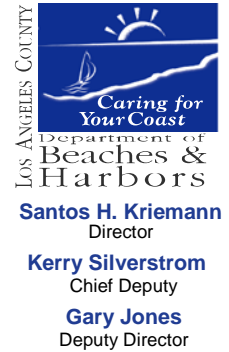




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DESIGN CONTROL BOARD REVIEW DCB #08-015

PARCEL NAME: Pier 44

PARCEL: 44

REQUEST: Consideration of conceptual site redevelopment

ACTION: Conceptually approved with conditions

CONDITIONS: Project was allowed to proceed with the entitlement process, but the following design conditions shall be considered by the Applicant:

1. Revise design, massing and orientation of Building V to allow a wide central view corridor toward Basin G from Admiralty Way.
2. Include pedestrian enhancements and improve pedestrian connections throughout the parcel including at the intersection of Admiralty Way at Mindanao Way. Landscaping in view corridors should be kept low to avoid interfering with the view of the Marina.
3. Enhance pedestrian promenade and bicycle path with amenities and additional landscaping.
4. Distribute bicycle parking stalls in multiple locations and near entry ways throughout parcel, rather than in one centrally located area.
5. Reexamine mass and scale of Building II (Trader Joe's)
6. Revise building design and orientation of Buildings VI and VII to allow conditions listed above to be accommodated.
7. Exploit design differences for the buildings on the property.
8. Further develop Building VII. Consider locating the yacht club there.
9. Return for final project review post-entitlement for final colors, materials, building design, landscaping, promenade/site amenities, signage and site illumination.

MEETING DATE: July 16, 2013