

Case File Number: ZP160061

July 26, 2017

Location:	325-22nd Street (APNs 008 065300800, -0900, -1501).
Proposal:	Highrise commercial and office building
Applicant:	CIM Group, Sean Buran: p: (323) 860-1811
Owner:	CIM Group
Planning Permits Required:	Design Review, Major CUP, Minor Variance.
General Plan:	Central Business District
Zoning:	CBD-C (Central Business District Commercial Zone)
Environmental Determination:	To Be Determined
Historic Status:	None (surface parking lot).
Service Delivery District:	Metro
City Council District:	3 – Lynette Gibson McElhaney
Action to be Taken:	Conduct design review
Finality of Decision:	NA (Design review, only; No action will be taken at this meeting)
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

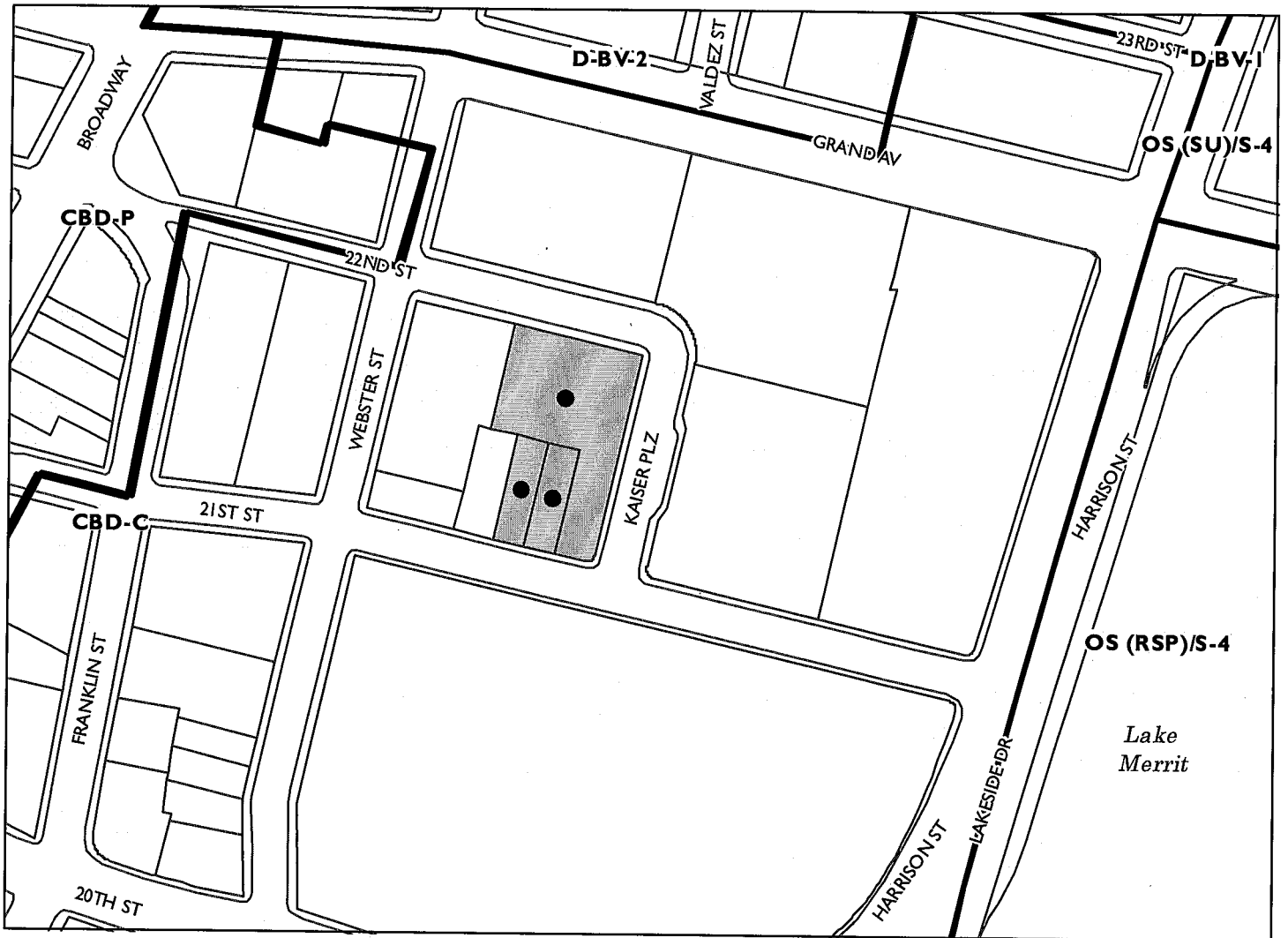
SUMMARY

The purpose of this report is to solicit follow-up design review input regarding a proposed highrise commercial office building proposed at 325-22nd Street. The Design Review Committee (DRC) previously reviewed this project on February 22, 2017, and May 3, 2017. The proposed project, known as “2 Kaiser Plaza” includes two options: Option A is 600,000 square feet and 250 feet tall; and the Option B is 1.1 million square feet and 450 feet tall. Both options include above-ground floor office and commercial uses, parking, and ground-floor active uses. The options are very similar to one another in terms of land uses, exterior treatments, and massing and articulation. At this time, the applicant has refined design details, articulation and exterior treatments in response to comments received at the May 2017 DRC meeting.

PROJECT SITE AND SURROUNDING AREA

The proposed site is located at 325-22nd Street, in the heart of Oakland’s Central Business District. The project site is currently a surface parking lot. Uses immediately adjacent to the site include: an office building across 22nd Street to the north; The Cathedral of Christ the Light across 22nd Street to the northeast; the Ordway Building (currently the tallest building in Oakland, at 404 feet tall) across Kaiser Plaza to the east; the Kaiser Building and Kaiser Rooftop Garden to the south; and office buildings to the west. The project site is within one-quarter mile of Lake Merritt to the east and the Uptown District to the west, and is within walking distance of Oakland’s Chinatown to the south.

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: ZPI60061
Applicant: CIM Group
Address: 325 22nd St (2 Kaiser Plaza)
Zone: CBC-C

PROJECT BACKGROUND

CIM Group (applicant) submitted a preapplication and application for environmental review for the proposed project in the Summer 2016. The DRC reviewed an early conceptual design for the building at their regularly scheduled meeting on February 22, 2017. At that time, the DRC supported the concept of a high-rise office building at the proposed site; however, DRC members had reservations about the proposed design of the building. Generally, the DRC and one public commenter indicated that the building appeared bulky and not responsive to the surrounding context.

The DRC reviewed a revised set of plans at their regularly scheduled meeting on May 3, 2017. At that time, the plans were significantly revised to change the massing, articulation and exterior treatments of the proposed buildings to respond to earlier DRC and public comment. The project massing and exterior treatments were changed to break down the bulk of the building and provide more refined exterior treatments. At that time, DRC and public comments included the following (summarized):

- Terracotta may not be appropriate material on high-rise. Lattice/fin material should harmonize with glazed curtain-wall and contemporary appearance of building.
- Smallest building mass (north-westernmost portion of building) is opaque and appears inactivated.
- “Bay” feature on eastern side of building seems random.
- Pergola and canopy features facing 21st Street need to incorporate design character of the building.
- Above-ground floor uses (such as the conference area) should be revealed.
- The top of the building needs to provide elegant terminus to building and have iconic presence in the skyline.
- Scheme B (larger building): Need to see design in context (skyline views, views from far away); Top needs to be spectacular.

At this time, the applicant has refined project details in response to comments received at the May 3, 2017 DRC meeting. Massing and articulation are further modulated to better incorporate the design characteristics that provide the building identity and to further break down building bulk on all sides of the site. In addition, the revised plans include a redesigned building top and changes to exterior materials to deliver a more refined building appearance.

PROJECT DESCRIPTION

CIM Group (the applicant) has proposed construction of a commercial development on an approximately 44,615-square-foot (sf) site at the corner of 21st Street and Kaiser Plaza in Oakland, California. The applicant is proposing to develop one of two schemes for the office building, as detailed below. Regardless of the option selected for development, many components would be the same for the Project.

Project Elements Common to Both Options

The existing parking lot would be removed under both options and be replaced by a commercial building consisting of three main sections: ground floor retail and lobby, podium-level parking with a commercial apron, and the office tower. The lobby and service areas would be the same for both options, but the size of the office tower and amount of parking would differ by Project option as described below. The total building footprint would be approximately 37,993 sf and the ground floor would occupy 85% of the lot surface area.

Vehicular site access would be provided via 22nd Street, which would lead to the on-site parking garage and loading dock. Pedestrian access to the retail uses would be from the corner of 22nd Street and Kaiser Plaza and 21st Street. Pedestrians would access the office lobby from 21st Street and Kaiser Plaza.

Project Option A

Project Option A would entail the development of an approximately 670,000 sf commercial building. The building would consist of 21 stories composed of ground floor retail, three levels of podium parking, and office space. The parking garage would accommodate approximately 311 parking spaces under Option A.

Project Option B

Project Option B would entail the development of an approximately 1,128,600 sf commercial building. The building would consist of 34 stories composed of ground floor retail, five levels of podium parking, and office space. The parking garage would accommodate approximately 352 parking spaces under Option B.

The following table is a side-by-side comparison of the two options under consideration:

Table 1. Development Summary, Project Schemes A and B

Description	Scheme A	Scheme B
Total Site Area	44,615 sf (1.02 acre)	same as Option A
Site Coverage	37,993 sf (85% lot cover)	same as Option A
Gross Floor Area	670,000 sf	1,128,600 sf
Total Parking Area	187,000 sf	206,400 sf
Retail Space	11,380 sf	same as Option A
Lobby	8,665 sf	same as Option A
Gross Office Space	430,150 sf	845,300 sf
Net Rentable Area	413,833 sf	793,975 sf
Net Usable Area	359,608 sf	688,740 sf
Building Height	319 feet to roof	470 feet to roof

Description	Scheme A	Scheme B
Podium Height	75 feet	86 feet
Number of Building Levels	21	33
Number of Parking Spaces	311 spaces commercial	352 spaces commercial

GENERAL PLAN ANALYSIS

The Oakland General Plan designates the site and vicinity as Central Business District (CBD). The intent of the CBD classification is to encourage, support, and enhance the downtown area as a high-density, mixed-use urban center of regional importance. The CBD classification includes a mix of large-scale offices, commercial, urban high-rise residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses. The proposed office tower complies with and supports the intent of the district in which it would be located.

ZONING ANALYSIS

The site is zoned as Central Business District General Commercial Zone (CBD-C), which is intended to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor retail, office, and commercial uses. Upper-story spaces are encouraged to support additional residential, office, and other commercial activities. The Project site is within Height Area 7; Height Area 7 designates a maximum podium height of 120 feet and no maximum building height. The proposed highrise commercial office project generally supports the uses and design principles supported by the underlying zoning regulations. The following zoning analysis table provides analysis of compliance with specific zoning regulations:

Zoning Analysis Table (includes only applicable regulations):

Development Standard	Applicable Regulation CBD-C/Ht. Area 7	Proposed Project		Compliance Analysis
		Scheme A	Scheme B	
Facility	Enclosed Non-Residential	Enclosed Non-Residential	Enclosed Non-Residential	Complies
FAR	20.0 (892,300 sf)	670,000 sf	1.28 million sf	Scheme A complies; Scheme B does not comply
Front Yard	5' max	0'-30'	0'-30'	Minor variance for retail plaza forecourt area
Interior Side Yard	0'	0'	0'	Complies
Rear Yard	0'	0'	0'	Complies
Ground Floor	55%	85%	85%	Complies

Transparency				
Minimum height of ground floor	15'	25'	25'	Complies
Height	120' max building base; No max ht. limit	75' base; 319' ht.	86' base; 470' ht.	
Lot Coverage	Base: 100% Above 120' base: 85% or 10,000 sf (whichever is greater)	85-100%	85-100%	Complies
Parking	0	311	352	Complies
Loading	Up to 300 k sf: 2 + 300k sf: +1	2	2	Minor variance required for reduction of one loading space
Bicycle Parking (long-term)	Restaurant/retail: 1/12 k sf	NA	NA	TBD
	Consultative: 1/20 k sf	NA	NA	TBD
Bicycle Parking (short-term)	Restaurant/retail: 1/5 k sf (2 min.)	NA	NA	TBD
	Consultative: 1/20 k sf	NA	NA	TBD
Recycling Space	2cf/1 k sf	NA	NA	TBD
Special Regulations for Large-Scale Developments				
17.101G.070		No development which involves more than 100,000 square feet of new floor area shall be permitted except upon the granting of a conditional use permit. As such, the project is subject to a major CUP.		

ISSUES

The 2 Kaiser Plaza applicant has revised the appearance of the proposed project, although the proposed land uses and basic concept (two schemes for an office high-rise building) remain unchanged. In addition, the design retains the same massing as in the most recent iteration reviewed by the DRC.

At this time, design revisions and refinements include the following:

- Exterior:
 - Refined four-sided programming of the exterior elevations;
 - Updated fin and exterior cladding material to complement glass curtain-wall;
 - Revised fin pattern and color for visual interest and harmony with glass curtain-wall;
 - Define and highlight tall glass façade at lobby and above-ground floor conference space on 21st Street elevation; and
 - Refinements to pedestrian-level design materials (including the columns, arcade and canopy).

- Massing:
 - Differentiation between Schemes A and B massing and tops to address the difference in building heights;
 - Scheme A (smaller building): Expression of roof deck to add visual interest and break massing at top of building; and
 - Scheme B (larger building): Refinements to articulation to address material changes and emphasize slender tower height; Provide a notched terrace facing Cathedral and Ordway buildings to add visual interest and break up massing on “back” elevations.

At this stage in the review process, staff and the DRC have established that the site planning and land uses are well-resolved (with the exception of the abundant on-site parking). The focus of continued review is resolution of the appearance of the project. With this in the mind, the currently proposed revisions are intended to result in a more refined appearance than in previous iterations.

Staff comments on the current design proposal include the following:

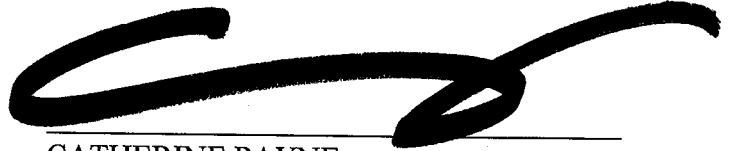
- Applied fin material: The applicant has replaced the terracotta screen with a metal fin screen. The metal fin material and complex grid pattern is compatible with the modern building design and cladding materials.
- Building Articulation: The current proposal carves out wrapping horizontal slots on all sides of the building that break the mass and provide visual complexity and interest. This strategy also supports the unique character identity of the building. Articulation of the Kaiser Plaza side of the building near 21st Street to reveal activated above-ground floor uses and allow for elegant building material changes is successful, as well.
- Building top: The proposed Scheme B (taller option) building top appears compatible with the design and striking in the views provided. However, more views are needed to fully understand how the top of the building will contribute to the distinct and prominent Central Business District skyline. As noted at the May 2017 DRC meeting, contextual daytime and nighttime views are needed for a complete evaluation.
- Canopy and Building Base Columns: The lobby canopy and building base columns still do not incorporate and complement the design character of building. These features should be designed to convey the character of the building design.
- Materials and Color Board: Staff and decision-makers need detailed materials and color information to evaluate the success of exterior treatments in supporting the design character and articulation of the building.
- 21st Street Plaza: As noted at the May 2017 DRC meeting, the ample, south-facing plaza on 21st Street (where the building is set back from the public right-of-way) needs to be designed and include amenities for public use and experience. In addition, the plans should be further developed to include the design of the public right-of-way adjacent to the project prior to consideration by the Planning Commission.

- Outdoor areas, within or adjacent to the public rights-of-way should be designed to convey the design character of the buildings, provide connectivity and continuity between the public and private realms, and provide a rich public experience.

RECOMMENDATION

Staff generally finds the current proposal to be elegantly refined in terms of further building articulation and development of exterior materials and colors. The current approach lends itself to both the smaller and larger schemes. Staff requests the Design Review Committee review and comment on both proposed options and determine next steps in terms of public review process.

Prepared by:



CATHERINE PAYNE
Planner IV

Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager

Attachments:

- A. Proposed Project Plans, dated July 26, 2017

SOLOMON CORDWELL BUENZ

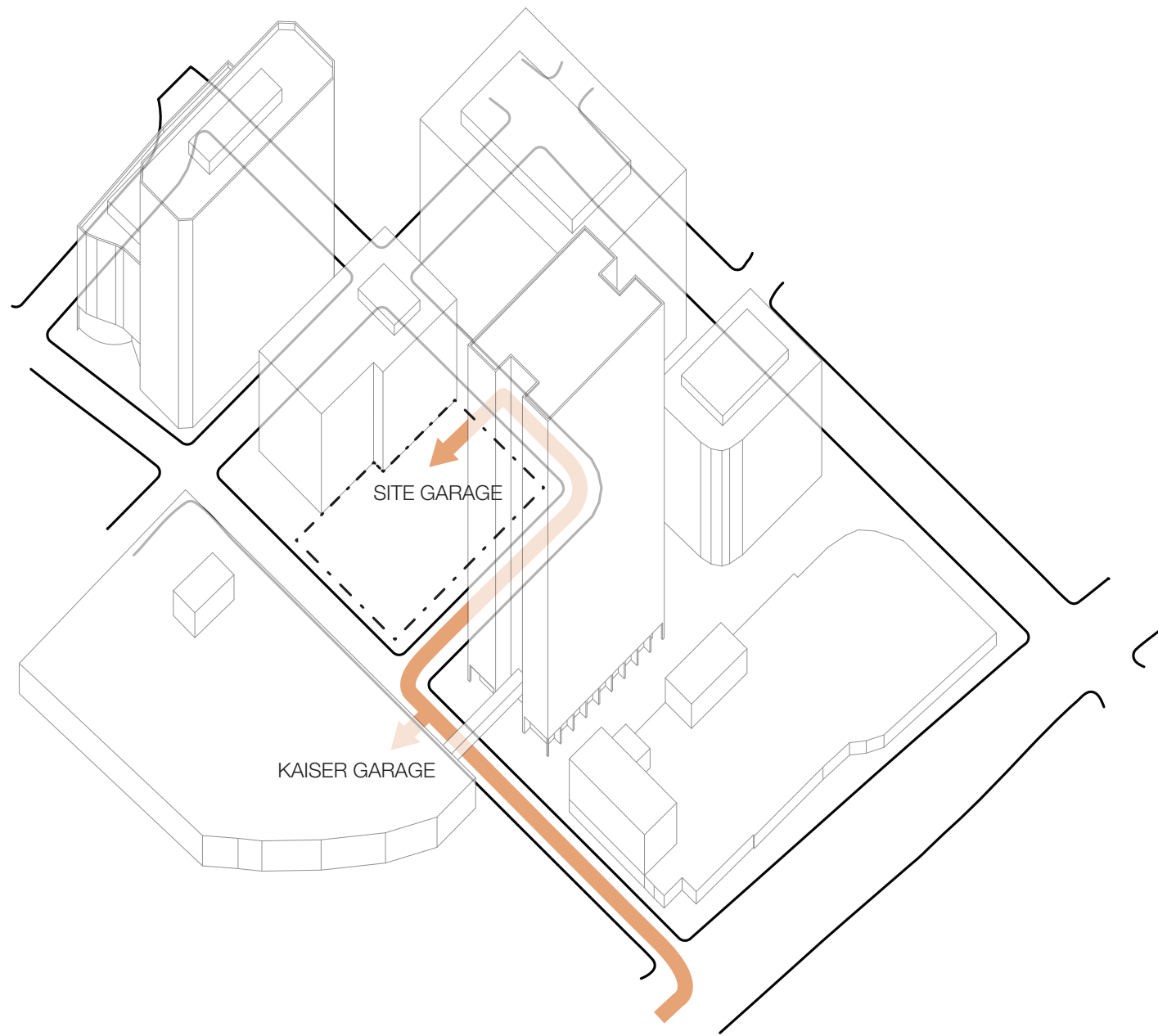
2 KAISER PLAZA CIM

DESIGN REVIEW COMMITTEE

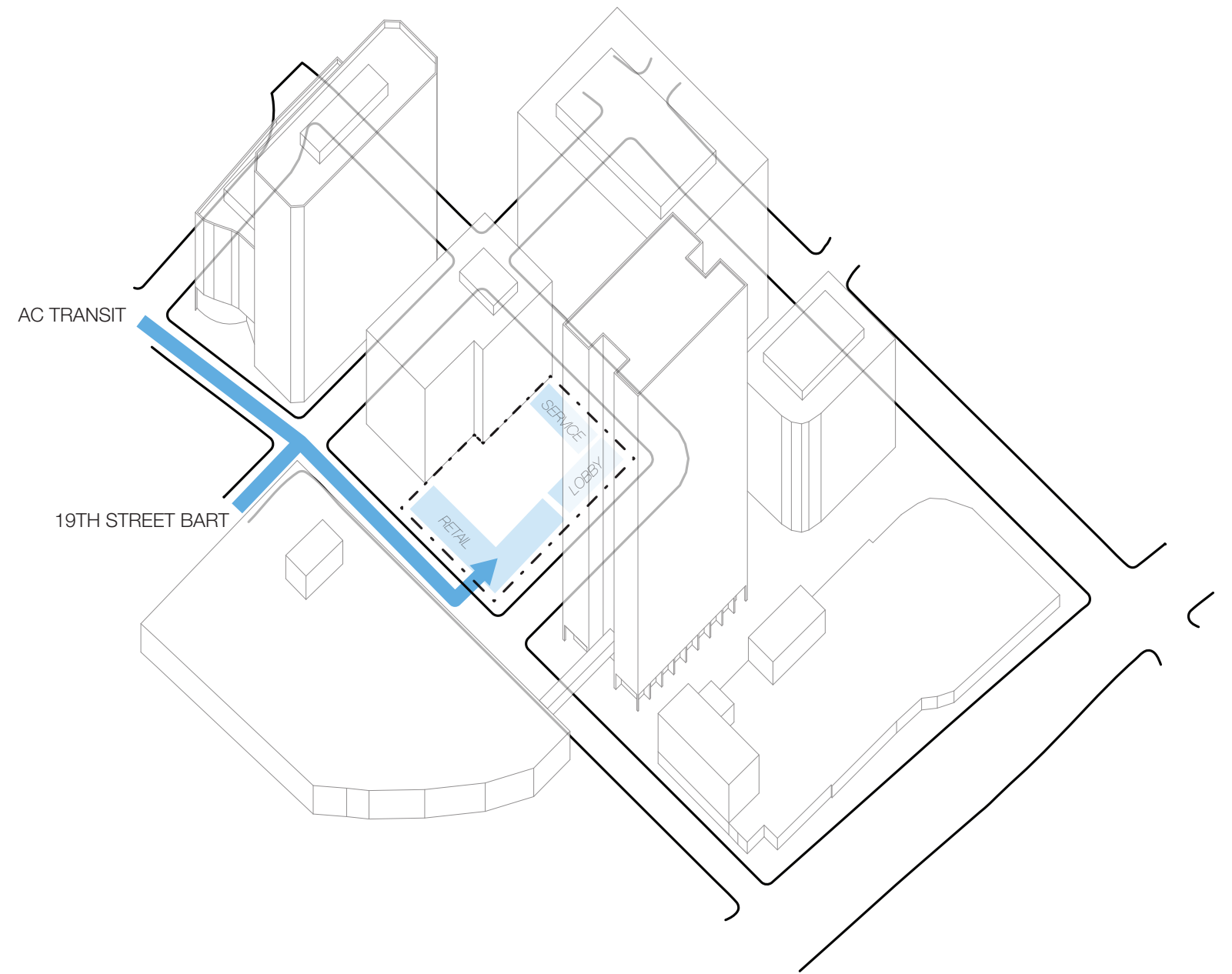
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CIM SCB



VEHICLE AND SERVICE ACCESS
 22nd street's northern leg is already heavily used as a garage and service vehicle access point



PEDESTRIAN ACCESS
 The majority of pedestrian traffic will approach from the 19th St BART station and the AC Transit stops along Broadway. However, a reverse commute occurs at lunch hour to and from the lake

A

SCHEME A

BUILDING SUMMARY

695,862 GROSS SF

456,062 SF GROSS OFFICE SPACE

413,833 SF NET RENTABLE AREA

359,608 SF NET USABLE AREA

187,500 SF TOTAL PARKING AREA

11,380 RETAIL SPACE

8,665 SF LOBBY

311 TOTAL PARKING SPACES

21 BUILDING LEVELS

BUILDING HEIGHT: 319'0" (T.O.P)

PODIUM HEIGHT: 75'0"



B

SCHEME B

BUILDING SUMMARY

1,164,130 GROSS SF

880,830 SF GROSS OFFICE SPACE

803,270 SF NET RENTABLE AREA

699,140 SF NET USABLE AREA

199,200 SF TOTAL PARKING AREA

9,720 RETAIL SPACE

12,000 SF LOBBY

352 TOTAL PARKING SPACES

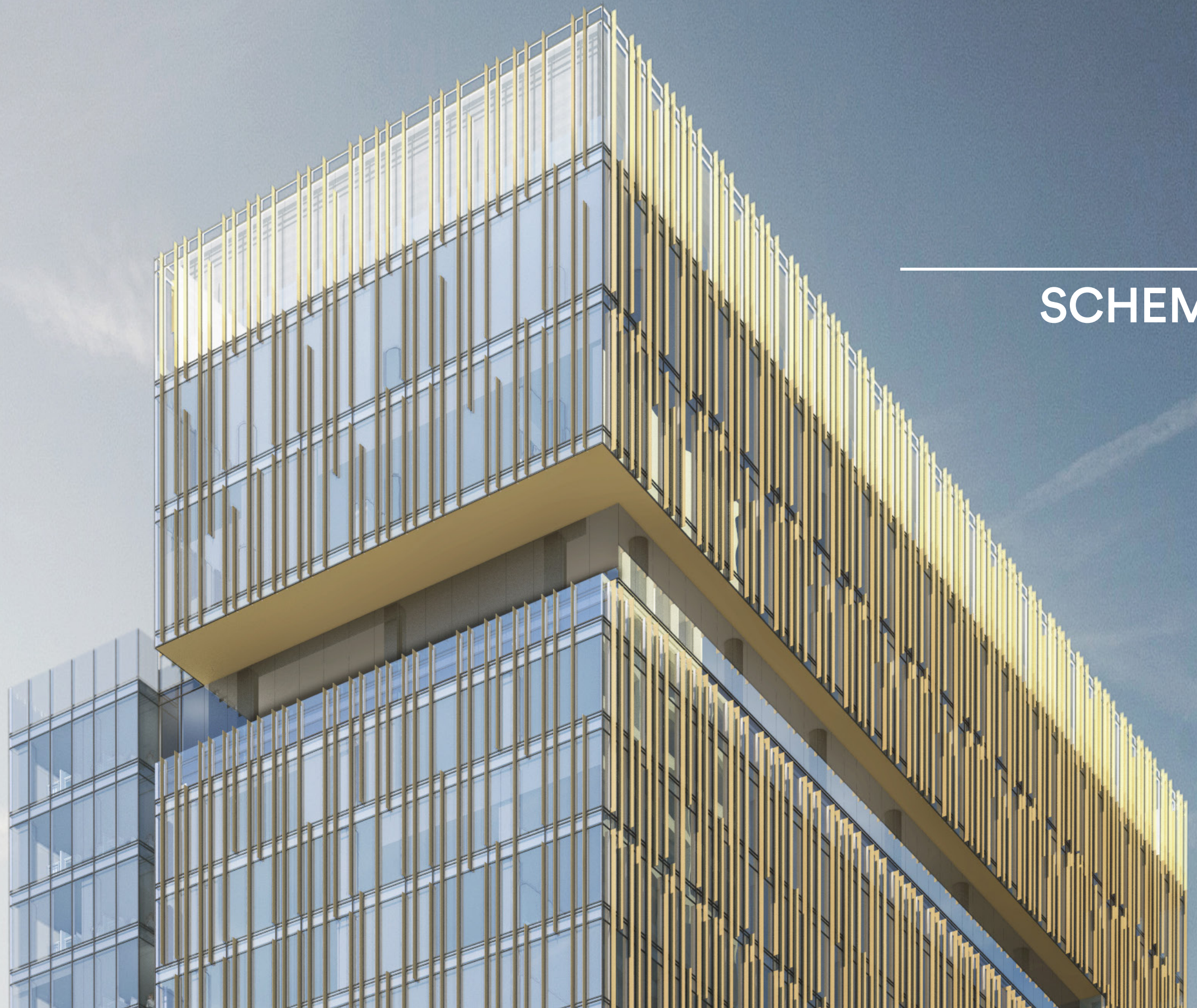
33 BUILDING LEVELS

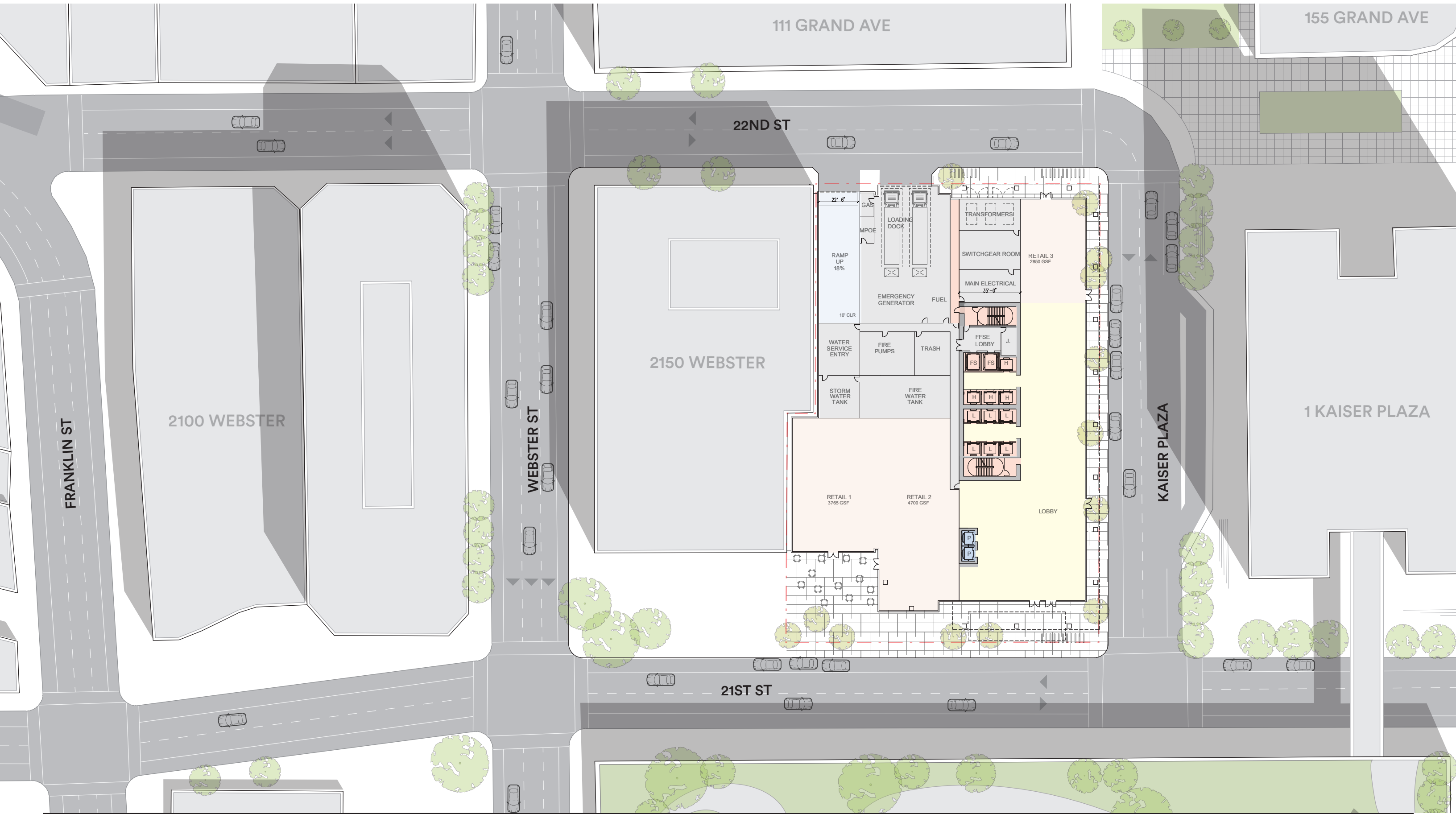
BUILDING HEIGHT: 469'6"

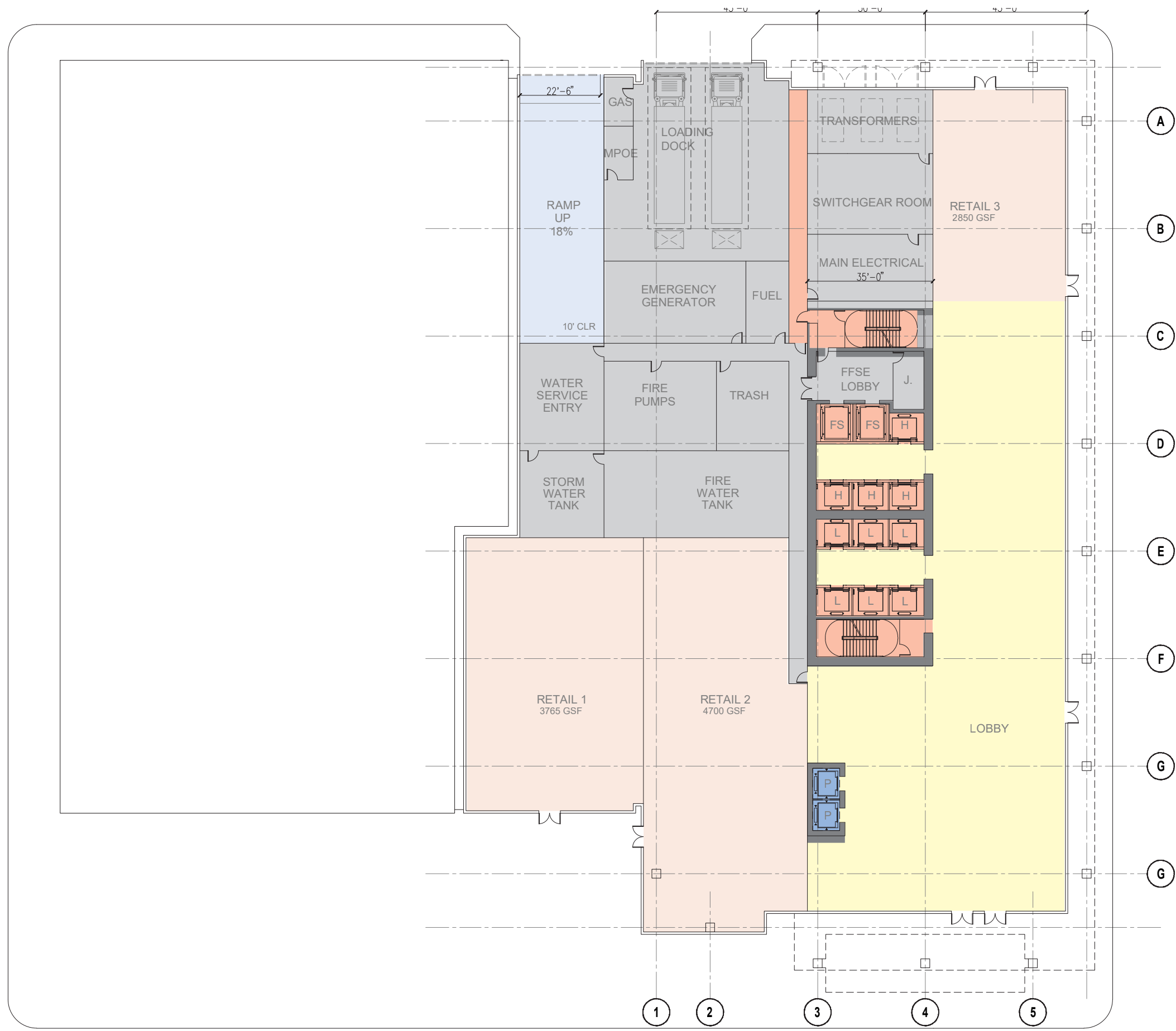
PODIUM HEIGHT: 87'6"



SCHEME A

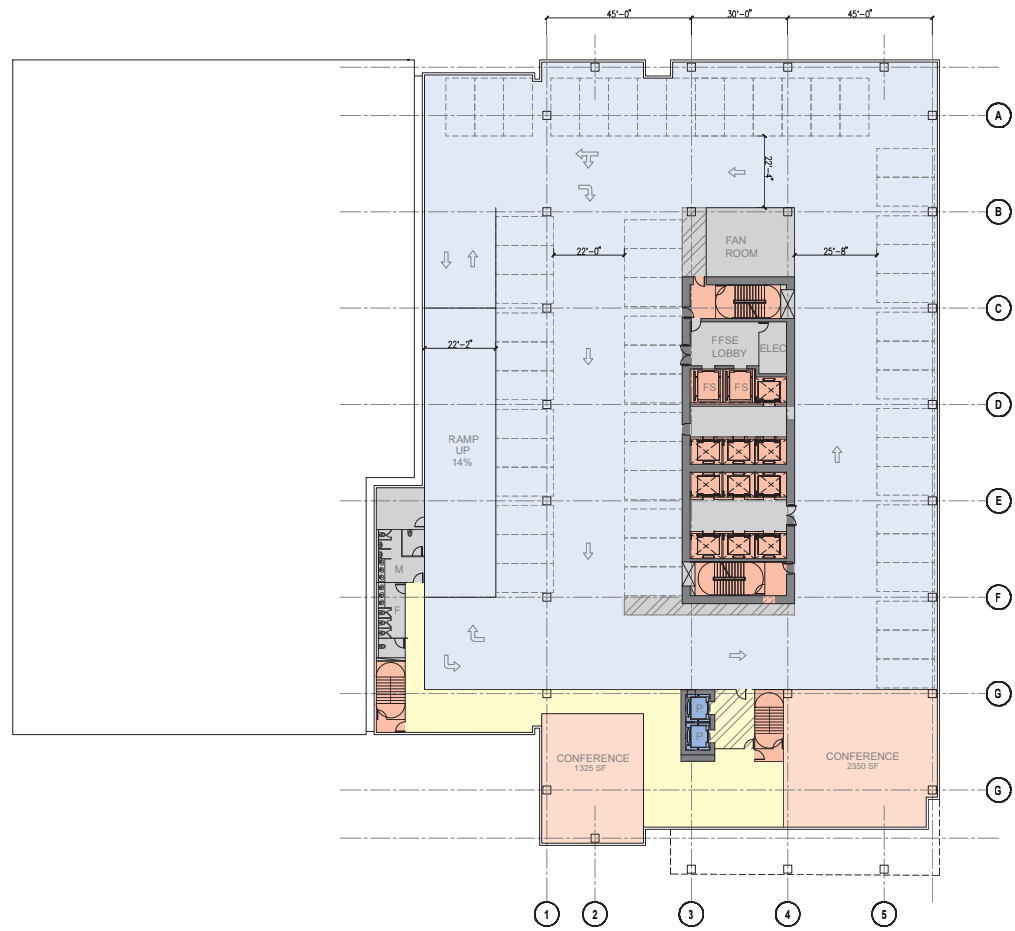




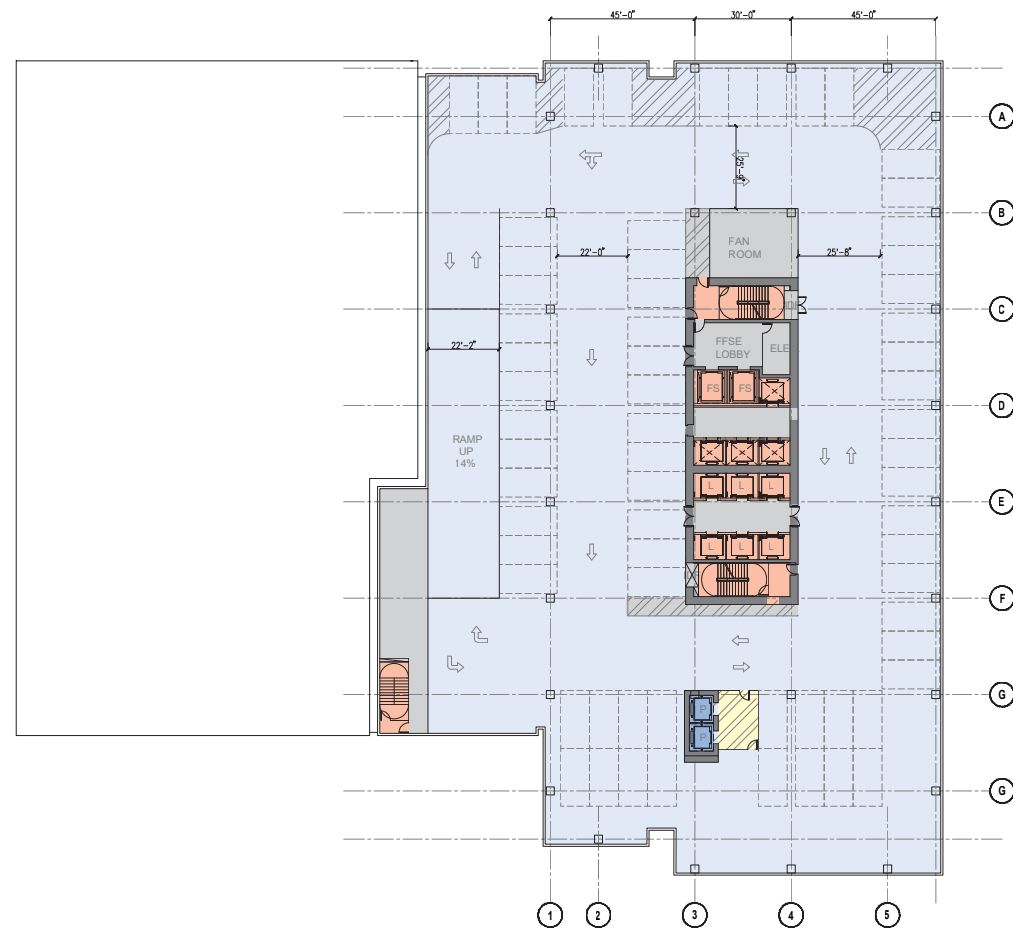


01

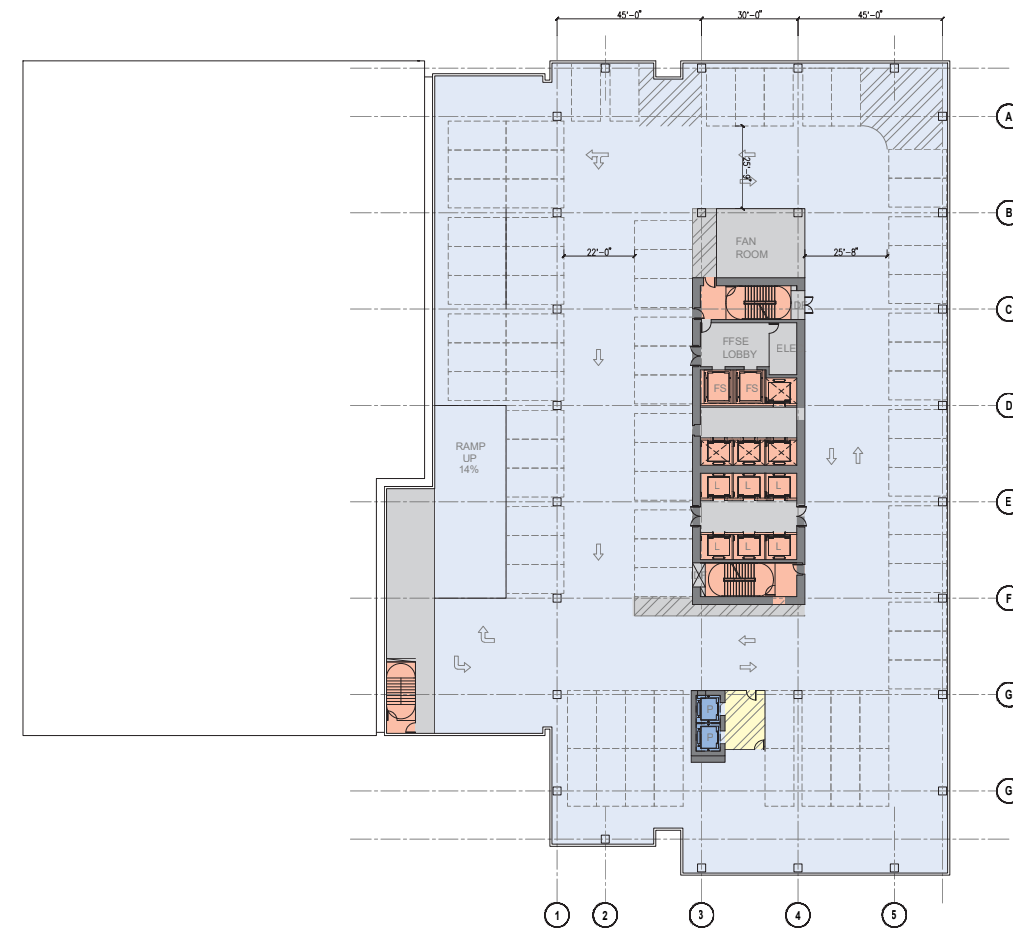




02-03
Conference Center / Lower Parking Floor

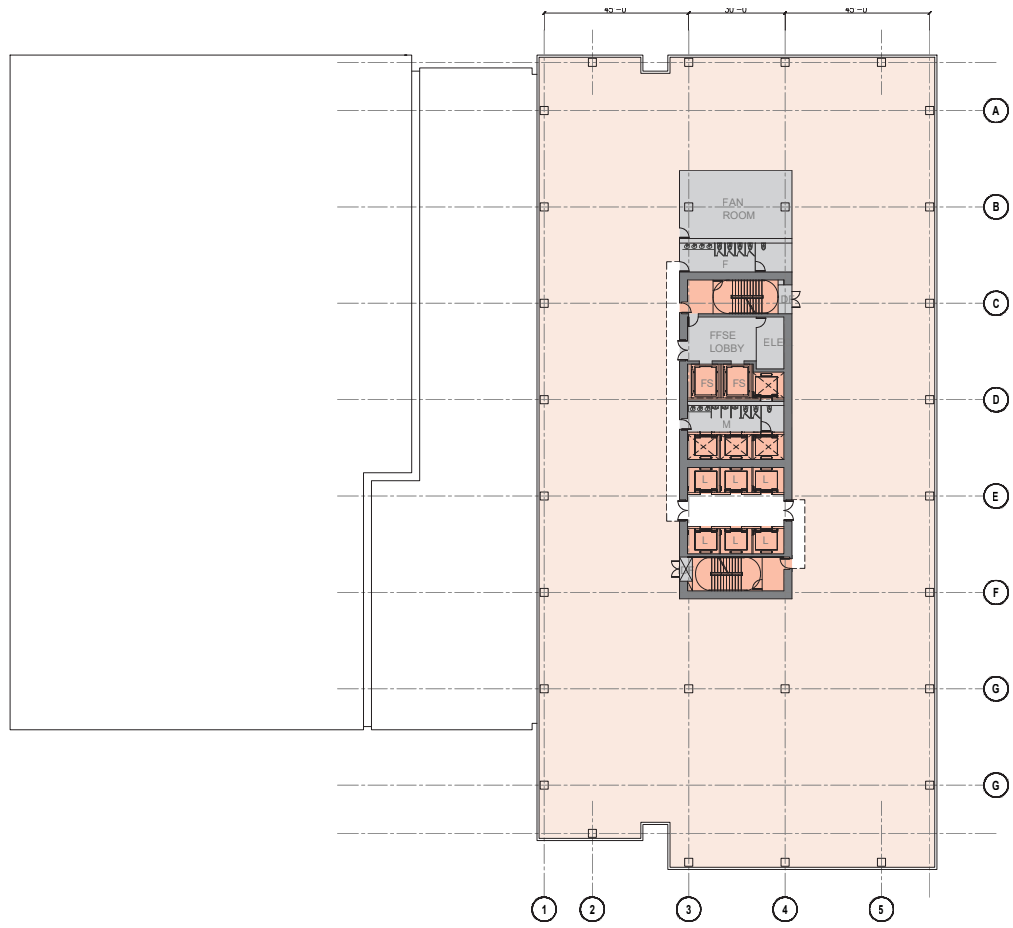


04-05
Typical Parking Floor

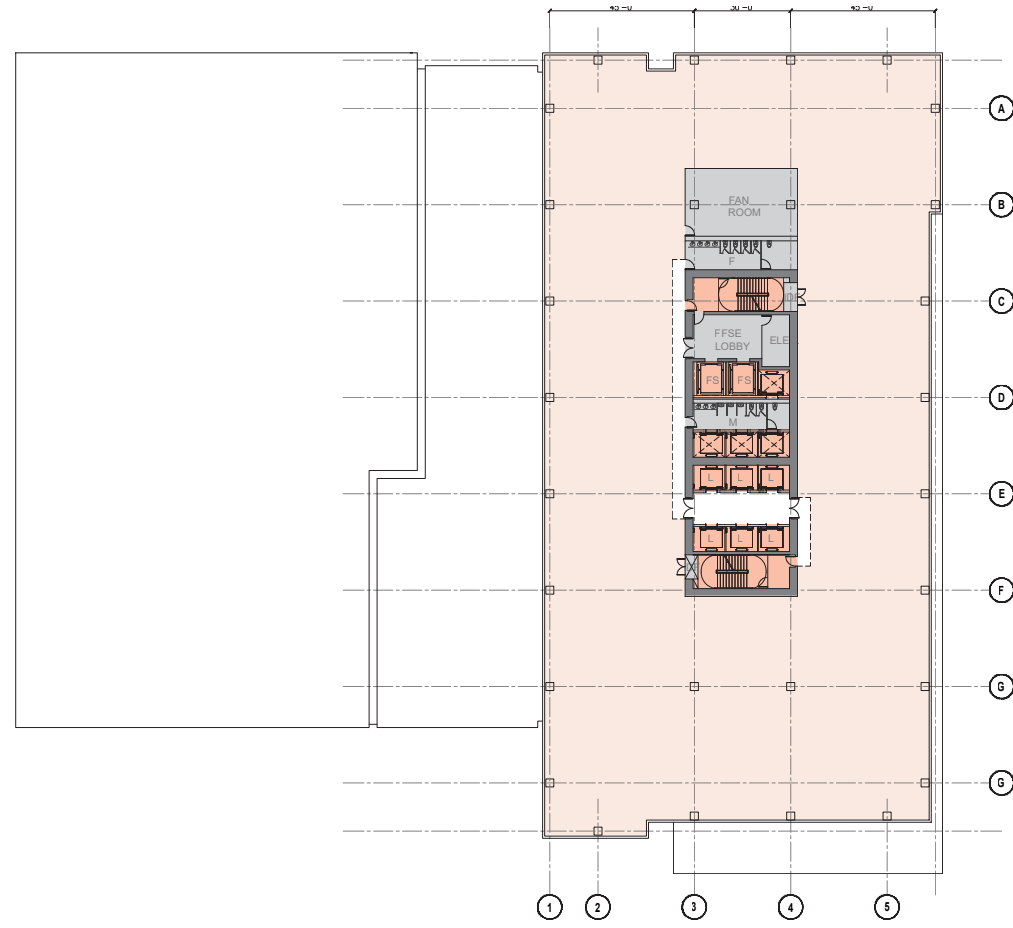


06
Parking Floor

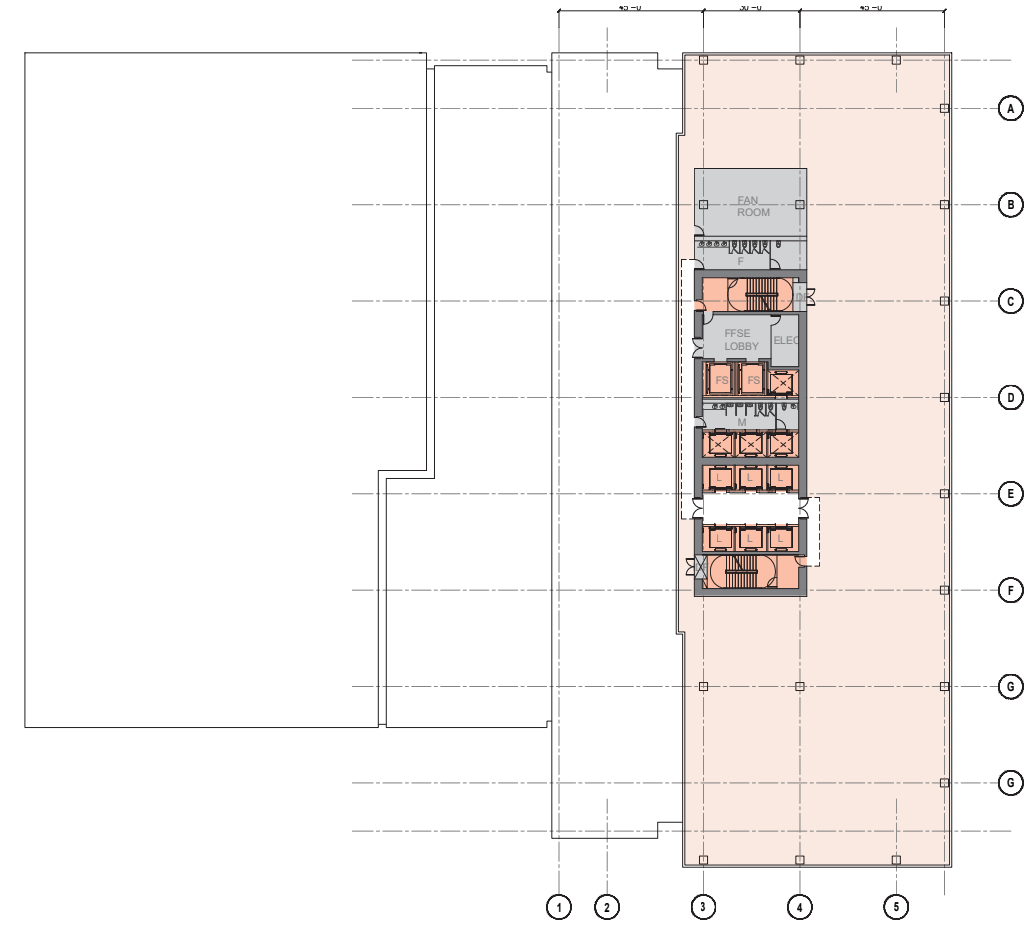




08-19
Typical Office Floor



20-21
Penthouse Level Office Floor



20-21
Penthouse Level Office Floor



0 32' 64'







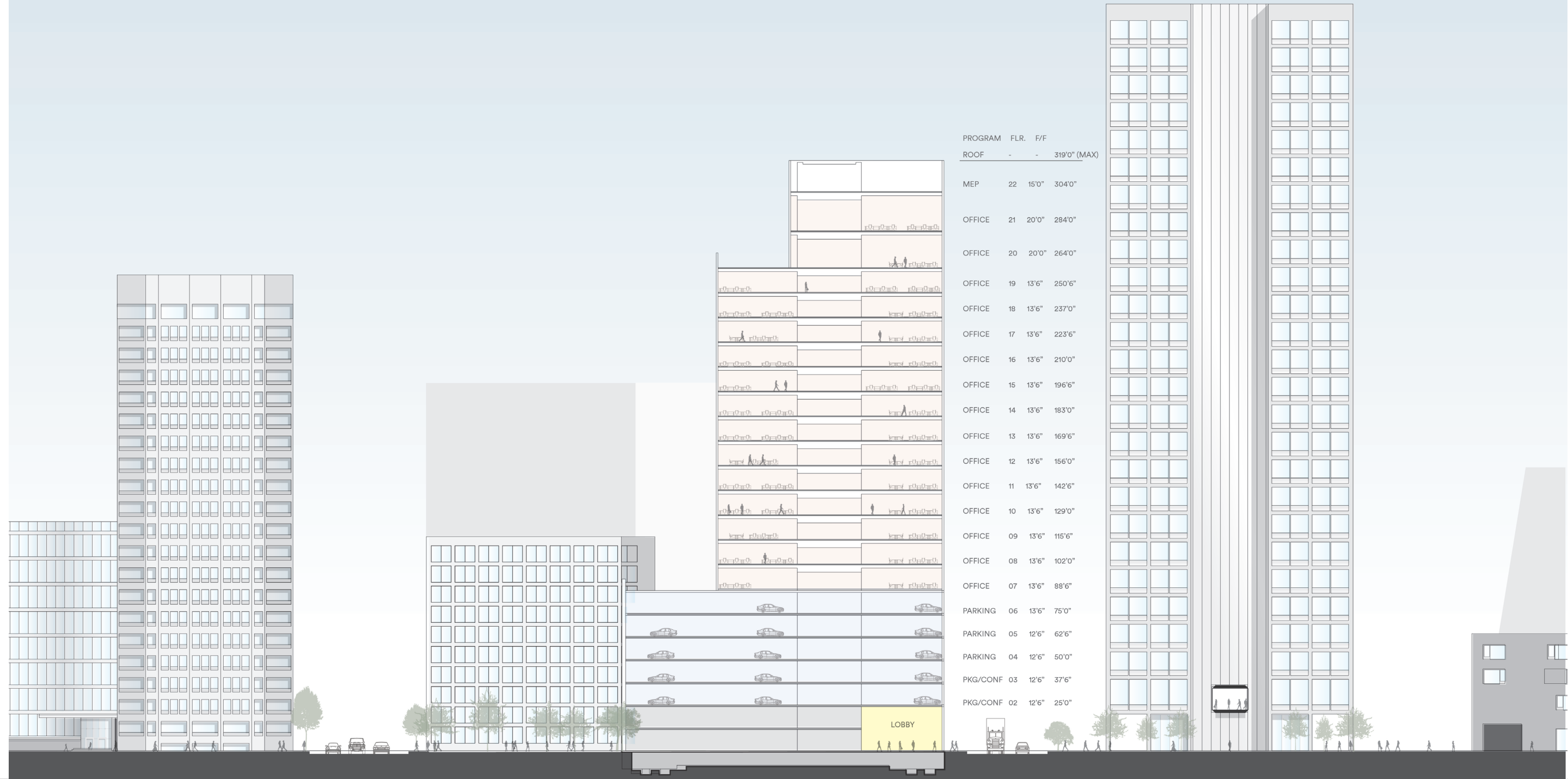
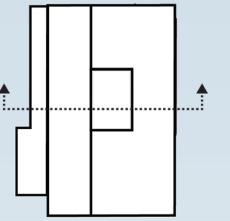


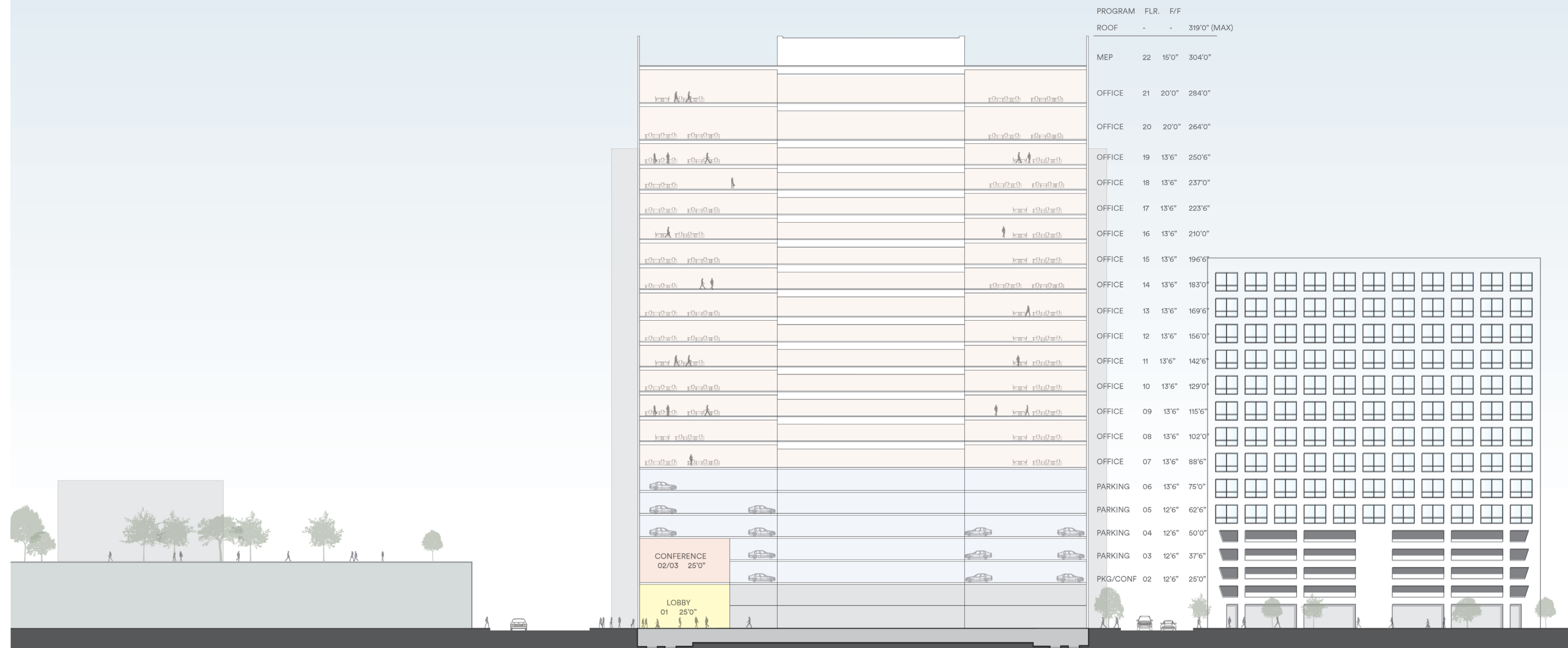
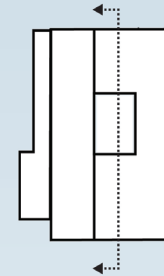














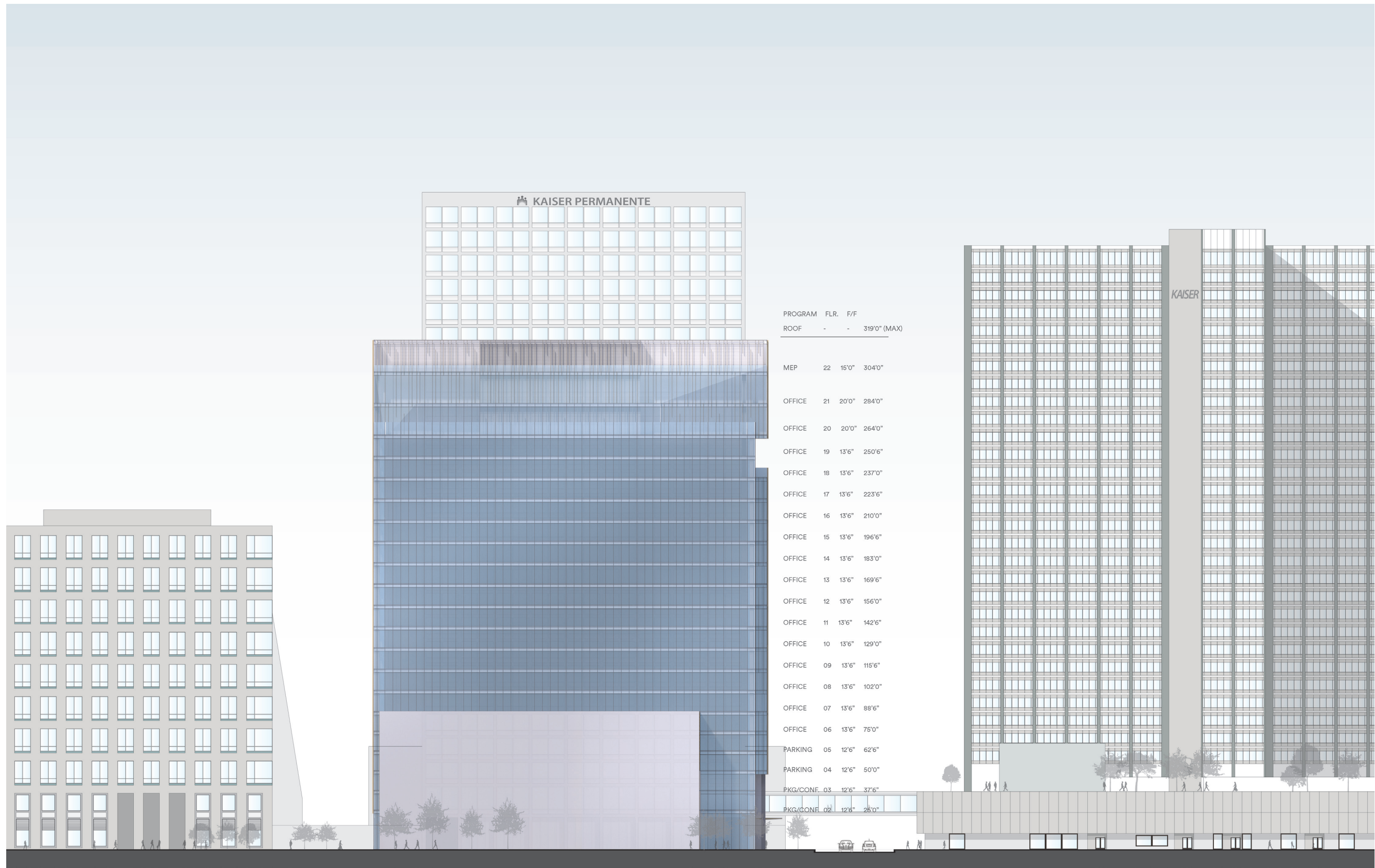
PROGRAM	FLR.	F/F	
ROOF	-	-	319'0" (MAX)
MEP	22	15'0"	304'0"
OFFICE	21	20'0"	284'0"
OFFICE	20	20'0"	264'0"
OFFICE	19	13'6"	250'6"
OFFICE	18	13'6"	237'0"
OFFICE	17	13'6"	223'6"
OFFICE	16	13'6"	210'0"
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OFFICE	08	13'6"	102'0"
OFFICE	07	13'6"	88'6"
OFFICE	06	13'6"	75'0"
PARKING	05	12'6"	62'6"
PARKING	04	12'6"	50'0"
PKG/CONF.	03	12'6"	37'6"
PKG/CONF.	02	12'6"	25'0"



PROGRAM	FLR.	F/F	
ROOF	-	-	319'0" (MAX)
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KAISER PERMANENTE

KAISER

PROGRAM	FLR.	F/F
ROOF	-	319'0" (MAX)
MEP	22	15'0" 304'0"
OFFICE	21	20'0" 284'0"
OFFICE	20	20'0" 264'0"
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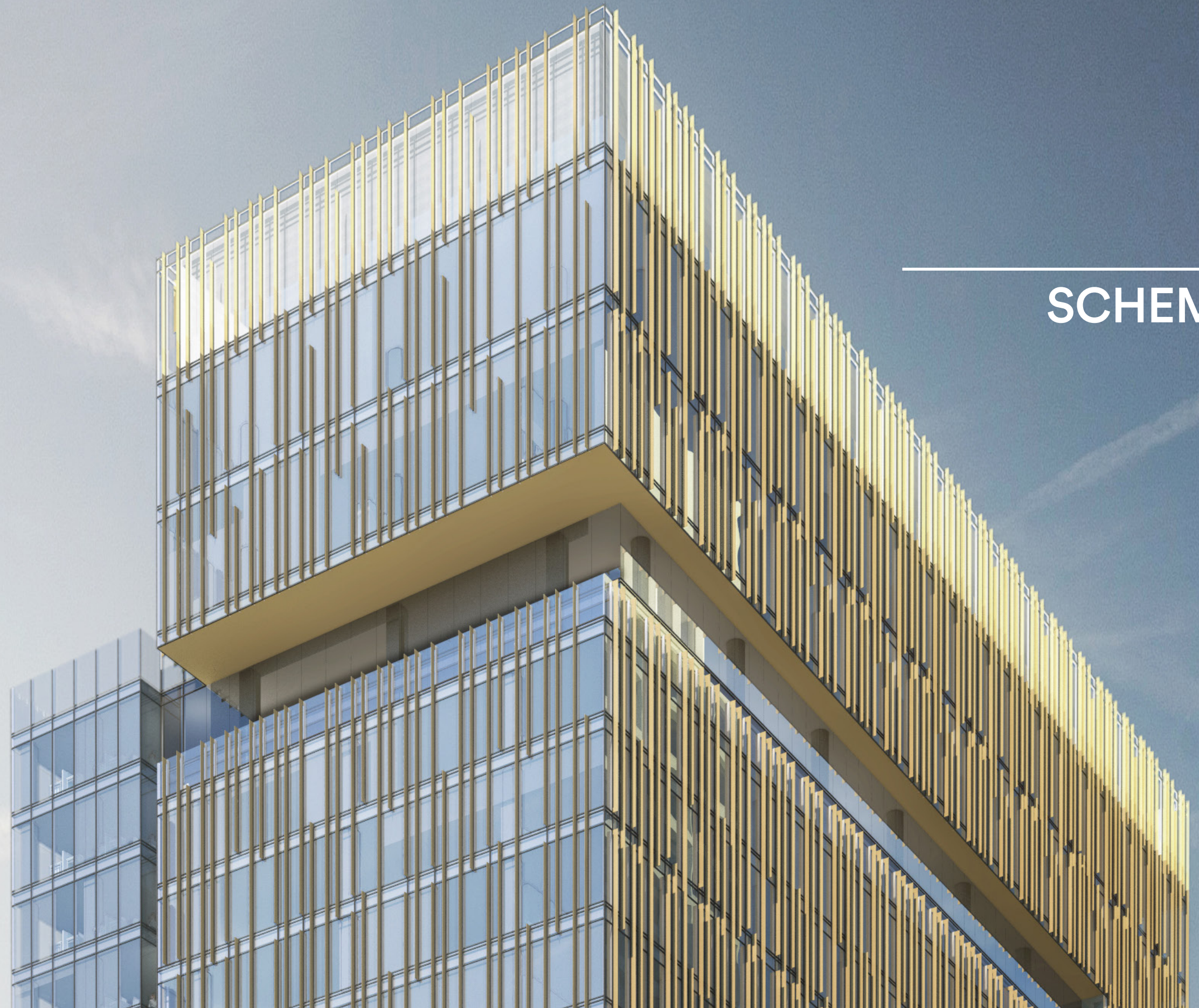
BUILDING AREA SUMMARY

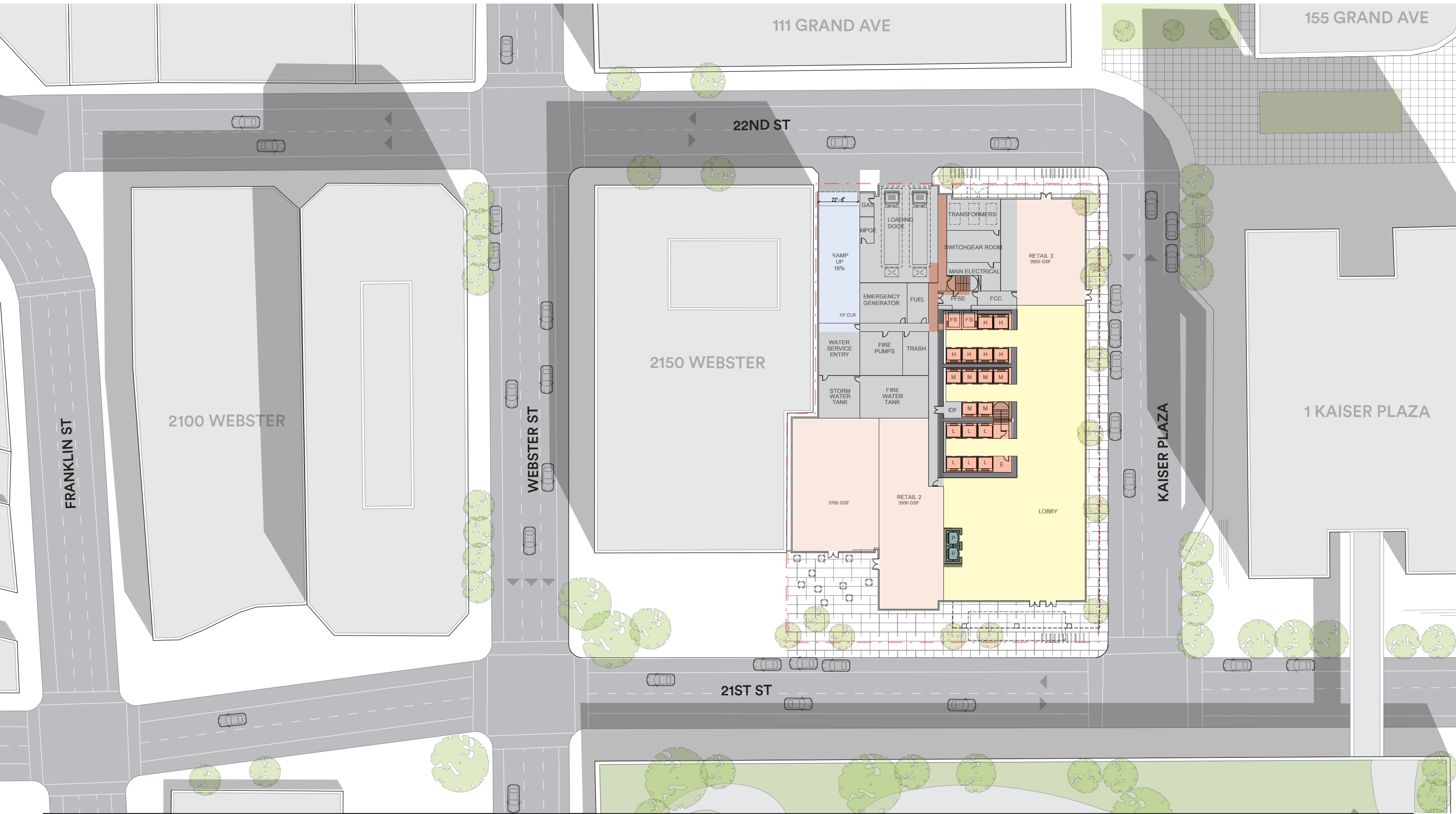
Wednesday, July 26, 2017

FLR. ELEV.	F / F	FLR.	Program	OFFICE			RETAIL	PARKING		LOBBY	SERVICE	CONFERENCE	FITNESS	TOTAL
				NRSF*	NUSF	GSF	GSF	SPACES	GSF	GSF	GSF	GSF	GSF	GSF
+292.50			Roof											
+285.50	20	21	Office	19,314	15,406	29,281								29,281
+265.50	20	20	Office	19,314	15,406	29,281								29,281
+252.00	13.5	19	Office	29,353	25,292	30,362								30,362
+238.50	13.5	18	Office	29,353	25,292	30,362								30,362
+223.50	15	17	Office	29,353	25,292	31,116								31,116
+210.00	13.5	16	Office	29,353	25,292	31,116								31,116
+196.50	13.5	15	Office	29,353	25,292	31,116								31,116
+183.00	13.5	14	Office	29,353	25,292	31,116								31,116
+169.50	13.5	13	Office	29,353	25,292	31,116								31,116
+156.00	13.5	12	Office	29,353	25,292	31,116								31,116
+142.50	13.5	11	Office	29,353	25,292	31,116								31,116
+129.00	13.5	10	Office	29,353	25,292	31,116								31,116
+115.50	13.5	09	Office	29,353	25,292	31,116								31,116
+102.00	13.5	08	Office	29,353	25,292	31,116								31,116
+88.50	13.5	07	Fitness & Office	22,970	25,292	25,616						5,500		31,116
+75.00	13.5	06	Parking					75	39,050					39,050
+62.50	12.5	05	Parking					67	39,050					39,050
+50.00	12.5	04	Parking					67	39,050					39,050
+37.50	12.5	03	Parking					51	39,050					39,050
+25.00	12.5	02	Parking / Conference					51	31,300		7,750			39,050
+12.50	12.5	M	Mezzanine											0
+0.00	12.5	01	LOBBY & Service				11,380			8,665	19,005			39,050
		B1	No Basement											
				413,833	359,608	456,062	11,380	311	187,500	8,665	19,005	7,750	5,500	695,862
				NRSF	NUSF	GSF	GSF	SPACES	GSF	GSF	GSF	GSF	GSF	TOTAL GSF

R: 0.68

SCHEME B



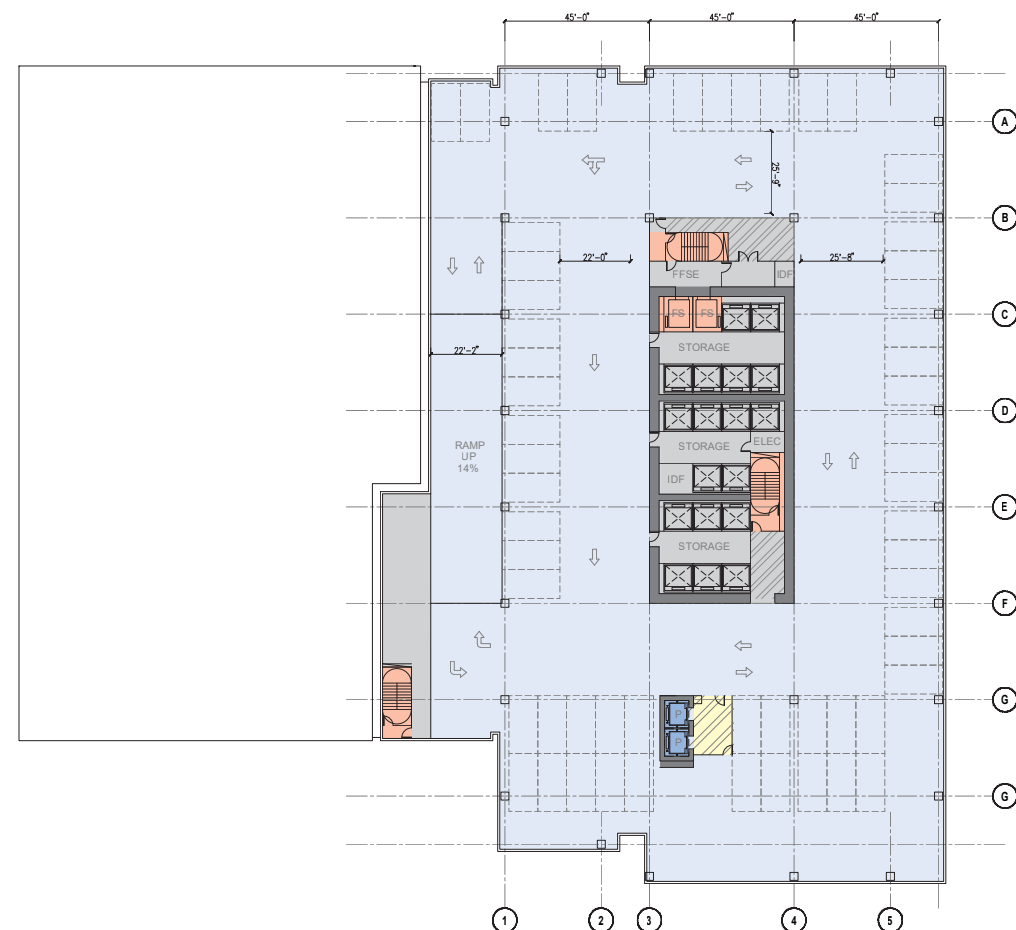




01



02-03
Conference Center / Lower Parking Floor



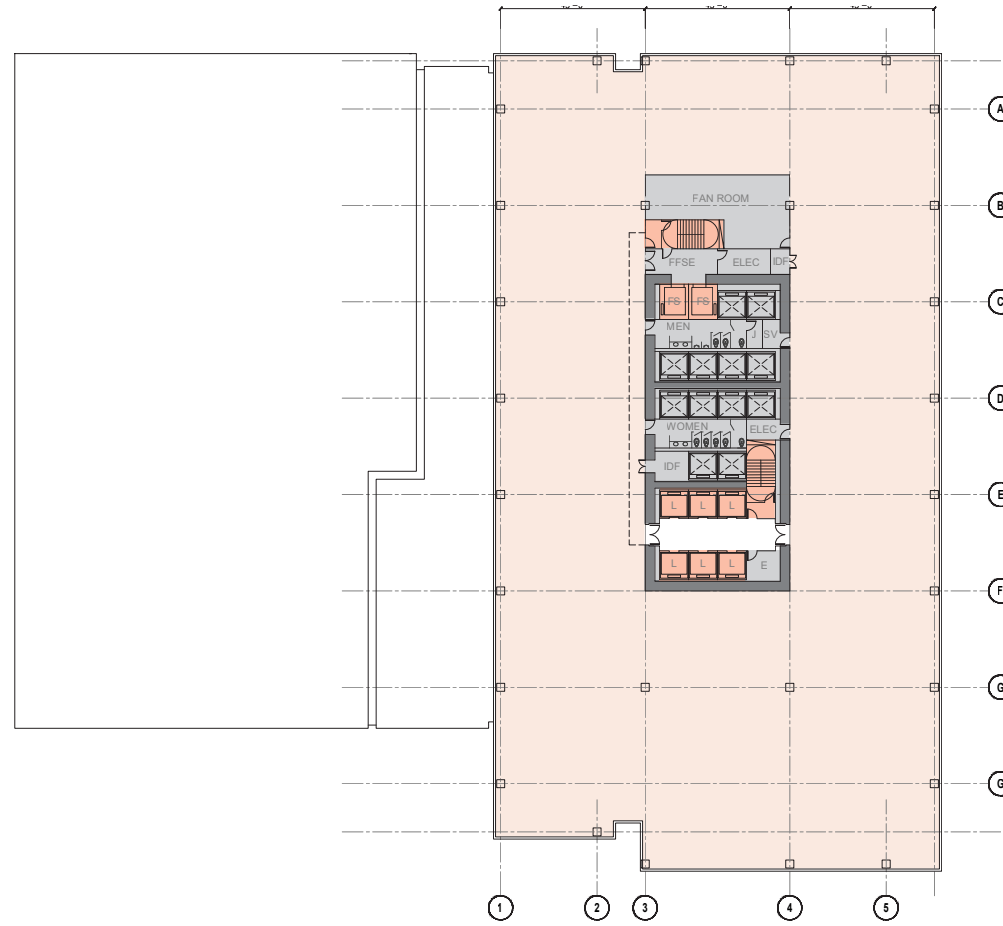
04-06
Typical Parking Floor



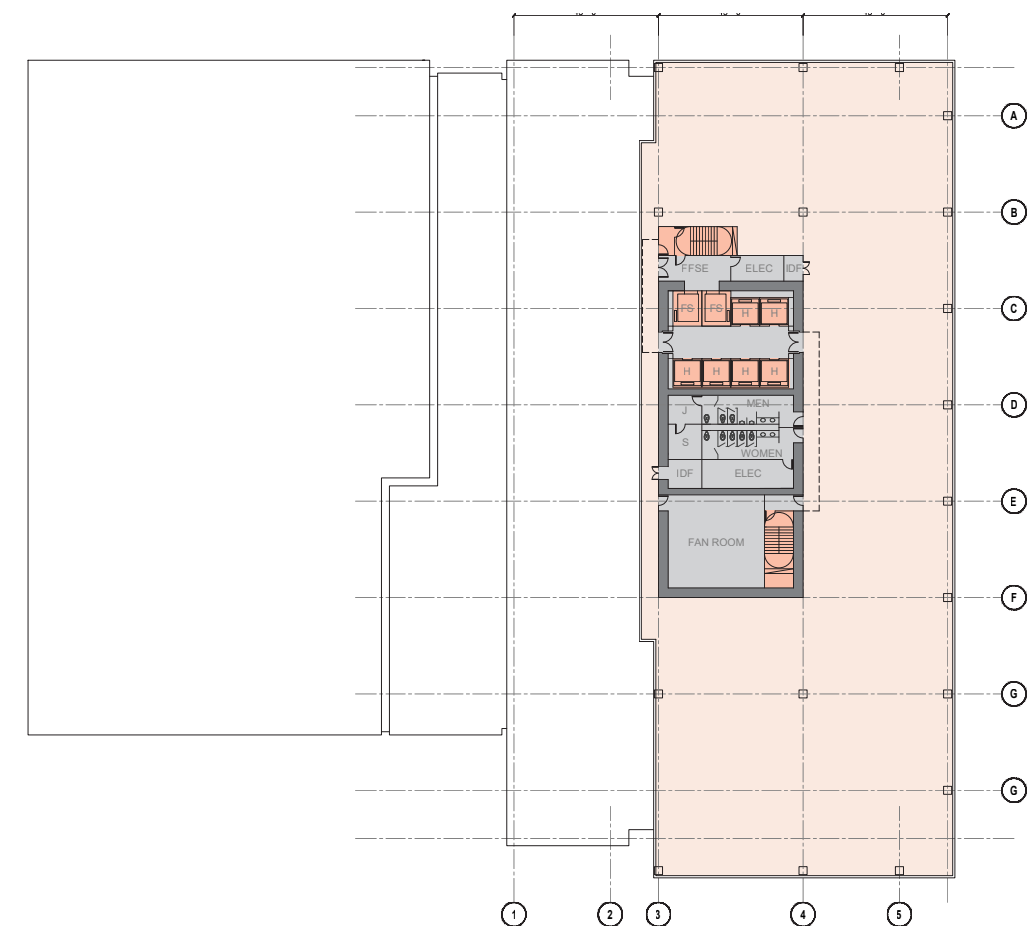
0 32' 64'



08-30
Typical Office Floor



08-30
Typical Office Floor



31-32
Penthouse Level Office Floor

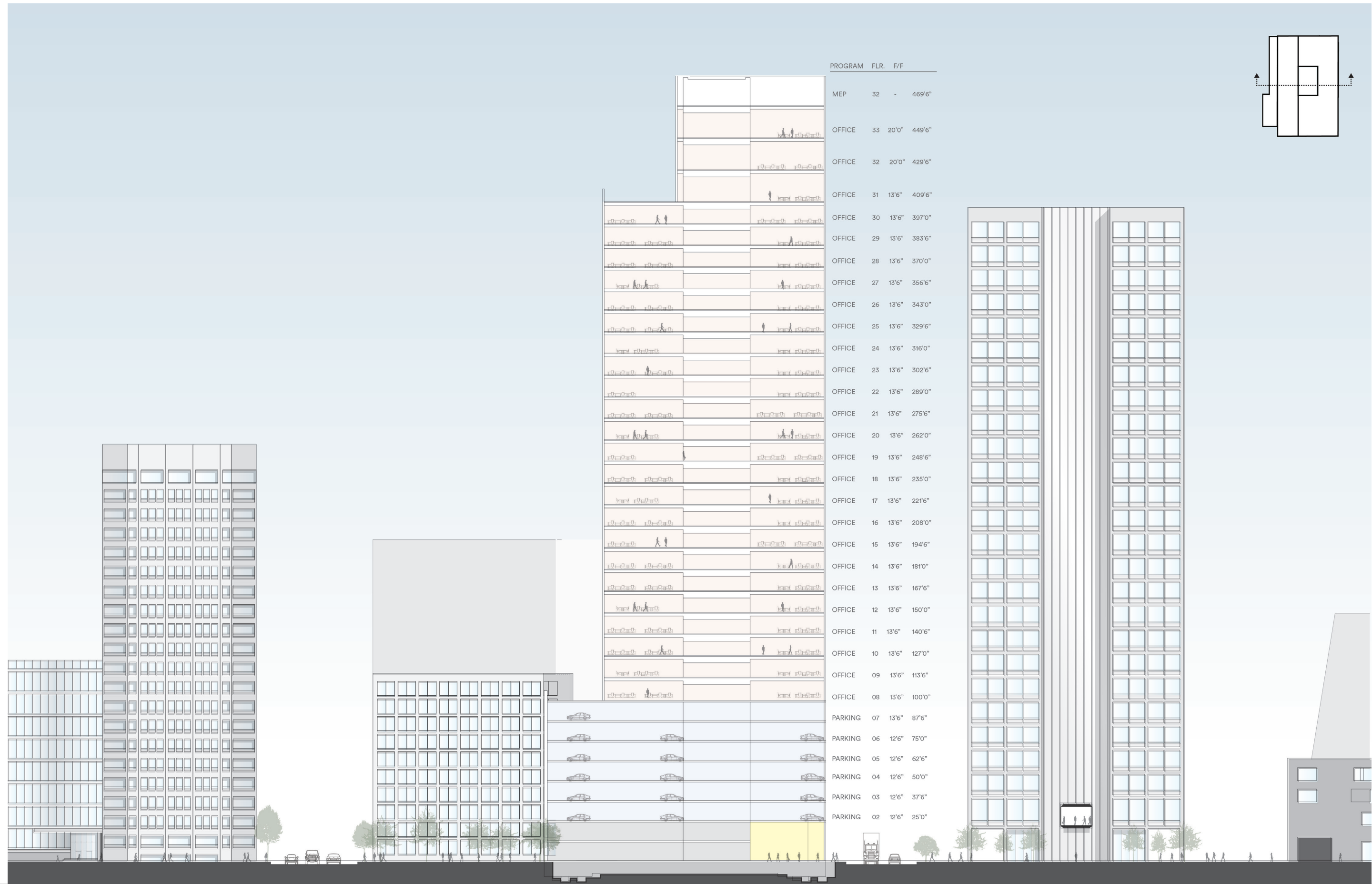
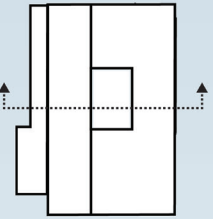


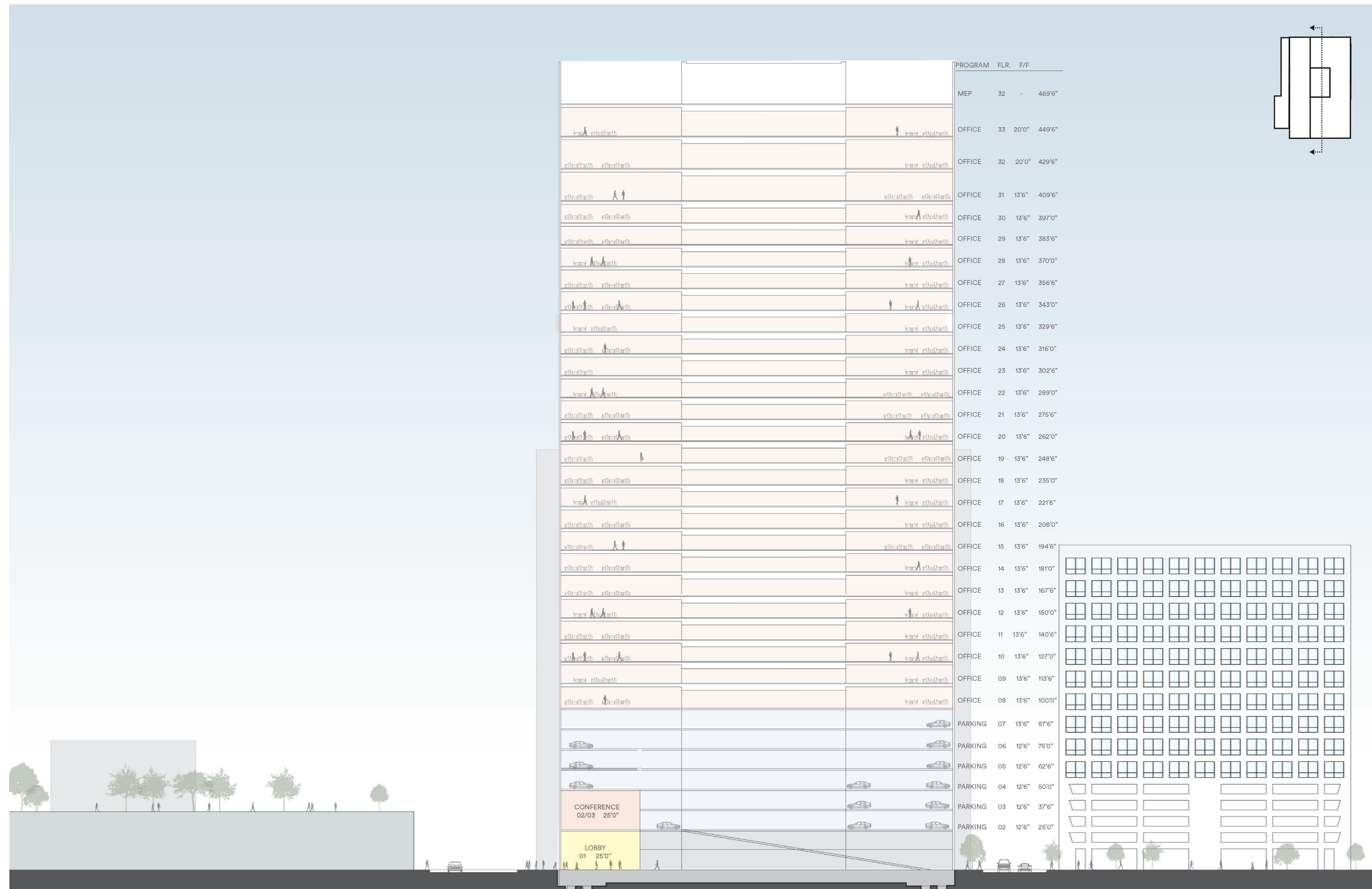
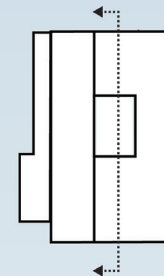












PROGRAM FLR. F/F

MEP	32	-	469'6"
OFFICE	33	20'0"	449'6"
OFFICE	32	20'0"	429'6"
OFFICE	31	13'6"	409'6"
OFFICE	30	13'6"	397'0"
OFFICE	29	13'6"	383'6"
OFFICE	28	13'6"	370'0"
OFFICE	27	13'6"	356'6"
OFFICE	26	13'6"	343'0"
OFFICE	25	13'6"	329'6"
OFFICE	24	13'6"	316'0"
OFFICE	23	13'6"	302'6"
OFFICE	22	13'6"	289'0"
OFFICE	21	13'6"	275'6"
OFFICE	20	13'6"	262'0"
OFFICE	19	13'6"	248'6"
OFFICE	18	13'6"	235'0"
OFFICE	17	13'6"	221'6"
OFFICE	16	13'6"	208'0"
OFFICE	15	13'6"	194'6"
OFFICE	14	13'6"	181'0"
OFFICE	13	13'6"	167'6"
OFFICE	12	13'6"	150'0"
OFFICE	11	13'6"	140'6"
OFFICE	10	13'6"	127'0"
OFFICE	09	13'6"	113'6"
OFFICE	08	13'6"	100'0"
OFFICE	07	13'6"	87'6"
PARKING	06	12'6"	75'0"
PARKING	05	12'6"	62'6"
PARKING	04	12'6"	50'0"
PARKING	03	12'6"	37'6"
PARKING	02	12'6"	25'0"



PROGRAM	FLR.	F/F
MEP	32	- 469'6"
OFFICE	33	20'0" 449'6"
OFFICE	32	20'0" 429'6"
OFFICE	31	13'6" 409'6"
OFFICE	30	13'6" 397'0"
OFFICE	29	13'6" 383'6"
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OFFICE	27	13'6" 356'6"
OFFICE	26	13'6" 343'0"
OFFICE	25	13'6" 329'6"
OFFICE	24	13'6" 316'0"
OFFICE	23	13'6" 302'6"
OFFICE	22	13'6" 289'0"
OFFICE	21	13'6" 275'6"
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OFFICE	11	13'6" 140'6"
OFFICE	10	13'6" 127'0"
OFFICE	09	13'6" 113'6"
OFFICE	08	13'6" 100'0"
OFFICE	07	13'6" 87'6"
PARKING	06	12'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"



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KAISER

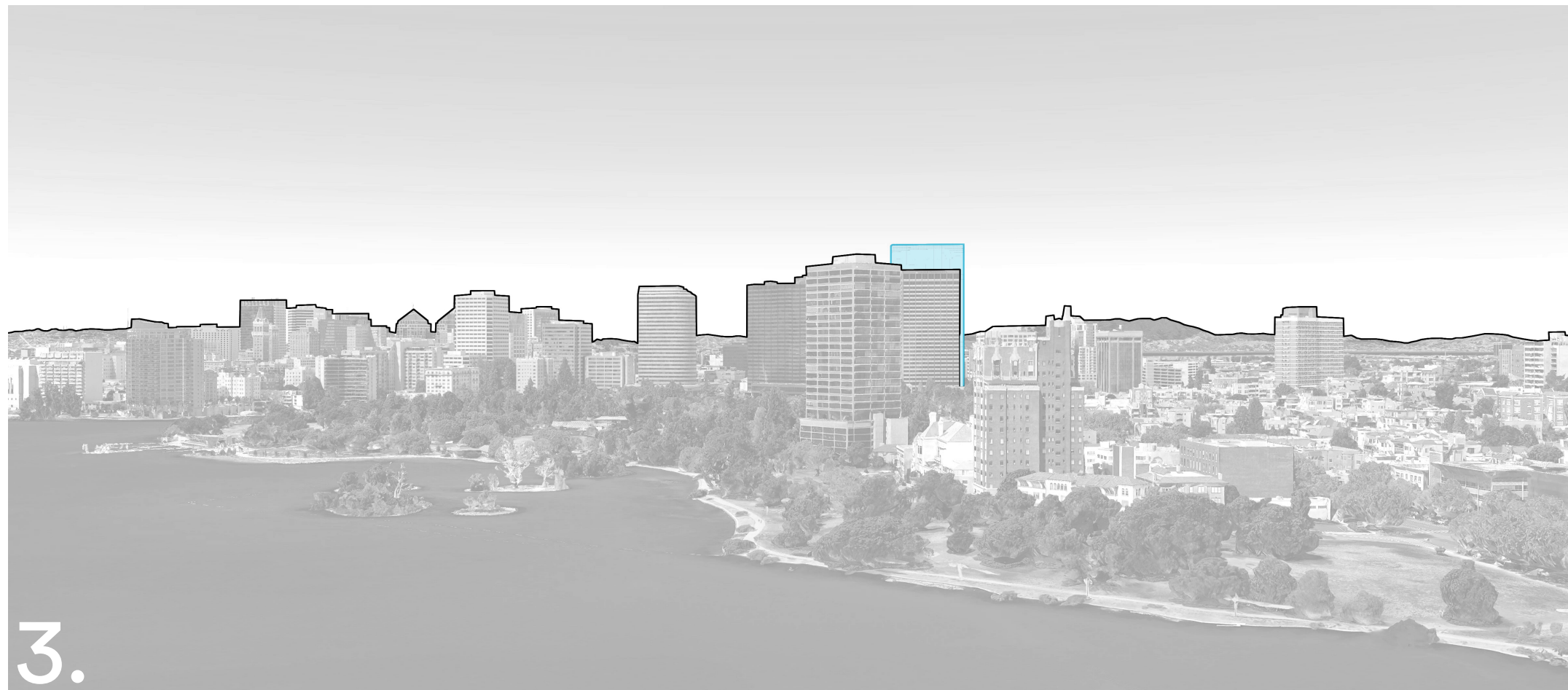
BUILDING AREA SUMMARY

Wednesday July 26, 2017

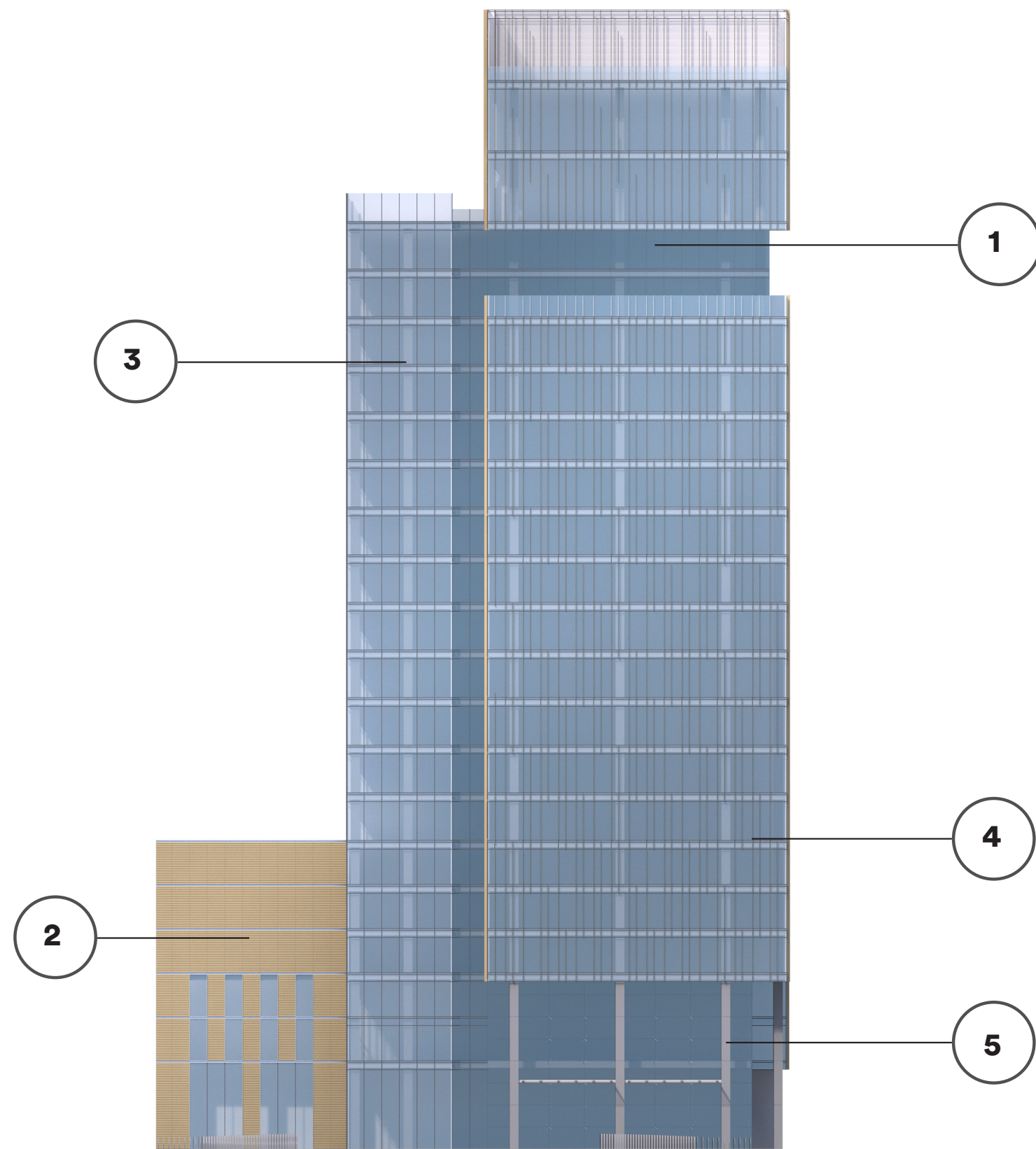
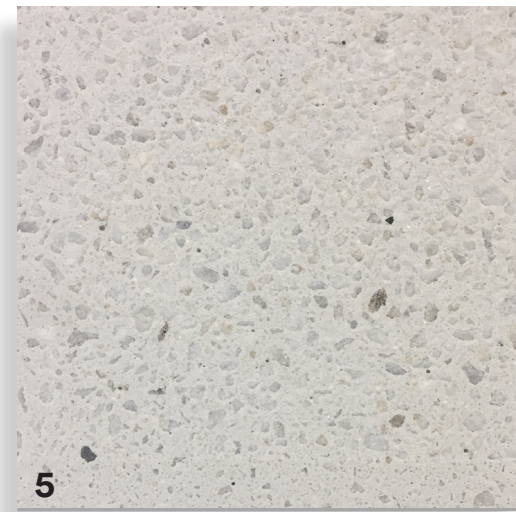
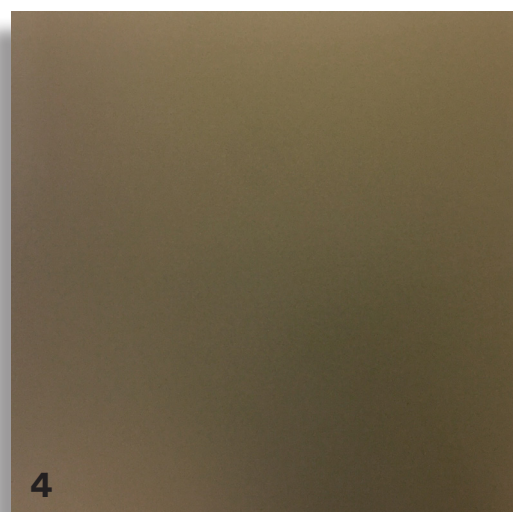
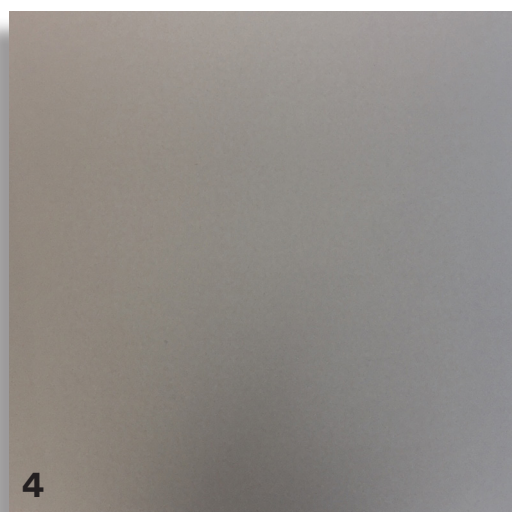
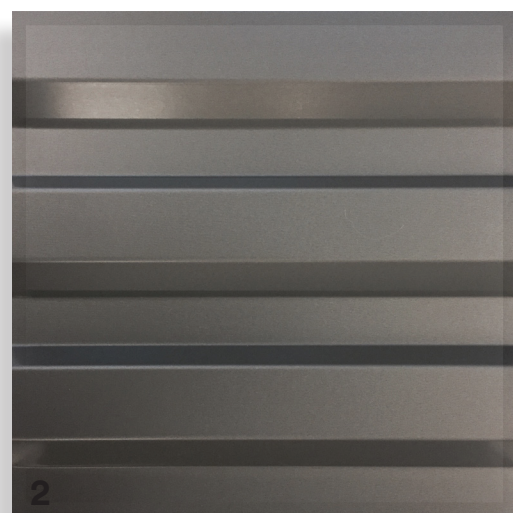
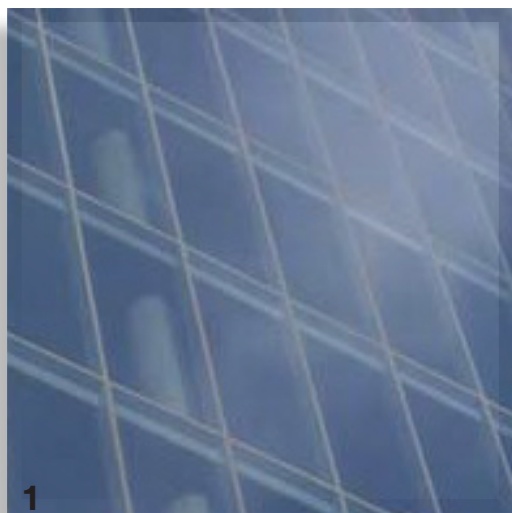
FLR. ELEV. F / F	FLR.	Program	OFFICE			RETAIL	PARKING		LOBBY	SERVICE	CONFERENCE	FITNESS	TOTAL			
			NRSF*	NUSF	GSF	GSF	SPACES	GSF	GSF	GSF	GSF	GSF	GSF			
+469.50	15	34	Roof													
+449.50	20	33	Office	22,315	17,290	24,561							24,561			
+429.50	20	32	Office	22,315	17,290	24,561							24,561			
+409.50	20	31	Office	31,610	27,690	34,967							34,967			
+397.00	12.5	30	Office	31,610	27,690	34,967							34,967			
+383.50	13.5	29	Office	31,610	27,690	34,967							34,967			
+370.00	13.5	28	Office	31,610	27,690	34,967							34,967			
+356.50	13.5	27	Office	31,610	27,690	34,967							34,967			
+343.00	13.5	26	Office	31,610	27,690	34,967							34,967			
+329.50	13.5	25	Office	31,610	27,690	34,967							34,967			
+316.00	13.5	24	Office	31,610	27,690	34,967							34,967			
+302.50	13.5	23	Office	31,610	27,690	34,967							34,967			
+289.00	13.5	22	Office	31,610	27,690	34,967							34,967			
+275.50	13.5	21	Office	31,610	27,690	34,967							34,967			
+262.00	13.5	20	Office	31,610	27,690	34,967							34,967			
+248.50	13.5	19	Office	31,610	27,690	34,967							34,967			
+235.00	13.5	18	Office	31,610	27,690	34,967							34,967			
+221.50	13.5	17	Office	31,610	27,690	34,967							34,967			
+208.00	13.5	16	Office	31,610	27,690	34,967							34,967			
+194.50	13.5	15	Office	31,610	27,690	34,967							34,967			
+181.00	13.5	14	Office	31,610	27,690	34,967							34,967			
+167.50	13.5	13	Office	31,610	27,690	34,967							34,967			
+154.00	13.5	12	Office	31,610	27,690	34,967							34,967			
+140.50	13.5	11	Office	31,610	27,690	34,967							34,967			
+127.00	13.5	10	Office	31,610	27,690	34,967							34,967			
+113.50	13.5	09	Office	31,610	27,690	34,967							34,967			
+100.00	13.5	08	Office	31,610	27,690	27,467					7,500		34,967			
+87.50	12.5	07	Parking					72	39,400				39,400			
+75.00	12.5	06	Parking					64	39,400				39,400			
+62.50	12.5	05	Parking					64	31,900				39,400			
+50.00	12.5	04	Parking					64	31,900				39,400			
+37.50	12.5	03	Parking					44	28,300				39,400			
+25.00	12.5	02	Parking / CONFERENCE					44	28,300		3,600		39,400			
+12.50	12.5	M	Mezzanine										0			
+0.00	12.5	01	LOBBY & Service					9,720		12,000	20,000		39,400			
		B1	No Basement													
				803,270	699,140	880,830		9,720	352	199,200		12,000	20,000	3,600	7,500	1,164,130
				NRSF	NUSF	GSF		GSF	SPACES	GSF		GSF	GSF	GSF		TOTAL GSF

R: 0.40

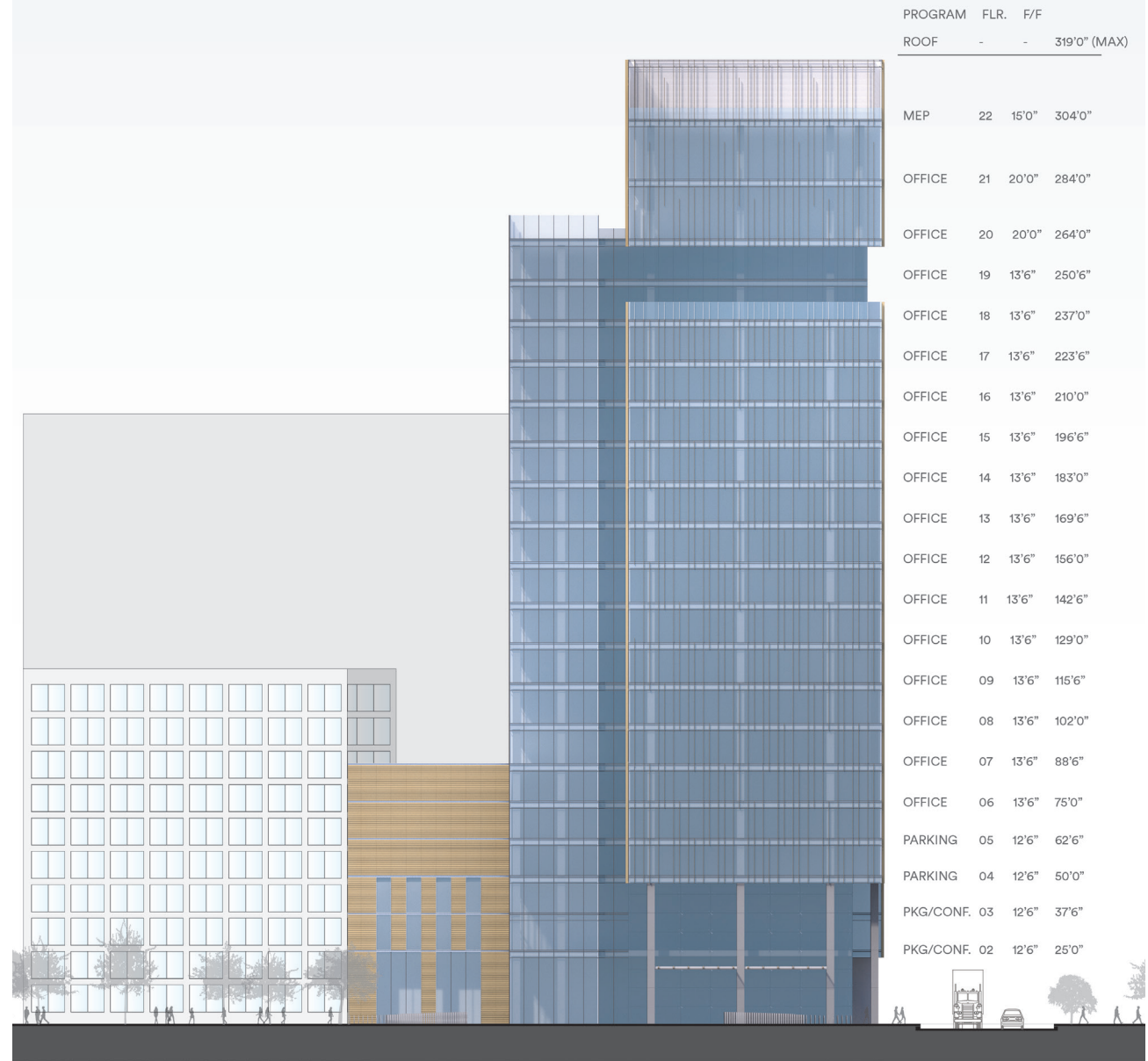
*Multiple Tenant calculation scenario, BOMA Legacy method



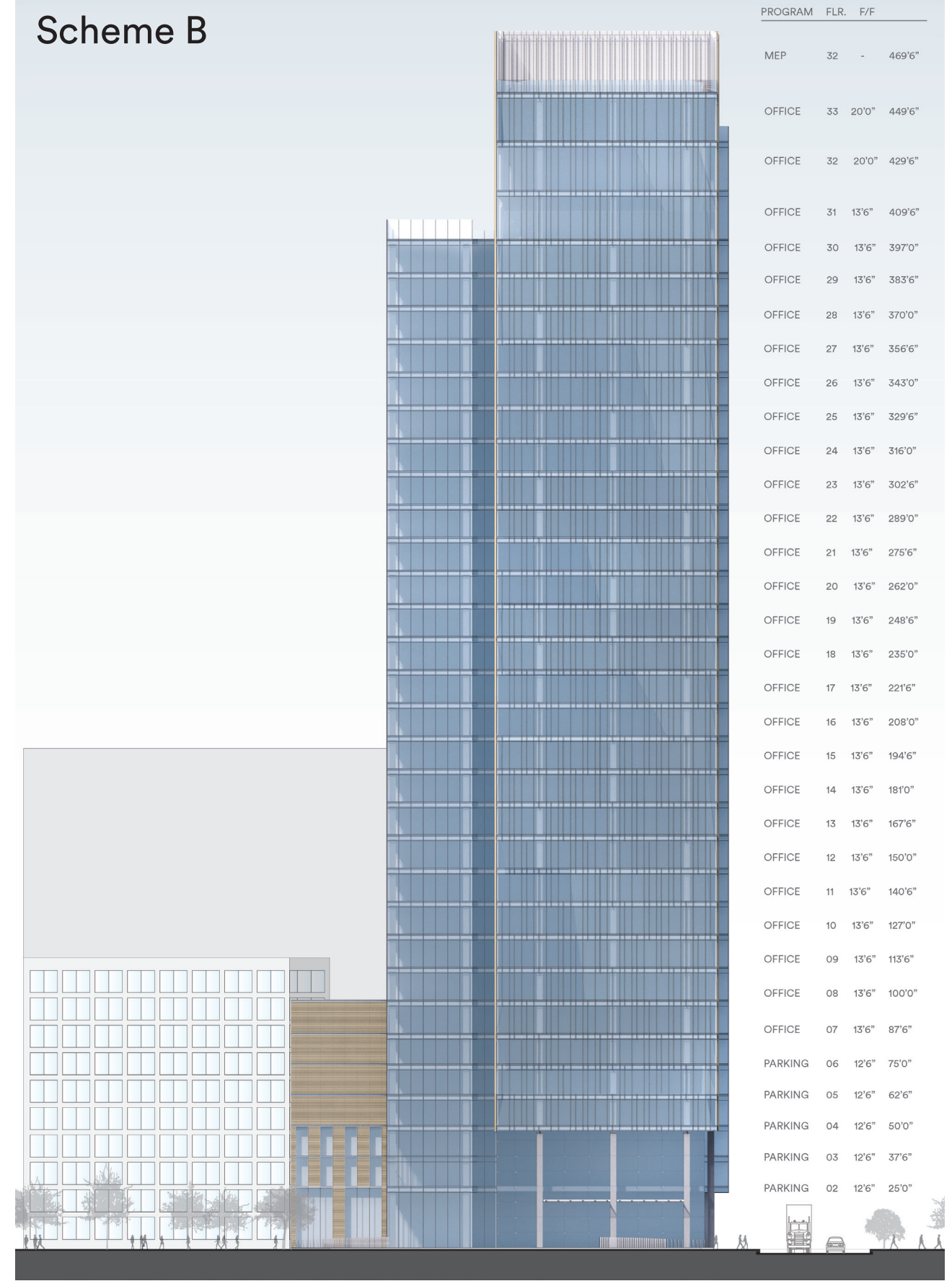
- 1 Glass Curtain Wall
- 2 Clot Metal Panel
- 3 Fritted Glass
- 4 Aluminum Slab Cover, Mullions, Fins
- 5 Concrete



Scheme A



Scheme B



Scheme A



Scheme B





DESIGN FOR A CHANGING WORLD

SOLOMON CORDWELL BUENZ

255 California Street
San Francisco, CA 94111
T 415.216.2450

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