



March 30, 2017

VIA EMAIL

John Elder  
Larry Bell  
Jones Lang LaSalle  
1331 North California Blvd, Suite 350  
Walnut Creek, CA 94596

RE: Old Fire Station #11, San Leandro

Dear Messrs. Elder and Bell:

We are very pleased to submit the attached response to the Request for Proposal for Old Fire Station #11, 2101 Marina Boulevard, San Leandro.

Our development concept will fill a vacant building with an artist and artisan workspace that will revitalize an important stretch of Marina Boulevard with an exciting and creative use. Designed for collaboration, this light, airy space will enable people to share, discuss, produce, and sell projects of all kinds. It will be an affordable location for the creators who help make San Leandro a hub for innovation and the arts – a highly flexible and productive workspace for the twenty-first century economy.

BAU is a real estate development firm focused on infill development in the Bay Area. Public-private partnerships are a strength of the firm. Stuart Rickard is Principal of the firm and has 26 years of experience in entitling and constructing quality, community-building projects.

Our architect, F. Clay Fry, has designed thousands of units of residences and hundreds of thousands of square feet of commercial space. His work is award-winning and high-profile, including the Peninsula Mandalay in South San Francisco, MoMo's in San Francisco, and the Cox Cadillac / Whole Foods in Oakland.

Our team has experience with shared workspace, and the artist/artisan community. We will bring these together to create a new destination in West San Leandro. The community collaboration, building reuse and creative aspects of this project are in perfect alignment with BAU's goals and experience.

We are very excited to have the opportunity to submit this proposal and to work with you and the City of San Leandro on this excellent site.

Please contact me at (510) 499-9400 or [stuart@bau-dev.com](mailto:stuart@bau-dev.com) with any questions you may have regarding the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Smico". The signature is written in a cursive, flowing style with some ink bleed-through.

Stuart Rickard  
Principal

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**A. Purchase Price**

We evaluated the investment required to renovate Fire Station #11 and make it ready for a new productive use. We assumed affordable rents for the artists and artisans who will occupy the space. CreatorSpace is intended to revitalize the community through a substantial renovation of the existing building and by catalyzing innovation.

Our proposed purchase price for the property is Five Hundred Thirteen Thousand Dollars (\$513,000.00).

If selected, we propose a making a deposit of Twenty Thousand Dollars (\$20,000.00), which would become non-refundable after a ninety (90) day due diligence period.



## **B. Development Team Qualifications**

### **B1. Contact**

The contact for this proposal is:

BAU Bay Area Urban Development, LLC  
Stuart Rickard, Principal  
Patty Breslin, Senior Project Developer  
981 Park Street  
Alameda, CA 94501

(510) 499-9400

stuart@bau-dev.com



### **B2. Firm Overview**

#### ***BAU Bay Area Urban Development, LLC***

Formed in July 2003, BAU Bay Area Urban Development, LLC, is a real estate development firm that creates award-winning infill developments in the San Francisco Bay Area. We are guided by three principles: Community – creating places of belonging; Ecology – respect for the environment; and Integrity – honesty and fair dealing.

BAU's areas of expertise include:

#### **Feasibility Analysis**

Evaluation of market demand and zoning regulations; integration of architectural,

construction, and financing considerations; preparation of massing drawings and development recommendations.

**Due Diligence**

Review of potential environmental conditions; title review; physical surveys.

**Entitlements**

Preparation of entitlement strategy and schedule; interface with agency staff and with appointed and elected officials; community outreach; CEQA (California Environmental Quality Act) management; public hearings; procurement of local, regional, and state (e.g., BCDC and State Lands Commission) development approvals.

**Financing**

Equity capital; construction financing; permanent loans; marketing and sale of property.

**Construction**

Construction cost estimates; construction and contract management including review of payment requests, lien releases, change order review, and punch list management.

**Marketing**

Development of marketing strategy; real estate broker management; marketing collateral and electronic media; leasing and disposition of real property.

### **B3. Experience**

Our team has a wide range of relevant experience. Included in this section are five selected BAU projects.

**Adeline Place.** Adeline Place is a 36-unit condominium development in Emeryville. The site was owned by the Emeryville Redevelopment Agency that had bought it in order to replace an existing check cashing facility at that location. (Farther in the past, the site was a Doggie Diner!) Through a DDA, BAU developed a mixed-use, four story building that has brought new vitality to this important gateway location in Emeryville.

**Flatiron Lanesplitter.** Flatiron Lanesplitter is a 3,900 square foot restaurant development in Emeryville. The site was owned by the Emeryville Redevelopment Agency and there was previously a liquor store at that location. Through a DDA, BAU developed this lively restaurant which is catalyzing a retail transformation in its neighborhood.

**66 Franklin, Oakland.** This project involved the restoration of an historic building in Jack London Square. The project involved a significant seismic rehabilitation and façade renovation. Much of the building was occupied during construction.

**Octavia M+N.** Octavia M+N is a 24-unit condominium development on two adjacent sites in San Francisco. These two sites were created when the Central Freeway was demolished and replaced by the new Octavia Boulevard right-of-way. At a key location in Hayes Valley close to Patricia's Green and fronting Octavia Boulevard, Octavia M+N has been a 9-year PPP effort, slowed by the recession (and the careful, deliberative processes in the City!), but now expected to receive entitlement in January 2016.

**Jack London Square.** BAU acted as consultant development manager for Ellis Partners for the entitlement of the redevelopment of Jack London Square in Oakland. This two-year entitlement process involved a development agreement with the City of Oakland and a series of ground leases with the Port of Oakland. Nine development sites were entitled in a process that included BCDC, State Lands, utilities and railroad issues, as well as the City of Oakland planning process.

Each of these projects is described further on the following pages.



## **Adeline Place, Emeryville, CA**

Location: 3801 San Pablo Avenue  
Type: Residential and Commercial  
Condominiums  
Size: 45,900 SF  
Project Cost: \$13 million  
Date: 2009



This project consists of 36 for-sale residential units over parking with 2,500 square feet of retail at the street edge. Thirteen of the residential units are below market rate. Parking lifts were used, and this project has parking for 52 cars (including 3 handicapped stalls) within the 12,600 square foot building footprint.

This project was developed through a public/private partnership with the Emeryville Redevelopment Agency. The site is at the intersection of San Pablo Avenue, MacArthur Boulevard, and Adeline Street.

## Flatiron Lanesplitter, Emeryville, CA

Location: 3645 San Pablo Avenue

Type: Restaurant

Size: 3,900 SF

Project Cost: \$2 million

Date: 2010

This build-to-suit project is the result of a public/private partnership with the Emeryville Redevelopment Agency. The site faces the intersection of three major streets: San Pablo Avenue, MacArthur Boulevard, and Adeline Street, and was previously occupied by a liquor store.

The site is a narrow triangle, which has been accentuated by the design of the cornice element that has two points aimed at the intersection. Lanesplitter Pizza and Pub occupies the building.

This project was developed through a public/private partnership with the Emeryville Redevelopment Agency. The site is at the intersection of San Pablo Avenue, MacArthur Boulevard, and Adeline Street.



## 66 Franklin Restoration, Oakland, CA

Location: 66 Franklin  
Type: Retail and Office Renovation  
Size: 93,000 SF  
Date: 2006

Client requested BAU address schematic design and the design/build contractor's scope in order to meet budget for renovation of this 93,000 square foot former Haslett Warehouse building that was built in 1926. This building, on Oakland's waterfront in Jack London Square, had suffered from numerous modifications in the past including demolition of an entire wing of the building to make way for the Webster Tube to Alameda. In 1959, the building was clad in a combination of stucco and corrugated sheet metal. The restoration reveals and repairs the historic concrete façade and installs new windows to match the steel sash windows that were removed.



*After*



*Before*

## Octavia M+N, San Francisco, CA

Location: Octavia Blvd, between Fell and Oak

Type: Residential and Commercial  
Condominiums

Size: 19,520 SF

Project Cost: \$12 million

Date: Est. completion 2017



The Mayor's Office of Economic and Workforce Development selected a team comprised of BAU, Envelope Development, and Chabot Properties to redevelop two narrow (18' x 120') sites adjacent to Octavia Boulevard. Envelope A+D, the architect, won the San Francisco Prize Design competition for this site.

The design consists of retail and circulation space at ground level, with four stories of residential units above. Each residential floor contains four efficiency units. There are a total of 32 units on the two sites.

## Jack London Square, Oakland, CA

Location: Water Street, between Clay and Alice

Type: Commercial – Retail and Office

Size: 9 Development Sites and Common Space (apx. 18 acres)

Project Cost: Apx. \$2 million (entitlements only)

Date: Multi-phase project; some portions completed. BAU work 2003-2005.



The Port of Oakland issued an RFP for redevelopment of Jack London Square in 2002 because the existing blend of retailers had become stagnant and a moderate level of crime was beginning to occur at the site.

Ellis Partners, LLC won the RFP. Stuart Rickard, who had previously worked for Ellis Partners, formed BAU in 2003 and was retained as development manager for the entitlements of the redevelopment proposal as well as for renovation of the 66 Franklin building.

The project was successfully entitled, gaining approvals from City of Oakland for a development agreement, as well as approvals from BCDC and State Lands Commission.

Today the project concept is being successfully realized and Jack London Square is an exciting destination and home to Sungevity, Bocanova, Forge, and Plank.

#### **B4. References**

Please provide notice to us before contacting references so that we may make them aware of the project and your inquiry before contact.

##### Financial Sources:

Mr. Rich Runswick  
Vice President  
Umpqua Bank  
1333 California Boulevard  
Walnut Creek, CA 94596  
(925) 947-6700

##### Public or Governmental:

Ms. Wendy Sommer  
Executive Director  
StopWaste  
1537 Webster Street  
Oakland, CA 94612  
(510) 891-6500

Mr. Pat O’Keeffe  
(formerly City Manager of Emeryville)  
Management Partners  
2107 North First Street, Suite 470  
San Jose, CA 95131  
(418) 437-5400

Ms. Claudia Cappio  
Assistant City Administrator  
City of Oakland  
City Hall  
Oakland, CA 94612  
(510) 444-2489

##### General:

Mr. Thomas McCoy  
Owner  
BBI Construction, Inc.  
1155 Third Street  
Oakland, CA 94607

Mr. Michael Karp  
Senior Vice President  
Cassidy Turley  
555 12<sup>th</sup> Street, Suite 1400  
Oakland, CA 94607  
(510) 267-6009

## **B5. Financial Viability**

We estimate a budget of \$843,000 for creation of the CreatorSpace at Fire Station #11. This budget includes renovation of the building, softs costs such as financing expenses, design consultant work, and jurisdiction fees, and the property itself.

The financial sources for this will be approximately 60% BAU-sourced equity and 40% bank acquisition/construction loan.

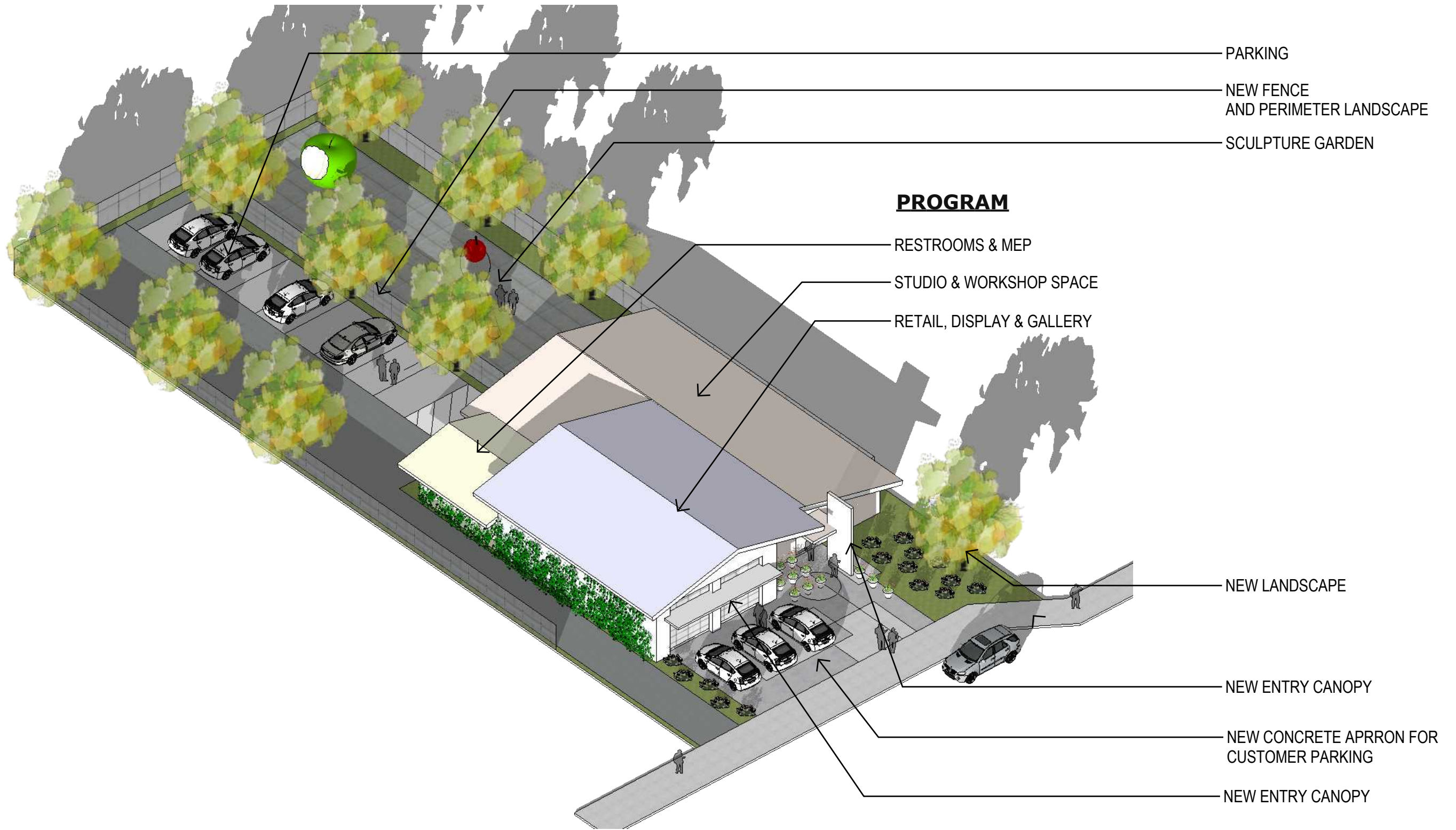
BAU financial statements are available on request.

**C. Project Proposal**



*Interior space concept*





F. Clay Fry Architect Inc.  
 1164 Crescenta Court  
 Lafayette, CA 94549  
 925-765-2876



**CreatorSpace**  
 2101 Marina Blvd.  
 San Leandro, California

MARCH 30, 2017

## C1. Project Description

San Leandro is well-situated to take advantage of the tech economy transformation. Its diverse economic base, with strong representation by the manufacturing, technology, and services sectors, makes it an ideal location for entrepreneurs seeking to create new, artistic products.

We believe that arts enhance human understanding, and also shape the social, physical, cultural and economic identity of a community, spurring economic development, creating stronger social cohesion and revitalizing disinvested communities.

The Fire Station #11 property is in a location ripe for an exciting use to add interest to the neighborhood. In step with some of the recent additions to the area such as craft breweries and the soon to be launched container park, our proposal envisions a new and creative use. The purpose of this CreatorSpace is to foster new activity and vibrancy in a safe and inviting environment. Artists and artisans will come together and work, creating an activity and business node that sustains community over time.

CreatorSpace will be a place that creators love, housing both casual collaboration space and private nooks and crannies to hide away in and be productive. All housed in a light filled space with bike, drive, or walk options – and the benefit of the City’s LINKS Shuttle service.

The space will be designed with a flexible floor plan to accommodate a variety of creators’ needs including non-loadbearing walls that can easily be removed to expand workspace size. Additionally there will be shared areas to foster community among the artisans.



### *Non-Industrial Use*

Industrial uses are associated with nuisances including noise, foul odors, and truck traffic. Therefore these uses are prohibited by the zoning code at the CreatorSpace location.

Artist studios, on the other hand, are permitted as a conditional use.

The CreatorSpace is not an industrial use, and the occupants will be contractually prohibited from welding, large scale assembly work, and activities that generate large-truck traffic.

We anticipate working with the San Leandro Planning Department to craft language to ensure that industrial-type uses do not occur at CreatorSpace

### *Drive Aisle Strategy*

Our proposal relies on affordable rents for the artisans and artists who will use the space. This is possible partly because we intend to renovate the existing firehouse and make use of its unique characteristics.

The existing drive aisle to the west of the firehouse is too narrow to allow two-way vehicle traffic. To address this, we have a two-pronged strategy. Our preference is to obtain an easement from the neighbor to the west, which is a restaurant. This restaurant currently appears to have an easement with its western neighbor for much the same reason that it would be desirable to have one at the CreatorSpace.

However, in case such an easement is not obtainable, and to help with negotiation of the preferred strategy, we have a back-up strategy, which is to install a traffic signal at the drive aisle.

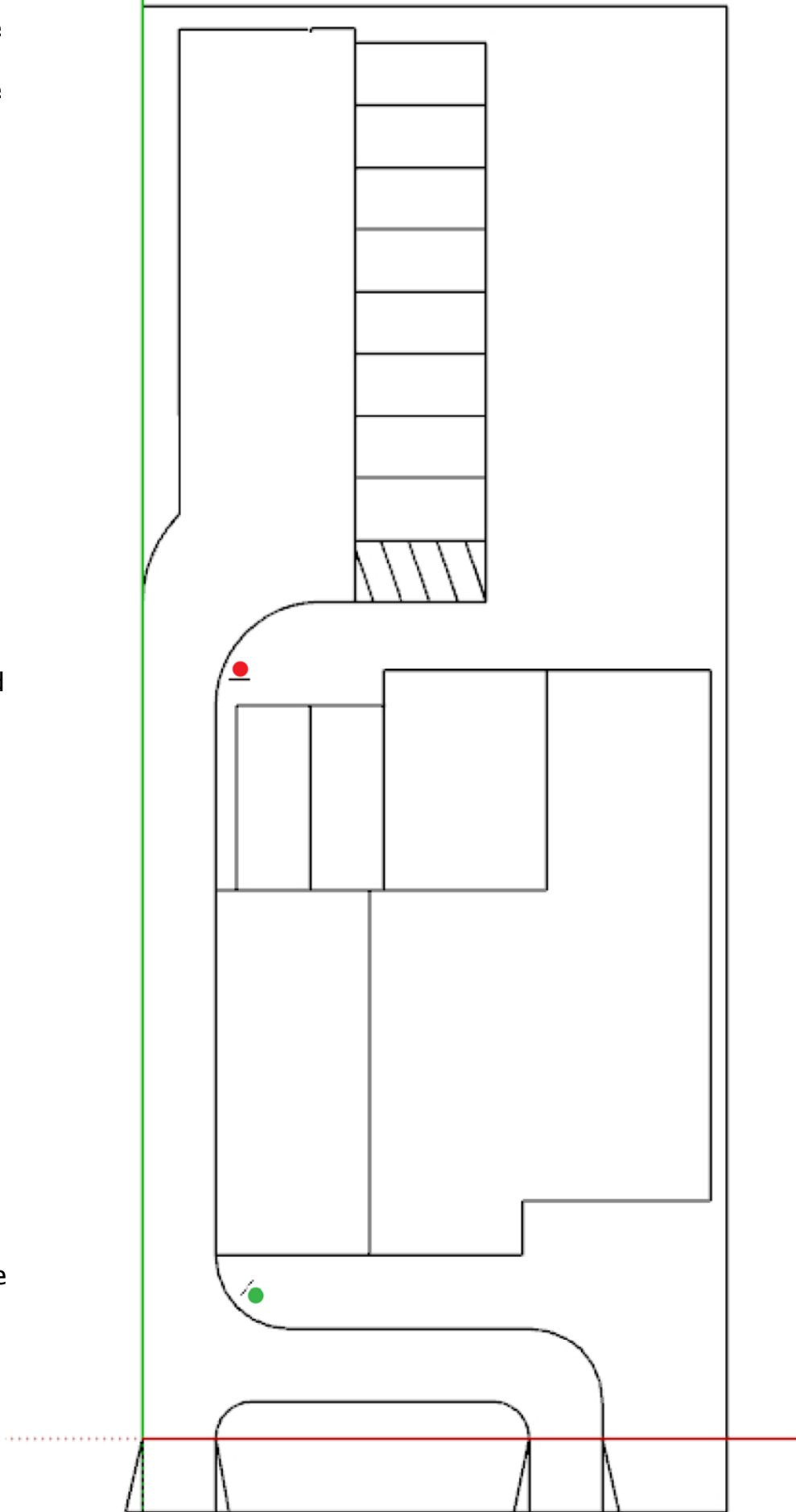
This traffic signal will prioritize access from the street to the parking at the rear of the property: the light at the front of the property will normally be green. At the rear of the property, the light will be red normally. If a car wishes to leave the rear lot, a loop at the rear will detect a waiting car and turn the light at the front yellow, then red. This system will prevent conflicts from occurring at the aisle.

This approach was reviewed with the City of San Leandro engineering department. Feedback from City staff was positive, with an indication that staff would support this strategy if we are unable to obtain an easement from the neighbor.

Alternative  
Strategy -  
Drive Aisle  
Signals

Signal at  
Lot -  
Default Red

Signal at  
Front Drive  
- Default  
Green



MARINA

## **C2. Project Rationale and Strategy**

We were inspired by the dynamic and diverse economy of San Leandro and the potential to serve the vibrant community of artists and artisans we know would like to have the opportunity to work at this location.

After touring the building, we developed a project program with four main parts:

- In the former fire equipment garage, a gallery and retail space that is open to the public
- Studio and workshop space at the east side of the building
- Core service (such as restrooms) at the space behind the former garage
- An outdoor yard and sculpture garden

Artist Studios and creative workspaces benefit communities by animating underutilized spaces, boosting area property values. CreatorSpace can increase the safety and livability of the neighborhood. We anticipate that over the long term, CreatorSpace will help anchor the arts in San Leandro, expand public access to art, and attract additional artists, arts businesses, organizations, and supportive non-arts businesses to the community.

### **C3. Sustainable Design**

Building reuse is inherently "green" because it recycles existing structures and materials. Fire Station #11 is a great opportunity for sustainable reuse as a continued asset in the Marina corridor and surrounding neighborhood. Reuse reduces the wasteful depletion of resources by saving energy that would be needed to harvest, extract, manufacture, store, ship, and fabricate building materials.

The redesign and upgrade of the building systems and materials will bring the building up to the 2016 California Green Building Standard, which leads the nation in energy efficiency and water conservation.

We will install new Bay Friendly landscaping and will seek compliance with USGBC's LEED EB standards.

#### **C4. Development Team**

##### **BAU Bay Area Urban Development, LLC**

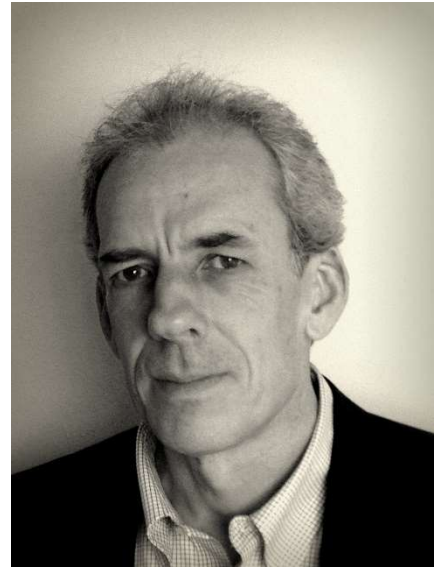
BAU Bay Area Urban Development, LLC, is a real estate development firm that creates high-quality, mixed-use infill developments in the San Francisco Bay Area.

Example projects are provided in the Experience section of this proposal.

Stuart Rickard is the principal of BAU and has extensive experience in real estate development, especially with projects that involve challenging entitlement and construction issues.

Stuart attended the University of California, Berkeley and obtained a B.A. in Architecture ('88) and an MBA ('98). He has experience with residential, office, retail, medical, civic, and other types of real estate. His work has involved design, entitlement, financing, construction, leasing, and disposition of real estate assets.

Patty Breslin is a Senior Project Developer for BAU. Patty has 25 years' experience in management and technology consulting. She worked in both start up, fast growth and fortune 500 firms and has extensive experience in managing strategic initiatives and operations in information technology and performance management. Patty changed industries in 2004 to join Studley an international commercial real estate firm to develop their data analytics offerings where she was responsible for compiling and analyzing market data to extract analytical results to improve clients' decision making.





## **Studio FCF**

Studio FCF is the architectural firm of F. Clay Fry, and was formed in January 2015 when he started his own firm after 20 years with MBH Architects, a leading Bay Area firm.

Studio FCF applies a client-centric approach to the design of high-quality projects. Mr. Fry's broad range of expertise includes multifamily, office, restaurant, retail, and master planning, and both adaptive reuse of historic buildings as well as new construction.

Further information regarding Studio FCF can be found in the Appendix.





## **C5. Project Timeline**

Purchase & Sale Agreement:	June 2017
Close of Escrow	October 2017
Construction Complete	March 2018
Grand Opening	May 2018

## **APPENDIX – TEAM INFORMATION**

## **STUART WILLIAM RICKARD**

BAU Bay Area Urban Development, LLC  
981 Park Street, Alameda, CA 94501  
(510) 499-9400

### *Education:*

Master of Business Administration, Real Estate/Finance Emphasis, University of California at Berkeley, Haas School of Business Evening MBA Program, December 1998.

Bachelor of Arts, Environmental Design, Architecture Major, University of California at Berkeley, December 1988.

### *Experience:*

2003- : **BAU Bay Area Urban Development, LLC** Alameda, CA.

PRINCIPAL of real estate development and consulting firm focused on infill development in the San Francisco Bay Area. Development manager for StopWaste.Org's LEED Platinum downtown Oakland office building renovation. Manager of successful entitlement effort for \$300 million Jack London Square Redevelopment in Oakland. Developed "Adeline Place," an urban revitalization project consisting of 36 for-sale residential units over ground-floor retail, and "Flatiron," a single-story retail development via DDA with Emeryville Redevelopment Agency. Selected, in partnership with EAH, by City of St. Helena to create a mixed-use, mixed-income, sustainable, 75-unit development on five acres in downtown St. Helena.

1997-2003: **Ellis Partners LLC** San Francisco, CA.

DEVELOPMENT MANAGER for opportunistic real estate developer/investor. Responsible for project entitlement, implementation, and budget for a wide range of real estate development projects, totaling 2 million square feet and \$400 million in value. Product types included industrial, retail, office, and mixed use; construction types included rehabilitations, conversions, and new construction of shells and tenant improvements; geographic range from San Luis Obispo, CA to Portland, OR.

1995-1997: **Housing and Economic Development Dept., City of San Mateo.** San Mateo, CA.

HOUSING AND ECONOMIC DEVELOPMENT SPECIALIST. Project manager for development of \$4.5M public/private historic building rehabilitation and mixed-use affordable housing project. Conducted in-house competition and demographic analysis of 50 acre retail/office redevelopment project. Project lead for development of downtown cinema, economic development strategy, and business incubator program.

1991-1995: **Stroub Construction, Inc.** Sausalito, CA.

PROJECT MANAGER AND ESTIMATOR for high-end residential construction firm. Managed construction of new home in Woodside, substantial remodels in Marin County, and other projects.

1990-1991: **Property Services Agency.** London, England.

ARCHITECT II. Member of multi-disciplinary team designing \$85M extension to Kew Public Records Office. Responsible for design and specification of exterior wall and concrete cladding.

1989-1990: **Eric Lloyd Wright, Architect.** Malibu, CA.

ASSOCIATE. Supervised construction of concrete house for Mr. and Mrs. Eric Lloyd Wright in Malibu. Conducted historic survey at Frank Lloyd Wright's Storer Residence.

*Public Service:* Vice Chair, City of Alameda Housing Authority. Chair, City of Alameda Northern Waterfront Specific Plan Advisory Committee. ULI Urban Plan program volunteer.



Licensed Architect  
California, C-18057

Bachelor of Architecture  
California Polytechnic University  
San Luis Obispo CA | 1983

1164 Crescenta Court  
Lafayette, California 94549  
925.765.2876  
ClayFry@studioFCF.com

## F. Clay Fry, Architect

Clay's focus in Architecture has always been on the Client and the Project Team helping the Client realize their mutual visions. This focus began with his Thesis which placed the Client's Vision and Budget above that of the classic architectural ego. The Team and collaborate approached was refined during his decades of coaching youth soccer and playing. It was finally put to the test during his two decades coaching his Architectural Studio as a Classroom to teach Architects and collaborate with Clients. Clay's unique Client Centric collaborative approach to design creates projects that meet and often exceed the Client's expectations.

## Professional Experience

### Studio FCF :: Jan 2015 - Present

Clay launched Studio FCF in January of 2015 with the simple concept of being Client Centric.

Naturally, the Studio's focus is on the Client. The Clients Program, Budget, Schedule, Expectations and Vision come first. As such, the Studio has a very broad Client base and diversified project typology. The Studio has helped one Client realize their vision for an Art Deco Kitchen renovation and another Client obtain approval for a high-rise mixed use multifamily residential tower.

#### Current Client Collaborations:

- High-rise Mixed Use Multifamily :: 280 units :: Oakland, California
- Mid-rise Mixed Use Multifamily:: 300 Units :: Sacramento, California
- Low-rise Mixed Use Multifamily:: 105 Units Oakland, California
- Custom Single Family Homes :: 2500 sf Mediterranean Villa, Walnut Creek, California
- Custom Single Family Renovations and Additions :: 2500 sf mid-century modern, San Francisco, California
- Due Diligence & Forensic Investigations + Advice

F. Clay Fry, Architect. Inc.  
Studio FCF  
1164 Crescenta Court, Lafayette, CA 94549  
925-765-2876 ClayFry@StudioFCF.com



### **MBH Architects :: Dec 1994 – Dec 2014**

Architect / Director Special Projects Studio / MBH Principal

Clay was the Principal in charge of the Special Projects Studio and designed and coached his project team on a wide variety of project types:

- Multifamily Housing
- Historical Renovation / Adaptive Reuse
- Office Buildings
- Restaurants
- Retail Developments
- Master Planning
- Corporate Interiors
- Interiors Branding + Interiors; Financial Services

In addition to Clay's day to day Studio Responsibilities, he developed several systems used company-wide:

- A Project Management System based on his six icons;
  - Client, Stakeholders, Budget, Schedule, Design and Standard of Care.
- A Project Financial Management System.
- A Staff Mentoring and Coaching Process.
- A Staff evaluation process based on the six icons.
- A set of standardized Contracts and Project Management Documents.

### **Dewell and Fry Architects :: Jan 1988 – Sept 1994**

Architect / Partner

- Corporate Interiors
- Retail
- Restaurants
- Office
- Due Diligence Forensic Analysis of a wide variety of project types

### **Intermark Design Group :: Jan 1987 – Dec 1987**

Project Architect

- Multifamily Housing
- Historic Renovation / Adaptive Reuse

### **Robert H Dewell and Associates :: August 1983 – Dec 1986**

Draftsperson / Job Captain

- Custom Single Family Homes
- Tenant Improvements
- Corporate Interiors
- Historic Renovation and Adaptive Reuse
- Restaurants
- Medical Office
- Due Diligence Forensic Analysis of a wide variety of project types

F. Clay Fry, Architect. Inc.  
Studio FCF  
1164 Crescenta Court, Lafayette, CA 94549  
925-765-2876 ClayFry@StudioFCF.com

**Project Experience - Sustainable Design**

**Ashton**, San Francisco, California  
 Client: Hanover | 191 residential units | 116.4 Units per acre | Type I  
 This nine story, residential building is pronounced by the juxtaposition of brick and glass that cover its facade. Built on 1.64 acres, this project has a density of 116.4 units per acre.



**Rabobank Headquarters**, Roseville, California | In progress  
 Client: Rabobank | 50,475 sqft | Tenant Improvement  
 The Rabobank Headquarters, a three-story tenant improvement, is a great example of a collaborative work solution. With a splash of the brand's signature orange tied into the design, the layout is an open and collaborative office environment.



**Morrison Park**, San Jose, California | Permitted 2012  
 Client: AvalonBay | 250 units | 106 Units per acre | Type V A/I A  
 This project is nestled in an older San Jose neighborhood bringing a new life to the community by providing a mix of townhomes and low-rise high density housing. The site consists of 5 four-story over one-story podium garages and 3 three-story townhomes over single car garages.



**1200 Ashby**, Berkeley, California | Design Review 2013  
 Client: Gerding Edlen | 98 units | 124 Units per acre | Type V A/I A  
 This project is located in an older neighborhood and will help revitalize the area with retail on the ground floor and 4 stories of residential units above. This project has been designed to LEED gold criteria.



**Sonoma Mountain Village**, Rohnert Park, California | In Progress  
 Client: Coddling | 200 Acres  
 Sonoma Mountain Village will embrace a sustainable lifestyle in the tradition of a European village but with a unique California wine country feel. This pedestrian friendly village of ecologically sensitive homes and innovative businesses is surrounded by protected open space.



Project experience while at MBH Architects



**Project Experience - Residential**

**Domain**, Mountain View, California | Entitled  
 Client: Hanover Company | 81 units | 32 Units / acre | Type VA over IA  
 Domain is a mixed-use, multi-family apartment development located between Latham Avenue and El Camino Real. The project consists of four three-story buildings built over a two-story basement parking garage.



**Woodmark at University Park**, Palo Alto, California | Completed 2004  
 Client: Summerhill | 36 units | 30 Units per acre | Type V A over I A  
 Through the use of varying roof lines and a contemporary interpretation of traditional California Craftsman detailing, the 36 townhouses and flats are in harmony with the well-established sense of community in this historic neighborhood.



**Weatherly at University Park**, Palo Alto, California | Completed 2004  
 Client: Summerhill | 30 units | 25 Units per acre | Type V A over I A  
 The expressive elements of the California Craftsman Style are distinctive features of this project comprised of 30 elegant single story homes. The steep rooflines, intricate wood detailing, decks, and porches add a street appeal that emulates the Arts and Crafts era.



**Morrison Park**, San Jose, California | Construction started 2012  
 Client: AvalonBay | 250 units | 106 Units per acre | Type V A/I A  
 This project is nestled in an older San Jose neighborhood bringing a new life to the community by providing a mix of townhomes and low-rise high density housing. The site consists of 5 four-story over one-story podium garages and 3 three-story townhomes over single car garages.



**Rowhouses at Vista Montana**, San Jose, California | Permitted 2009  
 Client: Castle Group | 450 units | 63 Units per acre | Type V A  
 This 7 acre development offers a mix of 450 for sale condominium townhouses and flats. The project consists of five four-story buildings over one level of parking. Each of the five building courtyards has their own unique neighborhood identity and amenities.



**Santana Row**, San Jose, California | Completed 2006  
 Client: F.R.I.T. | 160 residential units | 48 Units per acre | Type II A  
 MBH designed three residential buildings congregated around a landscaped courtyard. Santana Row was the first project of its type to use ConXtech, a structural system that uses a prefabricated steel modular system.



**Bay Meadows RES 1**, San Mateo, California | SPAR approved 2008  
 Client: Wilson Meany Sullivan | 108 units | 50 Units per acre | Type I A  
 The RES 1 block is comprised of two building types that share a common below grade parking garage. A dignified four-story building forms a strong architectural backdrop, in concert with smaller scaled two and three story townhouses, frames private courtyards.



**200 Brannan**, San Francisco, California  
 Client: Lennar | 191 residential units | 116.4 Units per acre | Type I  
 This nine story, residential building is pronounced by the juxtaposition of brick and glass that cover its facade. Built on 1.64 acres, this project has a density of 116.4 units per acre.



**Project Experience - Residential**

**Delong & Reichert**, Novato, California | Completed 2010  
 Client: F.R.I.T. | 160 residential units | 48 Units per acre | Type II A  
 The project consists of a Whole Foods Market, 125 residential flats and town houses and a covered parking lot for both retail and residential. The residential units located above retail are organized around three elevated landscaped courtyards with additional landscaped plazas.



**Willow Glen Place**, San Jose, California | Completed 2007  
 Client: Toll Brothers | 204 units | 23 Units per acre | Type V A  
 Located in the coveted Willow Glen neighborhood of San Jose, the California Bungalow style Willow Glen Place is a collection of 39 luxury townhomes with 165 condominiums centered around two lush courtyards.



**Broadway Grand**, Oakland, California | Completed 2008  
 Client: Signature Properties | 132 units | 102 Units / acre | Type I-A  
 This mixed-use project covers an entire city block in Downtown Oakland. Located in Historic Downtown Oakland, the units sit over a Starbucks coffee shop, traditional Japanese restaurant, additional retail space and an enclosed parking facility for use by both residential and retail.



**Alexan Lights**, Oakland, California | Building Permit approved 2009  
 Client: Trammel Crow | 142 units | 102 Units per acre | Type V A / I A  
 This five story mixed-use project offers a unique opportunity to bring urban housing to Oakland. The upper four floors are designed around open shared landscaped courtyards located at the second level, allowing clear views into the neighborhood from all living units.



**Housewives Market**, Oakland, California  
 Client: AF Evans | 191 residential units | 116.4 Units per acre | Type I  
 This nine story, residential building is pronounced by the juxtaposition of brick and glass that cover its facade. Built on 1.64 acres, this project has a density of 116.4 units per acre.



**Rosebowl**, Cupertino, California | Under construction  
 Client: KCR Development | 204 units | 35 Units per acre | Type VA  
 This mixed-use low rise building is reminiscent of a European village. It includes 204 condominium units over 100,000 square feet of restaurant/retail space with below grade parking.



**11th and Jackson**, Oakland, California | SD Completed 2006  
 Client: DR Horton | 286 units | 433 Units / acre | Type I A  
 This mixed use high rise is part of the solution to bring residential units, upgrades retail and new life to the downtown district. The 24-story building is home to 286 residential units, 8,300 square feet of retail space and utilizes 5,000 square feet of open space.



**Los Altos**, Los Altos, California | DD Completed 2005  
 Client: Harrington Properties | 14 units | 31 Units per acre | Type I A  
 These high-end large villa inspired flats surround a spacious private courtyard and fitness center in the coveted Bay Area community of Los Altos. The project consists of three levels of residential units over sub-grade parking.





**Project Experience - Historical / Adaptive Reuse**

**St. Claire**, San Jose, California | Adaptive Reuse | Completed 2009  
 Client: Saritoga Capital | 36 units | 120 Units per acre | Type II and V  
 The project is a rehabilitation of a Historic City Landmark. It consists of converting the four upper stories of offices into residential units. The building facades were cleaned and repaired. The original hand painted office doors were refurbished and used as interior unit doors.



**North Beach Malt House**, San Francisco, California | Completed 2003  
 Client: Emerald Fund | 88 units | 70 Units per acre | Type II A and V  
 The 1906 seven story historical industrial concrete and steel Bauer Schweitzer Malt Company building was converted into residential housing through an extensive adaptive reuse program. Through creative reuse, most of the original structures were kept in tact.



**150 Powell**, San Francisco, California | Completed 2006  
 Client: Union Property Capitol | 29 units | 67 Units per acre | Type II A  
 The Odeon, formerly The Elevated Shops, is a six-story mixed-use historical restoration project. New construction took place behind the façade turning the dilapidated building into a mixed-use project that is accessed by a soaring lobby entrance and enclosed courtyard.



**Embarcadero Lofts**, San Francisco, California | Completed 1998  
 Client: Embarcadero Pacific | 59 units | 30 Units per acre | Type II A  
 This building is listed on the National Historic Register. This adaptive reuse project transformed the original commercial art deco 1937 Coffin-Reddington Building into an upscale mixed-use residential, restaurant and commercial office space.



**101 Harrison**, San Francisco, California  
 Client: Emerald Fund | 46 residential units | 158 Units per acre | Type VA  
 Harbor Lofts is the outcome of the adaptive reuse and renovation of the original 1856 historical Hathaway Warehouse building, one of the few buildings to survive the 1906 earthquake. The building was turned into 46 live/ work units that center around a two story landscaped courtyard.



**MoMo's**, San Francisco, California | Completed 1999  
 Client: Golden Bear Restaurants | 9,000 sqft | Type V A  
 MoMo's is a striking transformation of a former South Beach printing warehouse into a successful restaurant. The architecture creates a captivating atmosphere of camaraderie and relaxation with hanging lamps and exposed wood beam construction.



**Remillard Brick Kiln**, Larkspur, California | Completed 1988  
 Client: Intermark Interests  
 Built in 1891, the kiln survived the great earthquake and in fact helped San Francisco rebuild. The renovation included a complete seismic upgrade of the kiln and its reuse as a restaurant. An office component was added above the kiln.



**Cox Cadillac Building**, Oakland, California | Completed 2007  
 Client: Bond Company | 9,000 sqft | Type V 1HR  
 Originally built in the late 1890's, the building became the first Cadillac dealership on the West Coast in 1924. MBH designed the reuse of this enchanting building into the Whole Foods Market.



**Project Experience - Unique Projects**

**Westborough Square**, South San Francisco, Ca | Construction until 2014  
 Client: Colliers International | 9.5 acres  
 This complete renovation will include a neighborhood feel with completely reengineered traffic flow in and out of the center. Six new retail buildings for a total of 98,900 square feet of retail will be incorporated in the new design.



**BiRite Foodservice Distributors**, Brisbane, Ca | Completed 2011  
 Client: BiRite | 20,000 sqft | Tenant Improvement  
 Outgrowing their current location, BiRite remodeled the 20,000 square foot second floor of their existing building to include offices, an employee lounge including a kitchen, and a research and development area with a test kitchen.



**Peninsula Mandalay**, South San Francisco, California | Completed 2004  
 Client: Myers Development | 112 units | 18 Units per acre | Type I A  
 This project is a seventeen story residential tower containing for-sale condominiums configured in twelve distinctive floor plans. The double loaded corridor configuration was designed to maximize views, with sweeping panoramic views from the corner units.



**Dunes on Monterey Bay**, Marina, California | Completed 2007  
 Client: Shea Properties | 70 acres  
 Located at the former Fort Ord, the vision for this new neighborhood is a fully integrated, sustainable, pedestrian-friendly place incorporating residential, employment, shopping and recreational opportunities.



**San Francisco Fire Credit Union**, San Francisco, Ca | Completed 2000  
 Client: SFFCU | 20,000 sqft | Type VA  
 Award winning International style corporate financial headquarters featuring a superb configuration of the highest quality materials with intricate attention to detail and composition.



**MoMo's**, San Francisco, California | Completed 1999  
 Client: Golden Bear Restaurants | 9,000 sqft | Type V 1HR  
 MoMo's is a striking transformation of a former South Beach printing warehouse into a highly successful restaurant. The architecture creates a captivating atmosphere of camaraderie and relaxation with hanging lamps and exposed wood beam construction.



**Sonoma Mountain Village**, Rohnert Park, California | In Progress  
 Client: Codding | 200 Acres  
 Sonoma Mountain Village will enhance a sustainable lifestyle in the tradition of a European village but with a unique California wine country feel. This pedestrian friendly village of ecologically sensitive homes and innovative businesses, is surrounded by protected open space.

