multiple buildings.
  - a maximum of 10% of building facade may deviate from required frontage line to accommodate entries and building features.

#### Overview

Block A flanks the north side of the Gateway Boulevard and extends between San Pablo Avenue and Chattleton Green East. Multistory buildings having ground-floor activity generating retail uses along Gateway Boulevard and Chattleton Green enhance the pedestrian realm. Upper stories include opportunities for a range of complementary uses located where they are on-display along San Pablo Avenue.



Low intensity build-out scenario  
 - Minimum required frontage coverage  
 - Minimum required building height



High-intensity build-out scenario  
 - 100% frontage coverage  
 - Maximum permitted building height and F.A.R.

## SITE DEVELOPMENT STANDARDS

### 1. Land Use Categories

Frontage	Chattleton Square East	Gateway Boulevard	San Pablo Avenue	City Street
Main Street Retail	permitted	permitted, required at	permitted	conditional
General Commercial	conditional	permitted	permitted	permitted
Destination Retail	permitted	permitted	permitted	permitted
Workplace	permitted - u	permitted - u	permitted	permitted
Live/Work	permitted	permitted - u	permitted	permitted
Residential	permitted - u	permitted - u	permitted	permitted
Lodging	permitted - u	permitted - u	permitted	permitted
Civic / Cultural	permitted - u	permitted - u	permitted	permitted

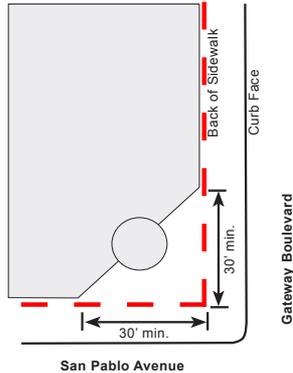
g = ground floor, u = upper story, --- = not permitted

### 2. Building Placement & Intensity

Frontage	Chattleton Square East	Gateway Boulevard	San Pablo Avenue	City Street
<b>Frontage Coverage Requirement</b>				
Minimum	100%	100%	70%	NA
<b>Building Setback</b>				
Front (min-max)	0' - 0'	0' - 0'	0' - 20'	5' - 20'
Side street (min)	0'	0'	0'	5'
Side yard (min)	0'	0'	0'; 10' @res	5'
Rear/alley (min)	0'	0'	0'; 10' @res	10'
Paseo/court (min)	0'	0'	0'	5'
Space b/w buildings (min)	0'	0'	10'	5'
Corner treatment	NA	required	NA	NA
<b>Building Height</b>				
Minimum	2 floors, 24'	1 floor, 16'	2 floors, 24'	1 floor, 16'
Maximum	6 floors, 60'	6 floors, 60'	6 floors, 60'	4 floors, 50'
Stepback	5' min above 24'	NA	NA	NA
<b>Density &amp; FAR</b>				
Residential density (du/ac)	12.1 - 60	12.1 - 60	12.1 - 60	12.1 - 60
FAR (max)	2.5	2.5	2.5	2.5

## SITE DEVELOPMENT STANDARDS

## 3. Corner Treatment



Buildings shall include a special setback and significant architectural expression at the corner of San Pablo Avenue and the Gateway Boulevard to enhance visibility and emphasize the site's location as a gateway into Chattleton Square.

1. The primary building mass shall not encroach within 30 feet of the intersection of the San Pablo Avenue and Gateway Boulevard property lines to create a 'clear zone'
2. A special building treatment containing an entry may encroach no more than 10 feet into the clear zone.

## SITE DEVELOPMENT GUIDELINES

## 1. Access and Circulation

Pedestrian

1. A prominent building mass should be integrated into the corner treatment at the intersection of San Pablo Avenue and Gateway Boulevard.
2. Ground-floor uses should be accessed primarily from the sidewalk via storefronts.
3. Upper story uses should be primarily accessed directly from the San Pablo Avenue and/or Gateway Boulevard sidewalk through formal entries leading to a central lobby.

Auto

1. Curb-cuts along San Pablo Avenue should be avoided, and limited to outbound traffic.
2. Access to parking, services, and drive-thru lanes should be primarily from the City Street.
3. Parking structures, garages, or podiums should be accessed from the City Street or alley where possible.

## 2. Building Design

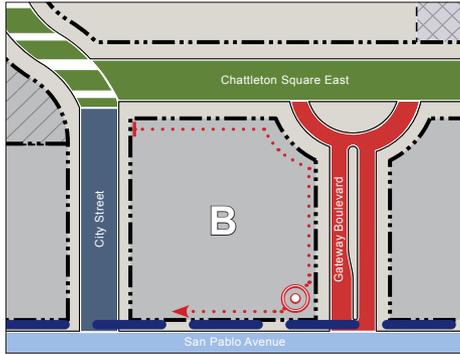
1. Single-story building volumes along Chattleton Square East, Gateway Boulevard, and San Pablo Avenue should be designed as "grand" buildings; interior ceiling height shall be no less than 14 feet, and total building height shall be no less than 24 feet.
2. Building design should emphasize the gateway location; Facades along San Pablo Avenue, Gateway Boulevard, and Chattleton Square East shall be constructed to a similarly high degree of craft and character and shall consist of high-quality durable materials.
3. Storefronts should incorporate decorative lighting, awnings, and high quality window treatment to create a high quality attractive environment that supports pedestrian activity.
4. Upper story uses should include balconies, terraces, and roof decks to enhance overall vibrancy.



# Required Frontage

## 2.1 Block and Frontage Regulations

### 2.1.B



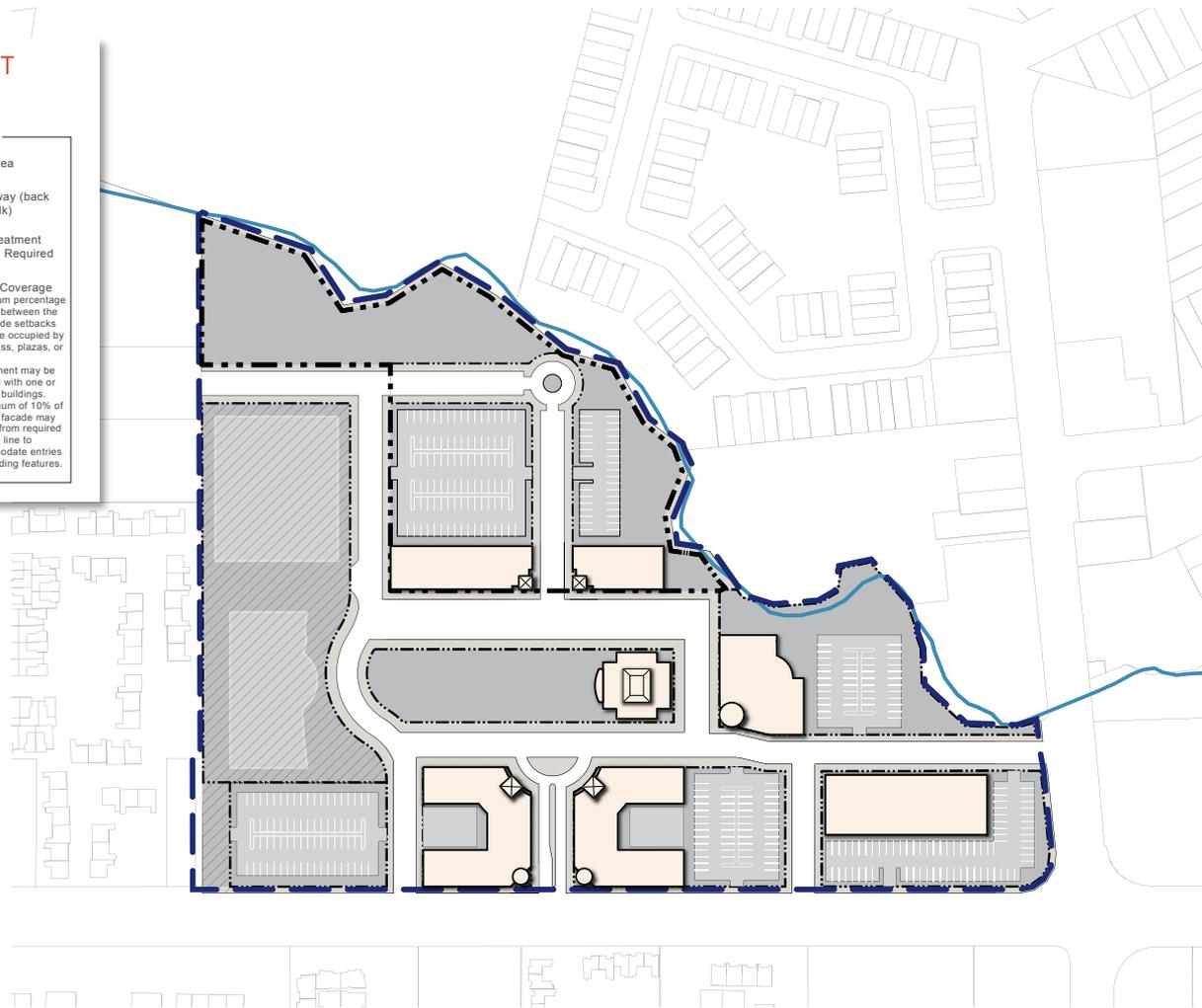
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#### Legend

- Project Area
- Right-of-way (back of sidewalk)
- Corner Treatment and Retail Required
- Frontage Coverage (the minimum percentage of the area between the minimum side setbacks that must be occupied by building mass, plazas, or paseos)
  - requirement may be satisfied with one or multiple buildings.
  - a maximum of 10% of building facade may deviate from required frontage line to accommodate entries and building features.

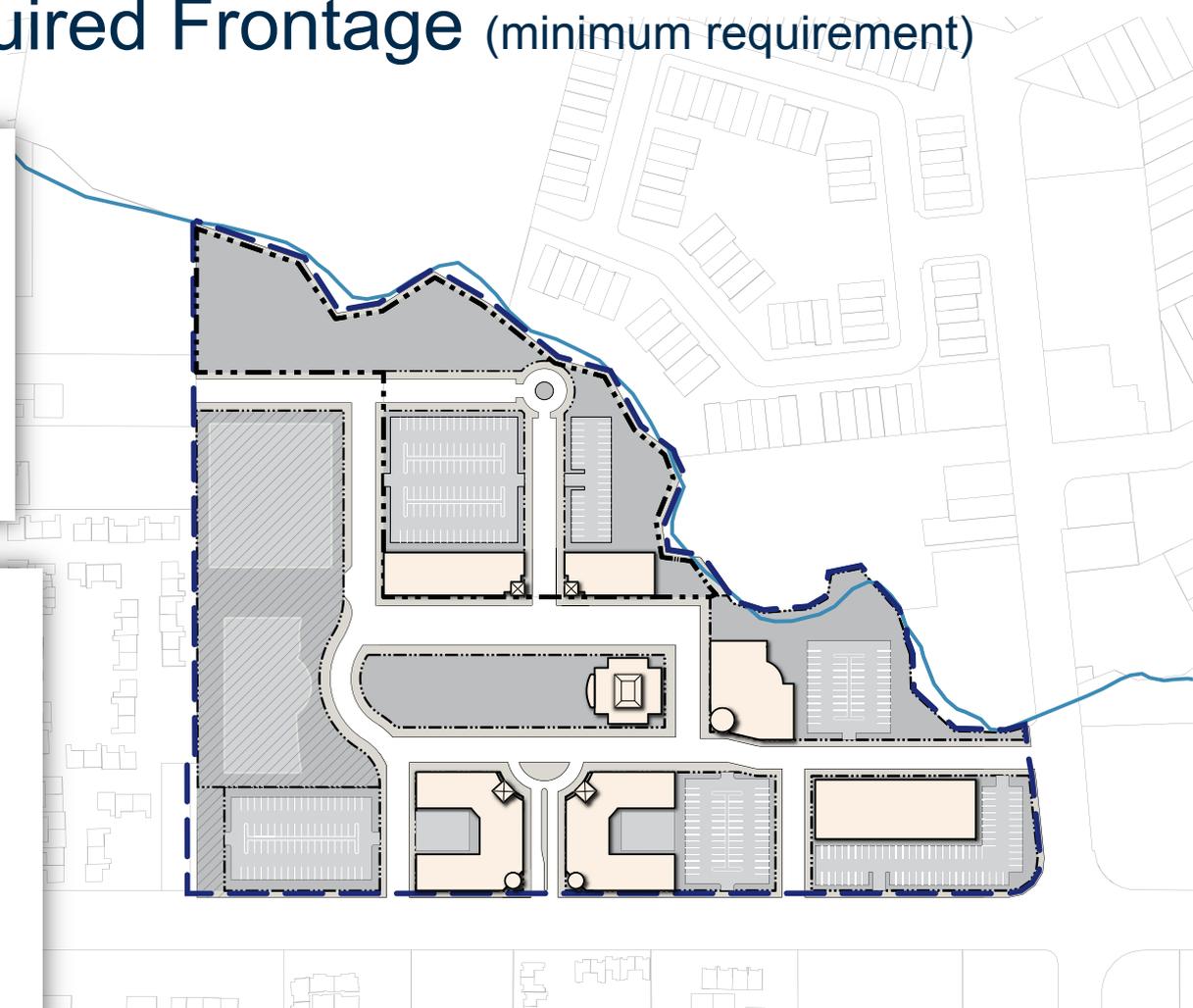
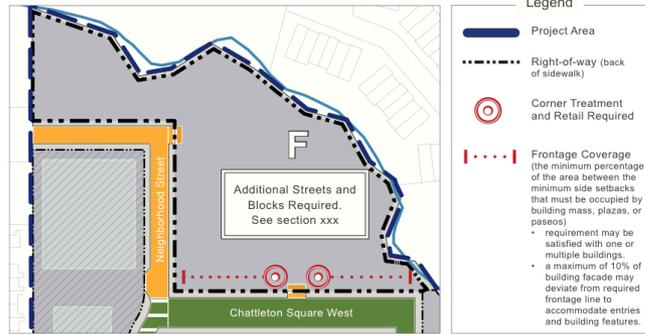
## 2. Building Placement & Intensity

Frontage	Chattleton Square East	Gateway Boulevard	San Pablo Avenue	City Street
<b>Frontage Coverage Requirement</b>				
Minimum	100%	100%	70%	NA
<b>Building Setback</b>				
Front (min-max)	0' - 0'	0' - 0'	0' - 20'	5' - 20'
Side street (min)	0'	0'	0'	5'
Side yard (min)	0'	0'	0'; 10'@res	5'
Rear/alley (min)	0'	0'	0'; 10'@res	10'
Paseo/court (min)	0'	0'	0'	5'
Space b/w buildings (min)	0'	0'	10'	5'
Corner treatment	NA	required	NA	NA
<b>Building Height</b>				
Minimum	2 floors, 24'	1 floor, 16'	2 floors, 24'	1 floor, 16'
Maximum	6 floors, 60'	6 floors, 60'	6 floors, 60'	4 floors, 50'
Stepback	5' min above 24'	NA	NA	NA
<b>Density &amp; FAR</b>				
Residential density (du/ac)	12.1 - 60	12.1 - 60	12.1 - 60	12.1 - 60
FAR (max)	2.5	2.5	2.5	2.5



# Required Frontage (minimum requirement)

2.1.F

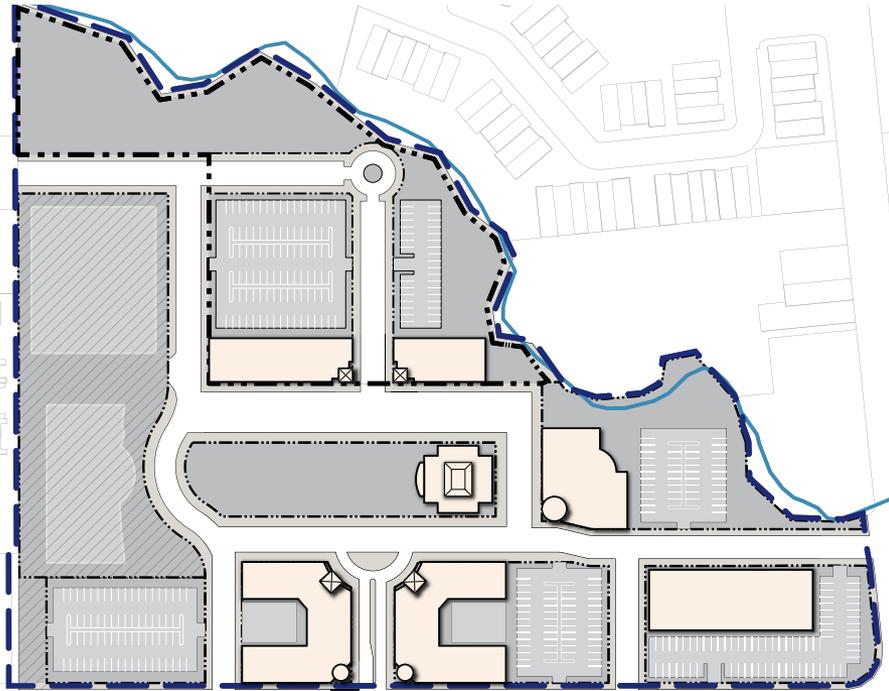


## 2. Building Placement & Intensity

Frontage	Chattleton Square West	Neighborhood Street
<b>Frontage Coverage Requirement</b>		
Minimum	100%	NA
<b>Building Setback</b>		
Front (min-max)	0' - 0'	10' - 20'
Side street (min)	0'	5'
Side yard (min)	0'	5'; 10' if diff use
Rear/alley (min)	5'	10'
Paseo/court (min)	0'	5'
Space b/w buildings (min)	0'	10'
Creekside Trail	30'	30'
<b>Building Height</b>		
Minimum	2 floors, 24'	1 floor, 16'
Maximum	5 floors, 60'	4 floors, 50'
Stepback	5' min above 24'	NA
<b>Density &amp; FAR</b>		
Residential density	12.1 - 60 du/ac	12.1 - 60 du/ac
FAR (max)	2.5	2.5

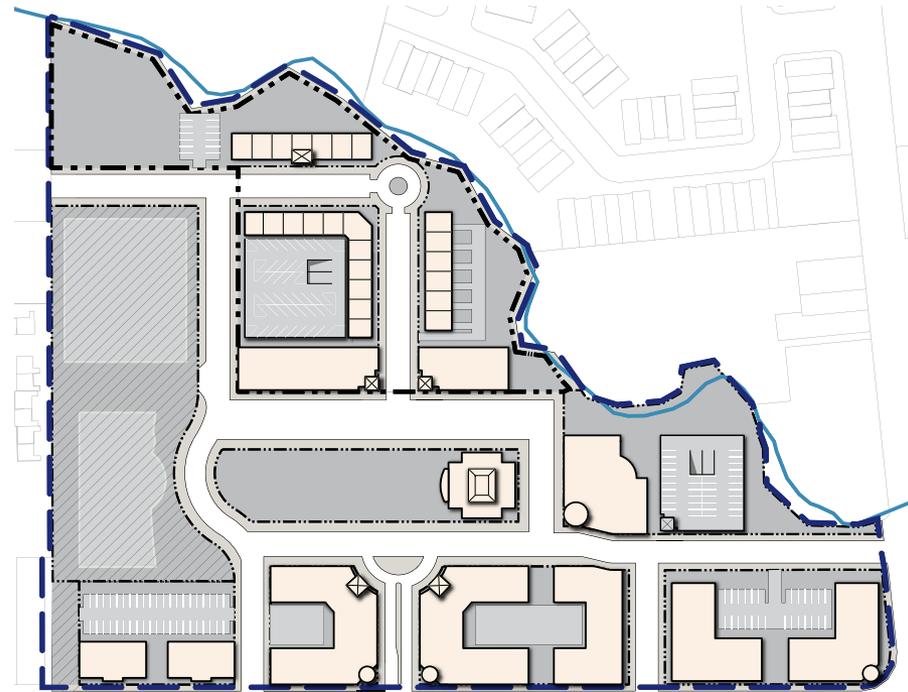
# Required Frontage

(minimum requirement)



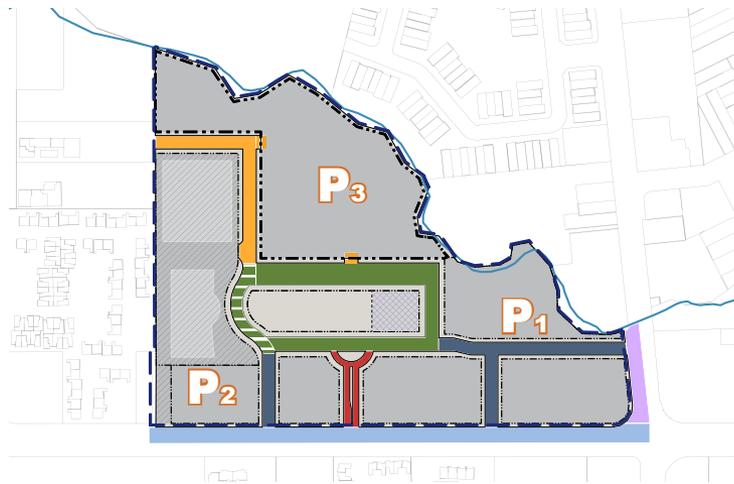
# Required Frontage

(build-out)



### E. Parking Facility Strategies

To support new investment along Chattleton Square and the Gateway Boulevard, publicly accessible parking lots and structures may be developed to serve a range of land uses. As new investment continues to occur, these properties may be transformed from surface lots to structured parking to serve the increasing demand for parking stalls. Preferred locations for publicly accessible parking facilities are illustrated below.



- P1. Along Chattleton Lane behind Chattleton Square North frontage.
- P2. Along the southernmost City Street in the Plan Area with additional egress/access from San Pablo Avenue and the service street constructed along the southern property boundary. Parking facilities shall comply with frontage coverage requirements for new buildings.
- P3. Behind buildings fronting Chattleton Square West.

### 2.3.2 Standards

1. All new non-residential development (including mixed-use development with a residential component) shall share their off-street parking spaces with the public when possible to do so.
2. Surface parking lots must meet planting and buffering requirements as detailed in Section 2.4.1 - Landscape and Open Space.
3. Parking requirements may be satisfied through any combination of off-street spaces in shared public or private facilities or on-street public spaces within 300 feet of an entrance.
4. Required Stalls

Land Use	spaces
Main Street Retail (min / max per 1000 sq.ft.)	0 / 4
General Commercial (min / max per 1000 sq.ft.)	0 / 4
Destination Retail (min / max per 1000 sq.ft.)	0 / 6
Workplace (min / max per 1000 sq.ft.)	2 / 6
Live/Work (min / max per 1000 sq.ft.)	0 / 2
Residential	
Studio / 1 bedroom (min / max per unit)	0 / 1.5
2 plus bedrooms (min / max per unit)	1 / 2
Lodging (per lodging unit)	1 / 1.5
Civic / Cultural (min / max per 1000 sq.ft.)	0 / 6

- Minimum and maximum parking requirements apply only to off-street surface lots.
  - There is no maximum for structured or underground parking supply
  - Residential developments are permitted to add 1 guest space per 4 units in addition to maximum supply.
  - Lodging uses are permitted additional spaces dedicated to operators / employees.
5. Dimensions: Standard stall size for surface lots shall be 9 feet wide by 18 feet long. Compact diagonal and head-in parking spaces in surface lots may have a minimum size of 7.5 feet wide by 16 feet long.
  6. Access: Parking facilities shall be accessed from City Street or Neighborhood Streets where possible. Curb cuts along Chattleton Square Streets and the Gateway Boulevard is prohibited. Curb cuts along San Pablo Avenue should be limited.
  7. Bicycle Parking: A minimum of 1 bicycle parking mechanism shall be provided for each 10 auto parking spaces in off-street facilities.

## 2.5 Building Design

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### 2.5.2.A Commercial and Mixed-Use Buildings

#### Articulation

##### Height

1. Ground floor storefronts are required along Chattleton Square East and West.
2. Ground-floor commercial uses should be a minimum of 14 feet clear interior height.
3. Buildings shall have a clearly defined ground floor delineated by a cornice, band, or other horizontal course. The ground floor shall be a minimum of 60% of the height of two-story buildings (measured to the second story ceiling height).
4. Horizontal courses such as watertables or bellybands or a change in facade materials are encouraged to help delineate upper stories where appropriate to overall style.
5. Roof treatment may include a cornice, parapet, eave or other distinctive treatment.

##### Length

1. Building length should be well articulated using facade elements in accordance with architectural style.
2. Building bays can be offset and roof lines varied to create a rhythm of building increments that provide visual interest and support pedestrian activity.
3. Where upper floors contain lofts, townhouses, flats or other residential units, length articulation should articulate and emphasize individual dwelling units.

##### Corner Treatment (where required)

1. Corner volumes may be accented by a domed, conical or pyramidal roof form.
2. Special windows and doors, terraces, and architectural materials are recommended methods for articulating corners.



Storefronts with upper story office uses.



Residential lofts over ground floor retail and restaurants, front onto public square.



Corner tower with domed roof office above retail..

#### Building Elements

1. Window frames shall be recessed a minimum of 2 inches from the exterior wall to the glass surface.
2. All windows with the exception of small accent windows and storefront windows shall be divided into a minimum of two panes.
3. Window glass shall be clear. Reflective glass windows are not permitted.
4. Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
5. Ornamental wall-mounted outdoor lighting is encouraged to accent entries, columns or pilasters.
6. Decorative elements such as tile mosaics, artwork, decorative reliefs, and ornamental lighting are encouraged to add vibrancy to building walls.
7. Blade signs and wall-mounted signs are encouraged to enhance pedestrian scale and character.

#### Entries, Access, & Parking

##### Pedestrian

1. Residential entry doors facing the public realm shall have a minimum 10% glazing.
2. Commercial entry doors shall have a minimum of 50% door area glazing.
3. Upper story uses should be primarily accessed via formal entries. A lobby may provide access to an interior stairwell and/or elevator.
4. Recessed building entries may include special paving, soffit treatment, and decorative lighting.
5. Building entries should be accentuated with canopies, overhangs, and awnings.



Significant architectural volume at corner creates a visual landmark along a major automobile corridor. Adjacent building bays designed are in accordance with dwelling units.



Varying building bay masses and roof forms enhance the overall appeal of this mixed-use building.

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## Site Redevelopment

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### 2.5 Building Design

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#### 2.5.2.B Workplace Buildings



Formal entry and corner treatment emphasize corner location.



Individual roof forms articulate this two story workplace building.



Formal entry and corner treatment emphasize corner location; roof treatments articulate building height .

#### Articulation

##### Height

1. Single story buildings should be designed as "grand" buildings, having an interior ceiling height of no less than 14 feet, and an exterior building height of no less than 20 feet.
2. Buildings should have a distinctive ground floor and roof treatment.
3. A base treatment is recommended. Base treatments should project a min. of 1 inch from the wall surface and may employ a change in color, and/or change in material.
4. Additional height articulation with horizontal courses are encouraged to help delineate overall building height.
5. Ground floors should be taller than upper floors.

##### Length

1. Buildings length should be well articulated using facade elements such as columns or pilasters when appropriate to architectural style.
2. Building length may be articulated by offsetting building bays with corresponding roof forms.
3. Corner treatment using uniquely detailed roofs or volumes is encouraged to add visual interest.

#### Building Elements

1. Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces for employees.
2. Ornamental wall-mounted outdoor lighting or up-lighting of building elements is encouraged, adjacent to the public and private pedestrian areas.
3. Roof gardens or green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual interest.

#### Access & Parking

1. Primary access to ground floor tenants shall be from the fronting street.
2. Primary access to upper story uses shall be achieved through formal entries on front or side facades, or from a central lobby, stairwell or elevator.
3. Parking for workplace buildings should be primarily located in surface lots behind the primary structure, in nearby parking structures, and on-street.
4. Parking and services shall be accessed through an alley or City Street where possible.
5. A forecourt may provide an attractive space for public gathering adjacent to workplace buildings.

## 2.5 Building Design

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### 2.5.2.C Residential Buildings



Contemporary sacked flats with articulated building masses.

#### Massing and Composition

1. Building massing should illustrate residential volumes through the offsetting bays, and use of individual roof forms and building elements in accordance with overall style.
2. Building facades shall be oriented to the primary street and to interior courts and paseos. Buildings shall not front onto parking areas.
3. Private outdoor spaces such as courtyards, plazas, and gardens are encouraged.
4. Ground floor residential units shall be elevated a minimum of 18 inches above finished grade.

#### Articulation

##### Height

1. Common roof treatment for stacked flats includes a cornice, parapet, cap; for multiplex and rowhouses roofs may be pitched, include dormers, or a distinctive cap to provide visual interest in accordance with overall style. Modern buildings may include a combination of roof types to illustrate individual units.
2. Additional belt courses are encouraged to help delineate upper stories.



Individual roof forms articulate this two story workplace building.

##### Length

1. Building masses should articulate individual units. Projecting and inseting of building volumes, delineation of bays, and varying roof lines should be employed to add visual interest.
2. Individual façade composition should not be excessively replicated. A variety of unit plans or façade designs should be employed over the length of a block face.
3. Corner treatment using unique roofs or volumes is encouraged to add visual interest to stacked flats.

#### Building Elements

1. For multifamily buildings, formal entrances may be identified with porticoes, vestibules, and prominent doorways. For rowhouses, stoops are recommended along street frontages.
2. Terraces, balconies, window bays, porches, and roof gardens should be used where appropriate to create outdoor rooms.
3. Hierarchy of window sizes should reflect the living spaces within.
4. Green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual interest.
5. Shading devices such as overhangs, latticework



Live-work units with ground-floor commercial access court and terraces enhance pedestrian activity.

and trellises should be incorporated where appropriate, especially at south-facing facades.

#### Access & Parking

1. Primary pedestrian access to residential buildings shall be from the fronting street, paseos, and courtyards where possible. Entrances should be residential in character, be prominent, and easy to identify.
2. Upper story units should be accessed from a central lobby, or interior stairwell contained within the main building volume.
3. Parking should be in garages, structures or car ports accessed from City Streets and Alleys where possible.
4. Internal "tuckunder" garages may be accessed from rear alleys.
5. For live-work buildings, ground floor commercial spaces should be accessed directly from the primary street, court, or paseo where possible.

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2.5 Building Design

4. Exterior driveway surfaces shall be treated with attractive non-slip materials such as unit pavers or colored and scored concrete and shall be visually distinguishable from adjacent sidewalks to enhance pedestrian safety.
5. All parking structures shall incorporate dedicated bicycle parking areas adjacent to pedestrian entrances.

### Stormwater Management

The top floor or 'roof deck' of a parking structure is essentially an elevated parking lot. Stormwater management should be an integral component of building design:

1. Integrate rainwater collection facilities such as cisterns or tanks within the building structure to collect and filter stormwater prior to releasing into the City's infrastructure.
2. Greenwalls are encouraged as a means of utilizing stormwater to enhance visual interest.
3. Downspouts should be connected to flow-through stormwater infiltration planters where possible.



Parking structure with ground floor storefronts. Second story opening are vertically-proportioned and include decorative grille-work and shade devices. A combination of brick and stucco accentuates building articulation and creates an attractive setting in a pedestrian environment.



Vertically-proportioned openings mitigate the horizontal building volume and support pedestrian activity.



The auto entrance to this structure is nondescript, and demarcated with a "P" above the entry. The pedestrian entrance is treated with a formal entry and awning.



A retail anchor with prominent corner entry occupy the ground floor of this parking structure.



Brick base treatment in combination with glass and steel articulation enhance this parking structure's compatibility with adjacent building fabric.

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# AGENDA

**Project Overview**

**5** minutes

**Introduction to the Development Code**

Versatility and Flexibility  
Feasibility Studies

**10** minutes

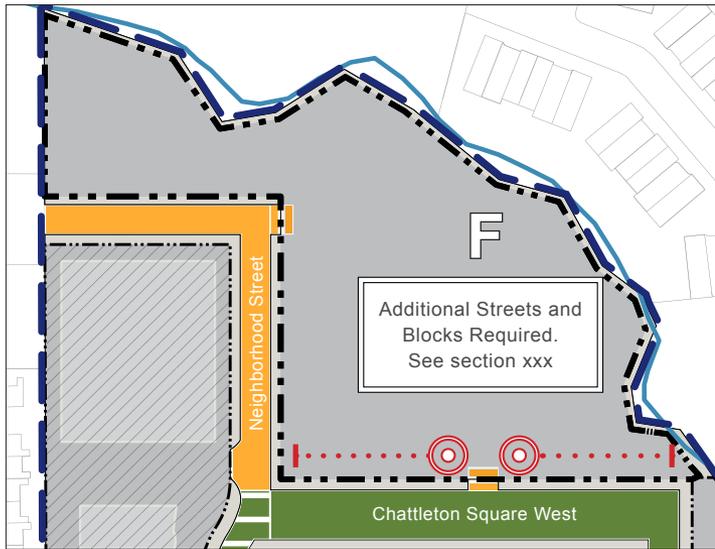


# Feasibility Analyses – Block F

## 2.1 Block and Frontage Regulations

### 2.1.F

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#### Legend

- Project Area
- Right-of-way (back of sidewalk)
- Corner Treatment and Retail Required
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## SITE DEVELOPMENT STANDARDS

### 1. Land Use Categories

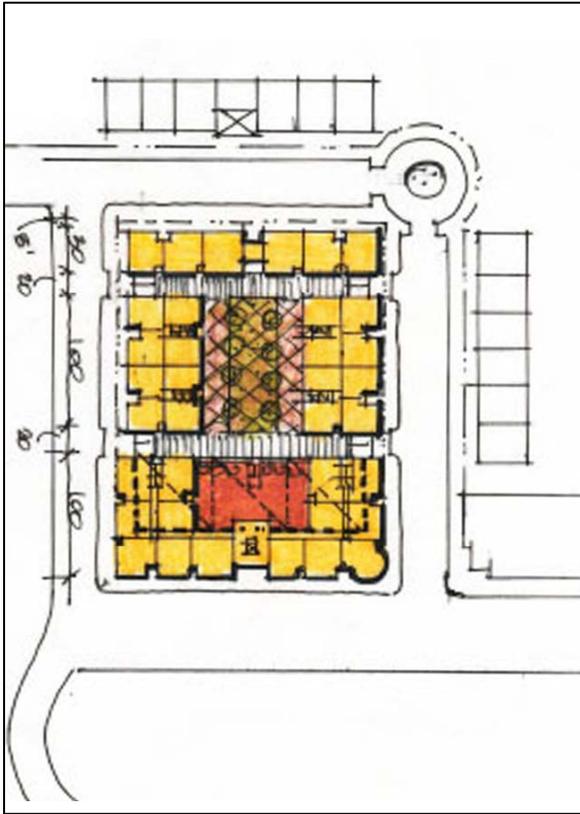
Frontage	Chattleton Square West	Neighborhood Street
Main Street Retail	permitted, required at	---
General Commercial	permitted	---
Destination Retail	permitted	---
Workplace	permitted	permitted
Live/Work	permitted	permitted
Residential	permitted - u	permitted
Lodging	permitted	permitted
Civic / Cultural	permitted	permitted

g = ground floor, u = upper story, --- = not permitted

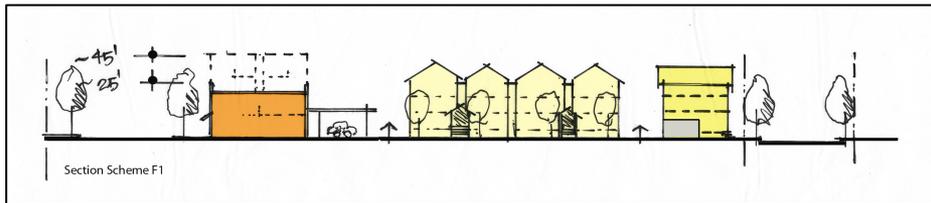
### 2. Building Placement & Intensity

Frontage	Chattleton Square West	Neighborhood Street
<b>Frontage Coverage Requirement</b>		
Minimum	100%	NA
<b>Building Setback</b>		
Front (min-max)	0' - 0'	10' - 20'
Side street (min)	0'	5'
Side yard (min)	0'	5'; 10' if diff use
Rear/alley (min)	5'	10'
Paseo/court (min)	0'	5'
Space b/w buildings (min)	0'	10'
Creekside Trail	30'	30'
<b>Building Height</b>		
Minimum	2 floors, 24'	1 floor, 16'
Maximum	5 floors, 60'	4 floors, 50'
Stepback	5' min above 24'	NA
<b>Density &amp; FAR</b>		
Residential density	12.1 - 60 du/ac	12.1 - 60 du/ac
FAR (max)	2.5	2.5

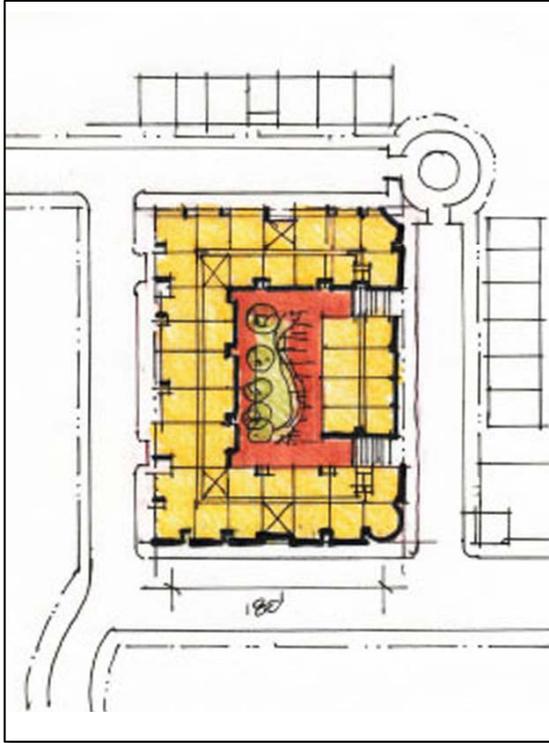
# Feasibility Analyses – Block F – Concept 1



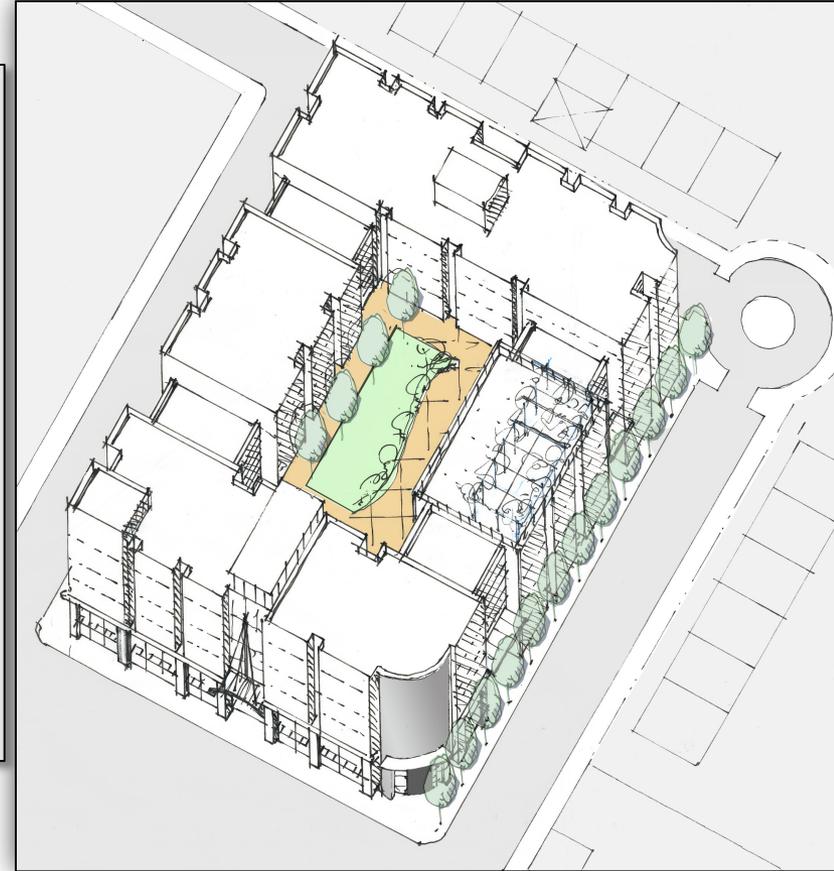
Option 2b Central Green	
Residential Units	52
Retail Sq. Ft.	12.5k-15.6k
Unit #/Types	Phase 1: 32, 8, 3-story townhouses; 8 ground level flats, 16 stacked townhouses, rear loaded Phase 2: 20 stacked townhouses over retail
Unit Size Ave	
Fee-Simple, Condo	8 Fee Simple; the rest are condos/rentals
Retail Height	As desired (14'-20')
Total Parking	52
Type of Parking	24 tuck-under, 28 surface parking (ground level structured phase 2)
Construction Type	Type V/Type I
Building Height (s)	Up to 60 feet
Max. No. Stories	4 over tall retail
Resid. Density	40+/du/ac
Phaseable	Yes
Comments	Central communal open space Works well with phasing



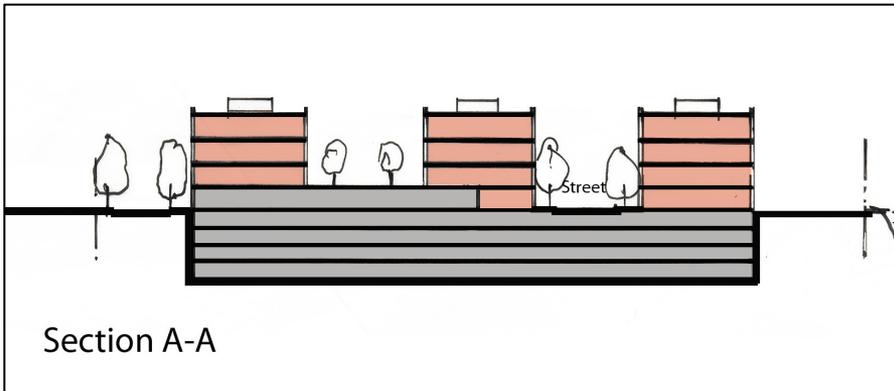
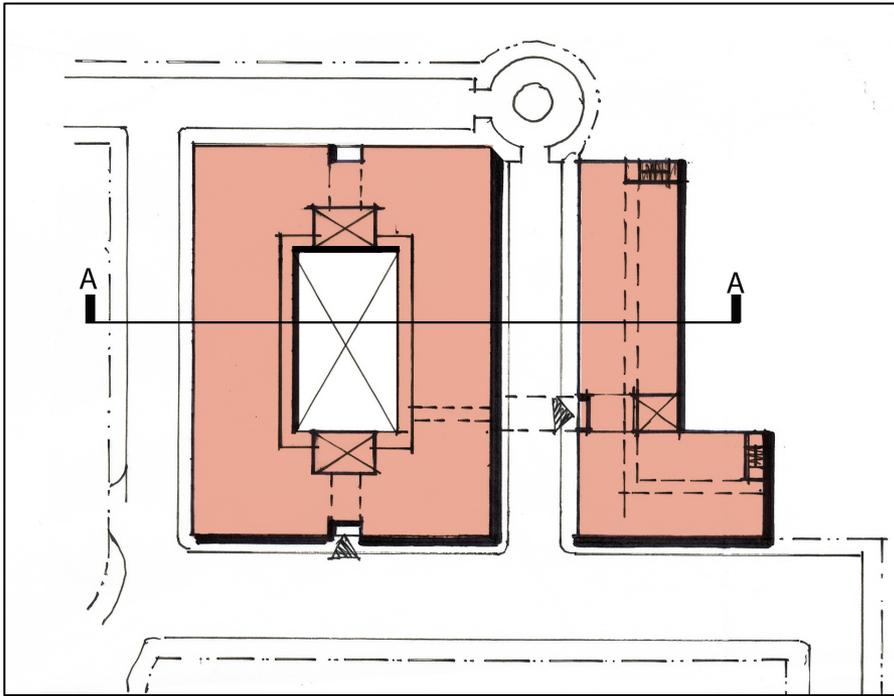
# Feasibility Analyses – Block F – Concept 2



Maximum Build-Out	
Residential Units	up to 175 units
Retail Sq. Ft.	12.6k
Unit #/Types	175 flats (unit types can be mixed between stacked th and flats)
Unit Size Ave	
Fee-Simple, Condo	all condos or rentals
Retail Height	As desired (14'-20')
Total Parking	175
Type of Parking	1 level structured pkg plus 1/2 level underground parking
Construction Type	Type V/Type I
Building Height (s)	Up to 60 feet
Max. No. Stories	4+ with mezz over retail
Resid. Density	130 du/ac
Phaseable	? (MZ to check on this)
Comments	Nice central podium courtyard; requires basement parking



# Feasibility Analyses – Block F – Office

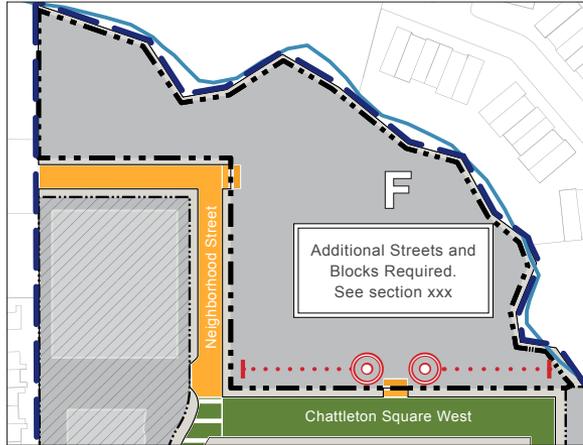


Option 3 Max. Office Build-Out	
Parcel(s) Size	84,900 sq. ft. / 2 ac
Residential Units	0
Retail Sq. Ft.	up to 20,000 sq. ft.
Office Sq. Ft.	226,800 sq. ft.
Total Parking	1,215 (1,134 req'd at 5 per 1,000 sq. ft.)
Type of Parking	4 levels of underground parking (underneath two parcels and street), and 1 partial level of at grade level parking
Construction Type	Type II or I
Building Height (s)	60 feet
Max. No. Stories	4
Resid. Density	n/a
includes two parcels - publicly accessible street runs through 2 parcels	

# Feasibility Analyses – Block F

## 2.1 Block and Frontage Regulations

### 2.1.F



### San Pablo Feasibility Studies - Blocks F

29-Aug-11

	Option 1 Fee Simple with Retl	Option 1 - 2nd phase Fee Simple with Retl	Option 2 Max. Resid Build-Out	Option 3 Max. Office Build-Out
Parcel(s) Size	58,500 sq. ft. / 1.34 ac	58,500 sq. ft. / 1.34 ac	58,500 sq. ft. / 1.34 ac	84,900 sq. ft. / 2 ac
Residential Units	22	36	up to 175 units	0
Retail Sq. Ft.	12,000 - 18,000 sq. ft.	12,000 - 18,000 sq. ft.	12,000 sq. ft.	up to 20,000 sq. ft.
Office Sq. Ft.	0	0	0	226,800 sq. ft.
Total Parking	36	36	175	1,215 (1,134 req'd at 5 per 1,000 sq. ft.)
Type of Parking	22 tuck-under surface parking (behind retail) +14	22 tuck-under structured parking +14	1 level structured pkg plus 1/2 level underground parking	4 levels of underground parking (underneath two parcels and street), and 1 partial level of at grade level parking
Construction Type	Type V	Type V/Type I	Type V/Type I	Type II or I
Building Height (s)	25/35 feet	45 feet	60 feet	60 feet
Max. No. Stories	2 to 3	2 to 4.5	6	4
Resid. Density	16 du/ac	27 du/ac	130 du/ac	n/a
	First phase can be just retail or residential	Adds 14 stacked townhouse/loft units over retail - turn surface parking into structured parking below podium courtyard	Not easily phaseable	includes two parcels - publicly accessible street runs through 2 parcels



City  
Design  
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# The Vision for Circle~S

*City of San Pablo*