1. **Project Title:**

   Sustainable Design, Construction and Operation of a Residential High Rise Building in San Francisco

2. **Proposer:** ADCO Group ([www.adco-group.com](http://www.adco-group.com))

   Eric D. Grossberg    Linda J. Corso
   Managing Director    Senior Vice President
   645 Fifth Avenue, 8th Floor    1355 Market Street, Suite 294
   New York, NY  10022    San Francisco, CA  94103
   (212) 848-0212    (415) 437-7111
   eric.grossberg@adco-group.com    lcorso@marketsquaresf.com

3. **Faculty Sponsor:** To be determined.

4(A). **Problem Statement:**

   In 2009 San Francisco adopted some of the strongest LEED requirements for new construction in the country. The Client wishes to explore innovative design elements and construction materials to meet, and potentially exceed, the City’s requirements. By developing an infill project on a major transit corridor, this project is already starting out on the right track. Furthermore, with green technology becoming one of the most rapidly growing industries, the Client is seeking recommendations that lead to energy use optimization and cost savings (both up front and for the end user). The Client wishes to examine net zero energy usage, waste management and environmental impacts.

4(B). **Project Objectives:**

   Key concepts in sustainable design for new and buildings revolve around whole building integration: the interaction between the site, climate, building mass, building construction, mechanical systems, and occupant use patterns. The goal is to find synergies and efficiencies inherent in the whole. Our goal is not only to use best green practices and materials during construction, but also to implement design elements that will continue to reduce the carbon imprint of this building once occupied. It will be necessary to evaluate materials, fixtures and appliances that attain this goal. It is also important to look at some of the simplest green practices, i.e. recycling and composting, to ensure that the design of the building’s common areas make it easy to accommodate these practices.

   The Group Project students will assist our design team in the analysis of how best to build on the site’s favorable conditions, passive solar strategies, climate-appropriate building construction, and efficiencies in lighting and appliances. They will also help to evaluate indoor air quality, material requirements, construction assemblies, water use, waste management, and anticipated maintenance procedures. Strategies and
technologies identified during this process will support and enhance the design concepts and provide additional environmental and operational benefits.

The students will help to analyze the use of state of the art tools, such as energy walls, heat recovery systems, graywater recycling systems, shading devices, low-E glazing and other sustainable features for their incorporation into our design. They will help to evaluate the cost/benefit of these features and offer cost transfer solutions to offset premiums. We will also look to the students to assist in evaluating sustainable upgrades to the existing apartment complex on the site. The expected results of this sustainable design approach is reduced operating costs and environmental benefits balanced with reasonable up front costs and system flexibility to accommodate the constantly improving green practices.

4(C). Project Significance:

It is the goal of the Client to fuse distinctive architecture with innovative green design that may serve as a benchmark for future residential high rise buildings in San Francisco as well as a landmark on the City’s skyline. The site is located along major transit corridors that traverse the City. Increasing density along such corridors is a common goal of urban planning along with infill of underutilized sites in transit rich areas. This project not only meets these goals, but will also create a much friendlier pedestrian experience. Built in the 1960s, the existing building is surrounded by at grade parking on three sides. This project will bring activity to the ground level and increase “eyes on the street”.

Buildings account for approximately 40% of energy consumption in this country. To the extent this new building may serve as a benchmark for residential construction and energy use in San Francisco, its impact will extend far beyond its immediate neighbors.

4(D). Project Background:

The Client is seeking entitlements in the next 12 months for the proposed 36 story residential building located at 1481 Post Street in San Francisco, with construction to follow based on market conditions. Attached are preliminary renderings for the project.

The "Post Street Tower" site (the “project site”) is in the Cathedral Hill area of San Francisco. The rectangular site is bounded by Post Street on the north, Gough Street on the east, Geary Boulevard on the south, and a line 411 feet west of Gough Street on the west. The approximately 1.86-acre site encompasses all of Assessor’s Block 697, Lot 37. The project site was within the former Western Addition A-1 Redevelopment Area, which has since expired. This site was developed at the time of the A-1 Redevelopment Area by the same ownership entity as exists today.

This property includes an existing residential building, known, as "1333 Gough Street", as well as a portion of the property that will be utilized to site the new development, hereinafter referred to as the "Post Street Tower". 1333 Gough Street, constructed in 1965, is a 14-story, 133 foot high, poured in place concrete residential building and includes a total of 169 apartments, with a first-floor health club. The project site is in an RM-4 (Residential Mixed, High Density) Use District and a 240-E Height and Bulk District.
The Client will initiate the construction of a 36 story residential tower on the western portion of the project site, hereinafter referred to as 'Post Street Tower'. In addition, the Client is considering implementing certain improvements to 1333 Gough, including changing the entrance and the orientation of the ground floor lobby, providing below grade self-parking spaces along Geary Boulevard, and constructing a new single story pool building and fitness center entrance along Geary Boulevard. This revised and upgraded facility will replace the existing pool removed along the western portion of the project site. This active use will dramatically improve the pedestrian experience along Geary Boulevard. The Client is also planning a single story daycare center with outdoor activity space on the roof and open green space on Post Street to the north of the existing building, which will activate Post Street and improve the pedestrian experience.

Post Street Tower has been designed, from an urban design perspective, as a limestone clad square building. The tower choice of cladding materials has been developed in direct response to skyline views of St Mary's Cathedral and other studied view-planes. The Post Street Tower project, including the 36 story limestone clad tower will contain approximately 438,108 rsf. The Post Street Tower height would be approximately 415 feet as measured from a point mid-way along the Post Street frontage. The proposed Post Street Tower project would include 219 residential units on 35 floors (Floors 2 through 36); a lobby and café on the ground floor; a pool and fitness center for residents, and service and loading spaces on the first floor. The proposed mix of units would include 121 one-bedroom units and 98 units with two or more bedrooms.

4(E). Intentionally left blank.

4(F). Stakeholders:
   - Future residents of 1481 Post Street
   - Residents of 1333 Gough Street
   - Cathedral Hill Plaza Athletic Club
   - Cathedral Hill neighborhood
   - Japantown neighborhood
   - City of San Francisco Planning Department

4(G). Approaches / Available Data:

The students will use existing data on sustainable construction practices, materials, systems, and operations for potential integration into the project. The project sponsor will provide existing plans and related documents as necessary to the students.

4(H). Deliverables:

The Group Project Team will deliver a report meeting the objectives outlined in section 4(B) of this proposal in both electronic and hard copy format.

4(I). References:

ADCO Group (www.adco-group.com)

See attached renderings.
5. **Client:** Same as Proposer.

6. **Cooperation Statement:**

ADCO Group, through its project representatives Eric Grossberg and Linda Corso, agree to provide to the Group Project Team the design drawings and plans, as well as zoning, building code and legal requirements, necessary to complete the report. Eric Grossberg and Linda Corso will be available by telephone and email as often as needed and will provide access to the project's architects, engineers, lawyers and consultants as additional support.

7. **Anticipated Financial Needs:**

The Client will cover travel expenses for the Group Project Team for one or more site visits to San Francisco as needed. The project has no other anticipated financial needs.

8. **Internship Opportunities:** N/A.