



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0370

HEARING DATE: MARCH 6, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2015-016326COA
Project Address: SEAWALL LOTS 323 & 324
Historic Landmark: Northeast Waterfront Landmark District
Zoning: C-2 (Community Business)
 Waterfront Special Use District No. 3
 40-X Height and Bulk District
Block/Lot: 0138/001, 0139/002 (2 lots)
Applicant: Jay Wallace
 TZK Broadway, LLC
 (415) 955-1100 ext. 4007
Staff Contact: Jonathan Vimr - (415) 575-9109
 jonathan.vimr@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
 tim.frye@sfgov.org

ADOPTING FINDINGS FOR PROPOSED WORK DETERMINED TO BE CONSISTENT WITH THE PURPOSES OF ARTICLE 10, THE STANDARDS OF ARTICLE 10 AND THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0138 AND LOT 002 IN ASSESSOR'S BLOCK 0139, WITHIN THE C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, THE WATERFRONT SPECIAL USE DISTRICT NO. 3, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 1, 2016 Jay Wallace of TZK Broadway, LLC ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to demolish the existing parking lot at the subject property in order to construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue; an approximately 112,700 gsf hotel that would accommodate a maximum of 192 guest rooms, and; an approximately 14,000 gsf privately finance and maintained public park.

WHEREAS, the Department found that the project could not have a significant on the environment pursuant to a final Mitigated Negative Declaration issued on December 21, 2018. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on March 6, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-003593COA (Project).

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby finds that the proposed Project is consistent with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2015-016326COA, subject to the following conditions and findings:

CONDITIONS

1. Prior to the issuance of the Port building permit, the Project Sponsor should provide final architectural plans to Planning Department preservation staff so that they may consult with Port preservation staff regarding Planning staff's recommendations. These plans should include additional, detailed sections for all window and storefront systems, including how they meet building reveals.
2. Prior to the issuance of the Port building permit, the Project Sponsor should coordinate with Planning Department preservation staff so that they may consult with Port preservation staff on the development of a comprehensive sign program for the project.
3. The Project Sponsor should continue to work with the Planning Department and the Port preservation staff on the building design. The final design, including but not limited to the final color, finishes, textures, glazing details and window and storefront systems should be reviewed by the Planning Department and approved by the Port preservation staff prior to the issuance of the Port building permit.
4. As part of the Port building permit, the project sponsor should include notes confirming that prior to the fabrication of brick cladding, Planning Department and Port preservation staff shall review an on-site mockup of potential brick cladding systems to ensure the material is consistent with the Historic Preservation Commission's findings.
5. As part of the Port building permit, the project sponsor should include notes confirming that prior to the fabrication of the bird safe glass utilized for the theater pavilion, Planning Department and Port preservation staff shall review an on-site mockup of potential glazing systems to ensure that the material is consistent with the Historic Preservation Commission's findings. Said mockup should include a joint to ensure that the built structure is appropriately transparent and visually light.
6. Consistent with Section 260(b) of the Planning Code, the highest point of mechanical penthouses shall extend no higher than 10' above the roof of the building.
7. Consistent with Section 260(b) of the Planning Code, the highest point of elevator penthouses shall extend no higher than 16' above the roof of the building.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report and draft designation amendment report.

- The proposed Project would demolish and replace a surface parking lot, which is not characteristic of the District; therefore no historic materials or features the contribute to District would be removed or altered.
- The new construction is consistent with the character of the District in regards to historic materials, features, size, scale and proportion, and massing.
- Although contrasting and clearly contemporary in nature, the use of non-reflective glazing for the theater pavilion reflects the fact that no such structure is otherwise found within the District, and promotes high levels of transparency.
- The proposed Project is consistent with the requirements of Article 10 of the Planning Code.
- The proposed Project is consistent with the relevant, following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Consistency.** The proposed Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The proposed Project furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Project would demolish a surface parking lot and replace it with a mixed-use development that would include new retail uses on the ground floor, and would improve neighborhood connectivity through the creation of a pedestrian pathway through the Project site.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Project would strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards. The creation of a new, compatible building would help fill out the subject landmark district and would be replacing a surface parking lot that does not contribute to the character of the district and neighborhood.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Project would have no effect on the affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Project would not have any effect on industrial and service sector jobs. The proposed project would demolish a surface parking lot and replace it with a mixed-use development that would include new retail uses on the ground floor, and would improve neighborhood connectivity through the creation of a pedestrian pathway through the project site.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The work would be executed in compliance with all applicable construction and safety measures. The proposed Project would not affect the property's ability to withstand an earthquake.

- G) That landmark and historic buildings will be preserved:

A landmark or historic building does not occupy the project site. The proposed project, which lies within the boundaries of the Northeast Waterfront Landmark District, is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Project would not affect access to sunlight or vistas for existing parks and open spaces, and would result in a new public park that would be privately financed and maintained.

5. For these reasons, the proposal overall is consistent with the purposes of Article 10, the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, the General Plan, and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **finds that the project is consistent with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation** for the property located at Lot 001 in Assessor's Block 0138 and Lot 002 in Assessor's Block 0139 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2015-016326COA.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. APPROPRIATE PERMITS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 6, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Hyland, Matsuda, Black, Johns, Pearlman, Wolfram

NAYS: None

ABSENT: Johnck

ADOPTED: March 6, 2019



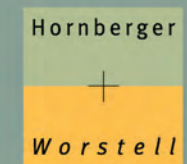
ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project

TZK Broadway, LLC
December 21, 2018 Design Package



KENWOOD INVESTMENTS



Prepared for:
Teatro ZinZanni, Presidio Companies,
and Kenwood Investments

by:
Hornberger + Worstell

Site Context

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project





Project Site



Existing Site
Embarcadero Looking South



Existing Site
Davis Looking North



Existing Site
Broadway/Embarcadero Corner Looking North



Existing Site
Broadway/Davis Corner Looking East

Existing Site Images



KGO - from Davis & Vallejo



KGO - from Green St.



900 Front St. KGO - from Front & Vallejo



KGO - from The Embarcadero across project park site



Golden Gateway Commons - Broadway



Golden Gateway Commons - Broadway



Golden Gateway Commons - from The Embarcadero



Golden Gateway Commons - from The Embarcadero



The Waterfront Restaurant & Cafe - Pier 7 & The Embarcadero



Pier 9 & The Embarcadero

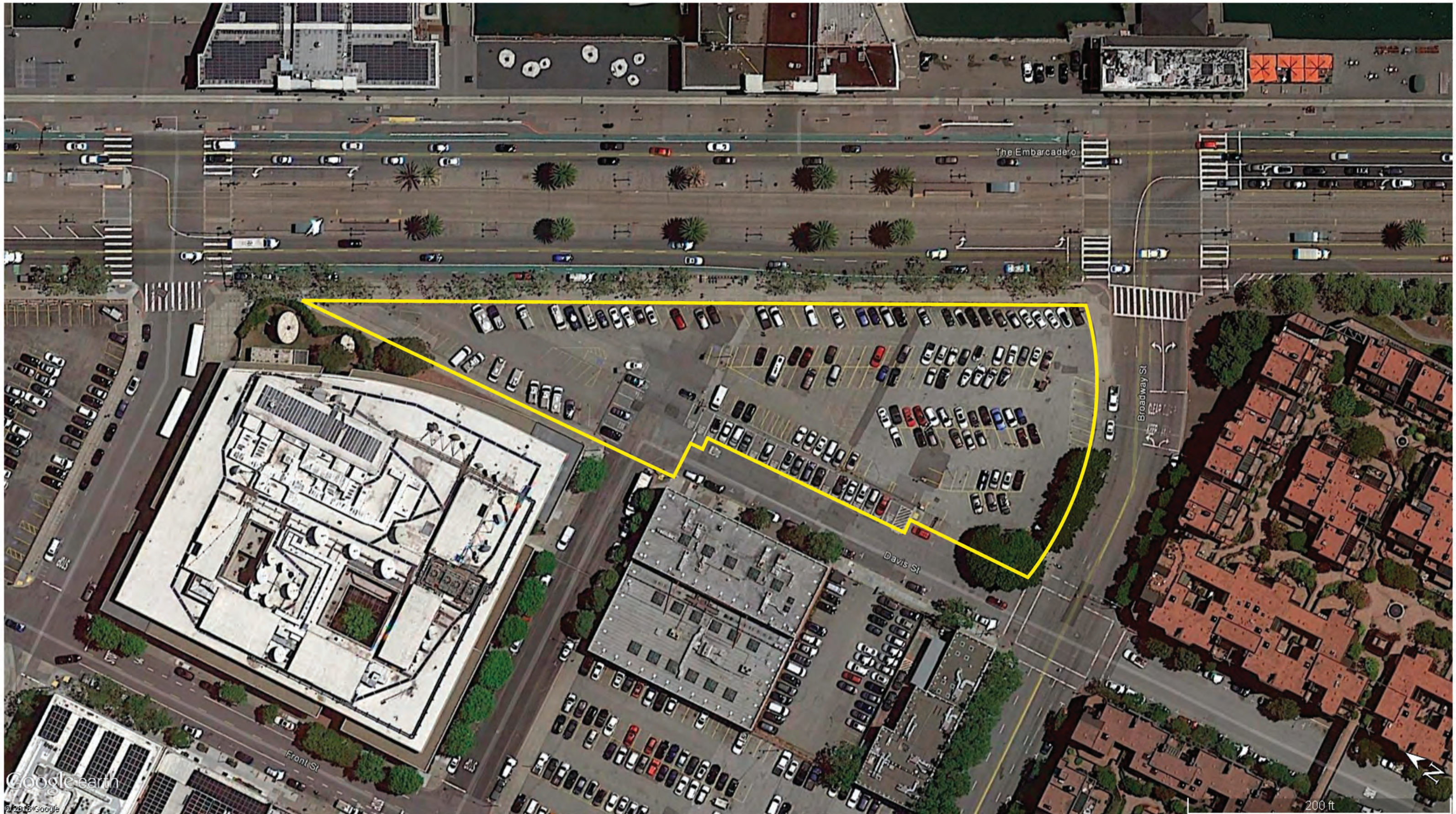


60 Broadway - from Davis St.



753 Davis - from across project site

Existing Context Images / Nearby Buildings



Project Site

Historic District Images



ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project



151 Union



1050 Battery

1010 Battery

Section 6. FEATURES

(a) Overall Form and Continuity.

- Building height is generally within a six-story range, with the higher structures closer to the base of Telegraph Hill and lower buildings near the water. Many of the oldest structures are one or two stories in height.

Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code



Embarcadero Elevation - Proposed Scheme

Historic District Images



1035 Battery



1050 Battery



1050 Battery

1010 Battery

Section 6. FEATURES

(b) Scale & Proportion:

- The buildings are of typical warehouse design, large in bulk, often with large arches and openings originally designed for easy vehicular access. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced-concrete structures characteristic of twentieth century industrial architecture.

Northeast Waterfront Historic District

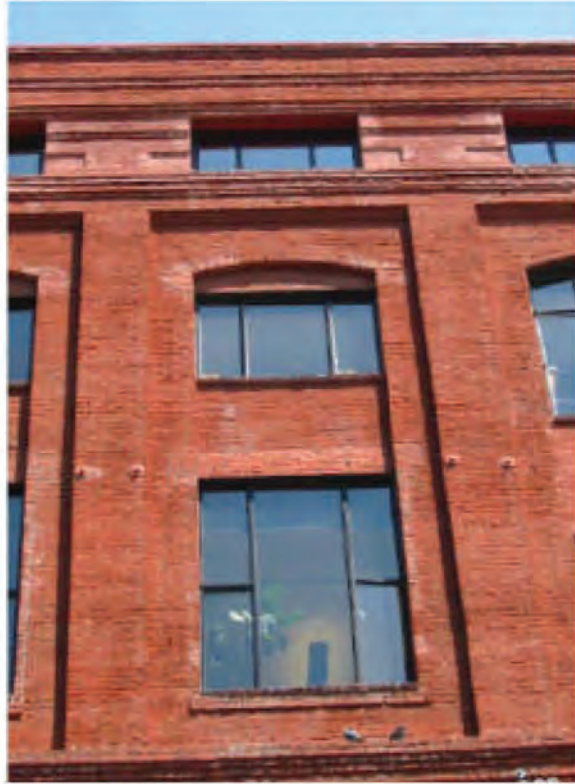
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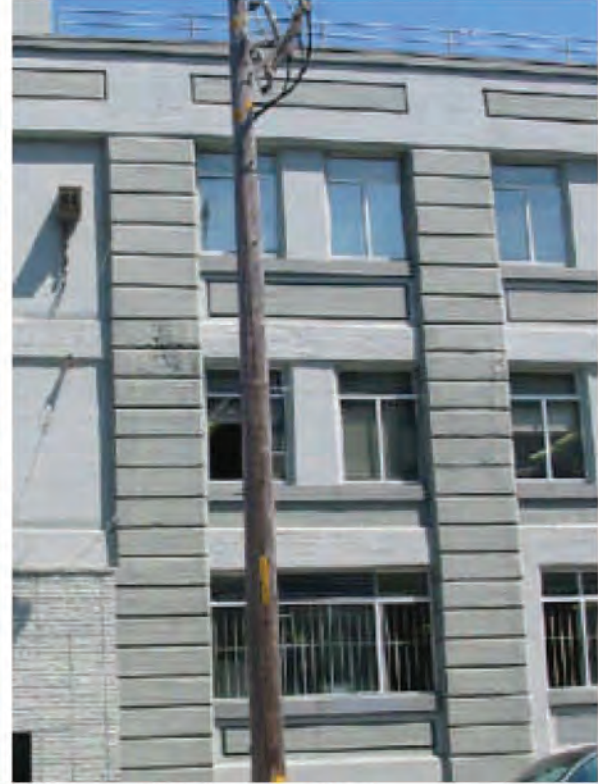


Embarcadero Elevation - Proposed Scheme

Historic District Images



151 Union Street



1088 Sansome Street



150 Green Street



1010 Battery



847 Front Street



Icehouse Alley: glass bridge approved by HRC 1992

(c) Fenestration.

- Minimal glazing is deeply recessed, producing a strong shadow line. The earliest structures have a few windows expressing their warehouse function. They are varied in size, rhythmically spaced and relate in shape and proportion to those in nearby buildings. Larger industrial sash window began to be incorporated in structures built from the 1920's and onward. Door openings are often massive to facilitate easy access of bulk materials.

Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

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Historic District Images



Embarcadero | Teatro ZinZanni Entrance

Section 6. FEATURES

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(d) Materials:

- Standard brick masonry is predominant for the oldest buildings in the District, with reinforced concrete introduced after the 1906 fire. Some of the brick facades have been stuccoed over. One of the structures still has its metal shutters, which were once typical of the area.

(e) Color.

- Red brick is typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray and blue.

(f) Texture.

- Typical facing materials give a rough-textured appearance. The overall texture of the facades is rough-grained.

Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

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60 Broadway



150 Green Street



1035 Battery



Cobblestones - John Maher St.



55 Union St.



1010 Battery

Section 6. FEATURES

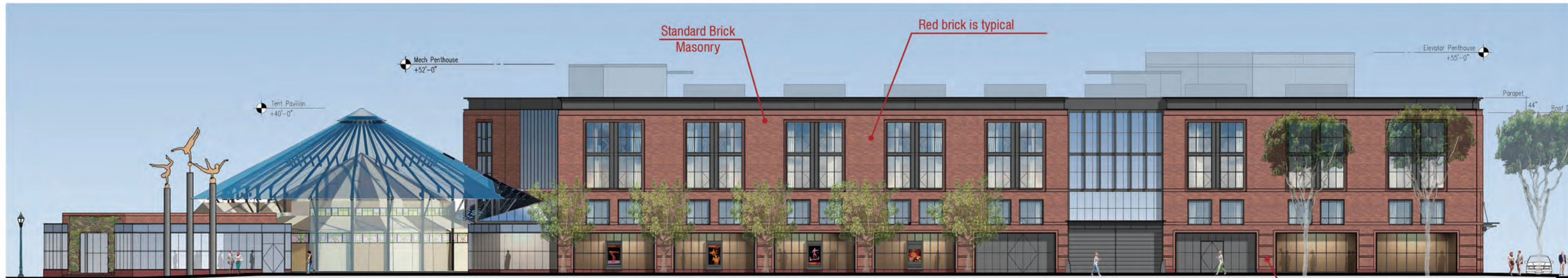
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Northeast Waterfront Historic District

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Standard Brick Masonry

Red brick is typical

Rough-textured
Rough-grained
Brick

Davis Elevation - Proposed Scheme

Historic District Images



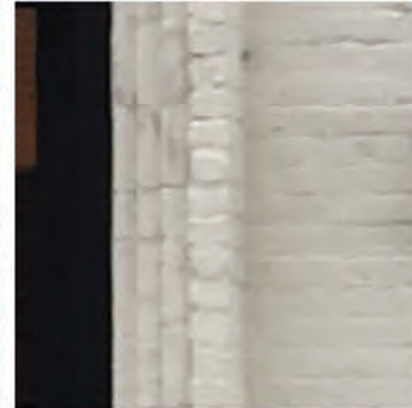
150 Green St.



825 Battery



55 Union



100 Green St.

Section 6. FEATURES

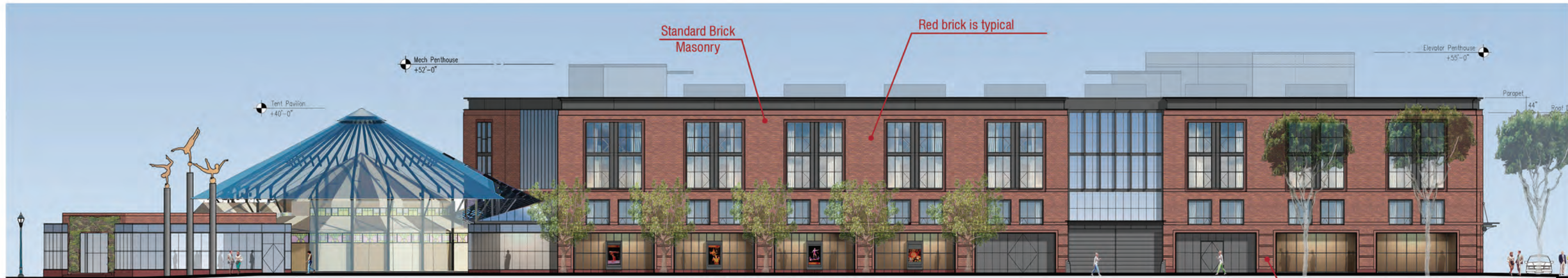
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Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

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Davis Elevation - Proposed Scheme

Historic District Images



1010 Battery



1088 Sansome



Icehouse Alley: glass bridge approved by HRC 1992



1025 Battery

Section 6. FEATURES

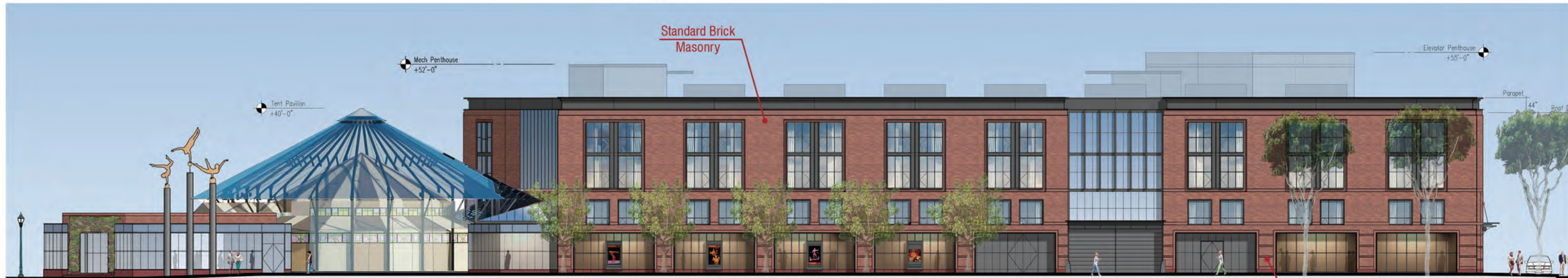
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Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code



Standard Brick Masonry

Mech Penthouse +52'-0"

Tent Pavilion +40'-0"

Elevator Penthouse +55'-0"

Parapet 44" Roof D

Davis Elevation - Proposed Scheme

Rough-textured
Rough-grained
Brick

Historic District Images



1001 Front St.



55 Union & 1050 Battery



1105 Battery



John Maher St.



101 Green St.

Section 6. FEATURES

(g) Detail.

- Arches are common on the ground floor, and are frequently repeated on upper floors. Flattened arches for window treatment are typical. Cornices are simple and generally tend to be abstract versions of the more elaborate cornices found on the downtown commercial structures from the nineteenth century. Most of the surfaces of the later buildings are plain and simple, reflecting their function. Some of the earlier brickwork contains suggestions of pilasters, again highly abstracted. Where detail occurs, it is often found surrounding entryways.

Northeast Waterfront Historic District Appendix D, Article 10 San Francisco Planning Code

All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code



Broadway Elevation - Proposed Scheme

Historic District Images

1088 Sansome



151 Union St.



55 Union St.



1105 Battery

855 Battery

151 Union St.

Sec. 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS

(b) Additional Standards for Certain Features.

(1) Facade Line Continuity.

- Facade line continuity is historically appropriate. Therefore, setbacks and arcades, not generally being features of the Northeast Waterfront Historic District, are not acceptable.

Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code



Broadway Elevation - Proposed Scheme

Historic District Images



Existing Rooftop View



Proposed Rooftop View

Sec. 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS

(3) Roof Treatment.

- Historically the view from Telegraph Hill over the Northeast Waterfront District has been one of roofs characterized by numerous regularly spaced industrial skylights. In renovation or new construction, these particular design features should be retained or incorporated.

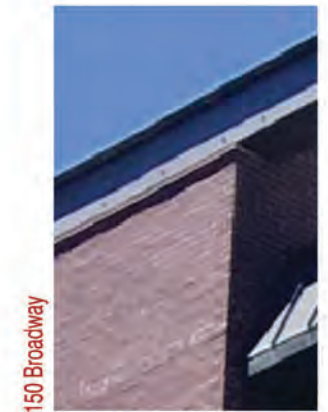
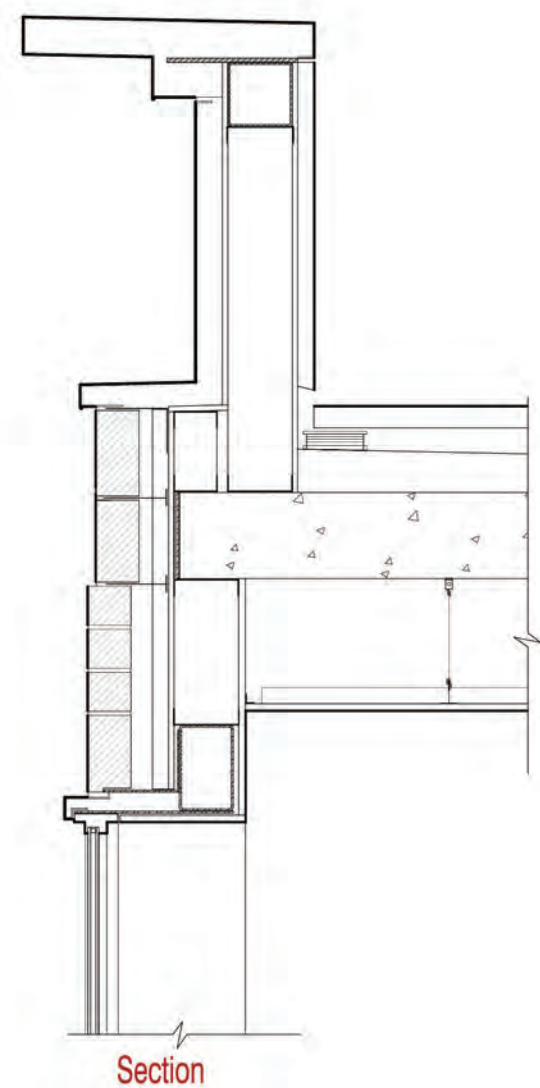


Davis Elevation - Proposed Scheme

All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code

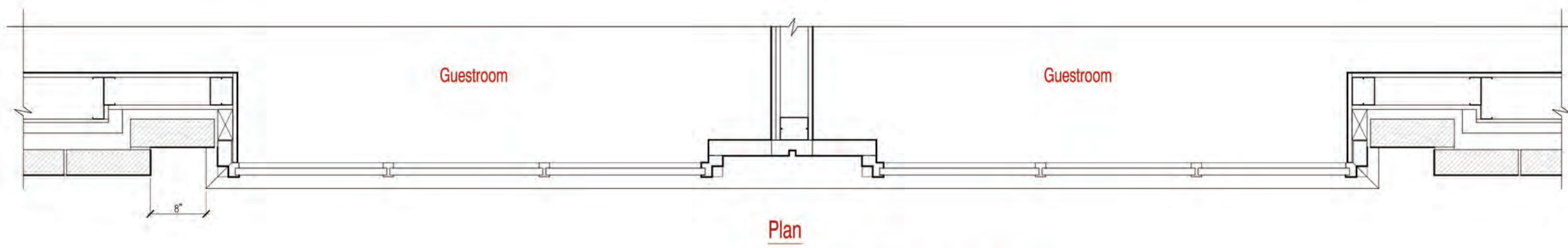
Northeast Waterfront Historic District
Appendix D, Article 10 San Francisco Planning Code

Historic District Images

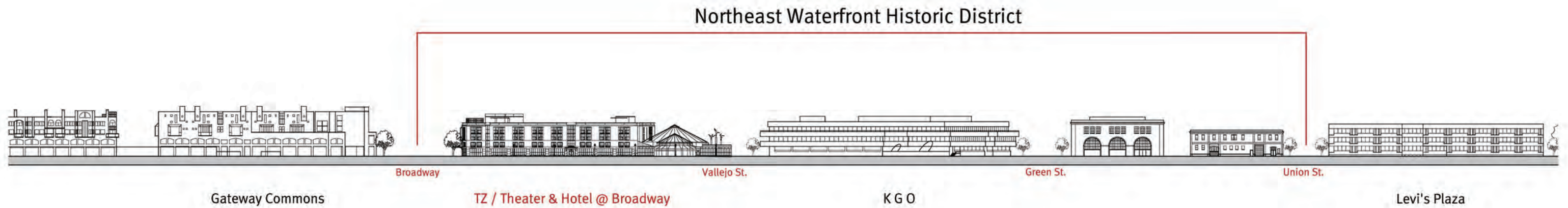


HPC Approved 2003
District Images

Sec. 6. FEATURES.
(g) Detail.
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Metal Cornice @ Flush Bay



All quotes from Article 10: Preservation of Historical Architectural and Aesthetic Landmarks, Appendix D: Northeast Waterfront Historic District - San Francisco Planning Code

Northeast Waterfront Historic District
Appendix D, Article 10 San Francisco Planning Code

Northeast Waterfront Historic District

Appendix D, Article 10 San Francisco Planning Code

Section 6. FEATURES

(b) Scale & Proportion:

- The buildings are of typical warehouse design, large in bulk, often with large arches and openings originally designed for easy vehicular access. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced-concrete structures characteristic of twentieth century industrial architecture.

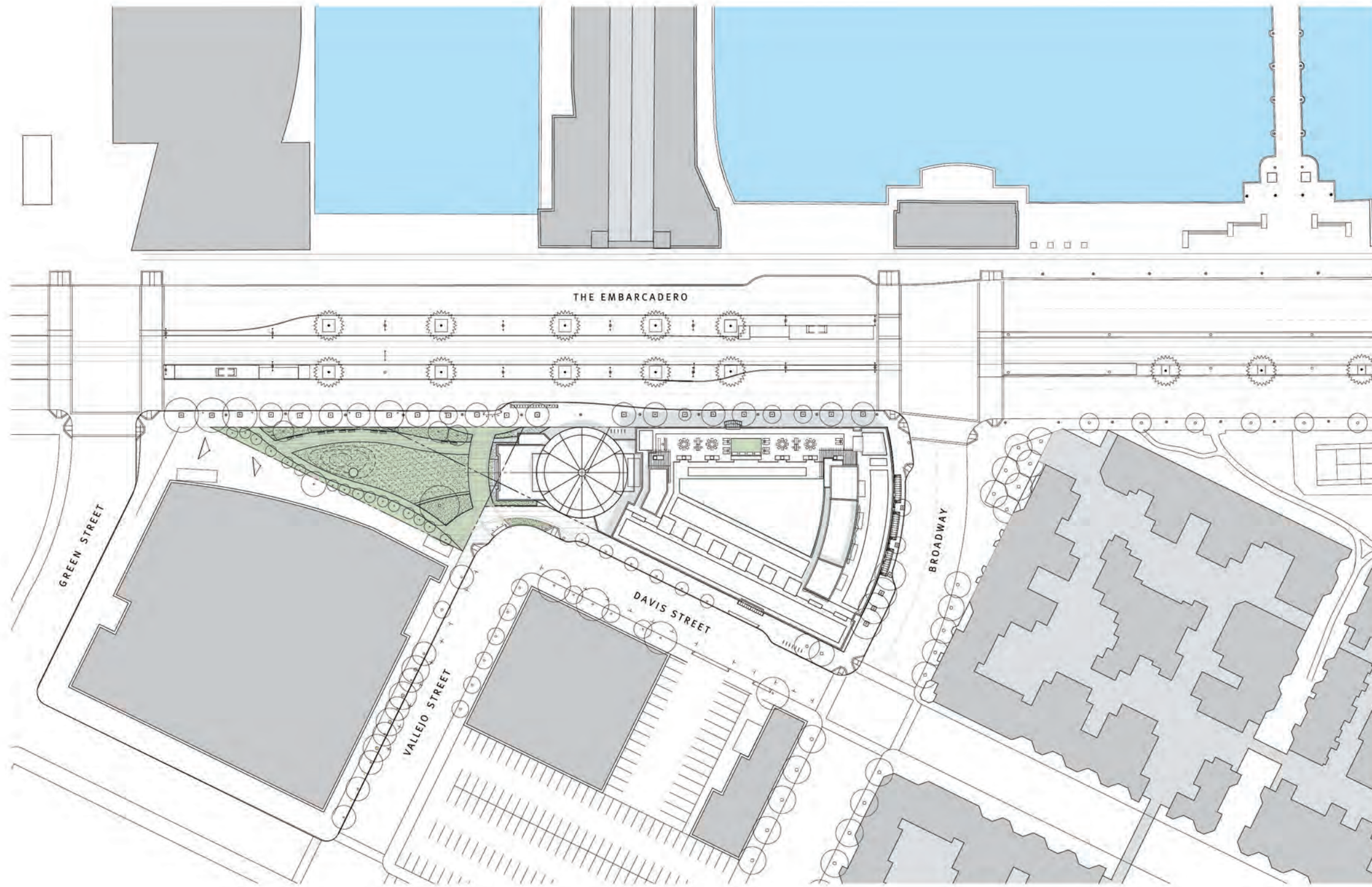
Embarcadero Elevation & Building Height Comparison

Proposed Project

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project

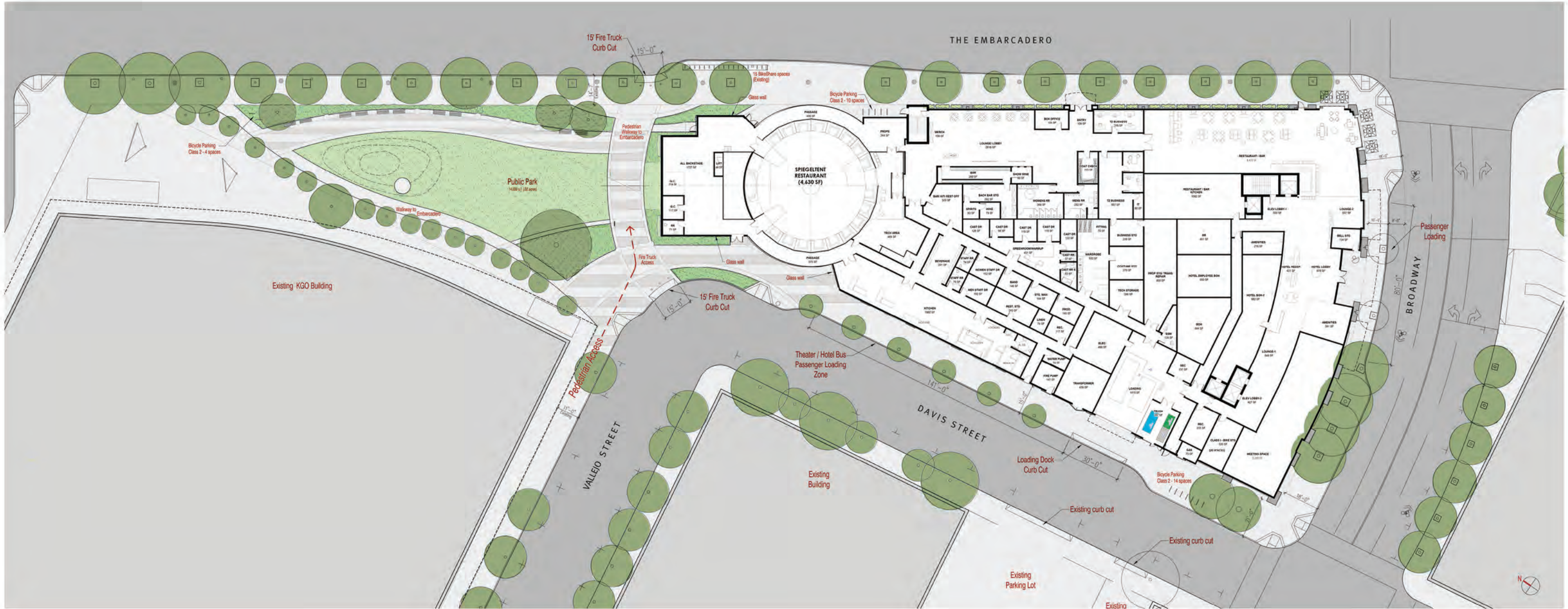




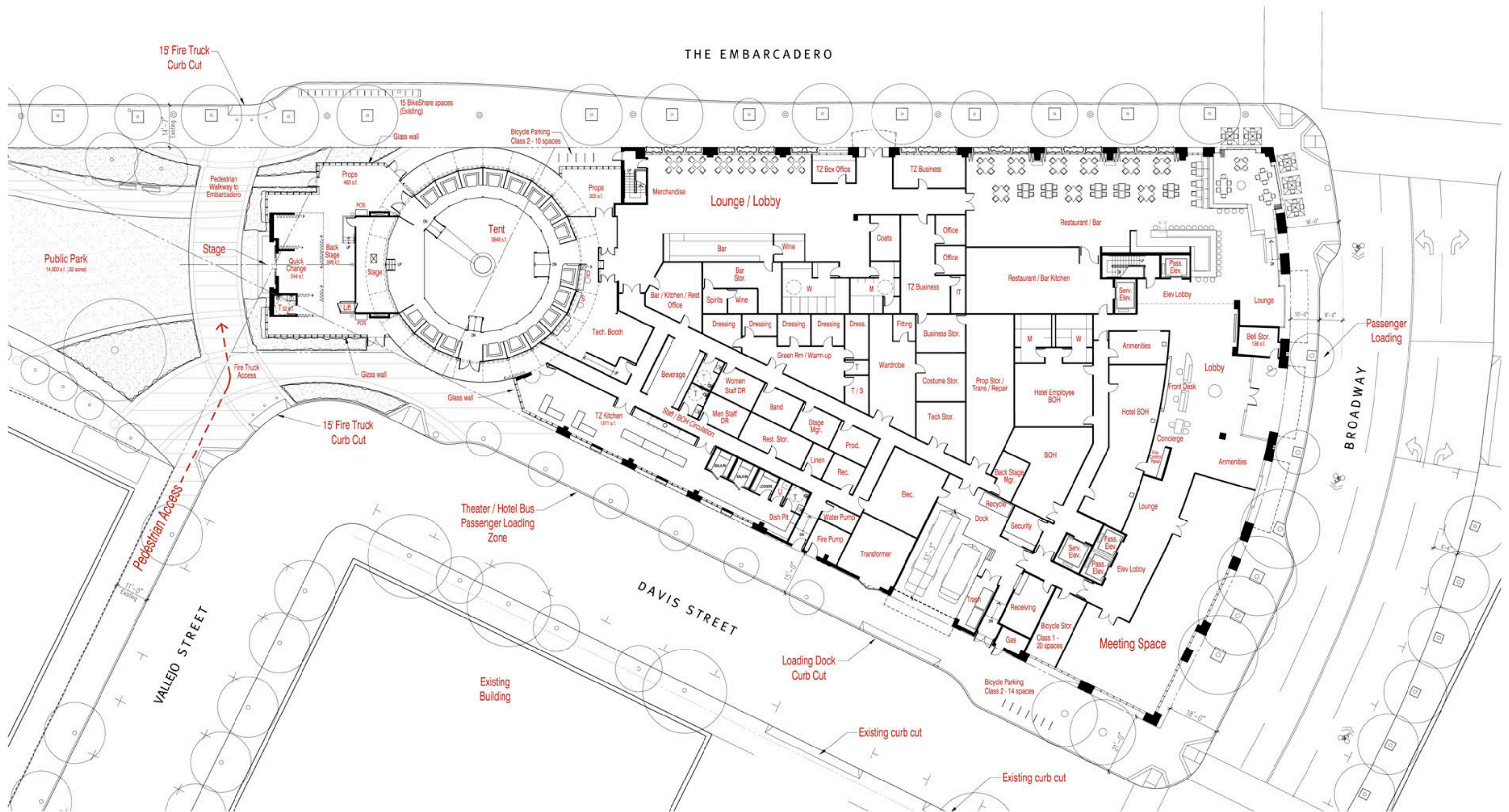
Project Area Plan



December 21, 2018 | 21



Site Plan

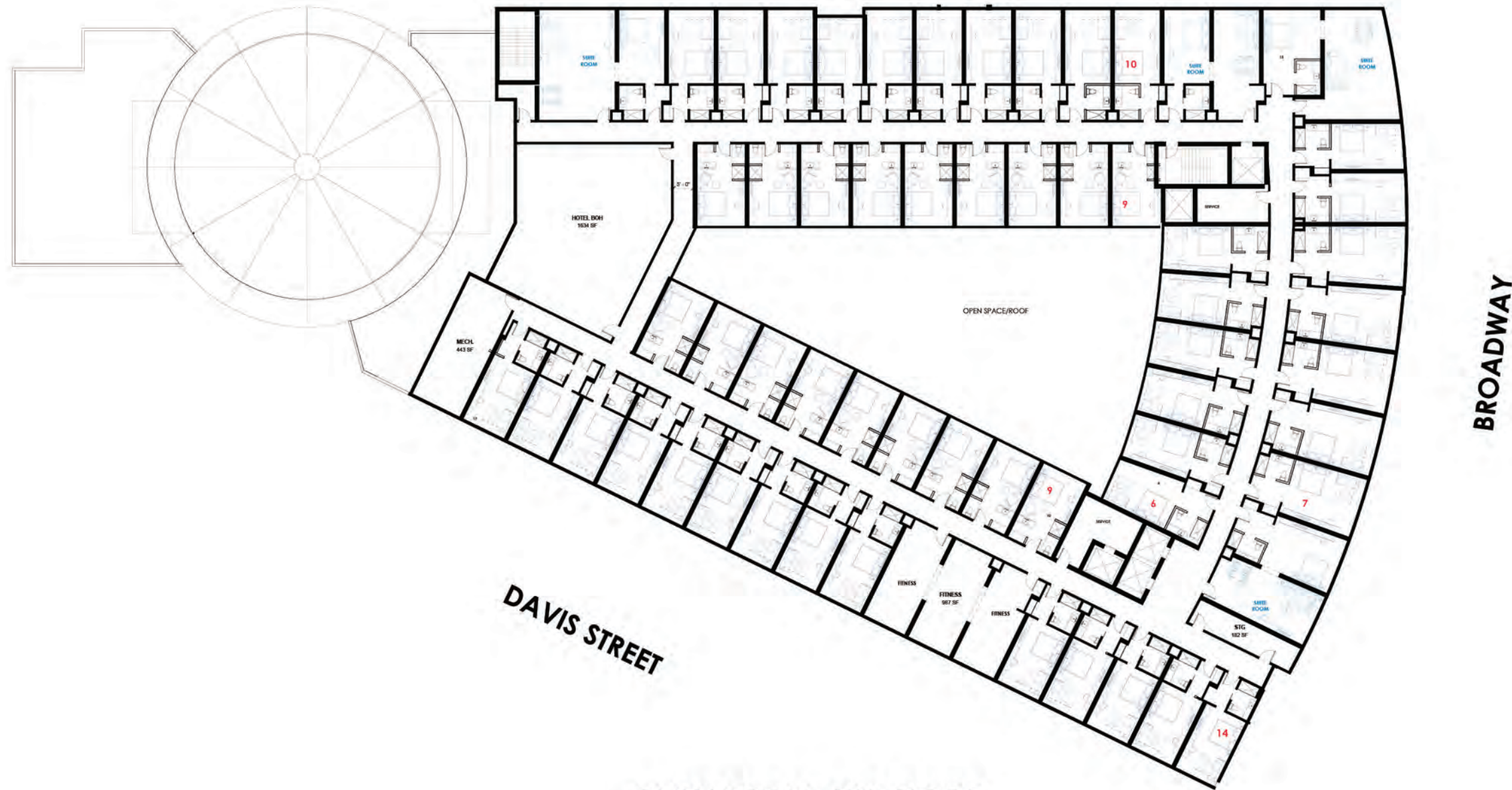


Ground Floor



February 8, 2019 | 23

THE EMBARCADERO



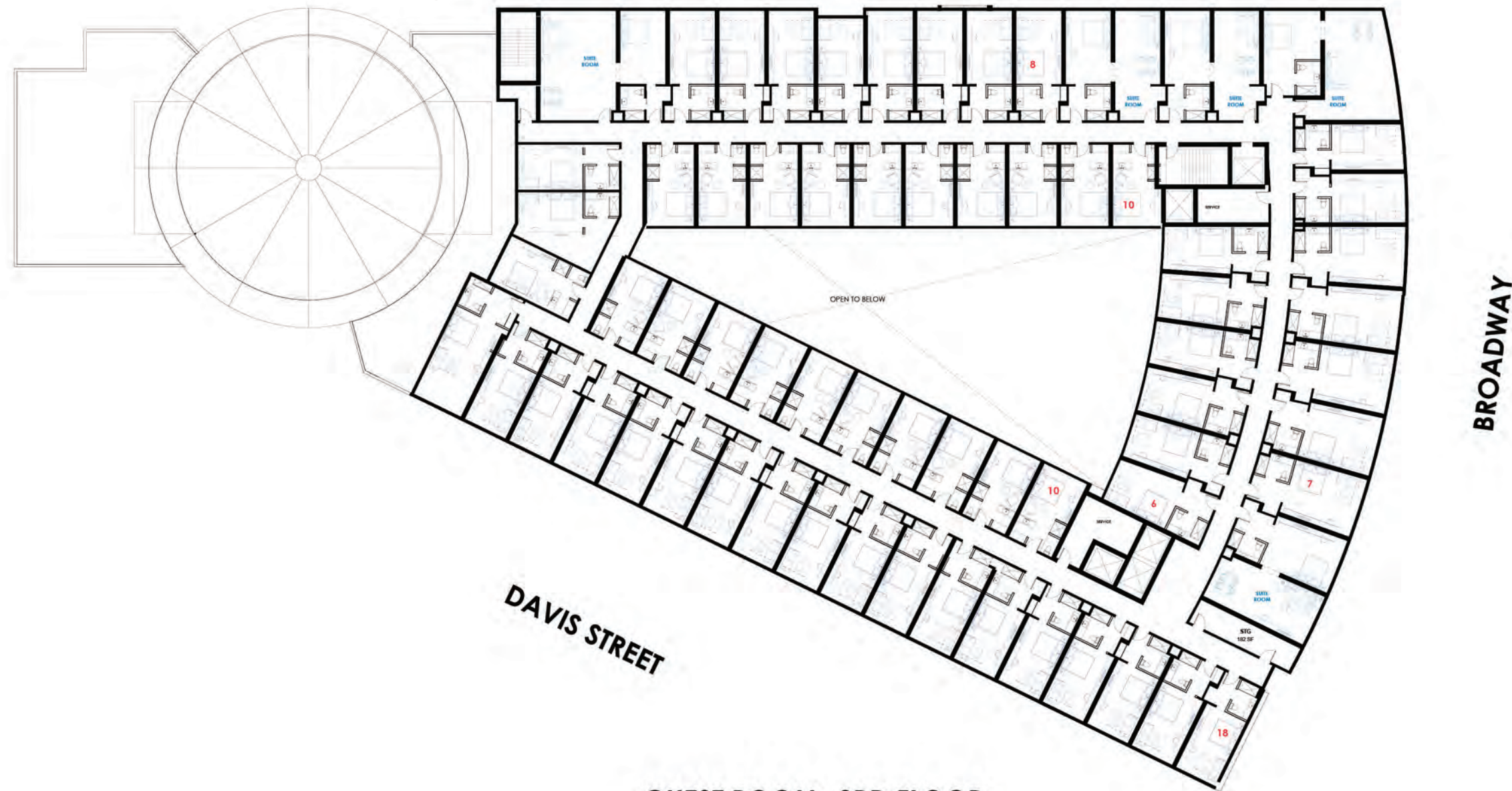
GUEST ROOM -2ND FLOOR

LEVEL 2 1



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THE EMBARCADERO



DAVIS STREET

BROADWAY

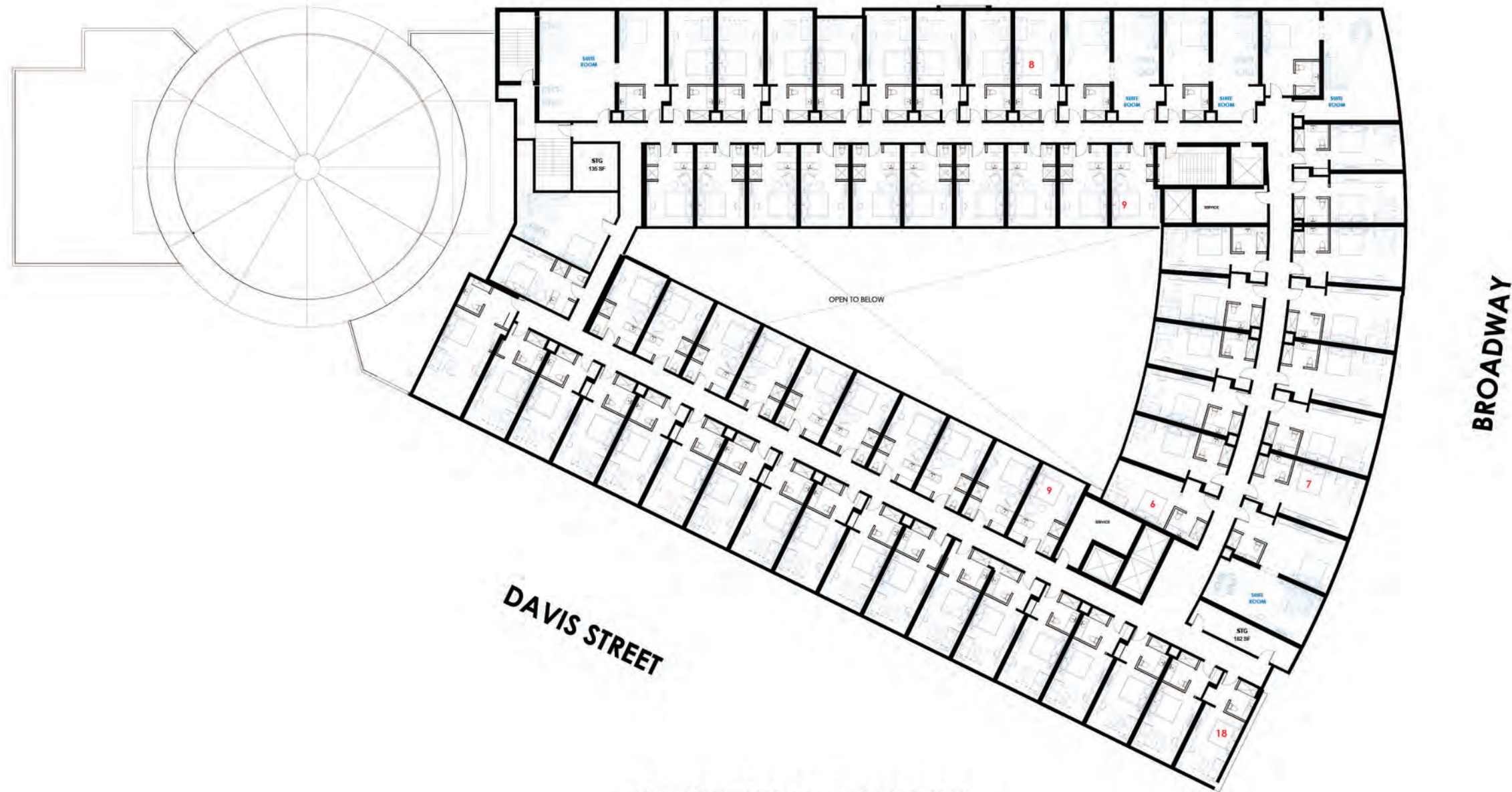
GUEST ROOM -3RD FLOOR

Level 3 1



December 21, 2018 | 25

THE EMBARCADERO



GUEST ROOM -4TH FLOOR

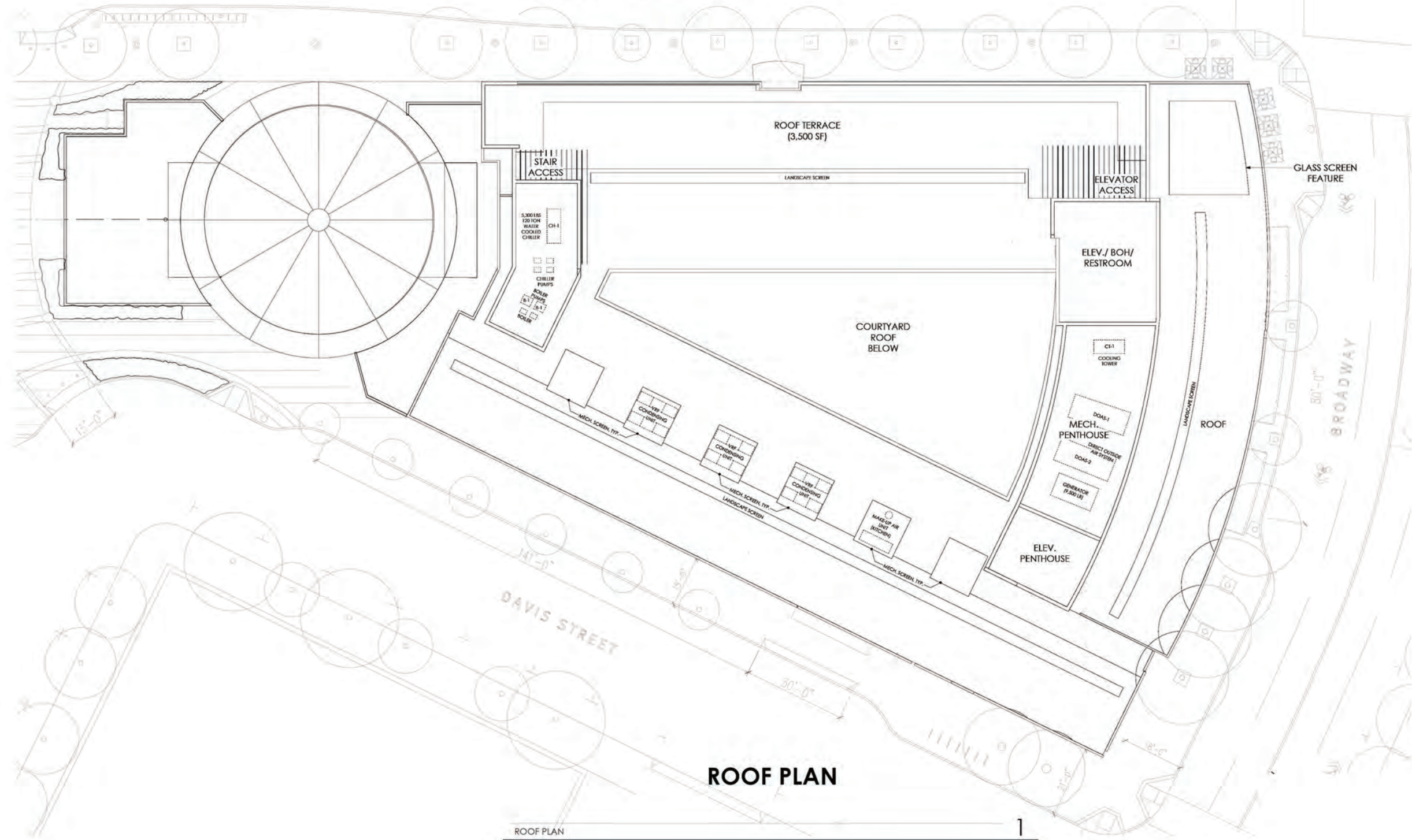
Level 4

1

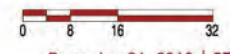


December 21, 2018 | 26

THE EMBARCADERO



ROOF PLAN



December 21, 2018 | 27

Architectural Drawings

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project





Broadway



The Embarcadero

Building Elevations

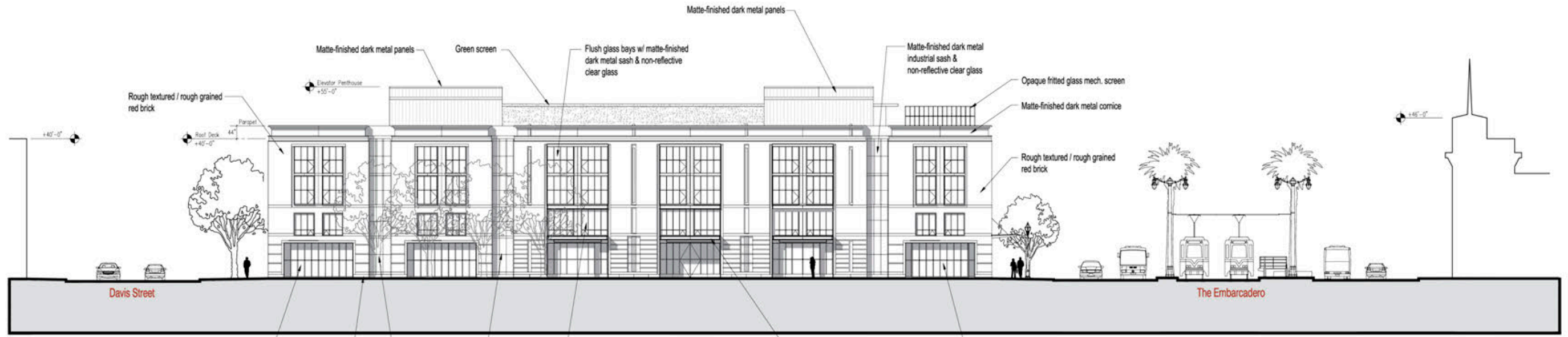


Park

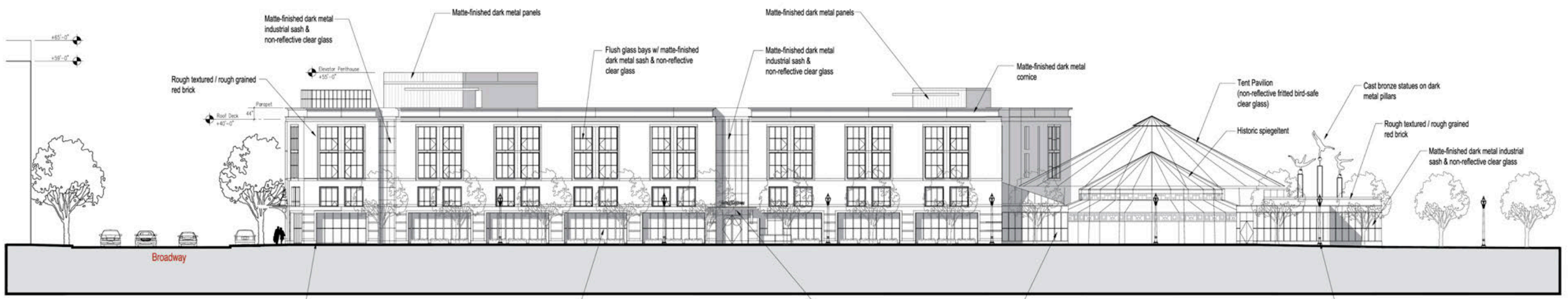


Davis Street

Building Elevations

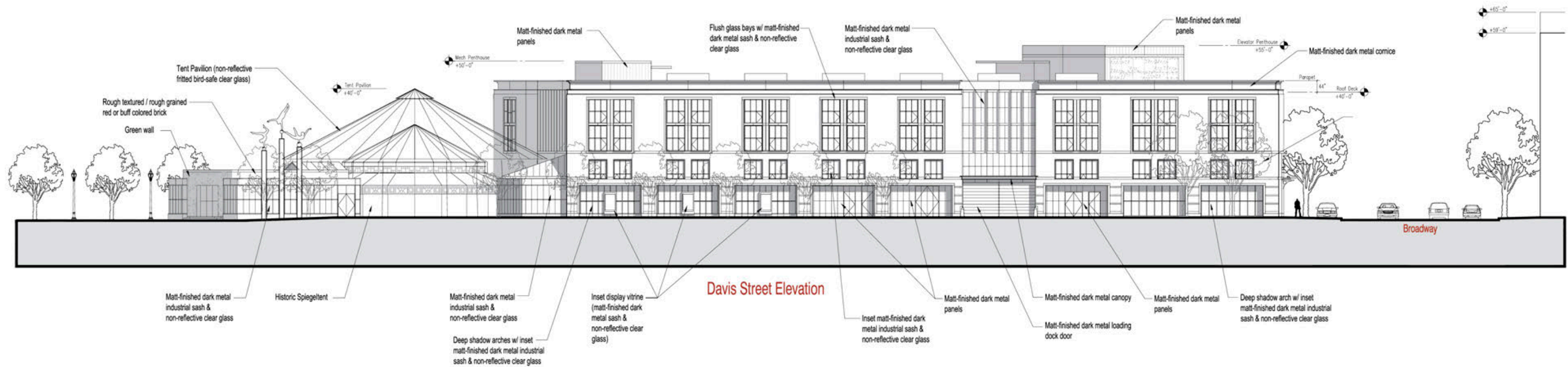
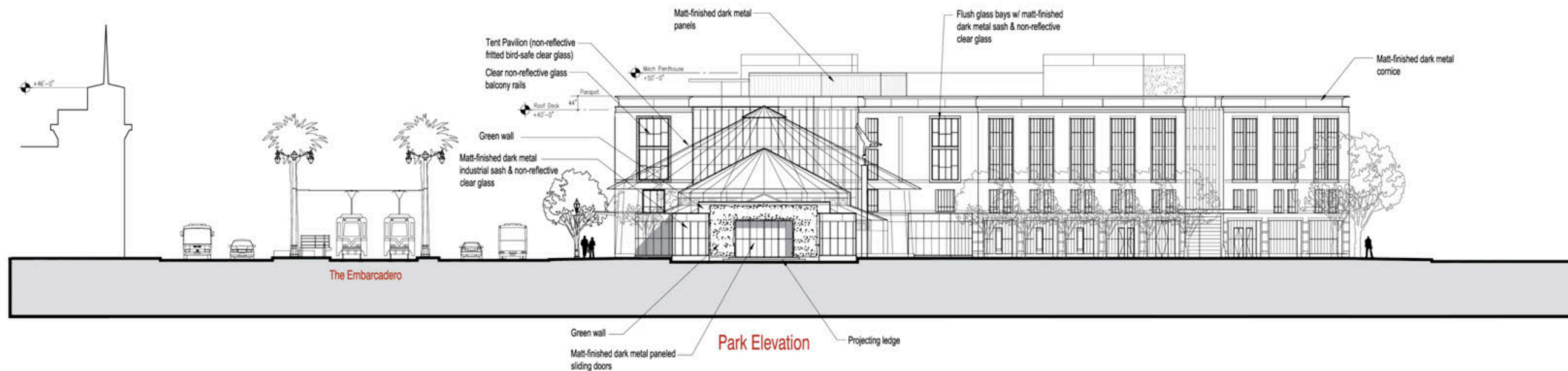


Broadway Elevation



Embarcadero Elevation

Building Elevations | Preferred Proposal Reviewed by Planning Staff & ARC



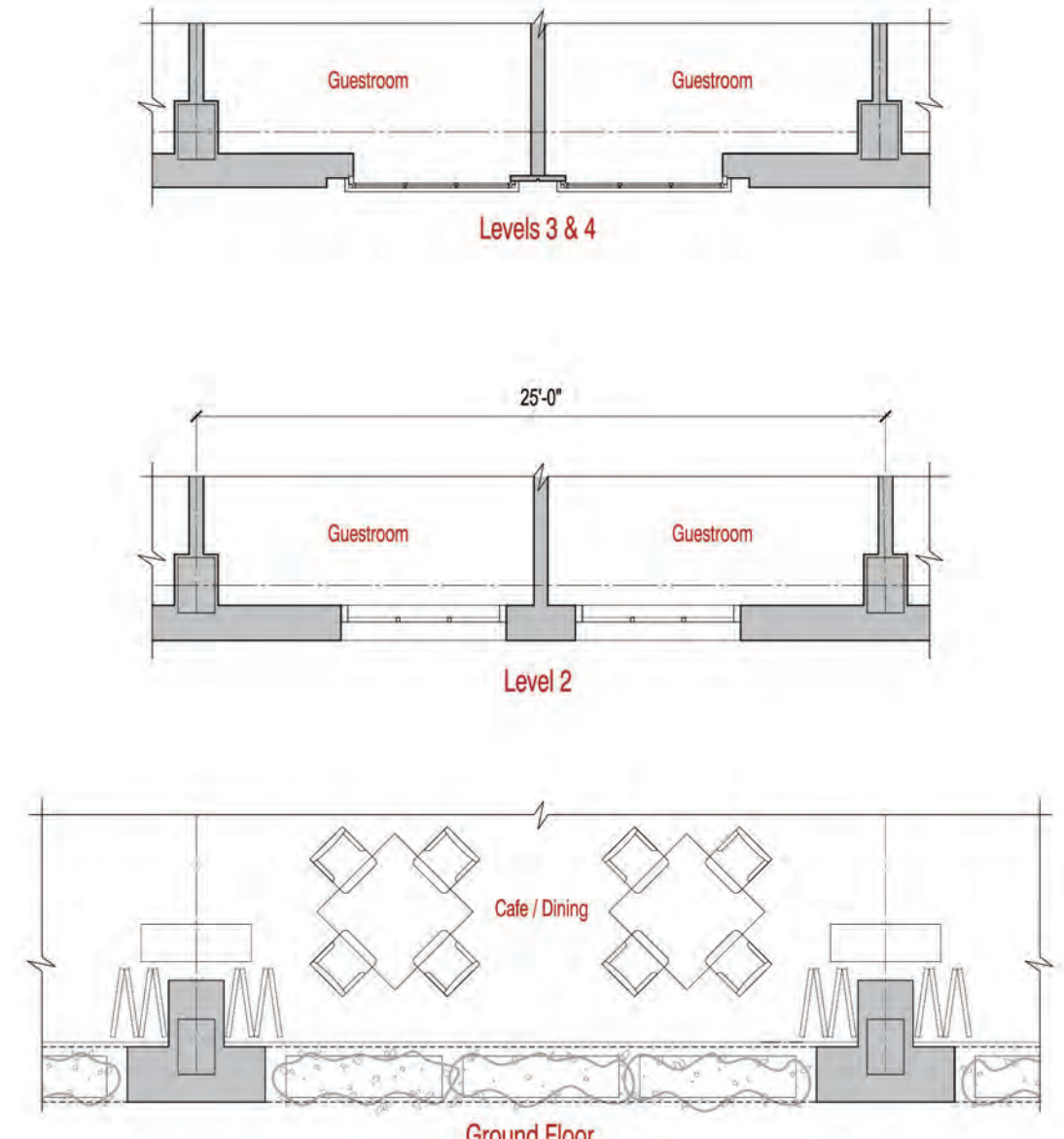
Building Elevations | Preferred Proposal Reviewed by Planning Staff & ARC



Wall Section

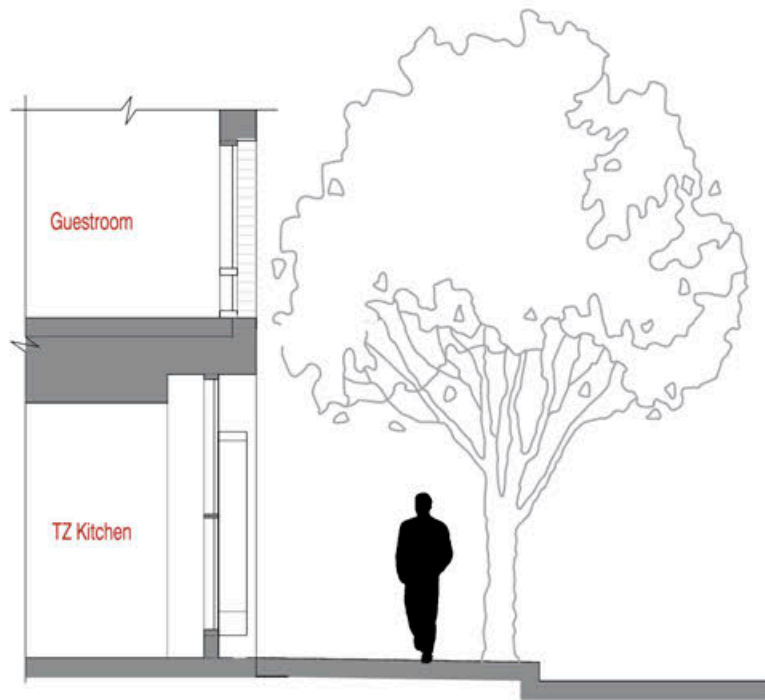


Elevation



Plan Sections

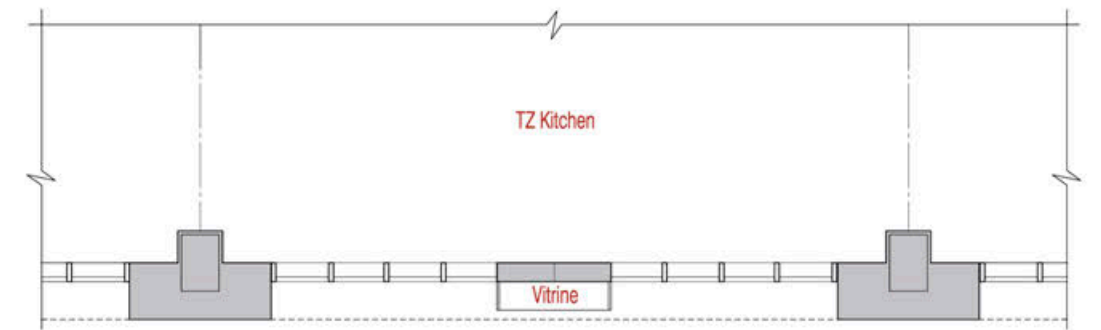
Embarcadero | Rectangular Shoulder & Flush Bay



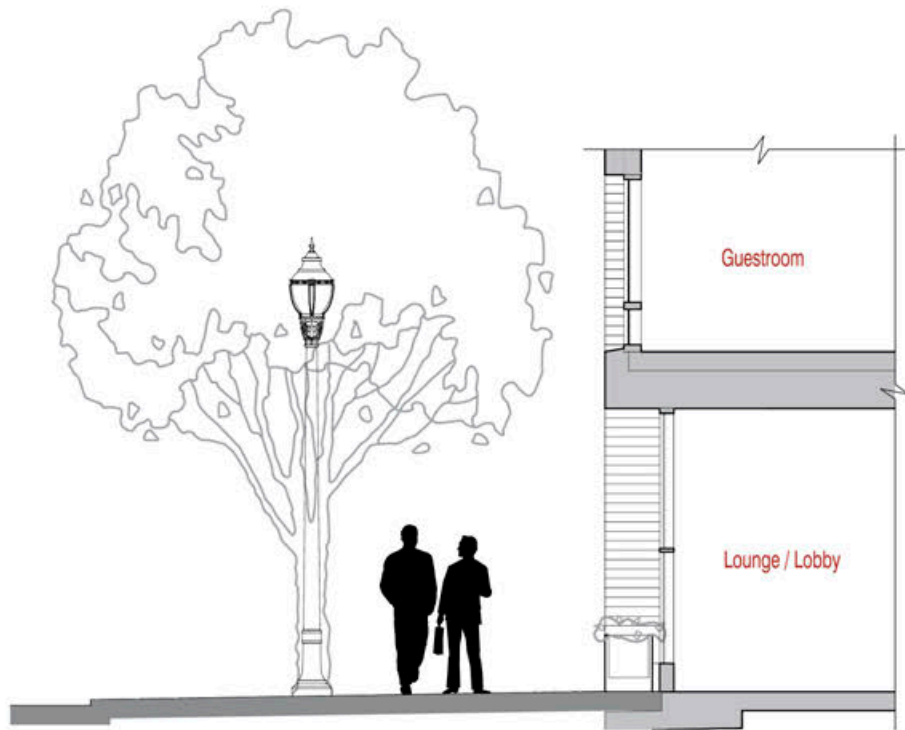
Partial Wall Section @ Davis



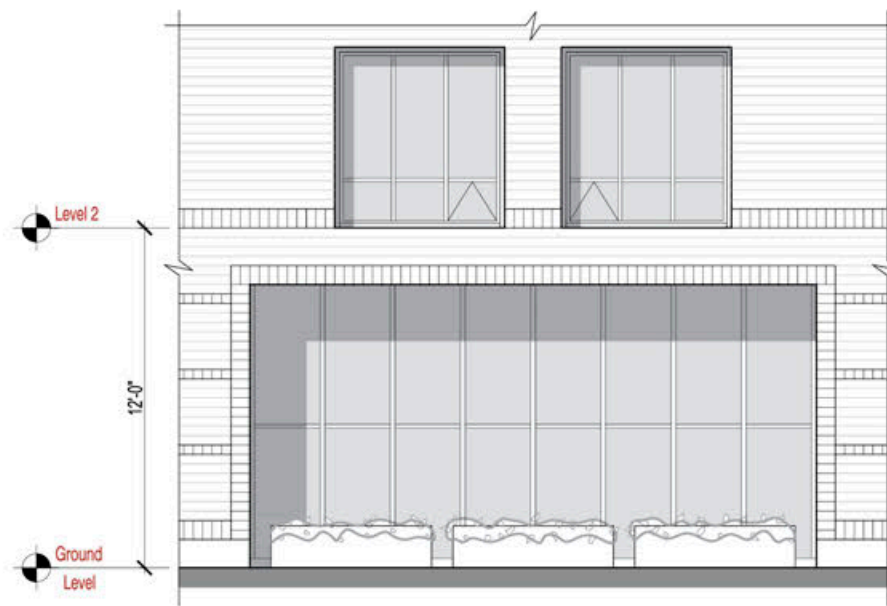
Davis St. Bay - Fixed Storefront & Vitrine



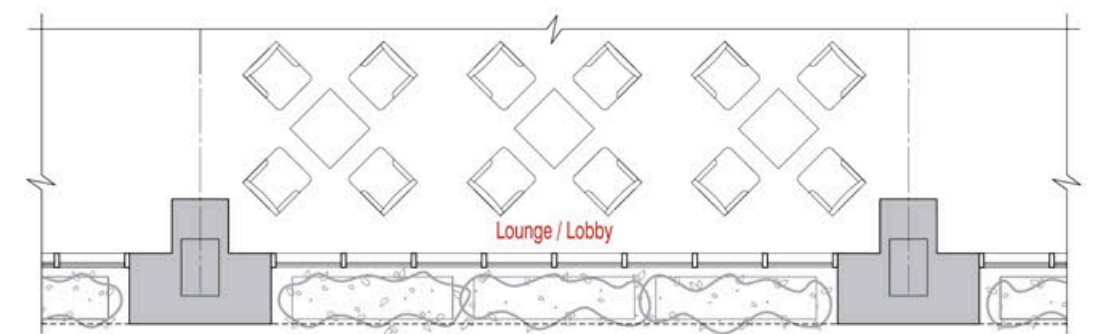
Partial Plan - Ground Floor



Partial Wall Section @ Embarcadero



Embarcadero Bay - Fixed Storefront



Partial Plan - Ground Floor

Enlarged Bay - Fixed Storefront



Cross Section looking South



Longitudinal Section looking East

Building Sections



Cross Section looking South



Longitudinal Section looking West

Building Sections

Project Characteristics & Dimensions

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project



TABLE 1 PROJECT CHARACTERISTICS

Lot		Dimensions
Size	59,750 square feet (HRGA cannot confirm. No data)	
Length	600 feet (Embarcadero)/210 feet (Broadway)/ 290 feet (Davis Street)	
Proposed Building		Area (gsf)
Height	40 feet (4 stories) (55 feet with elevator penthouse)	
Ground Floor (Hotel and Theater)	Lobby (Hotel Lobby + Elev Lobby + Elev Lobby)	1,460
	Pre-function (TZ Lounge + TZ Lobby)	3,010
	Food & Beverage (Restaurant/bar)	4,420
	Retail (TZ Merchant STG + Merch Sale)	1,900
	Tent	4,630
	Meeting (net) (Hotel)	2,360
	Mechanical/Circulation/Back of House	26,920
	<i>Total</i>	<i>43,700</i>
Level 2 ¹	30,600	
Level 3 ¹	30,500	
Level 4 ¹	30,500	
Roof	Open Roof Terrace	3,500
	Elevator/Mechanical Penthouse	4,220
	<i>Total</i>	<i>143,020</i>
Uses		Area (gsf)
Entertainment Venue	26,100 (includes all ground-floor uses, circulation, and back-of-house uses)	
Hotel	112,700	
Open Space	Publicly Accessible ²	14,000
	Common ³	3,500
	Private ⁴	0
Vehicle Parking Spaces	Number	
	0	
Bicycle Parking Spaces	Class I	20 (on ground floor)
	Class II	24 (in current site plan) (in two locations along project frontage); 15 existing (along The Embarcadero)
Loading Spaces	2	

Notes:

- ¹ Proposed room numbers: Level 2, 59 rooms; level 3, 67 rooms; and level 4, 66 rooms.
- ² Publicly accessible open space provided as a park in the northern corner of the site.
- ³ Common open space provided as an open roof terrace that would be accessible to hotel guests only.
- ⁴ No private open space (including patios/decks off of hotel rooms) would be provided.

Source: Homberger + Worstell Architects and HRGA Architects, 2018

Landscape Plan

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

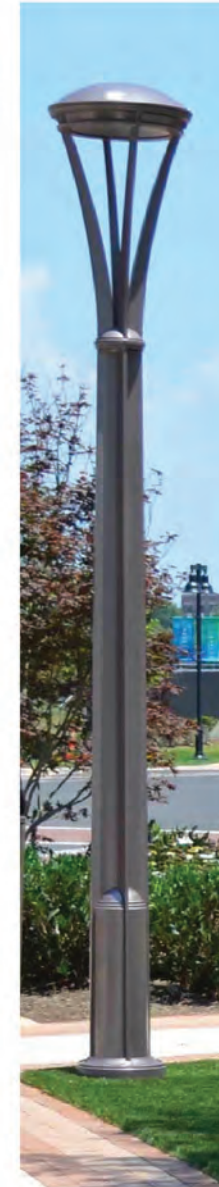
A Teatro ZinZanni & Kenwood Investments Project



THE EMBARCADERO



Site Plan | **New Theater and Hotel Park**



Landscape Images



Park Images - South Park, San Francisco



Visual Analysis | Park View looking South

Project Renderings

ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project





Aerial View



Visual Analysis | Park View from Davis Street



View: Broadway and The Embarcadero



View: Broadway and Davis



View: South Along The Embarcadero



Existing



Proposed

Visual Analysis | View From Telegraph Hill



Existing



Proposed

Visual Analysis | View from Sansome & Vallejo



Existing



Proposed

Visual Analysis | View from Vallejo



Existing



Proposed

Visual Analysis | View 3 - Looking North Along Davis Street



Existing



Proposed

Visual Analysis | View Looking North Along The Embarcadero



Visual Analysis | Park View looking South



Existing



Proposed

Visual Analysis | Park View from Davis Street

Materials



ZinZanni / Kenwood - The Theater & Hotel @ Broadway | San Francisco, California

A Teatro ZinZanni & Kenwood Investments Project

Dark anthracite color matte-finish metal cornice & marquis

Red brick 3-color blend



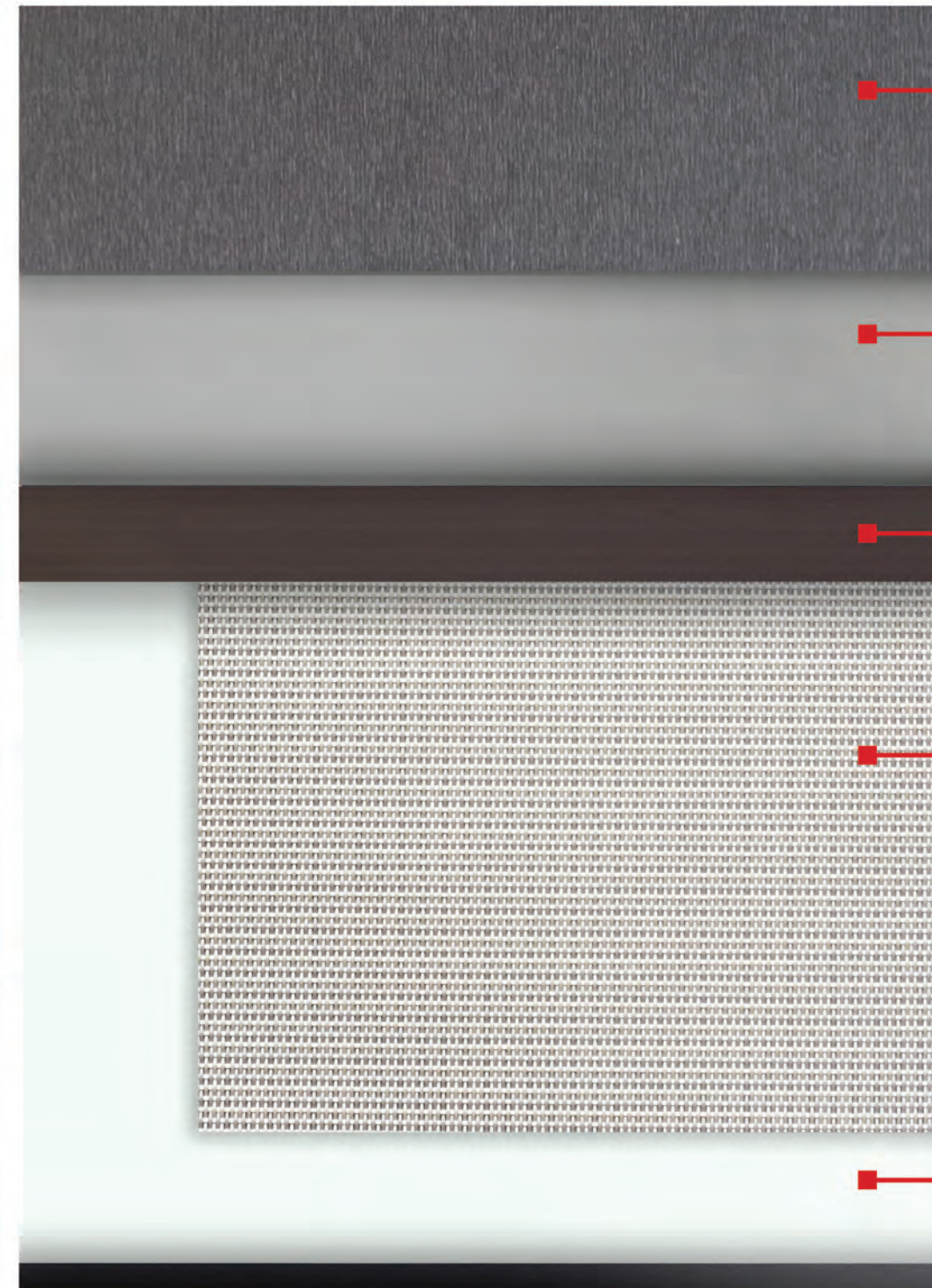
Matte-finish metal panels at mechanical enclosures

Back painted/fritted spandrel glass panel at mechanical screen and selected storefront locations

Dark anthracite color metal mullion sash

Privacy shade

Non-reflective clear glass



Exterior Materials