



March 24, 2017

VIA EMAIL AND HAND DELIVERY

Susan McCue
Economic Development Manager
Alameda County Community Development Agency
Economic & Civic Development Department
224 W. Winton Avenue, Room 110
Hayward, CA 94544-1215

RE: 3295 Castro Valley Boulevard, Castro Valley

Dear Ms. McCue:

We are very pleased to submit the attached response to the Request for Interest/Development Concept for 3295 Castro Valley Boulevard, the former Daughtrey's building.

Our development concept, Daughtrey Center, will revitalize an important structure on Castro Valley Boulevard with active and vibrant uses. Designed to bring the community to a site that has been idle, our proposal brings exciting retail uses to the ground floor, including two high-quality tenants who desire to locate at the site. The second floor will be adapted to residential use, and the basement will be utilized for storage.

BAU is a real estate development firm focused on infill development in the Bay Area. Public-private partnerships and renovations are strengths of the firm. Stuart Rickard is Principal of BAU 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 residential and retail mixed-use projects. We will bring these uses together in a distinctive design to create a new destination in Castro Valley. 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 community of Castro Valley on this excellent site.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Rickard". The signature is written in a cursive, flowing style with a prominent initial "S".

Stuart Rickard
Principal

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A. Development Team and its Members

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



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.



BAU Bay Area Urban Development, LLC

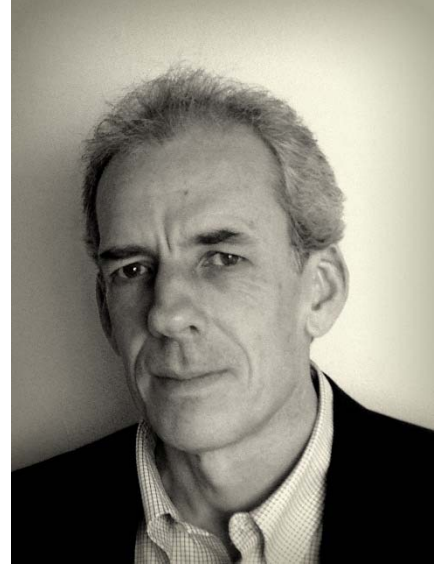
BAU Bay Area Urban Development, LLC, is a real estate development firm that creates high-quality, mixed-use infill developments in the San Francisco Bay Area.

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 worked in startup, fast growth, and Fortune 500 firms and has extensive experience in managing strategic initiatives and operations in multiple disciplines. For Studley, an international commercial real estate firm, Patty developed 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.



B. Description of Relevant Experience

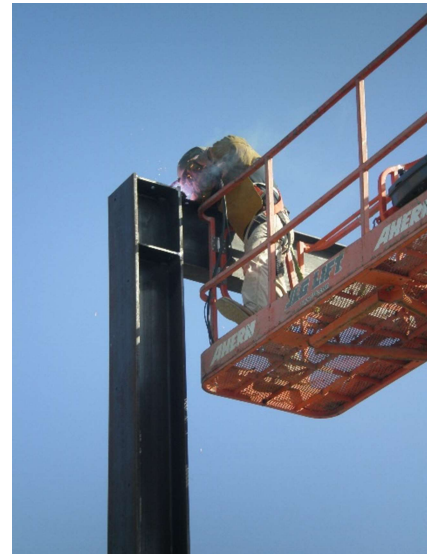
Our team has a wide range of relevant experience. Included in this section are five selected BAU projects.

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.

C. Demonstration of Financial Capacity

The Daughtrey Center team is a group led by BAU Bay Area Urban Development, LLC that has the capacity to raise the funds necessary to complete construction of the proposed project. As a small developer, BAU uses its own capital to entitle projects, then raises additional funds upon completion of entitlements for construction of the project. Entitled projects are attractive investments for sources of both equity and debt for development projects, because at the time of closing of these investments, construction risks (and to some extent, market risks) can be mitigated.

We understand that the Alameda County Community Development Agency may desire some further assurance of the capability and capacity of the Daughtrey Center team. We would suggest that, if our team is selected as developers of 3295 Castro Valley Boulevard, the Daughtrey Center team will post a deposit to be applied to entitlement costs. These funds, along with BAU's track record of successful public-private partnership projects, ensure that Daughtrey Center will be implemented and fulfill the County's desire for revitalization of the subject property.

Please keep in mind that all developers are subject to market risk and the financial cycle. Even a large developer will not proceed with a project that does not generate a sufficient financial return. The key issue to consider is whether or not a developer will commit sufficient energy and resources to a given project. Our team is highly motivated to create a high-quality development in Castro Valley and will be fully committed to the project through completion.

BAU provides a full open-book analysis of project expected revenues and costs when working in public-private partnerships. BAU financial statements are available on request.

3295 Castro Valley Boulevard, Castro Valley

Mixed-Use Conversion/Renovation

Use Description

	Tap Room	Café	Retail	Residential	Storage	Common	Total
Second Floor				10,300		2,100	12,400
Ground Floor	1,500	1,500	5,100	600	1,700	2,100	12,500
Basement	1,500	500	1,000		10,900	1,100	15,000
Total	3,000	2,000	6,100	10,900	12,600	5,300	39,900

Value

Rent (psf/mo)	2.00	2.00	2.00	2.75	0.75		
Gross Annual Rent	72,000	48,000	146,400	359,700	113,400	0	739,500
Vacancy 5%	-3,600	-2,400	-7,320	-17,985	-5,670	0	(36,975)
Net Rent	68,400	45,600	139,080	341,715	107,730	0	702,525
Operating	-3,420	-2,280	-6,954	-102,515	-5,387	0	(120,555)
Annual NOI	64,980	43,320	132,126	239,201	102,344	0	581,970
Cap Rate	6.50%	6.50%	6.50%	5.50%	7.00%		
Value	999,692	666,462	2,032,708	4,349,100	1,462,050	0	9,510,012

Residual Land Value Calculation

<u>Costs</u>							
Structural						750,000	750,000
Elevators						350,000	350,000
MEPS	75,000	75,000	160,000	550,000	120,000	120,000	1,100,000
Envelope						1,170,000	1,170,000
Partitions	15,000	15,000	50,000	375,000	130,000	200,000	785,000
Finishes				810,000	60,000	540,000	1,410,000
Other				150,000	150,000	150,000	450,000
Soft Cost	90,000	60,000	183,000	645,000	135,000	850,000	1,963,000
Hard & Soft Cost Total	180,000	150,000	393,000	2,530,000	595,000	4,130,000	7,978,000
Profit 15%							1,196,700
Completed Value							9,510,012
Less Hard & Soft Costs							(7,978,000)
Less Profit							(1,196,700)
Residual Property Value							335,312

D. Preliminary Development Concept

Project Description

The existing Daughtrey's building is well located but functionally obsolete for retail use. It has too few windows and the floor plate is too large for uses that have demand in the real estate marketplace.

The proposed Daughtrey Center project addresses these weaknesses by opening up the exterior walls with windows and creating a courtyard that faces the paseo. These changes allow more natural light to enter the building, produce additional desirable corners for retailers, and create a gathering space that is sheltered from traffic and parking.

At the ground floor, retail space is created that is highly visible and benefits from pedestrian traffic. Each tenant space can have a corner to allow light and identity.

The storage space, which utilizes most of the basement level, has a lobby and office at the ground floor. The storage space is conditioned and secure, which is highly sought after.

Also at the basement level, an area has been set aside for treatment of ground water that is generated by the building.

The second floor contains residential units. Well-located, with proximity to BART, good schools, and amenities, these homes will be modern and well-appointed.



MIXED USE CONCEPT

3295 CASTRO VALLEY BLVD.
SAN LEANDRO, CALIFORNIA

MARCH 22, 2017

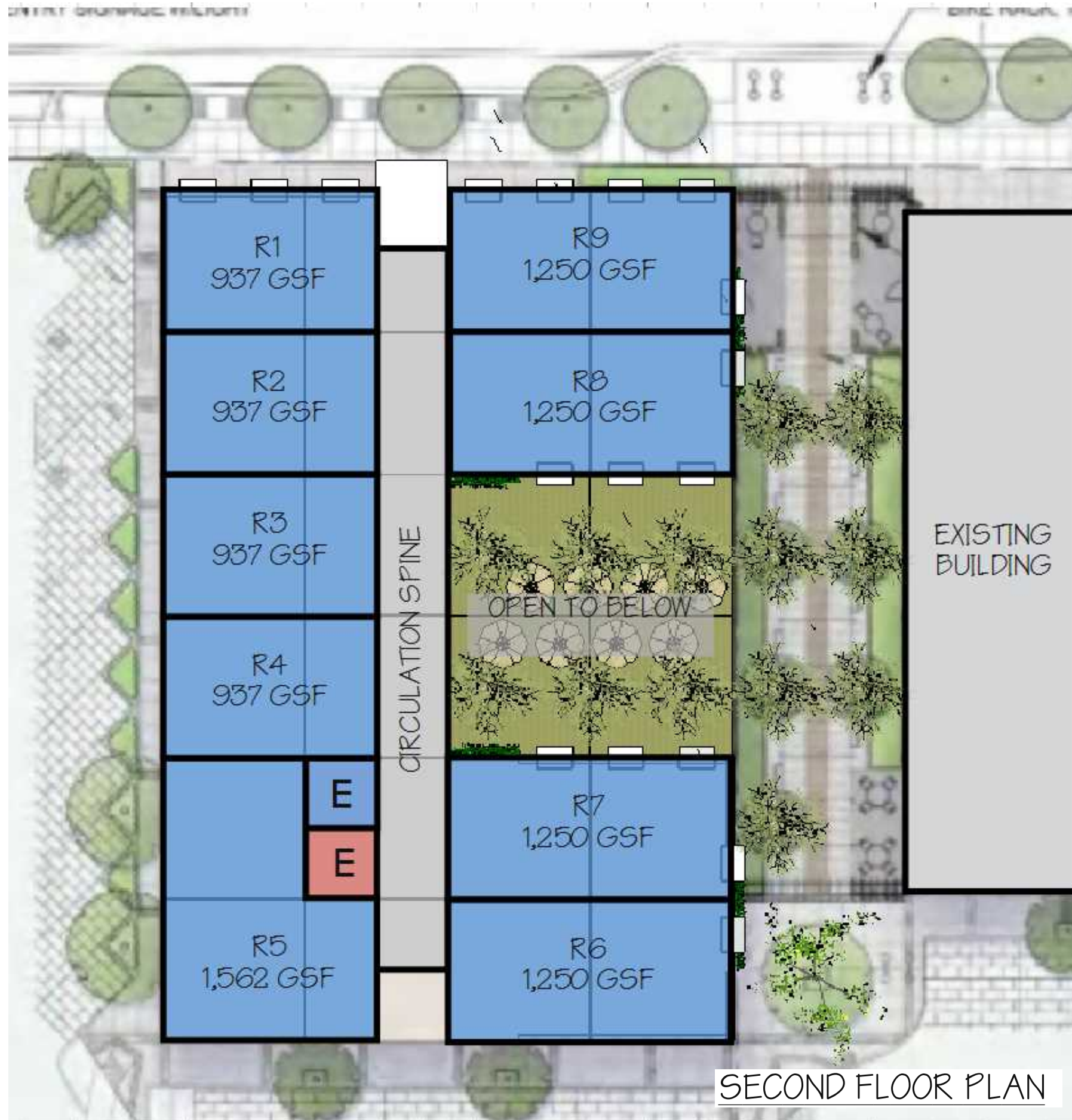
DESIGN
CONCEPT

AERIAL

A1



GROUND FLOOR PLAN



SECOND FLOOR PLAN



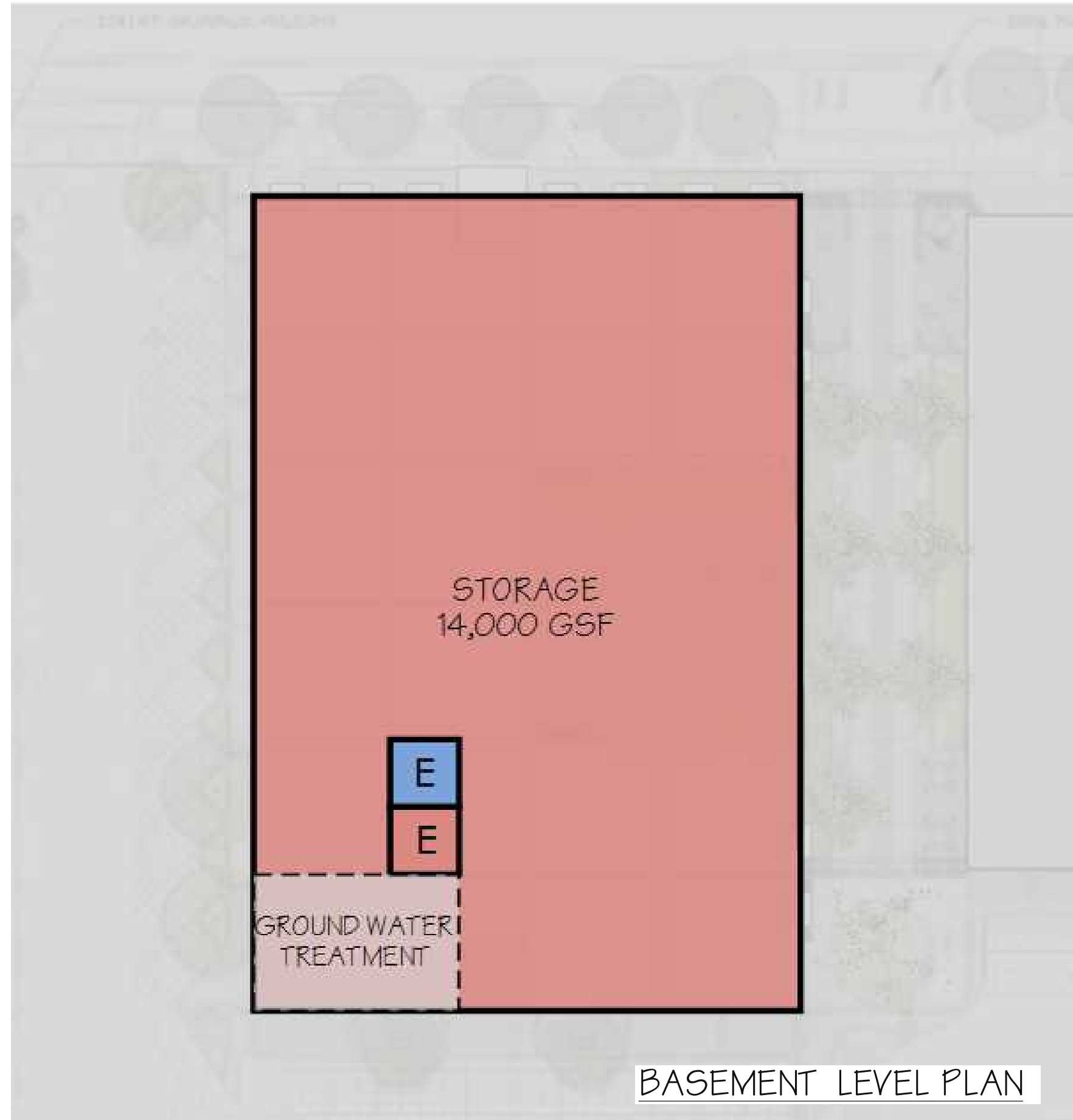
F. Clay Fry Architect Inc.
1164 Crescenta Court
Lafayette, CA 94549
925-765-2876



MIXED USE CONCEPT
3295 CASTRO VALLEY BLVD.
SAN LEANDRO, CALIFORNIA

MARCH 22, 2017

DESIGN
CONCEPT



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



MIXED USE CONCEPT
3295 CASTRO VALLEY BLVD.
SAN LEANDRO, CALIFORNIA

MARCH 22, 2017

DESIGN
CONCEPT

A4

Project Rationale and Strategy

We were inspired by the dynamic and diverse economy of Castro Valley and the potential to serve this vibrant community.

With the creation of upgraded parking and a new paseo, and the improvements we propose, the Daughtrey's building becomes highly desirable for retailers.

We have worked with two tenants who wish to be included in this proposal: Journey Coffee and CV Taphouse.

Morne Van Staden, owner of Journey Coffee, emphasizes quality and equity in his business. He roasts his own coffee beans in small batches using a traditional roasting method. The ambiance in his stores is welcoming, well-lit, and suffused with the aroma of fine coffee.



CV Taphouse is the name proposed by John Heylin of Community Taphouse Ventures for an all-ages community-focused craft beer hall at Daughtrey Center. His company specializes in all aspects of taphouse development, from conception and identifying sites, to opening and overseeing ongoing operations.

John Heylin has been in the Bay Area craft beer world ever since he returned from the Peace Corps in 2008, and his projects include the Lamorinda Taphouse in Lafayette, CA featuring 40 taps of amazing craft beer and cider, toasted sandwiches, and outdoor seating for 60+ people.

With two anchor tenants in place, the Daughtrey Center team, if selected, will work to attract a family-friendly, high-quality restaurant to round out the project's retail offerings.



Sustainable Design

Building reuse is inherently "green" because it recycles existing structures and materials. 3295 Castro Valley Boulevard is an excellent opportunity for sustainable reuse as a continued asset in the Castro Valley Boulevard 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.



E. Market Overview of Proposed Uses

With two tenants in place already, strong neighborhood demand expressed for a restaurant at the Daughtrey Center, and with a fully-leased, very active retail center across Castro Valley Boulevard, we feel that retailer interest in our project will be strong. Broker analyses, available upon request, confirm that the market for retail space in Castro Valley – where well-located, well-designed, and with parking available – is tight.

Throughout the Bay Area, residential demand is strong. This is particularly the case in Castro Valley, where the price of housing has increased recently. The Daughtrey Center has the added benefit of being easy walking distance from BART, allowing an easy commute to job centers in the East Bay and San Francisco, and easy walking distance to shopping and restaurants. We expect demand for our proposed housing to be very strong.

Storage is a growing industry, and one that garners strong rents in Castro Valley. Roughly 30 percent of storage customers are businesses. The trend in the industry is toward higher levels of service, including pickup and delivery of stored items, and higher quality storage space that is climate controlled and secure.

F. 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. Chris Morin
EVP/Regional Director – Commercial Banking
2001 Gateway Place, Suite 135
San Jose, CA 95110
(408) 573-7710

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

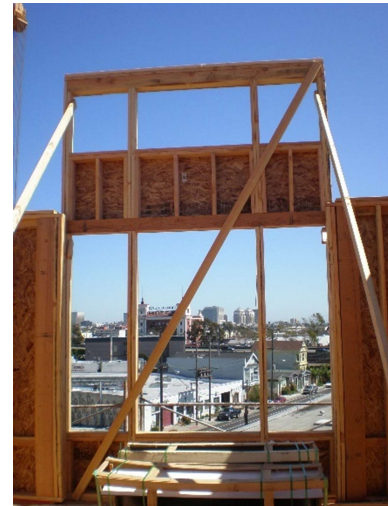
General:

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

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

Retail:

Mr. Vic Gumper
Mr. Daniel Rogers
Lanesplitter Pizza and Pub
4799 Telegraph Avenue
Oakland, CA 94609
(510) 845-1652



APPENDIX – TEAM INFORMATION



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

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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.

