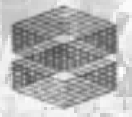


# 2300 BROADWAY

**Architectural  
Advisory Committee  
March 24, 2022**



TISHMAN SPEYER



400 Castro Street, Mountainview



Stanford Campus, Palo Alto



Shell Building, San Francisco



Stanford Campus, Palo Alto

## Tishman Speyer

- Founded in 1978, Tishman Speyer is a leading owner, developer, operator of first-class real estate around the world.
- Extensive experience redeveloping historically significant sites, understanding the importance of balancing historic character with economic development.
- Creating vibrant, beautiful and environmentally sound communities is essential to our success

## WRNS Studio

- Based in San Francisco
- Community design processes that engage children and youth
- Projects which are beautiful, sustainable, and have a meaningful connection to place.

## TreanorHL / Nancy Goldenberg

- Based in San Francisco
- Completed more than 1,000 historic preservation projects nationwide
- 100+ Northern California award-winning historic preservation projects
- Ms. Goldenberg's Masters Thesis in Architectural History was on Art Deco ornamentation

## GLS Landscape Architecture

- Based in San Francisco's Mission District for the past 20 years
- Landscape architects and architects create green urban oases in complex urban environments
- Focused on the collaborative and community based design of open spaces and parks



# Contextual Compatibility



700 Winslow  
Falcone Building



2200 Broadway  
Historic San Mateo  
County Courthouse

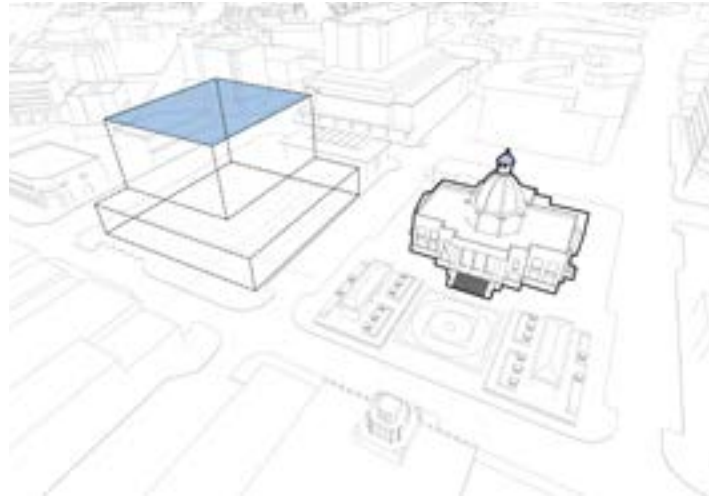


2301 Broadway  
Mayers Bldg  
2317 Broadway  
Sequoia Bldg



2215 Broadway  
Fox Theatre & Wings

# Goals



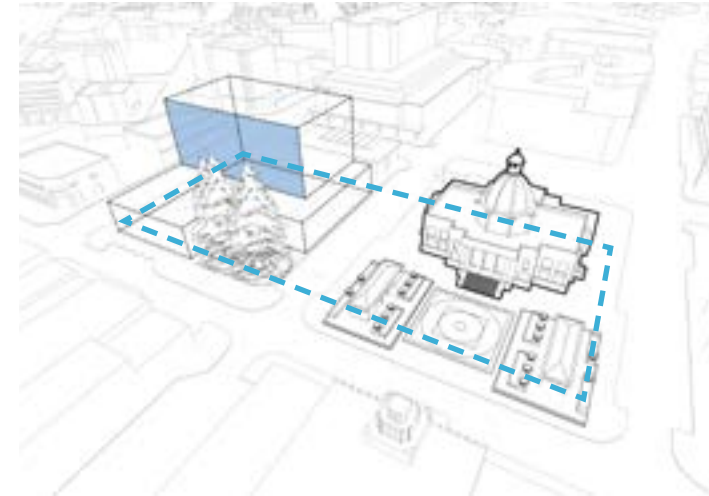
## Respect Courthouse Museum

Downtown Precise Plan allows 136' height, the Project proposes 112' to respect the height of Courthouse Museum, a precedent that has been set by the community in other nearby projects.



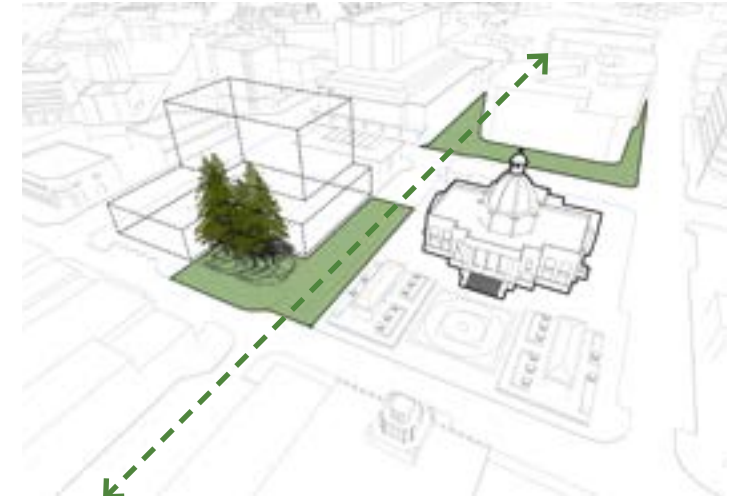
## Save existing Coast Redwoods

Downtown Precise Plan does not allow setbacks at grade, however, the Project proposes saving the beloved Coast Redwoods.



## Frame the Square

Upper stories of the Project should step back to frame Redwood Grove and Courthouse Square.



## Create and Link Green Space

Strengthening walkability, the Project creates Hamilton Green as a pedestrian only connection to Caltrain.



# Courthouse Square



Fiestas Patrias



Music in the Square



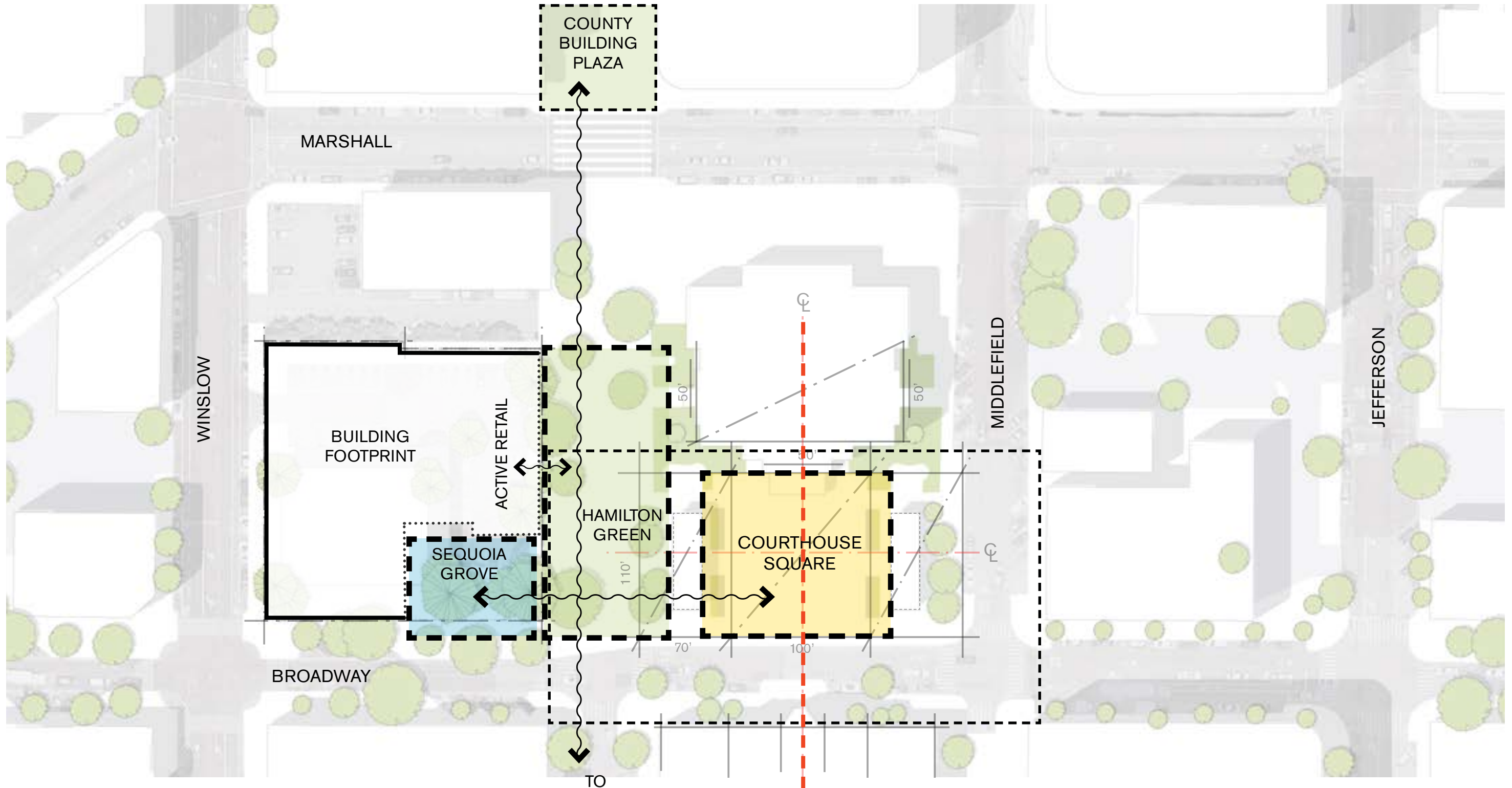
Movies in the Square



Fox Theatre






# Courthouse Square



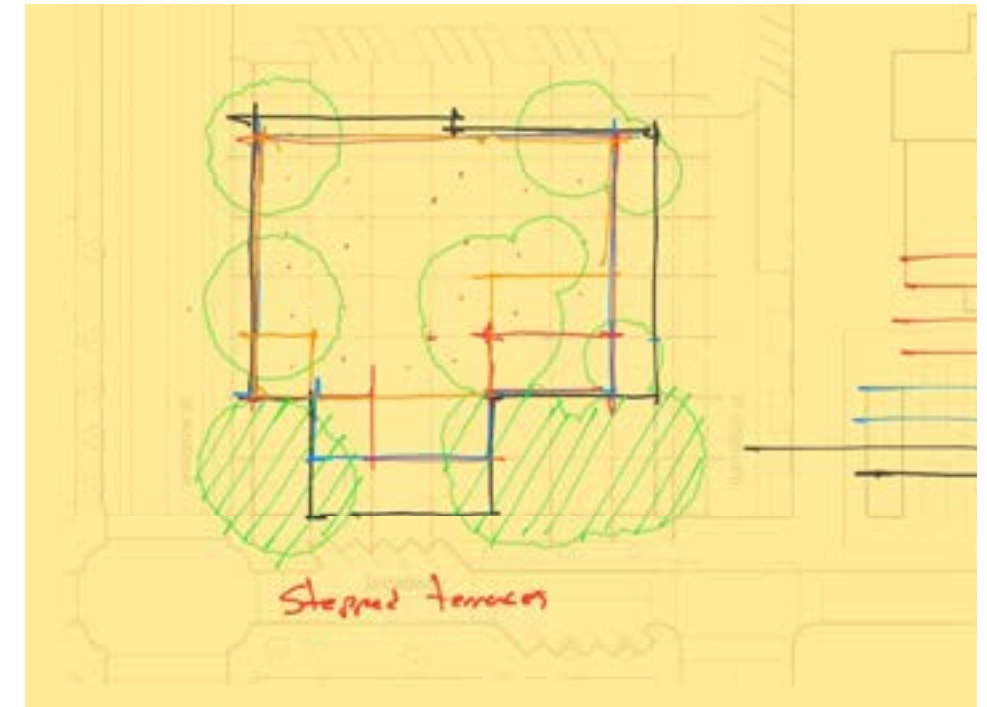
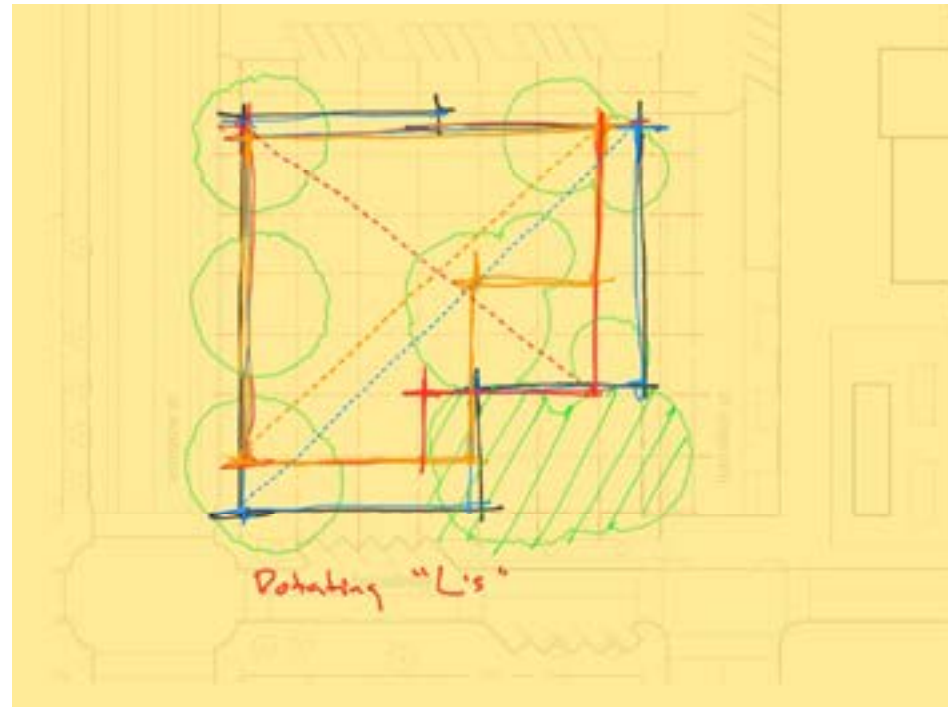
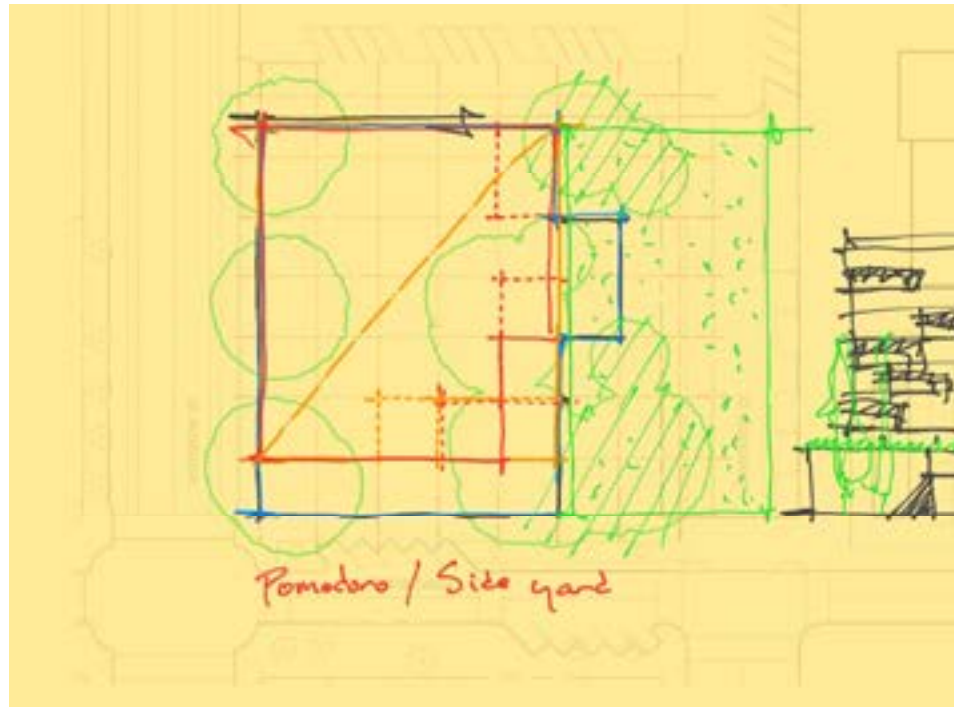
# Stitching Pedestrian Pathways



-  Pedestrian Path
-  Courthouse Square
-  Street Converted to Pedestrian-Only Plaza



# Early Massing Studies





# Solar Study | Heatmap of Sunlight



## DTPP Prescribed Massing

379,000 kWh / yr

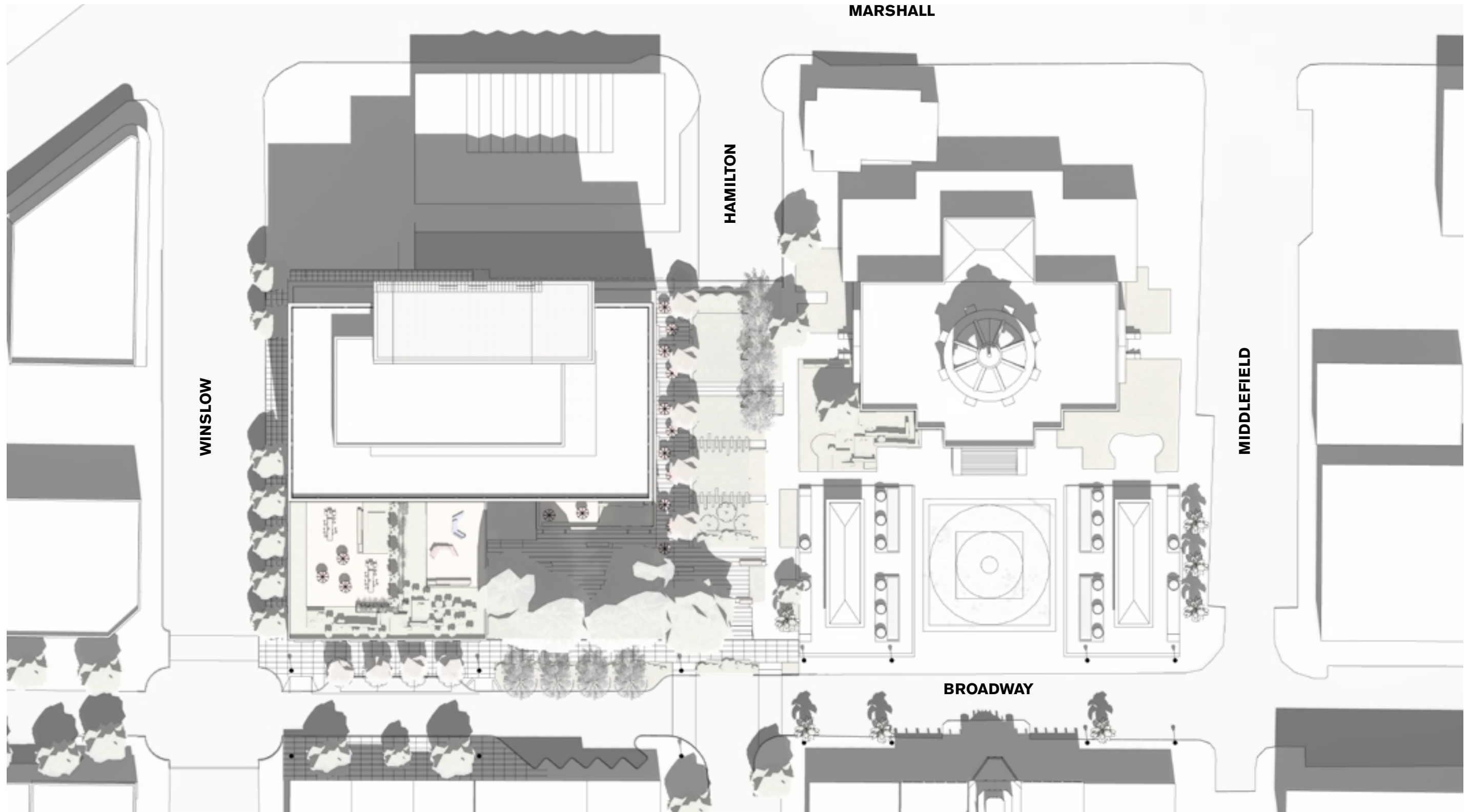
Baseline

## North Massing

396,400 kWh / yr

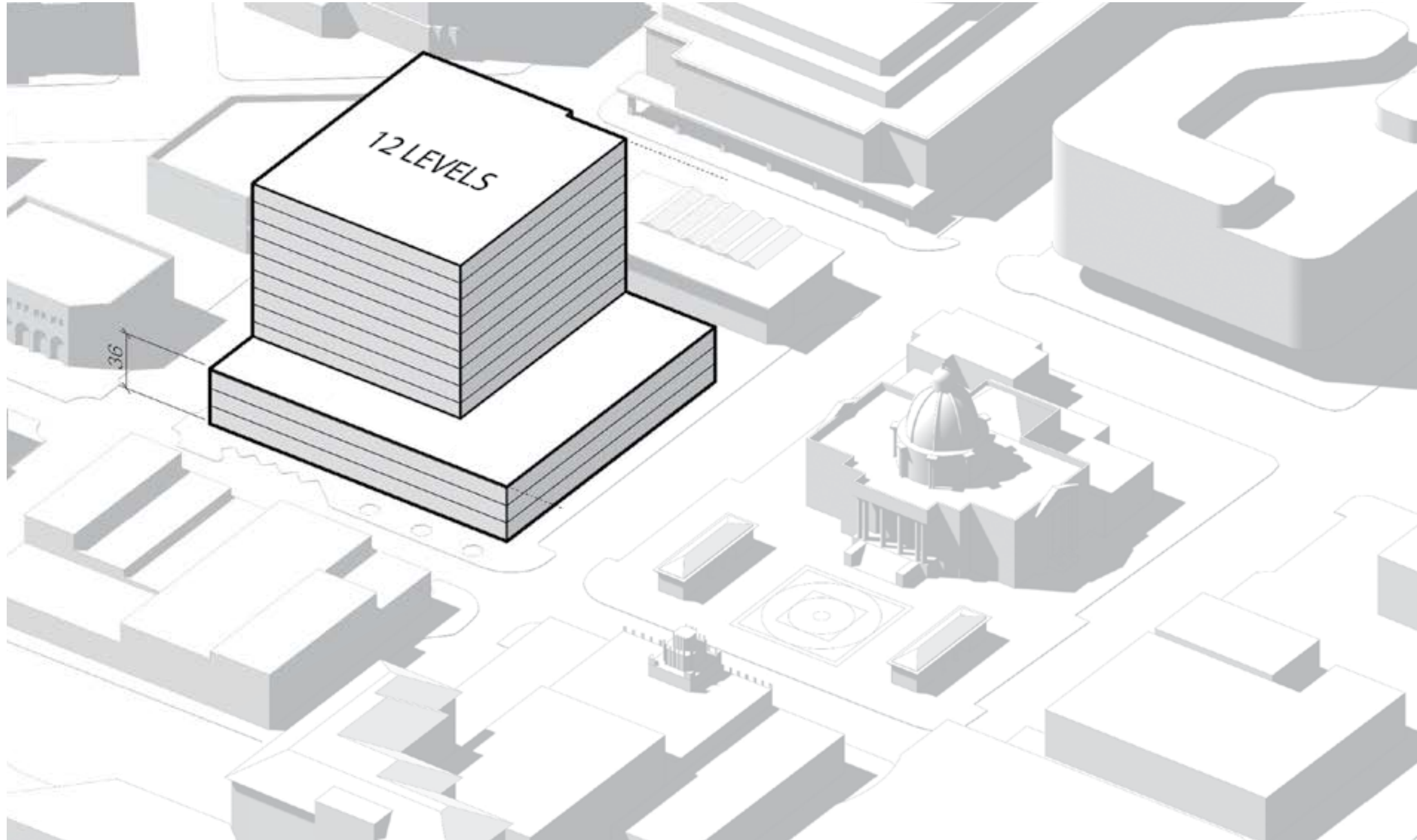
**5% Sunlight Increase**

# Shadow Study | 12pm Spring Equinox

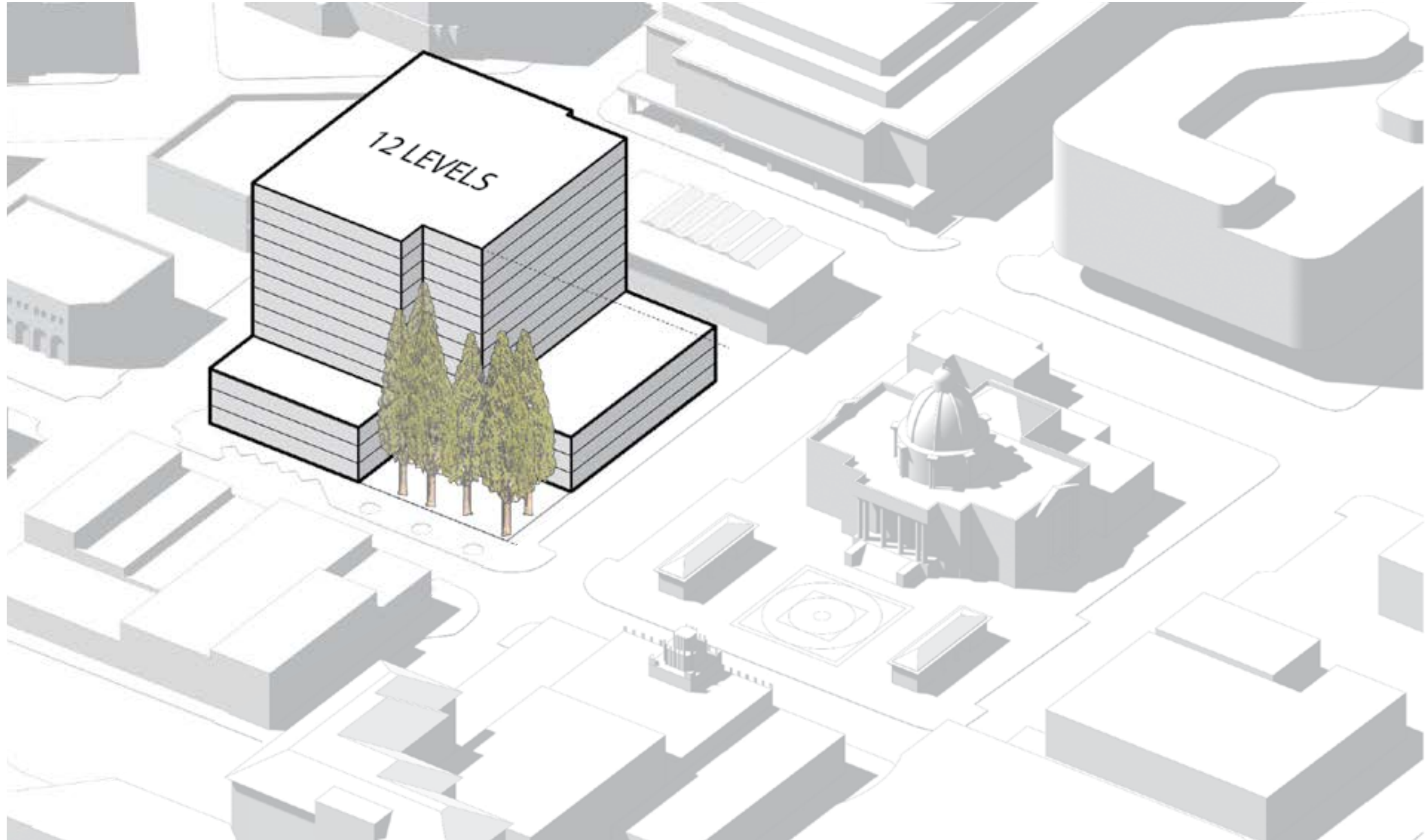




# DTPP Prescribed Massing

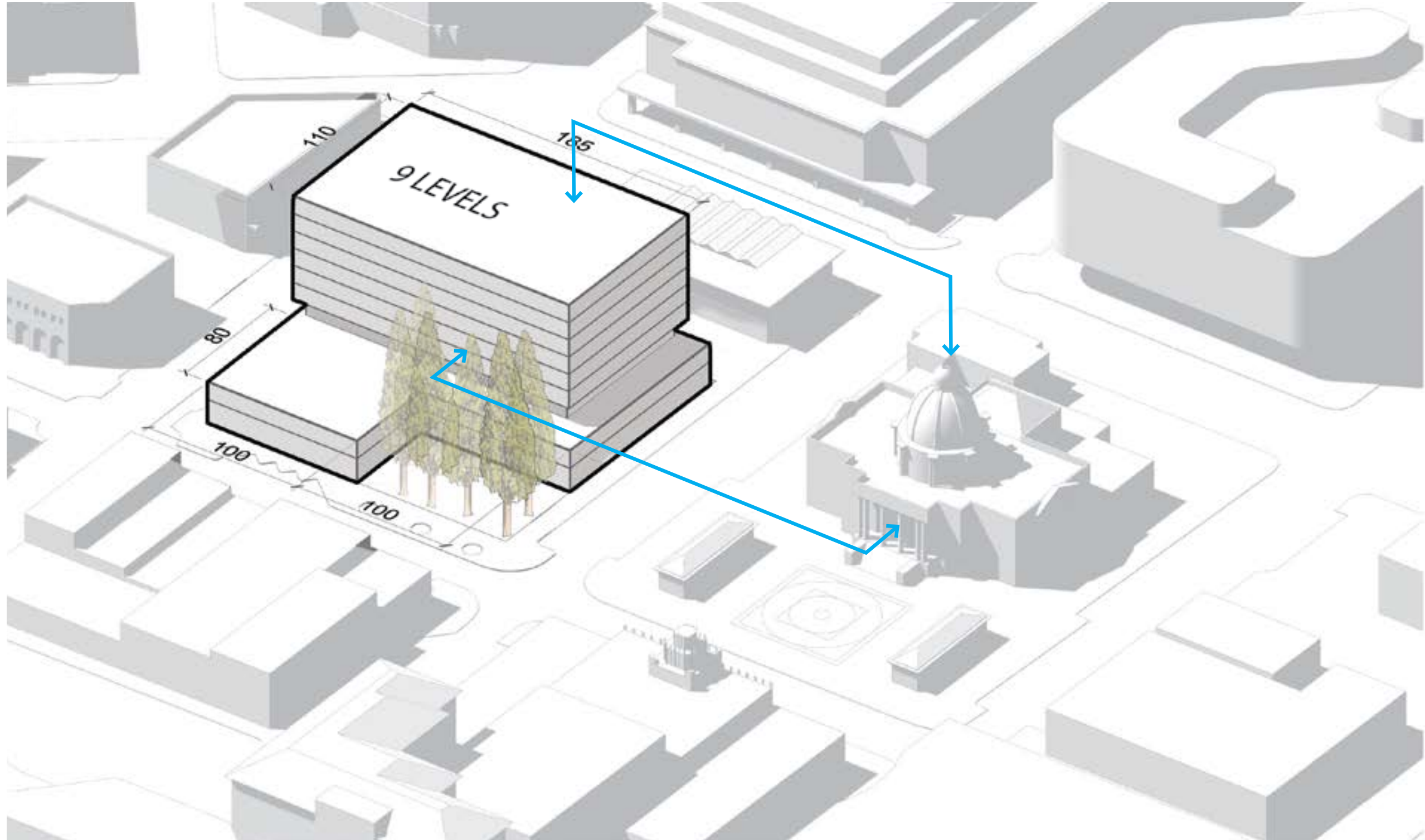


# Preserve Redwoods

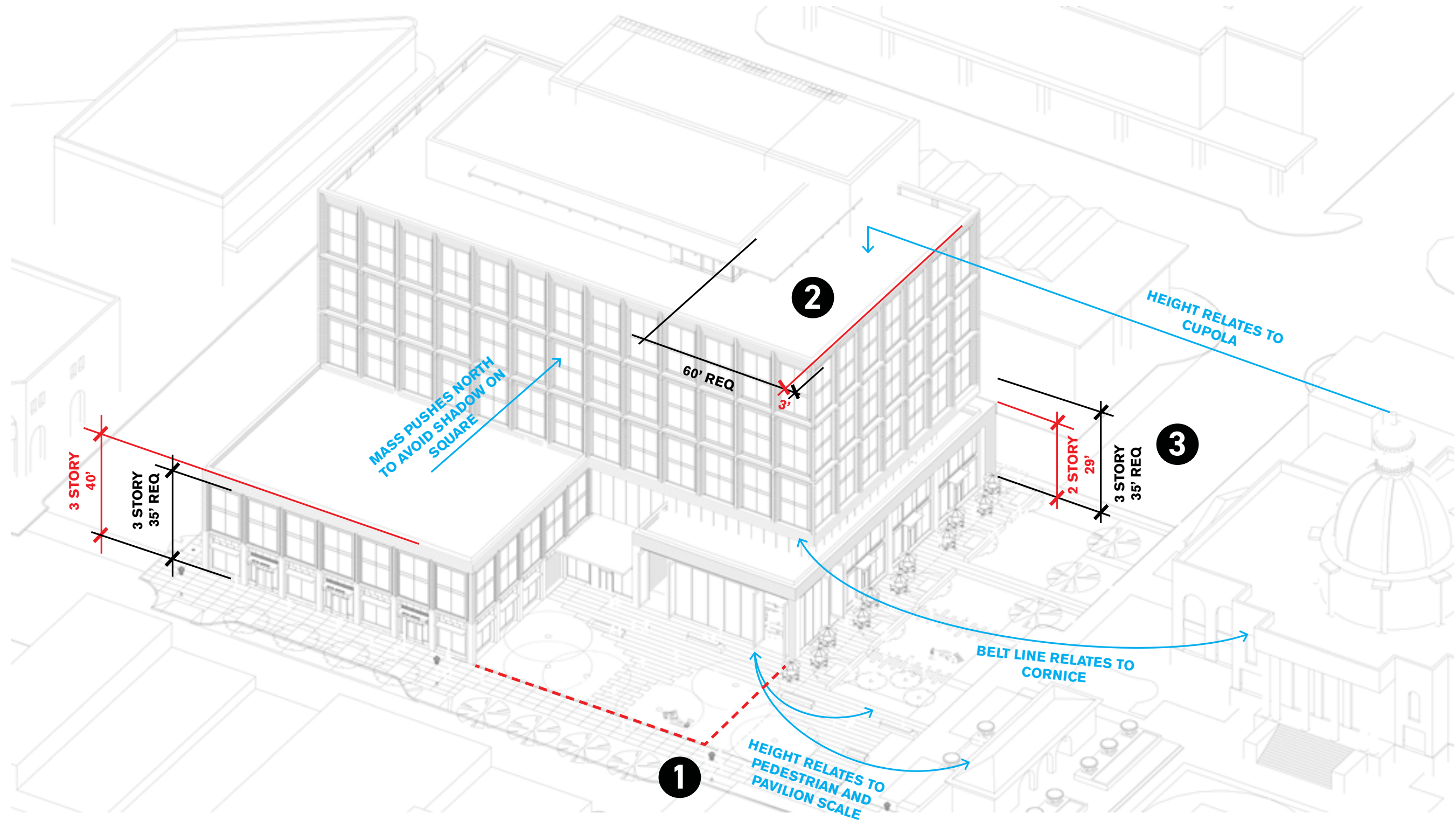




# Respect the Courthouse



# Proposed Massing



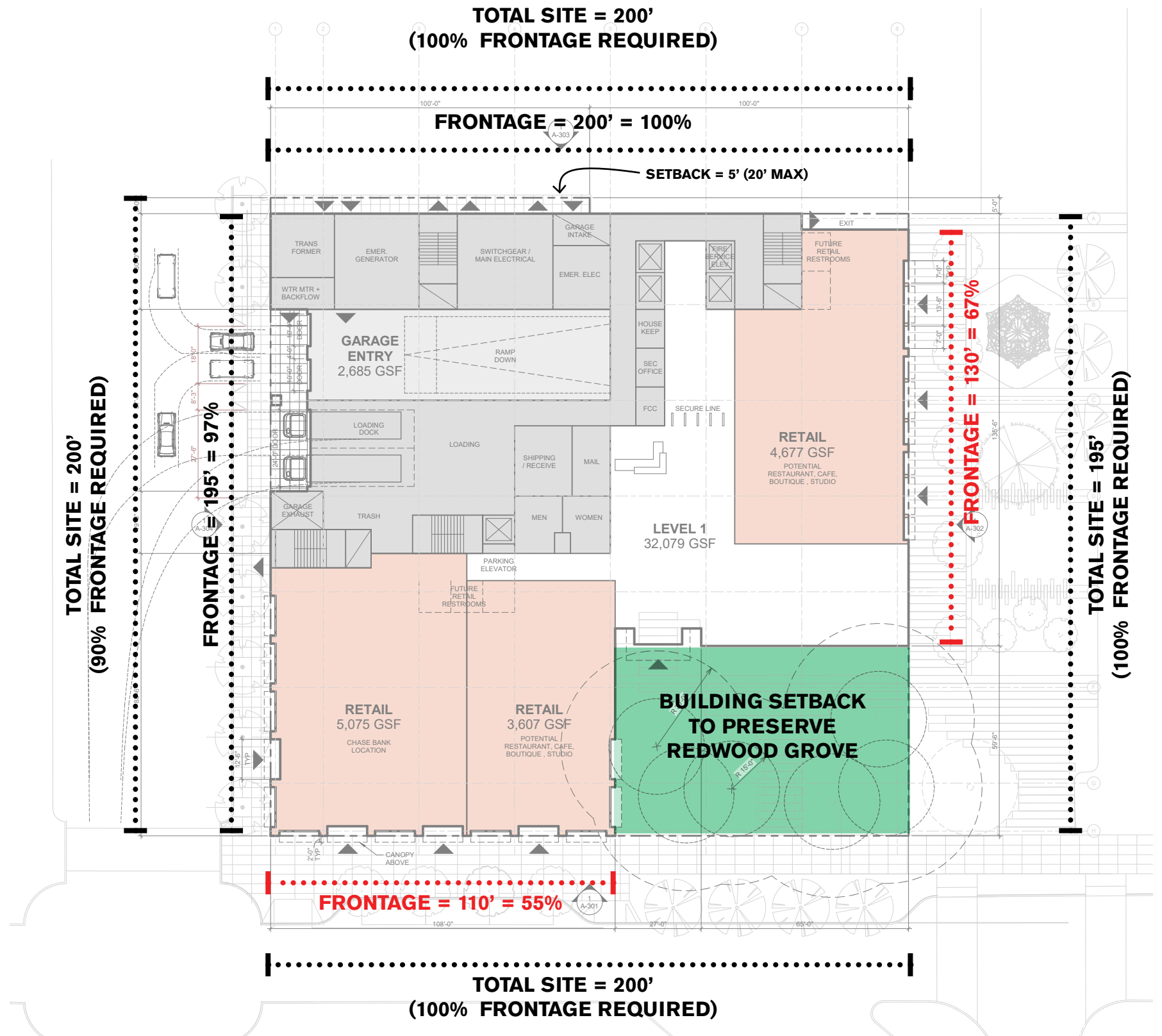


# Proposed DTPP Deviations

- 1** **DTPP 2.5.2.D STANDARD** 100% frontage coverage and 0 foot setback shall be maintained along the entire Downtown Core Street parcel frontage

**DTPP 2.5.2.E STANDARD** Build-to-corner treatments shall be required as indicated on the Building Placement and Landscaping Map
- 2** **DTPP 2.7.1.F STANDARD** This Stepdown Height Zone was created to bring heights down from the standard 8 story maximum permitted height in areas with high concentrations of historic resources, potential shadow concerns
- 3** **DTPP 2.7.2 STANDARD** Minimum and maximum height both set at 3 stories, 35'

# Improve Redwood Grove





# Improve Redwood Grove





# Improve Redwood Grove



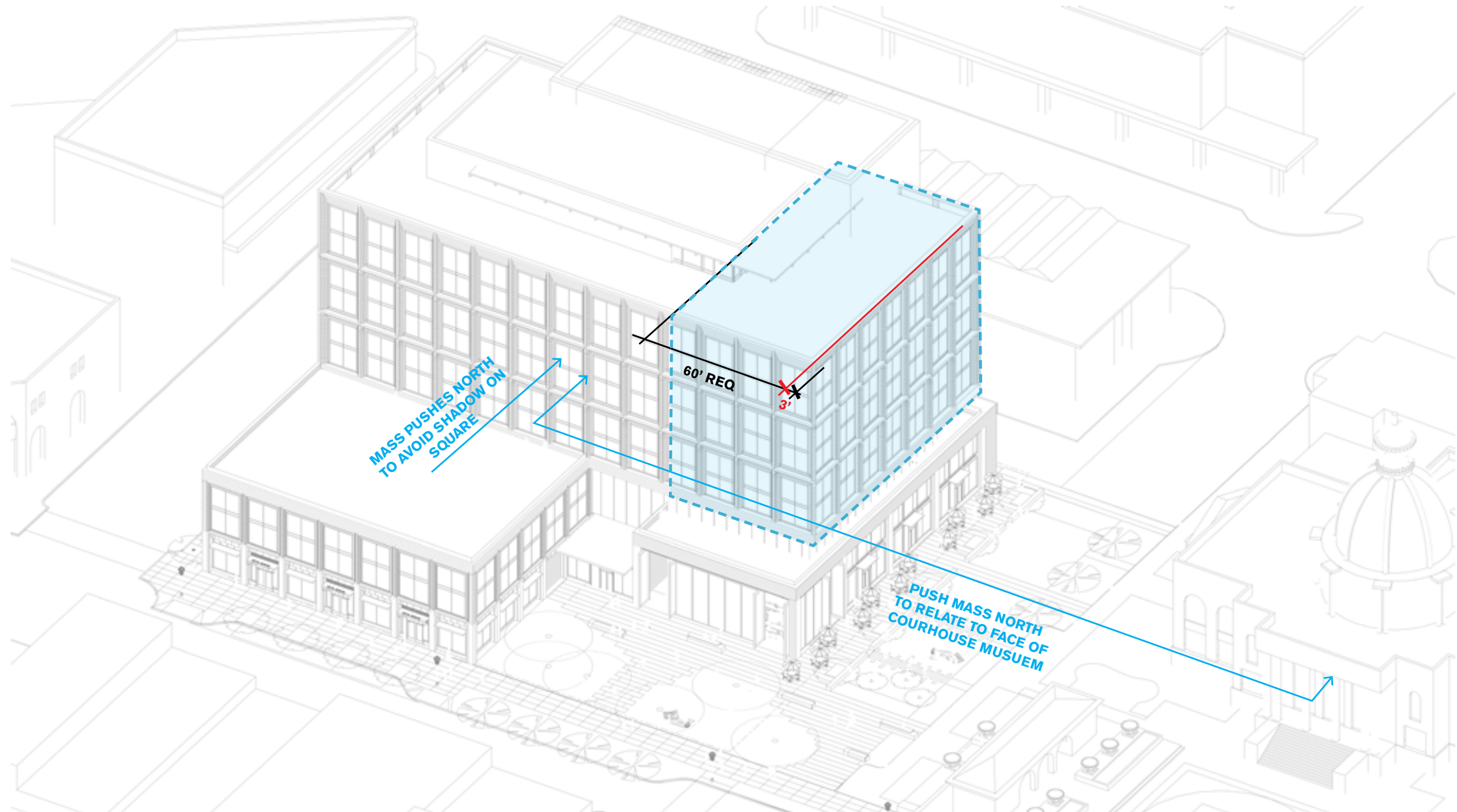


# Improve Redwood Grove



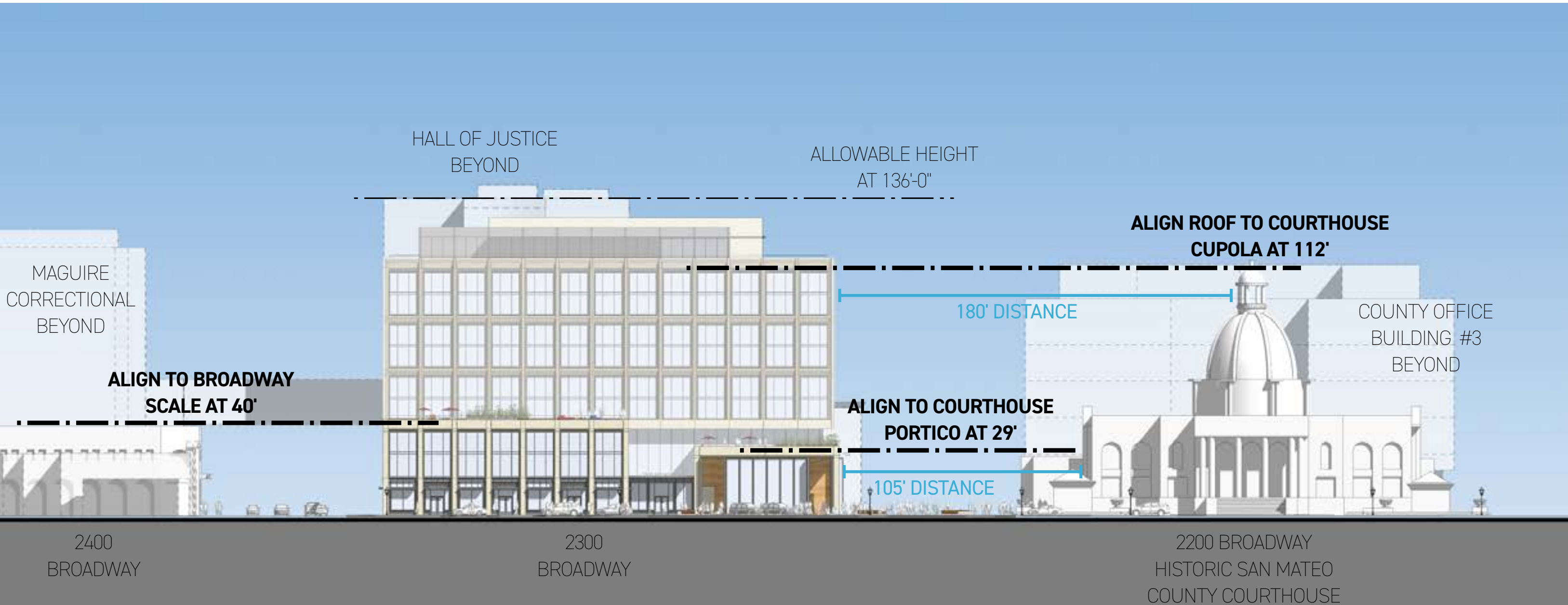


# Preserve Sightlines





# Key Scale Alignments





# Pedestrian Scale Street Frontage





# Design Development



**Application #1**

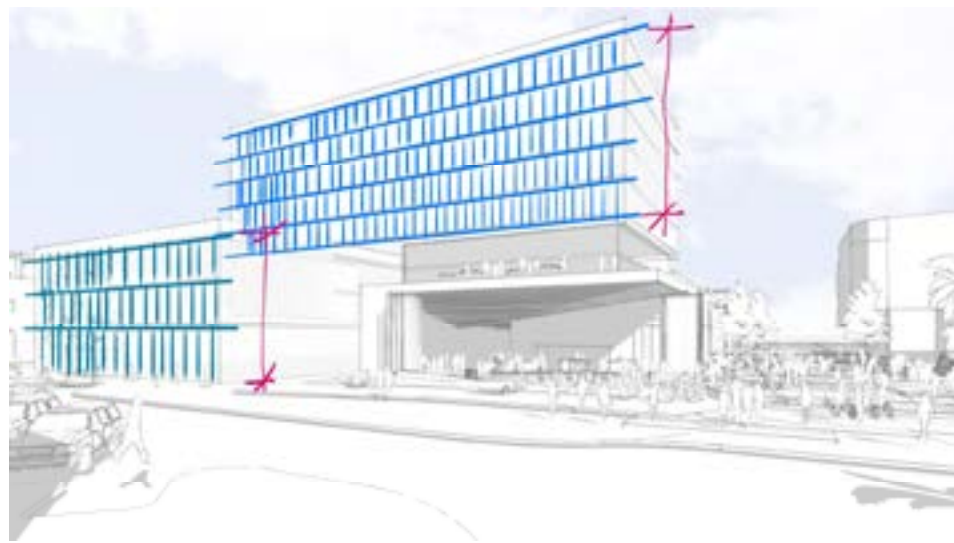


**Application #2**



# Scale Studies

## Single Story



## Gathering to Doubles

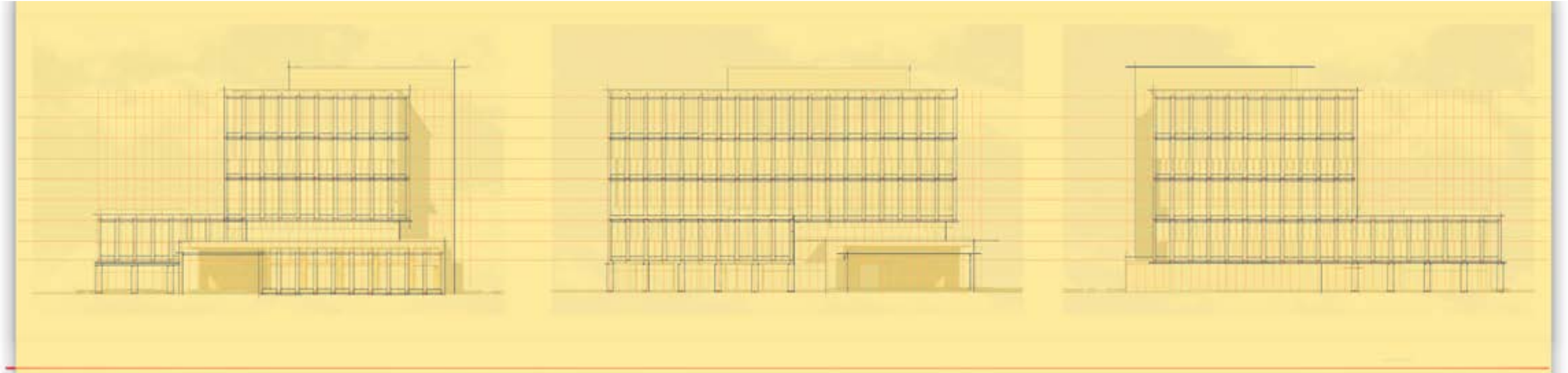


## Mixing



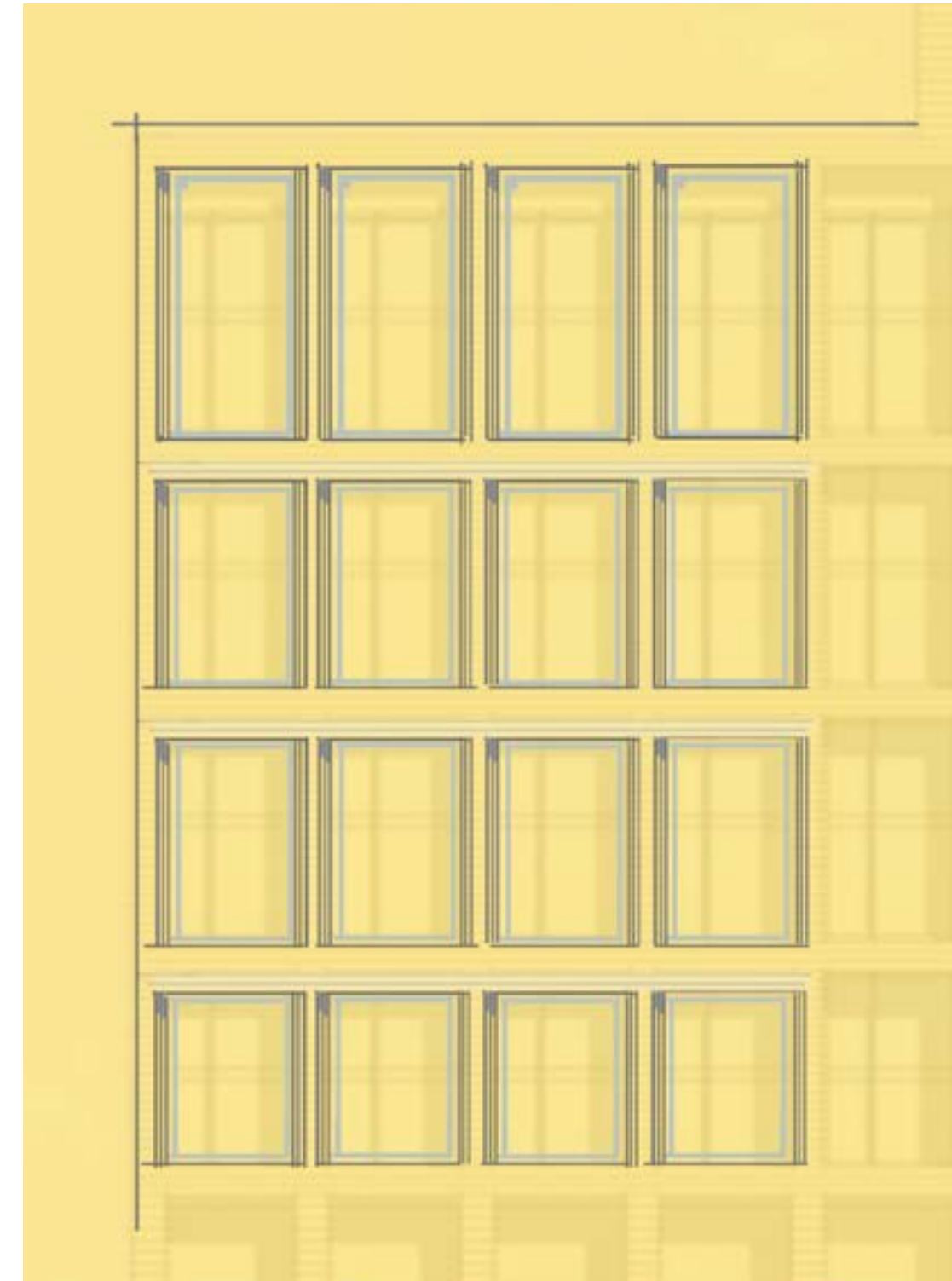
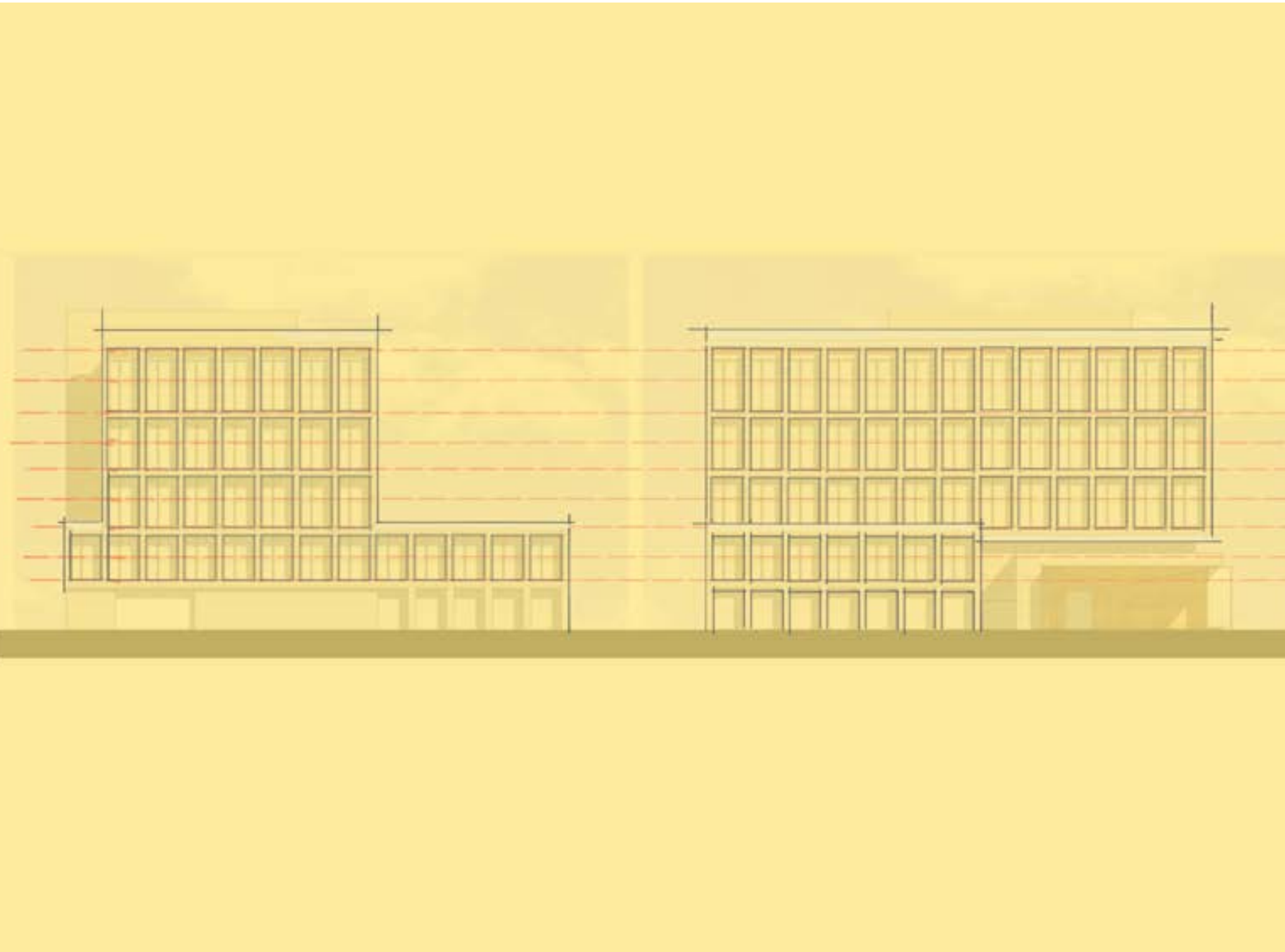


# Movement Studies



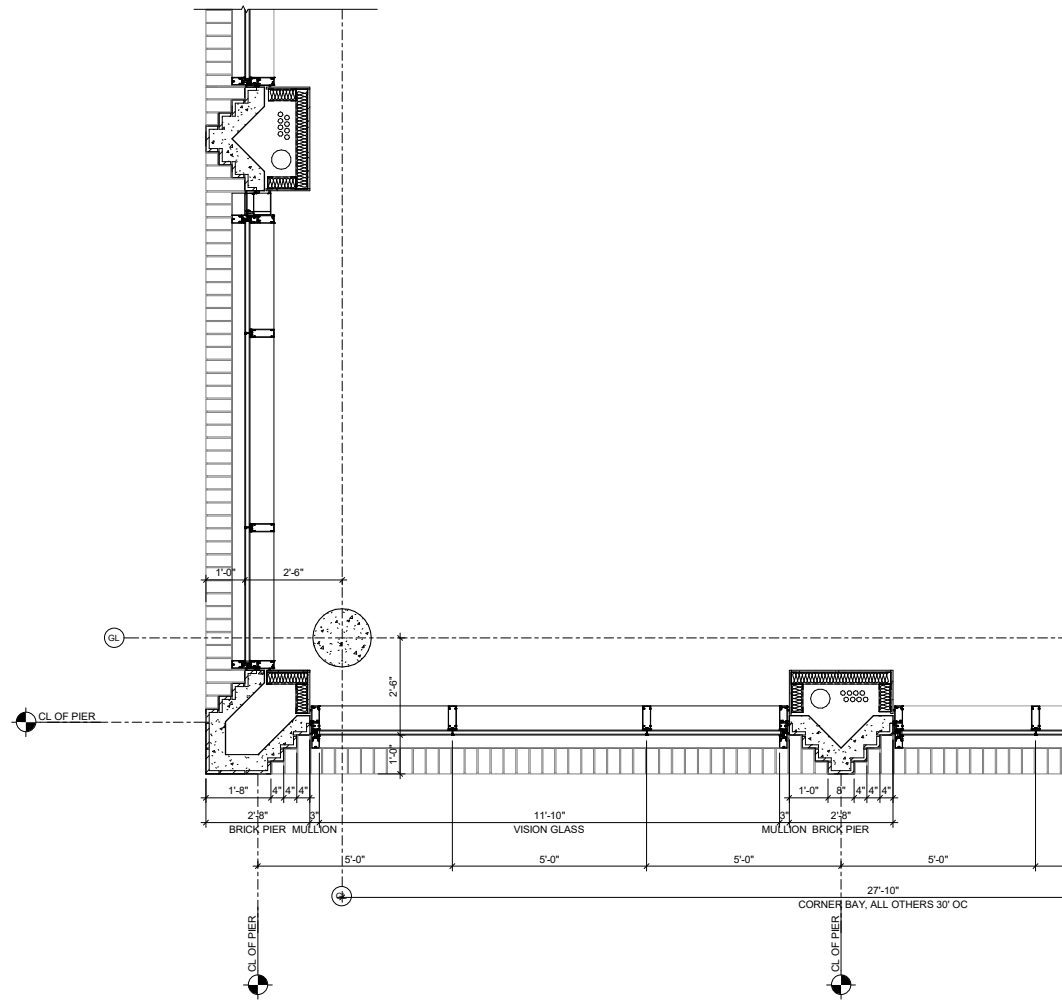


# Detailing



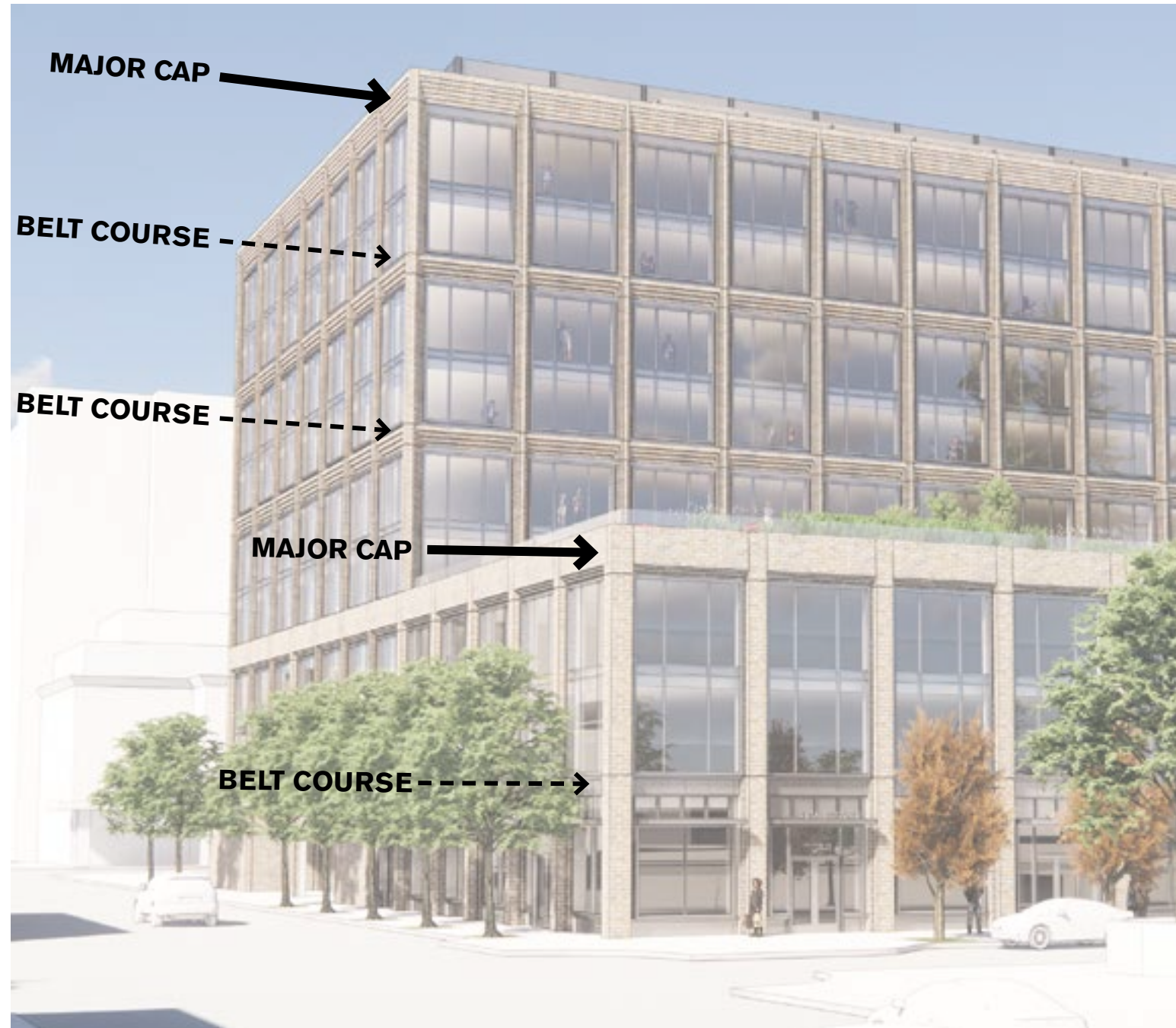


# Detailing





# Belt Courses





# Materials, Cladding, & Color

## Brick - Precedent



Sequoia Hotel  
Redwood City



V.C. Morris Gift Shop  
San Francisco



Diller-Chamberlain Store (726 Main St)  
Redwood City



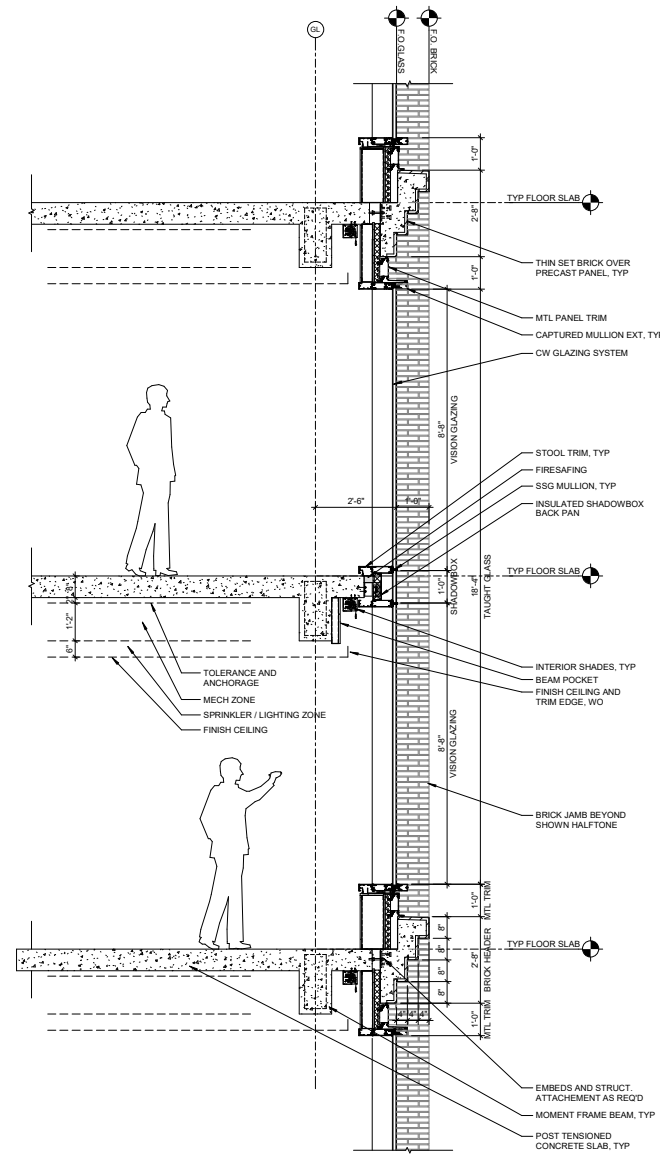
# Materials, Cladding, & Color



POTENTIAL BRICK COLOR RANGE - FINAL COLOR AND TEXTURE TO BE DETERMINED IN SUBSEQUENT SUBMISSIONS



# Windows & Metalwork





# Materials, Cladding, & Color

## Decorative Metal - Precedent



San Mateo County History Museum  
Redwood City



Sentinel Building  
San Francisco



War Memorial Veterans Building  
San Francisco



# Materials, Cladding, & Color

## Decorative Metal



Boeddeker Park Clubhouse  
San Francisco



Adobe Campus  
Salt Lake City



Folded Metal Panel







# Pedestrian Focused Landscape





# Pedestrian Focused Landscape



picnicking under trees



street fair/farmers market



flowering cherry



redwood



movable play



pop up vendors



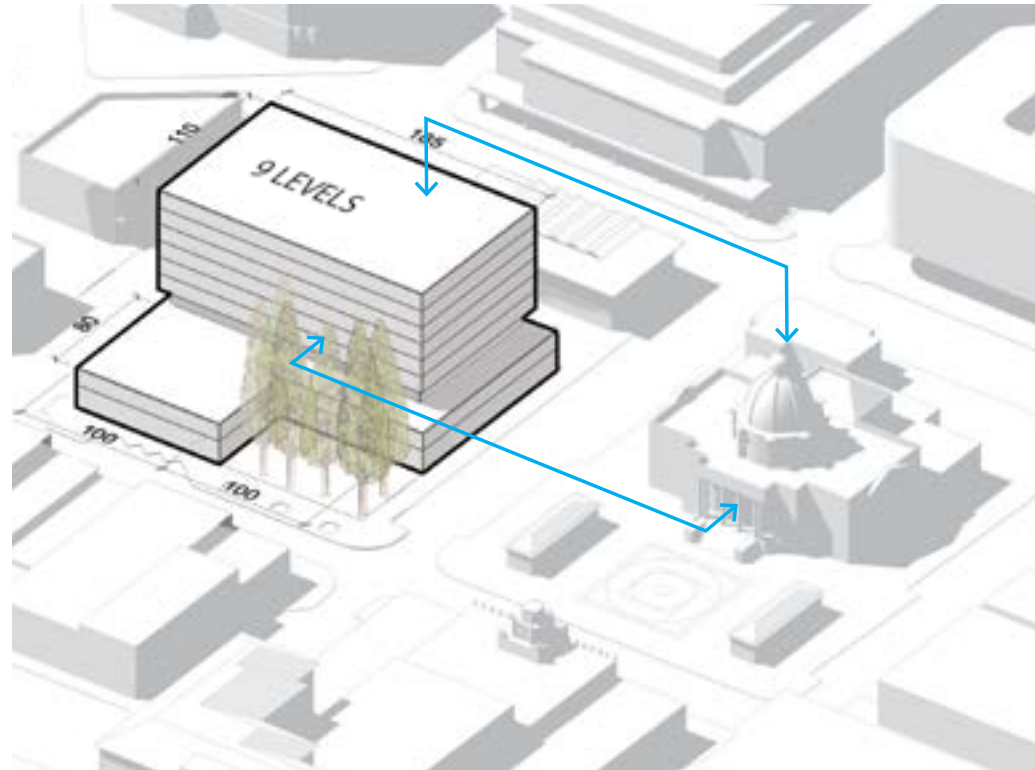
ginkgo



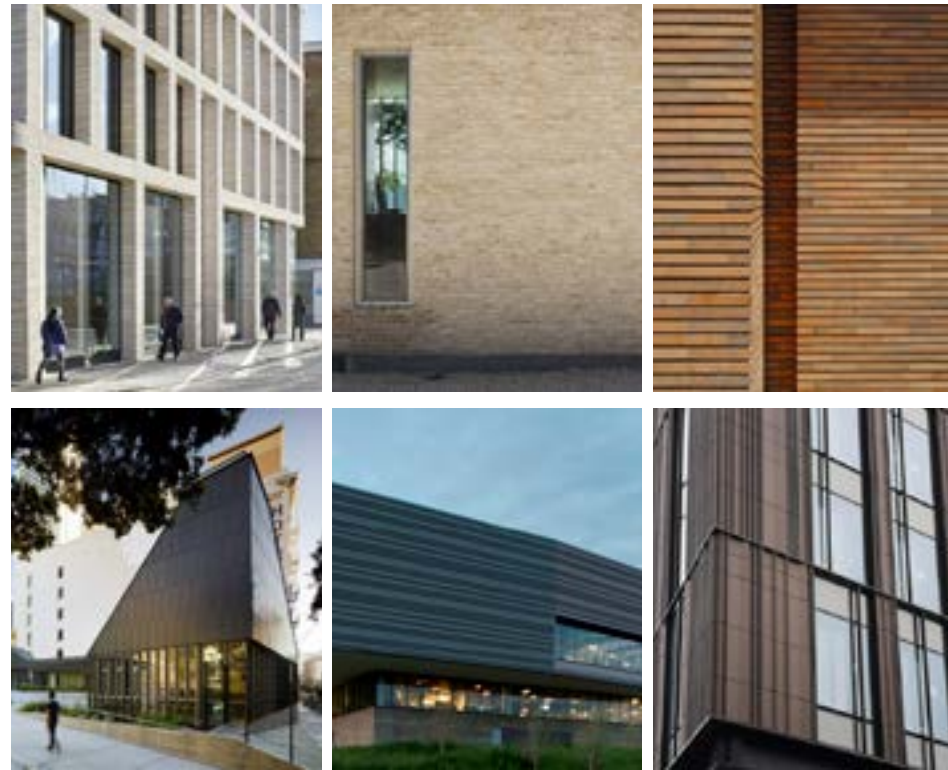
color and texture



# Feedback



Massing Strategy



Material Palette

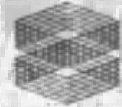


Corbelling Details



# 2300 BROADWAY

**Thank you for  
your time.**



TISHMAN SPEYER