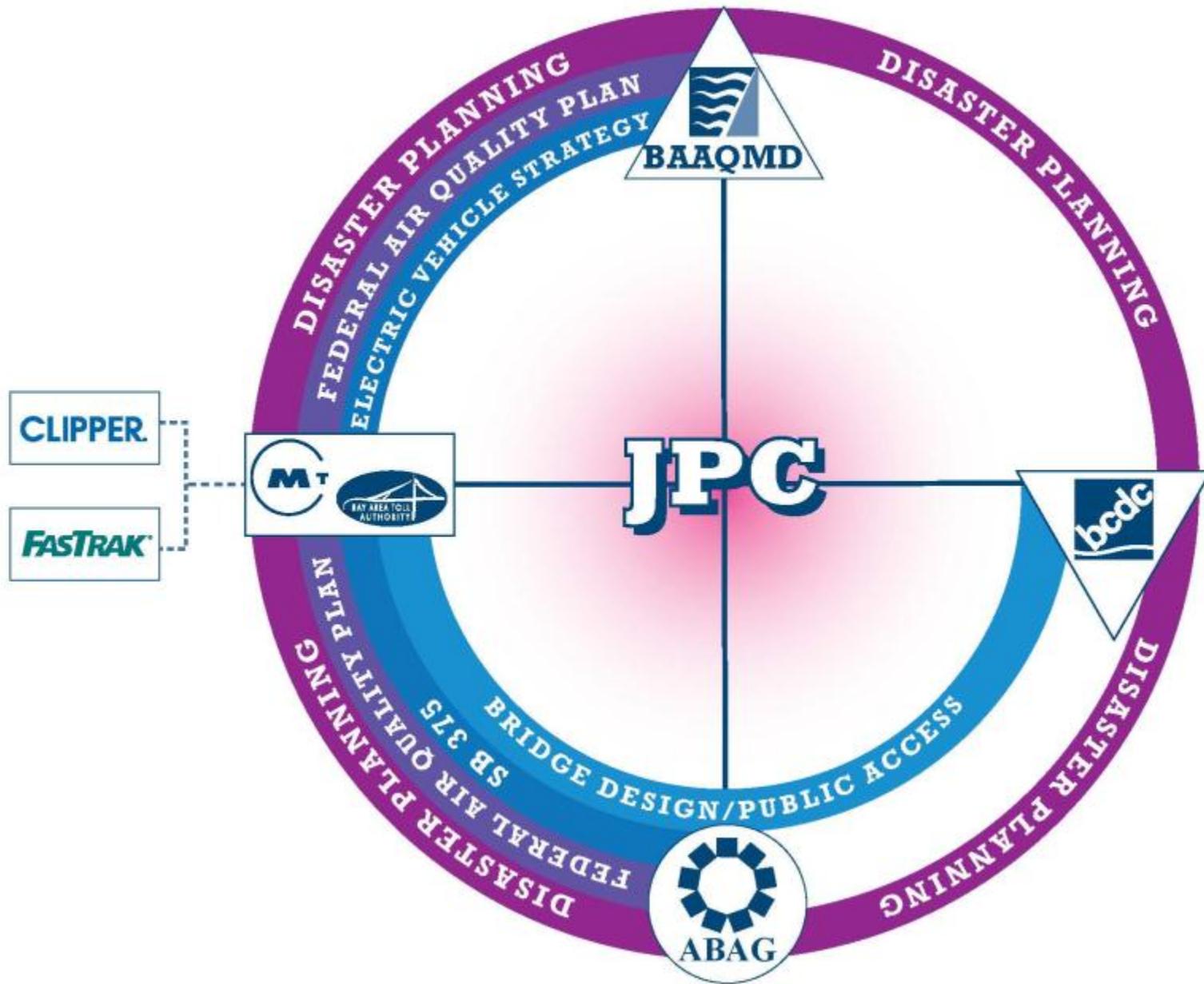


BAY AREA HEADQUARTERS AUTHORITY

# 390 MAIN

DESIGN OVERVIEW

PERKINS+WILL TEAM





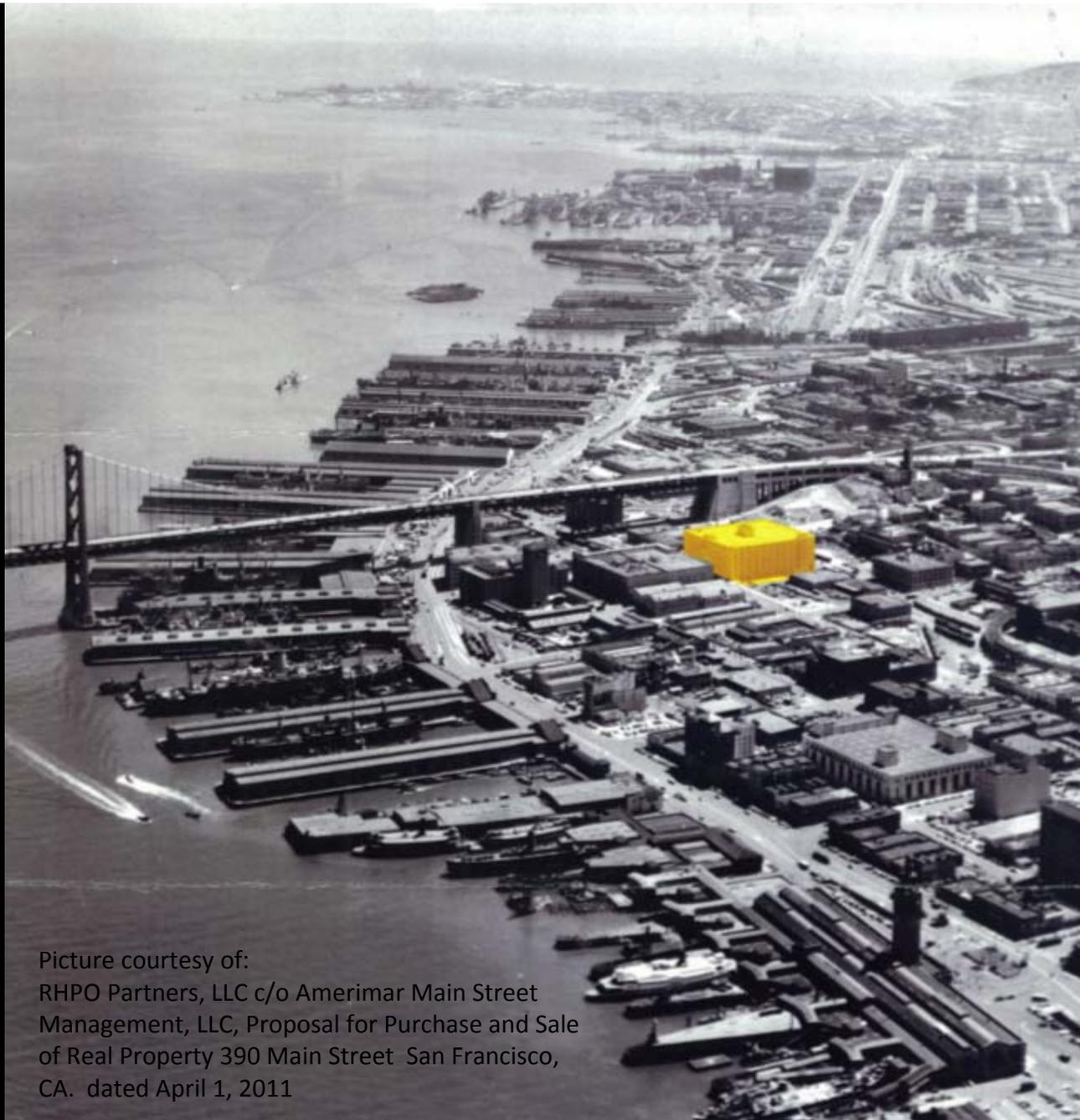
'VISIONING' WORKSHOPS

# ONE BAY AREA

- Provide a PUBLIC FACE to regional agencies and become a REGIONAL AND COMMUNITY ASSET.
- Create a great place to work and foster interagency cooperation and initiatives through CO-LOCATION.
- Design a SUSTAINABLE headquarters and lessen environmental impact through energy EFFICIENCY.



Provide a  
**PUBLIC FACE**  
to regional agencies  
and become a  
**COMMUNITY  
ASSET**



Picture courtesy of:  
RHPO Partners, LLC c/o Amerimar Main Street  
Management, LLC, Proposal for Purchase and Sale  
of Real Property 390 Main Street San Francisco,  
CA. dated April 1, 2011

390 MAIN IN THE 1940S



Picture courtesy of:  
<http://transbaycenter.org/interactive>

TRANSIT CENTER DISTRICT



## PUBLIC TRANSPORTATION



5 MIN WALK RADIUS  
 ← 10 MIN WALK RADIUS

SITE CONTEXT



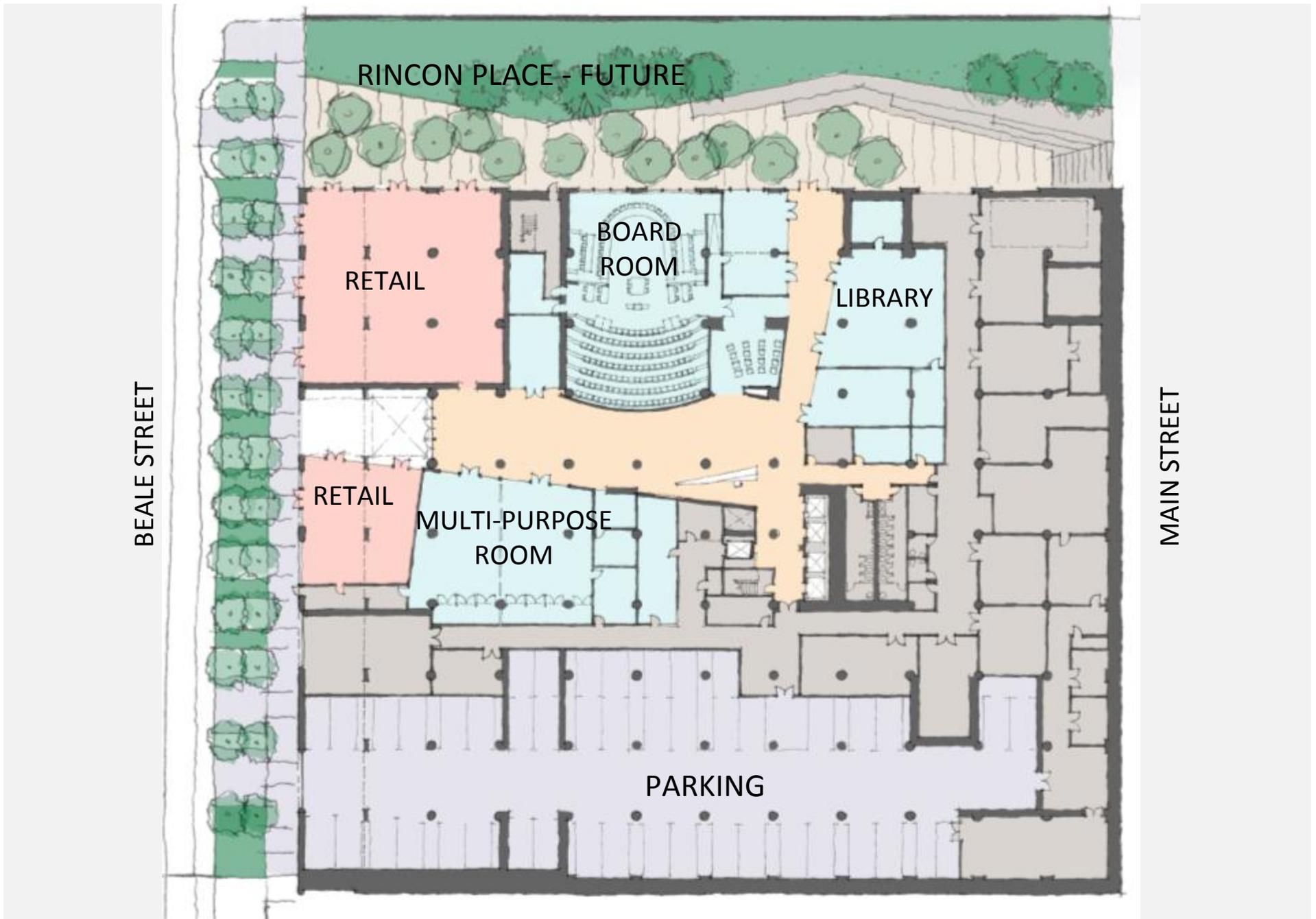
SITE CONTEXT



390 MAIN AT BEALE STREET



BEALE STREET ENTRANCE

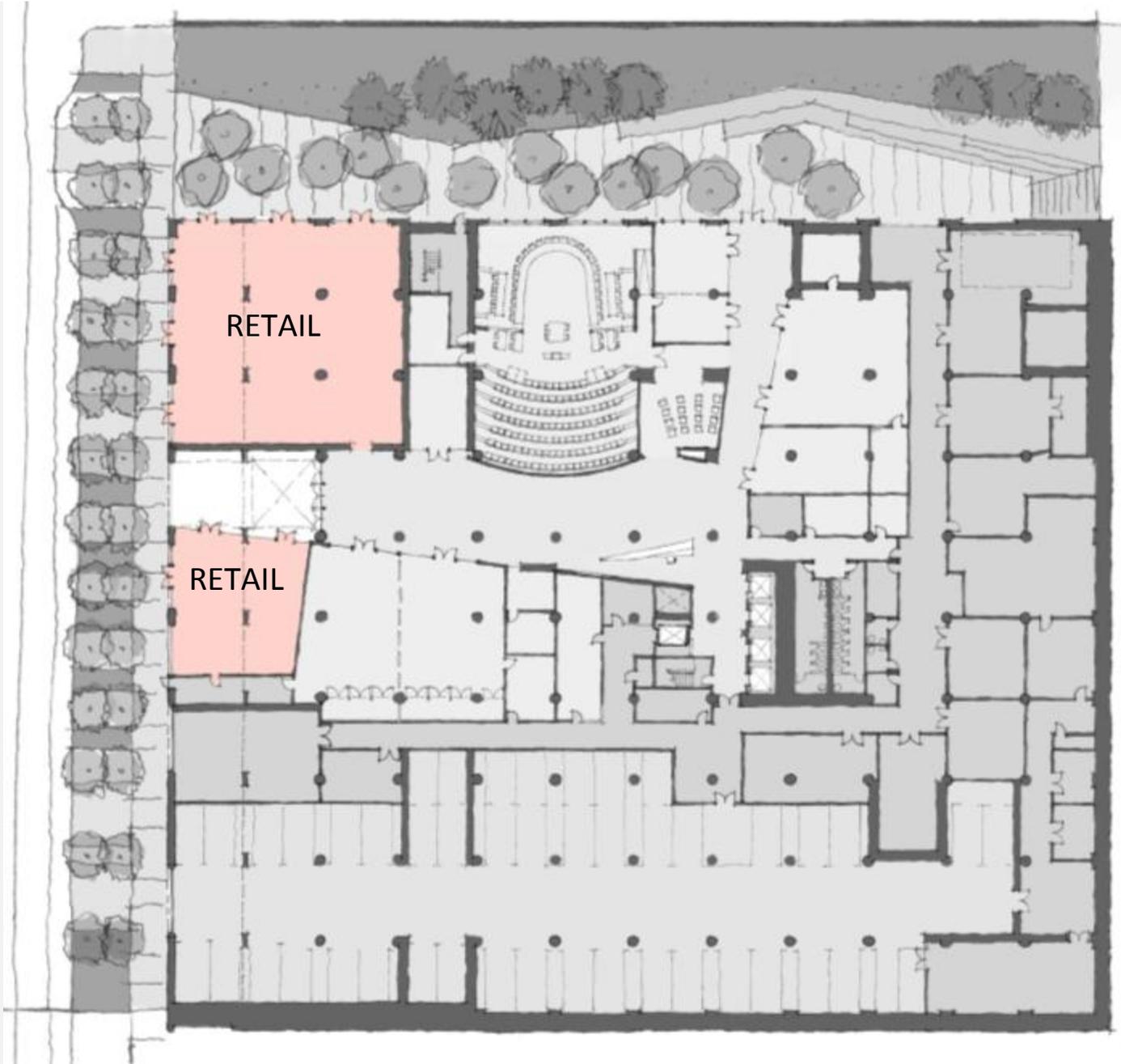


FIRST FLOOR PLAN

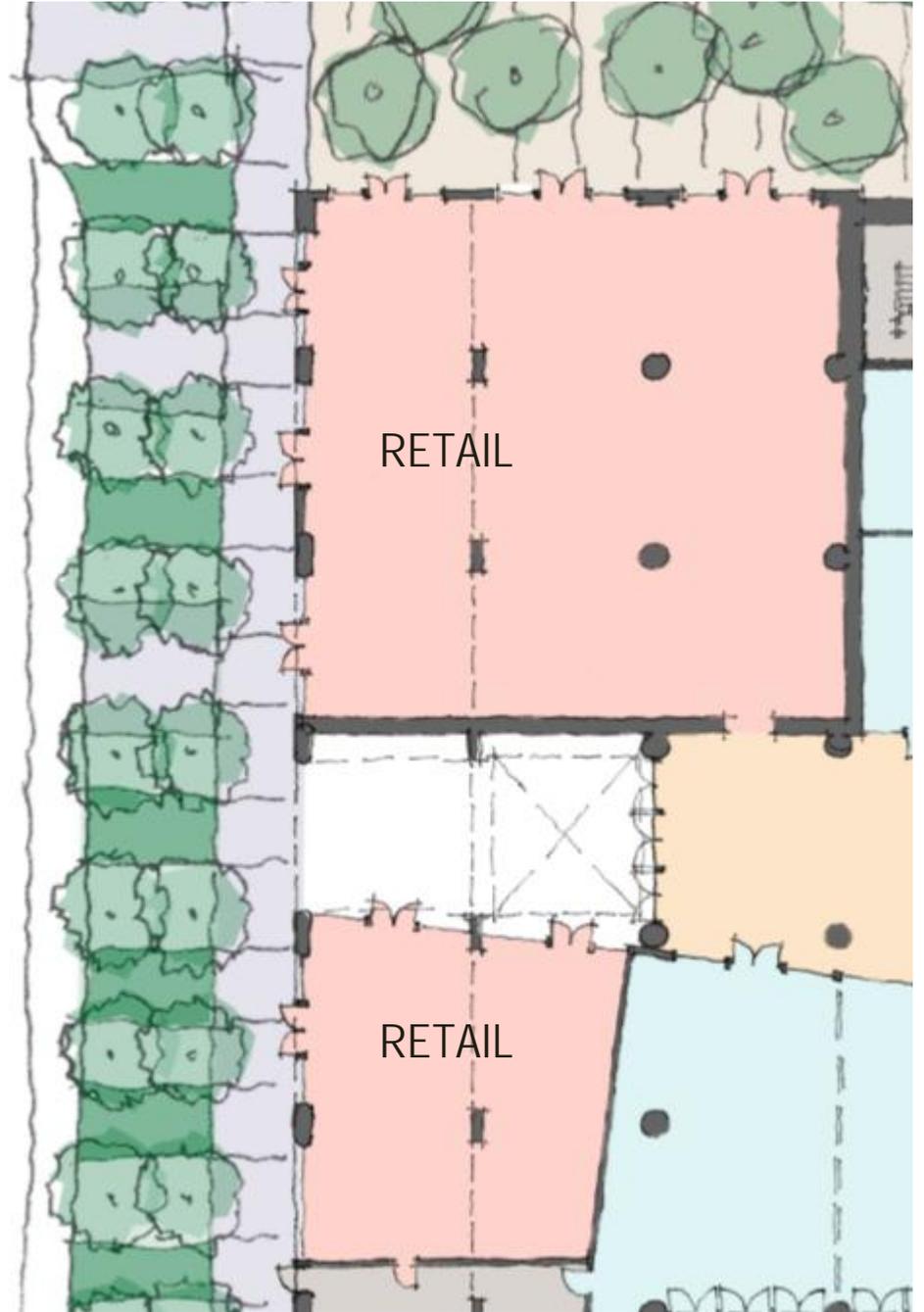




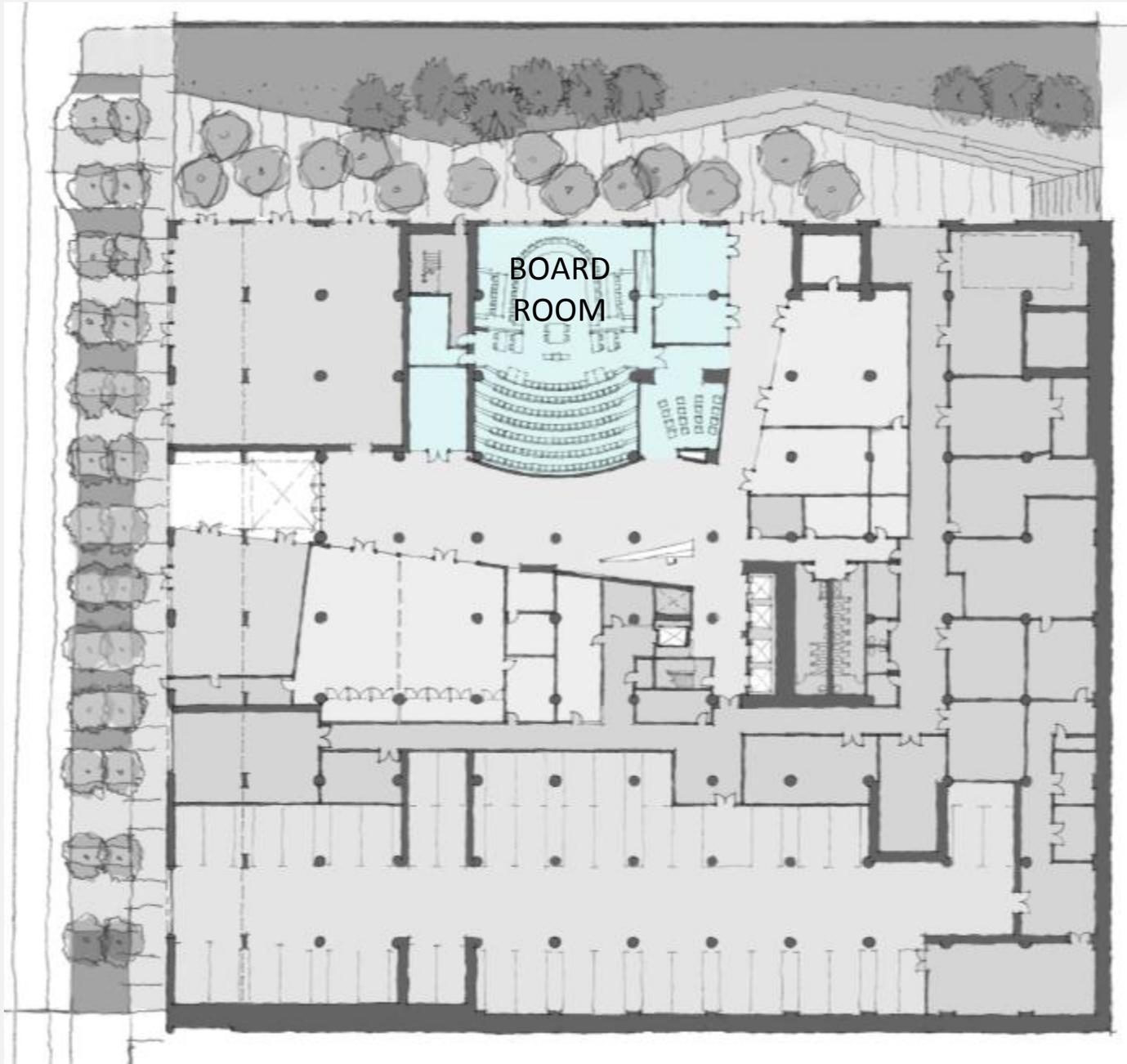
BEALE STREET ENTRANCE



RETAIL



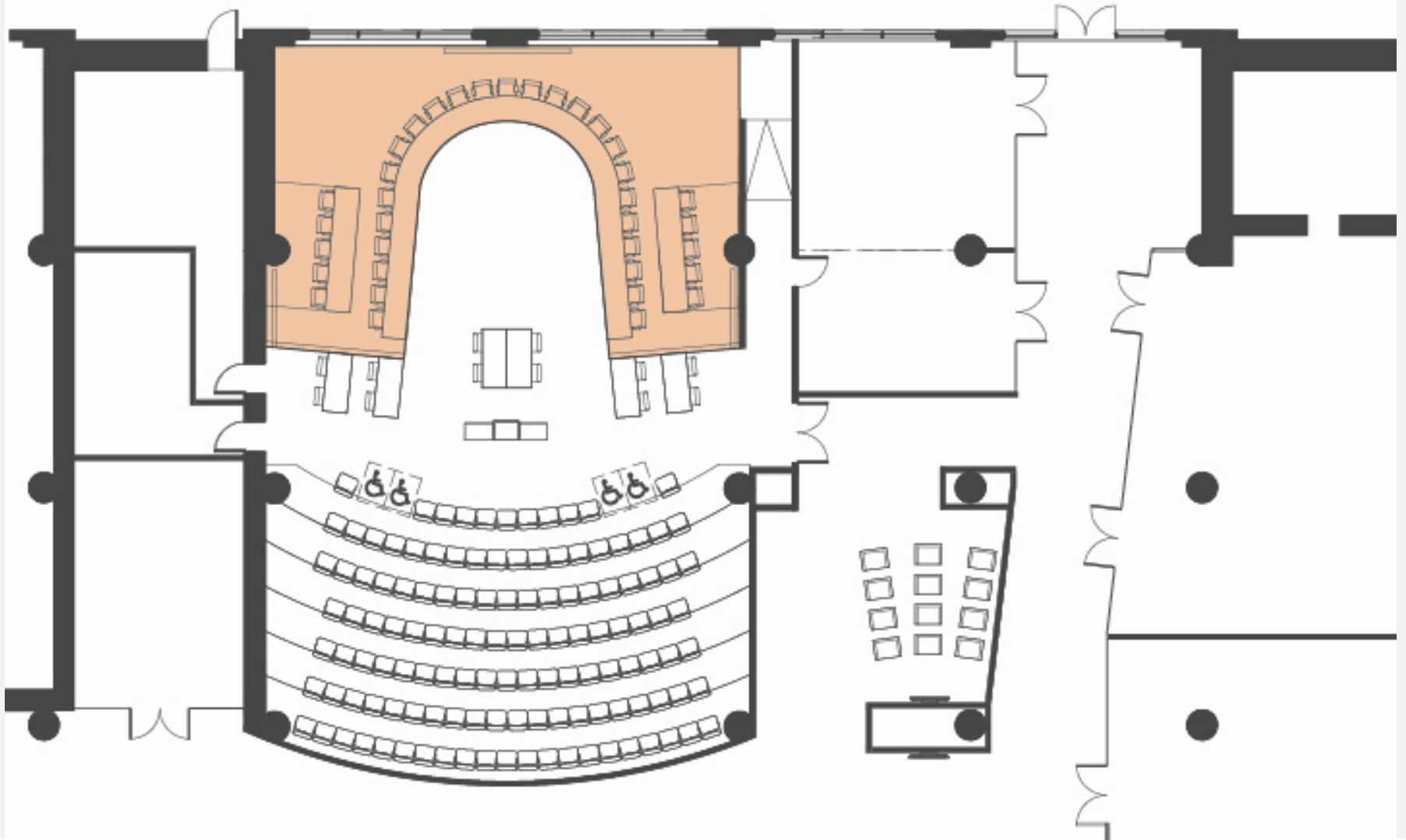
RETAIL



BOARD ROOM AND SUPPORT SPACES

# BOARDROOM

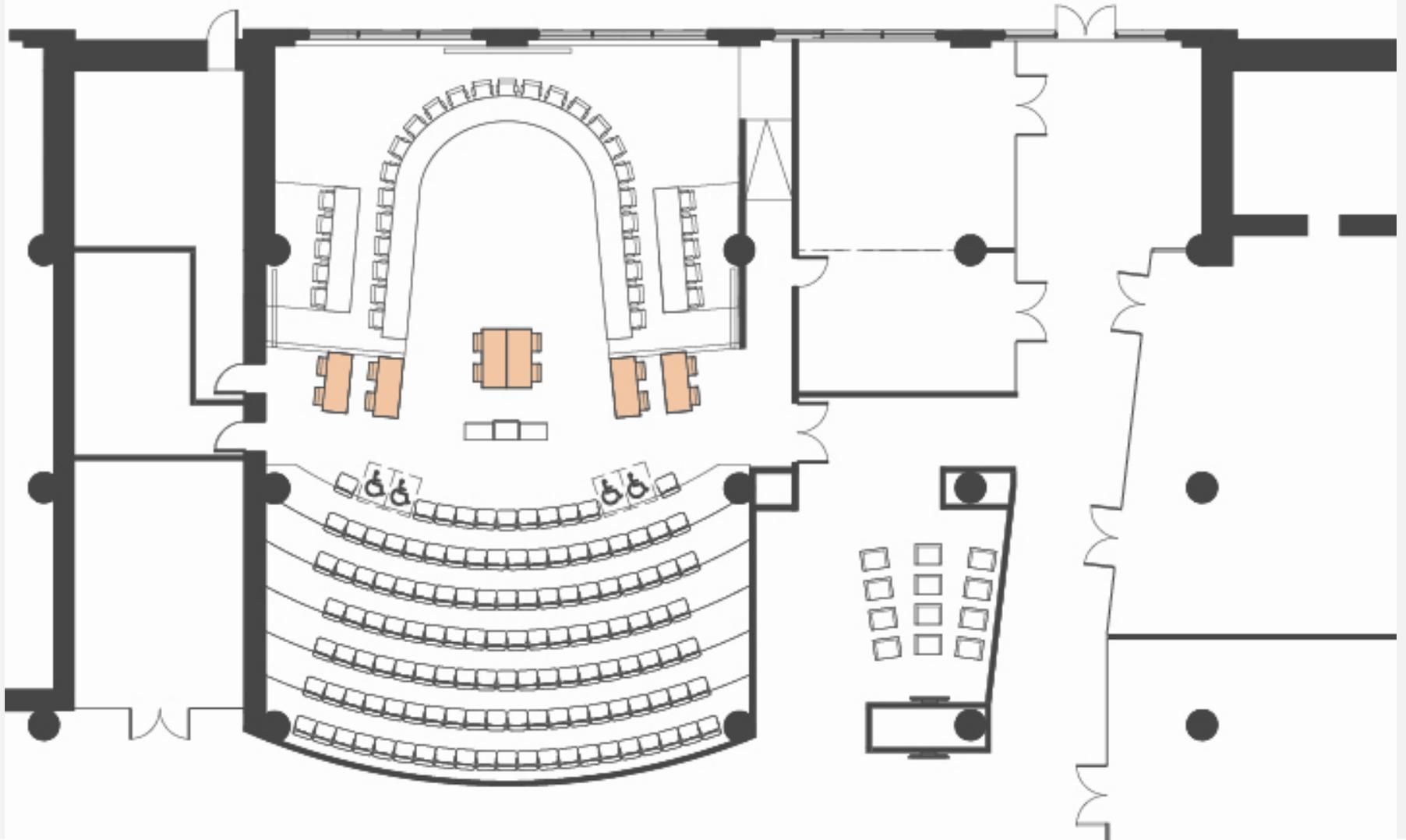
raised dais





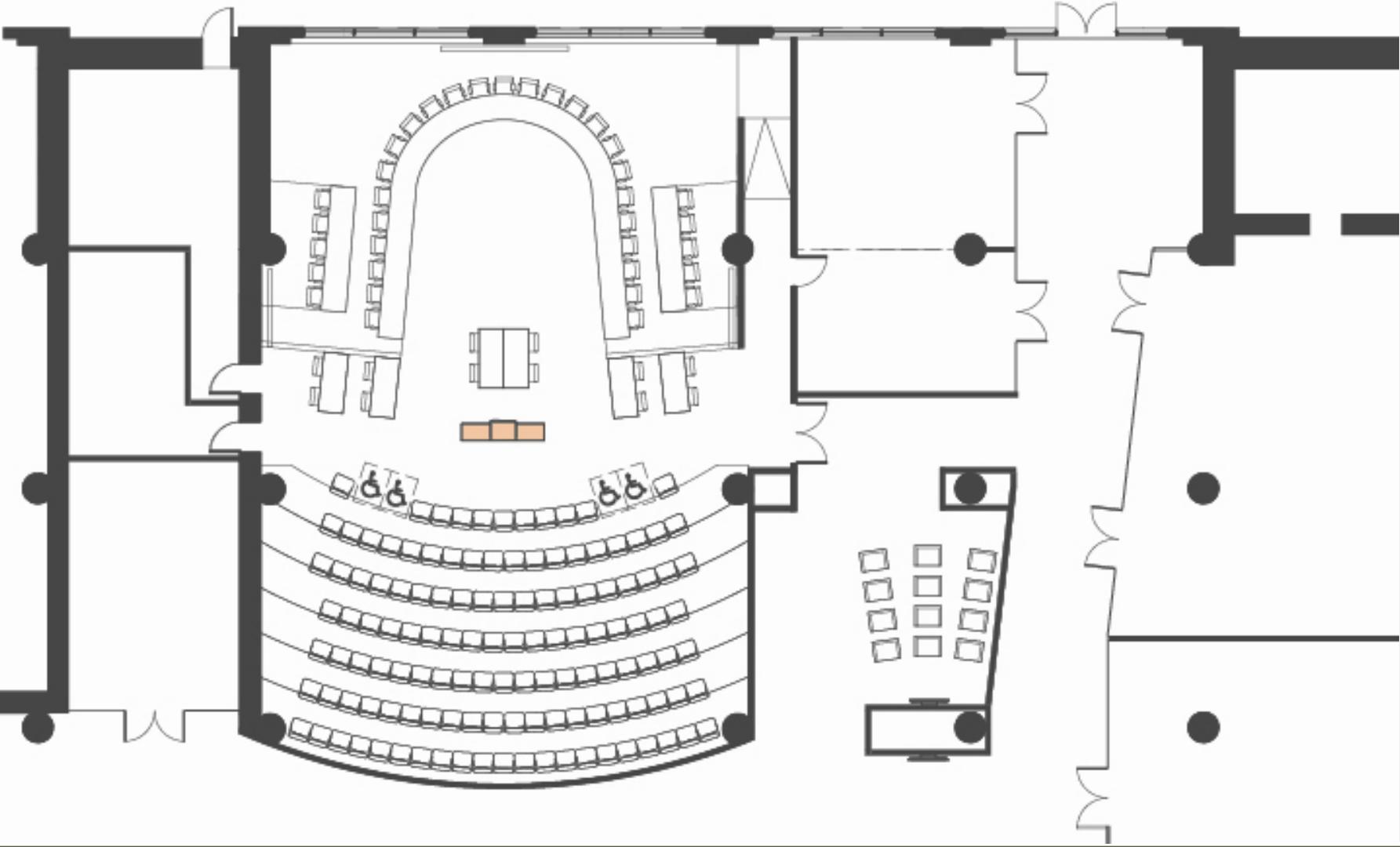
# BOARDROOM

staff



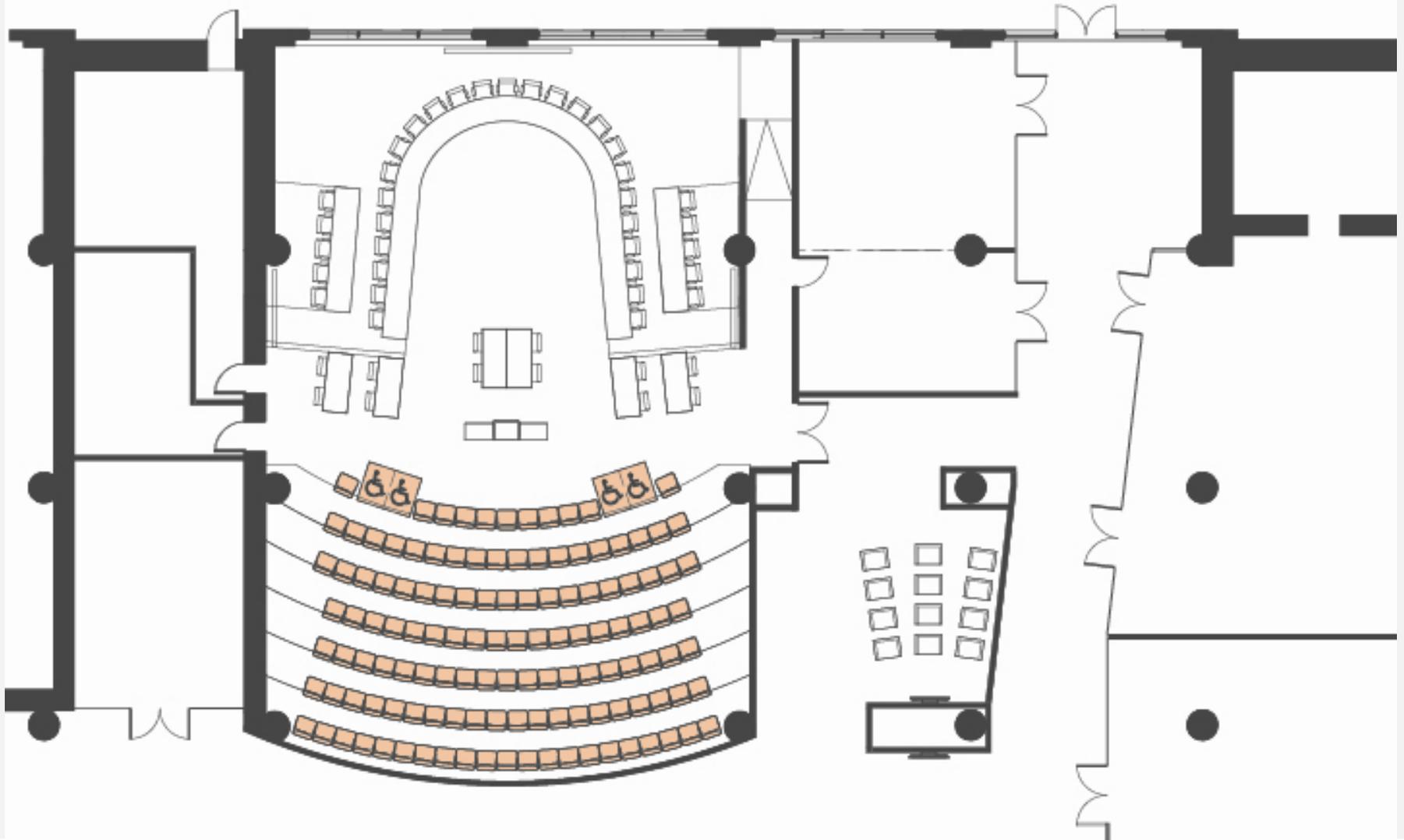
# BOARDROOM

podium



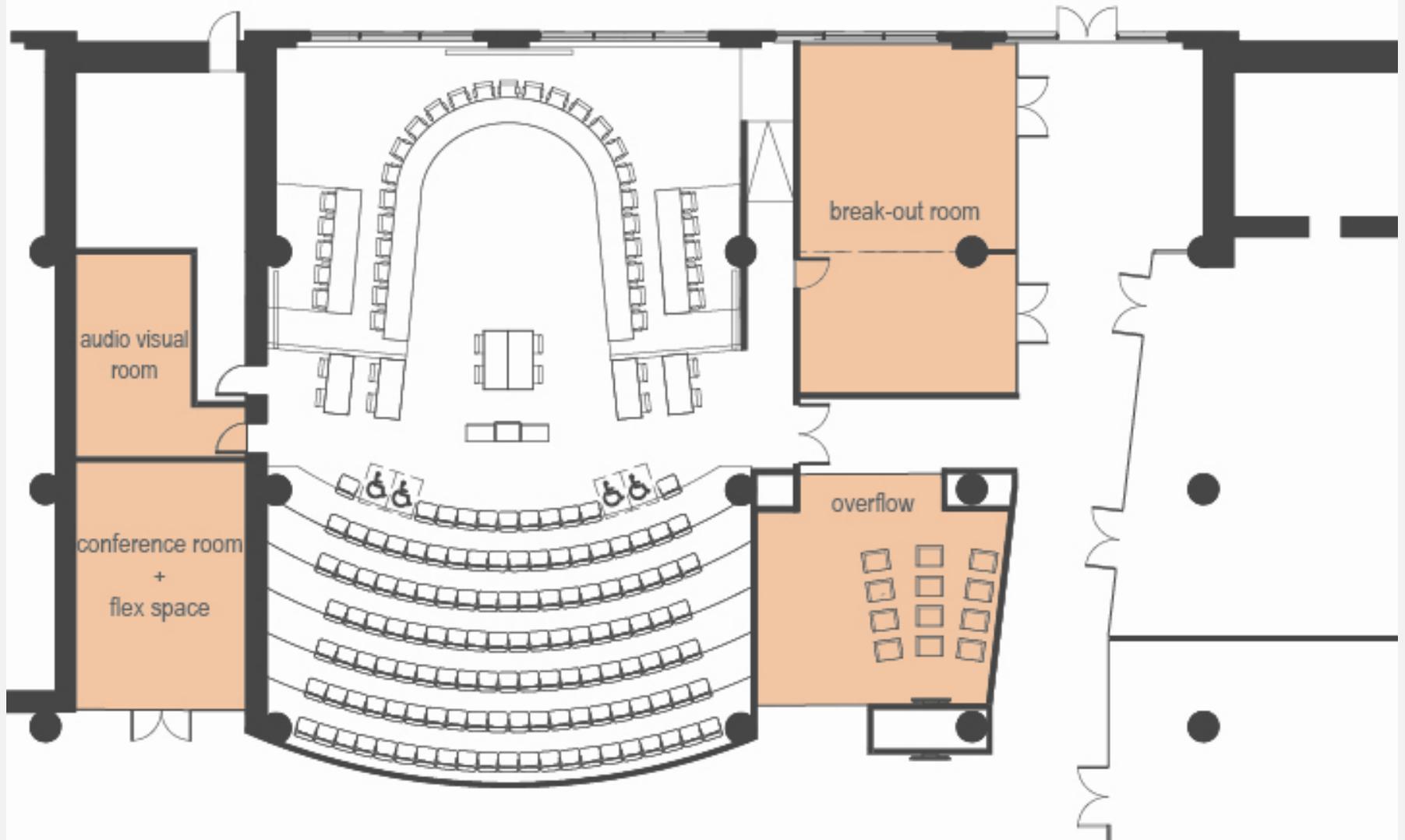
# BOARDROOM

125 tiered seats



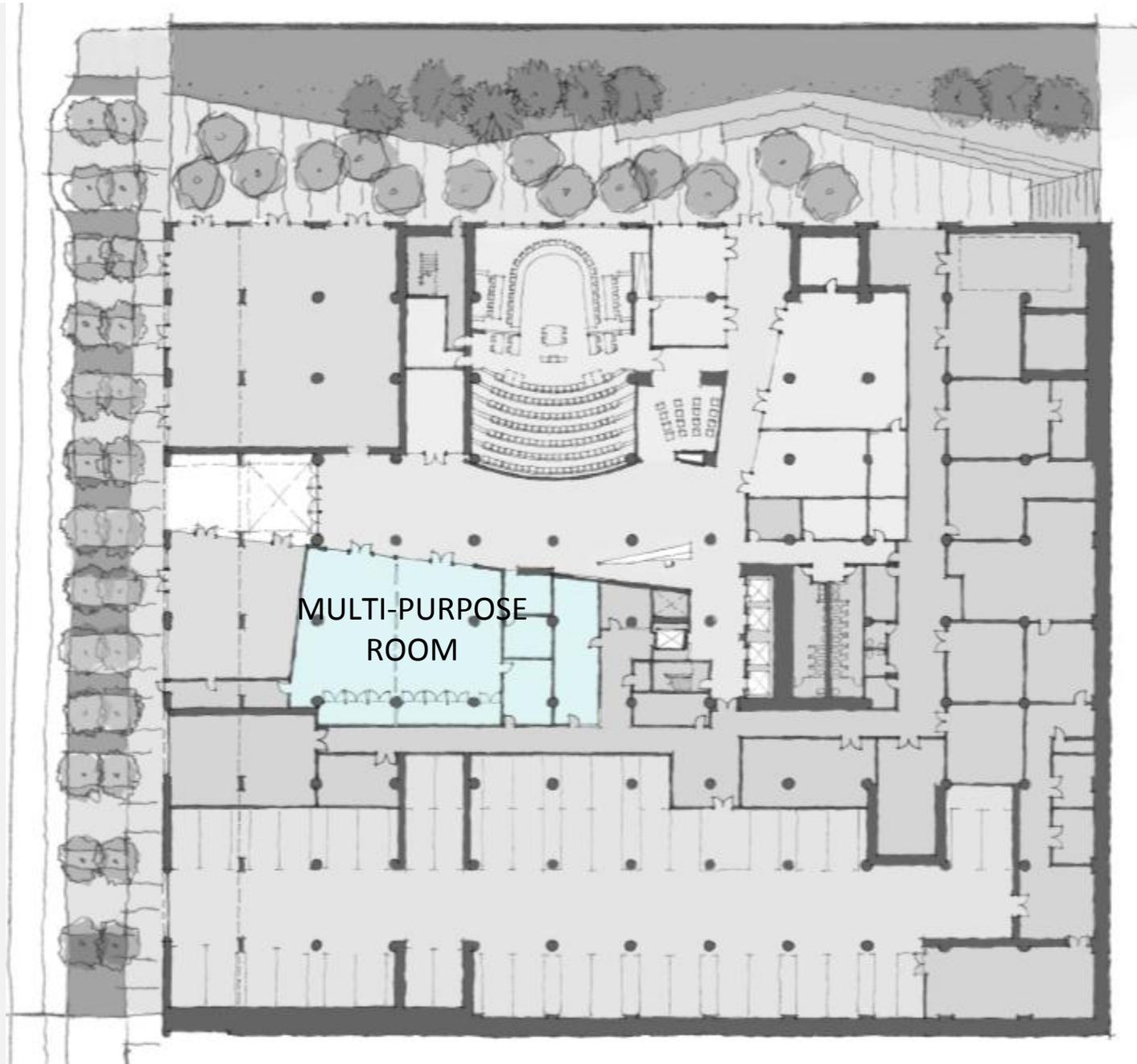
# BOARDROOM

support spaces

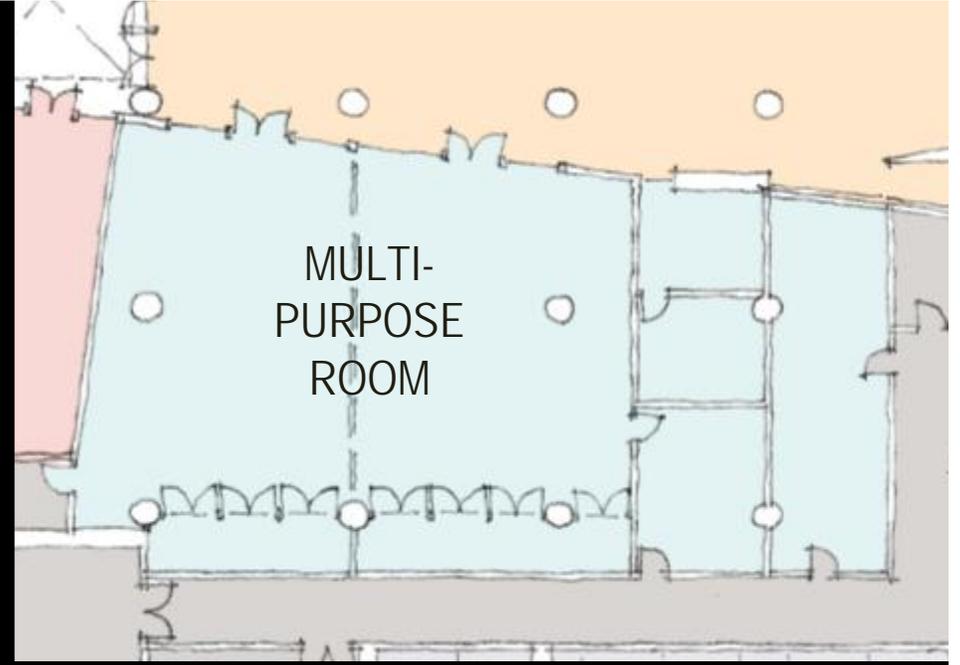




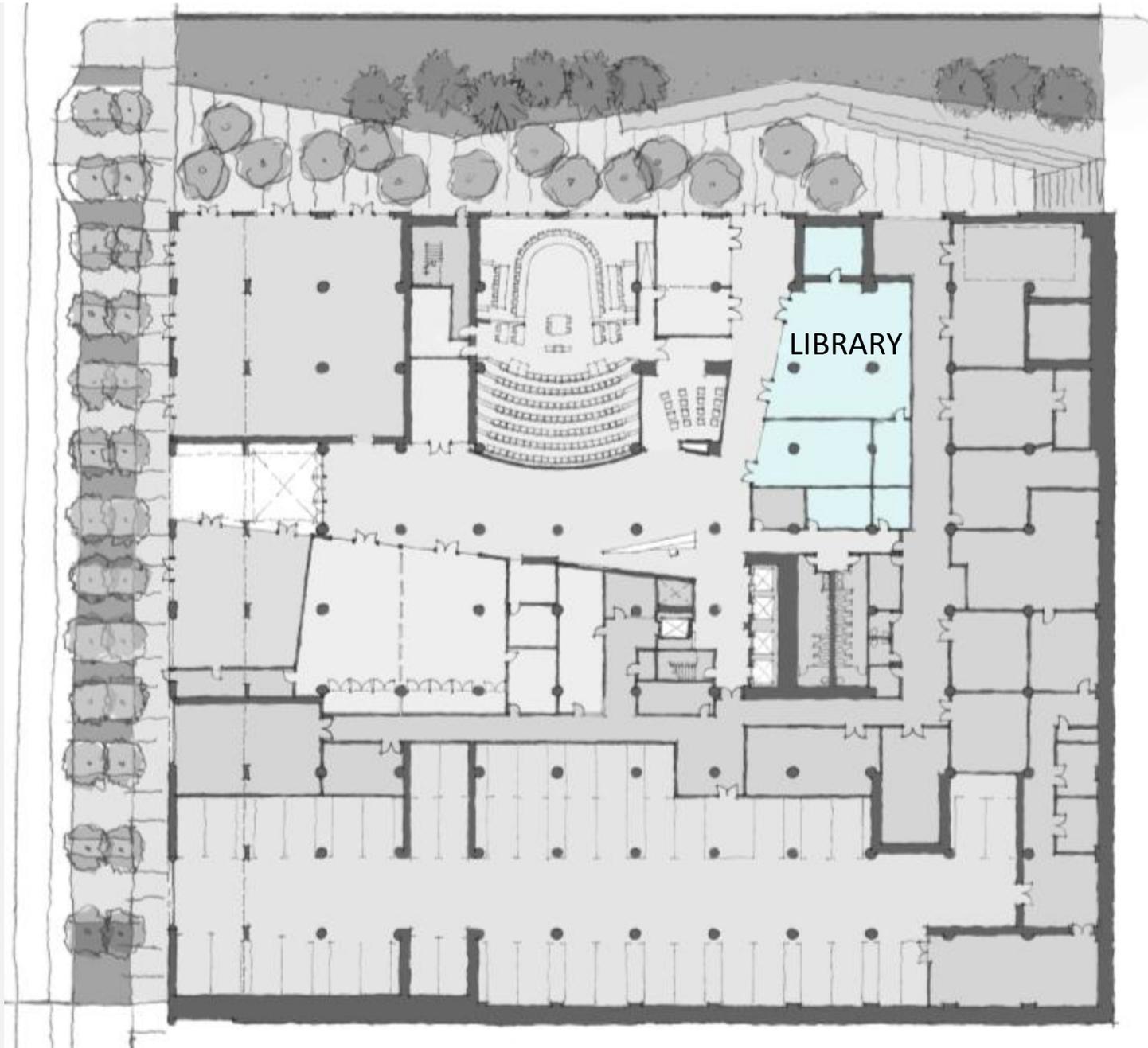
BOARD ROOM



MULTI-PURPOSE ROOM



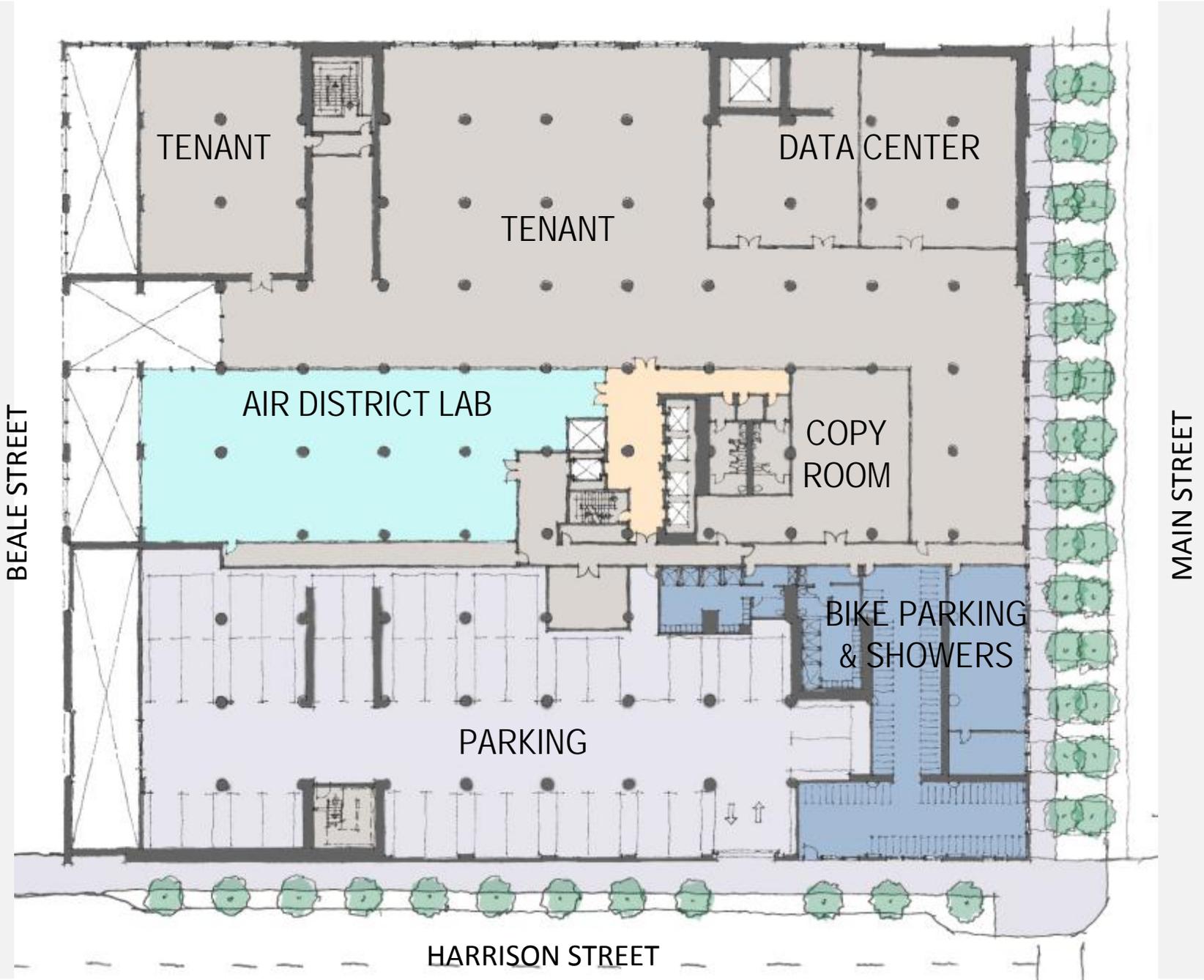
MULTI-PURPOSE ROOM



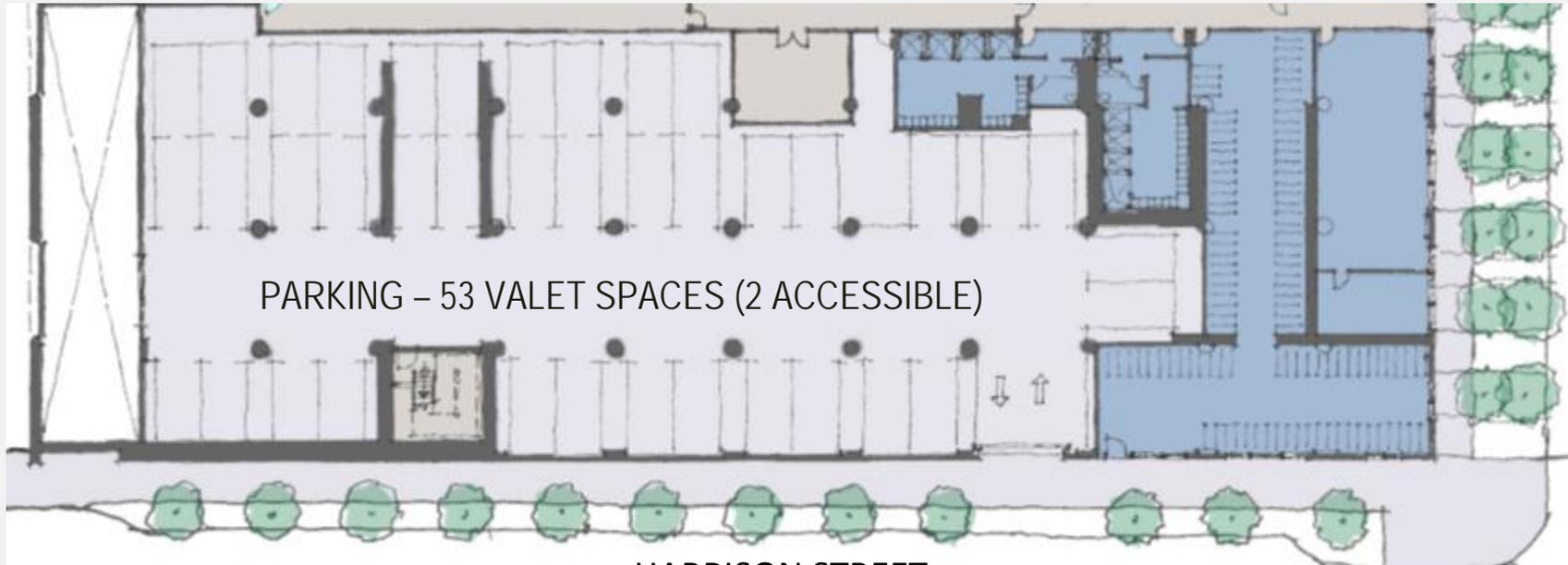
LIBRARY



LIBRARY



SECOND FLOOR PLAN



PARKING - 53 VALET SPACES (2 ACCESSIBLE)

MAIN STREET

SECOND FLOOR PARKING

HARRISON STREET



PARKING - 51 VALET SPACES (2 ACCESSIBLE)

BEALE STREET

FIRST FLOOR PARKING

PARKING



BIKE STORAGE, FITNESS ROOM, & SHOWERS

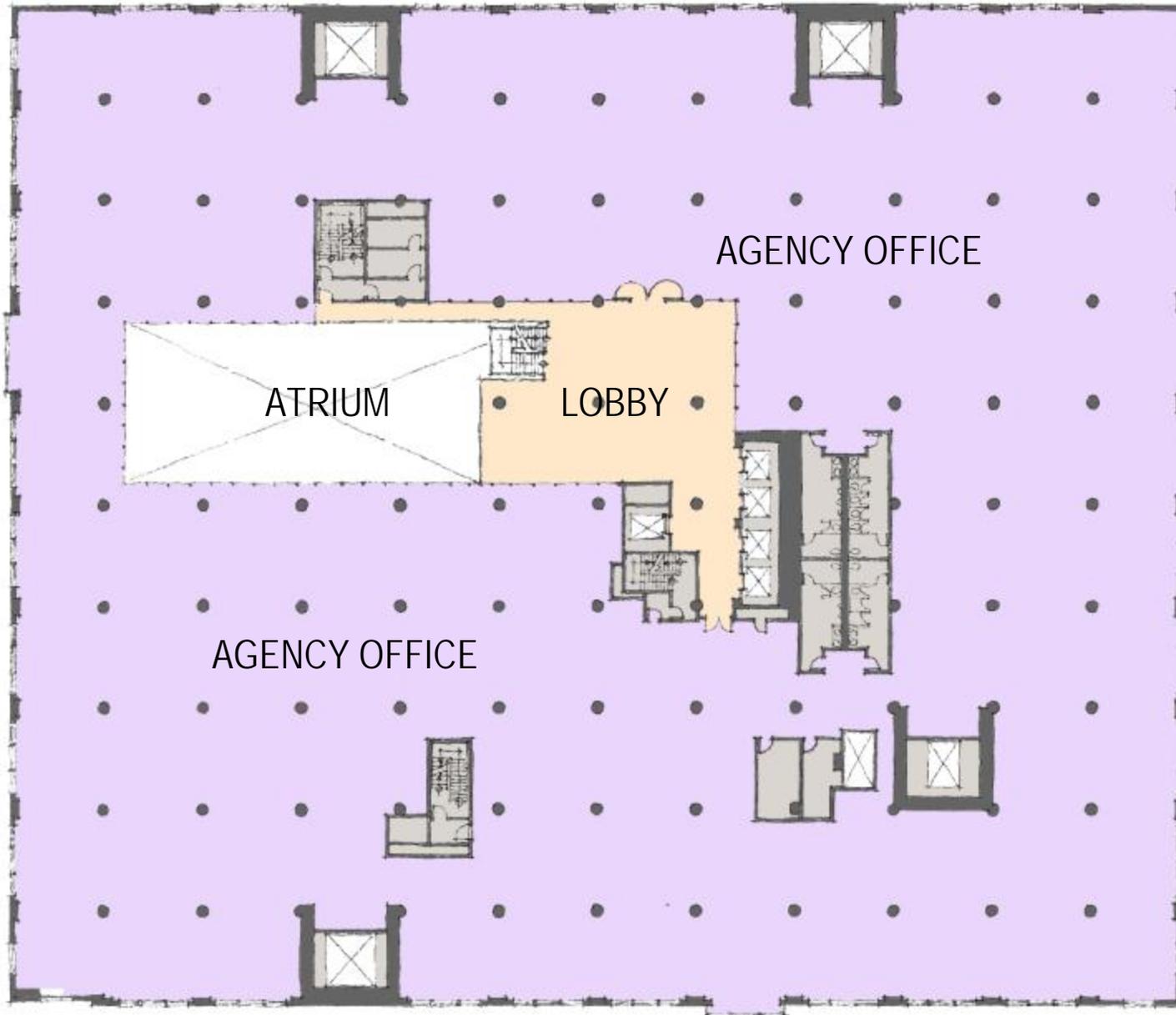


Create a great place  
to work and foster

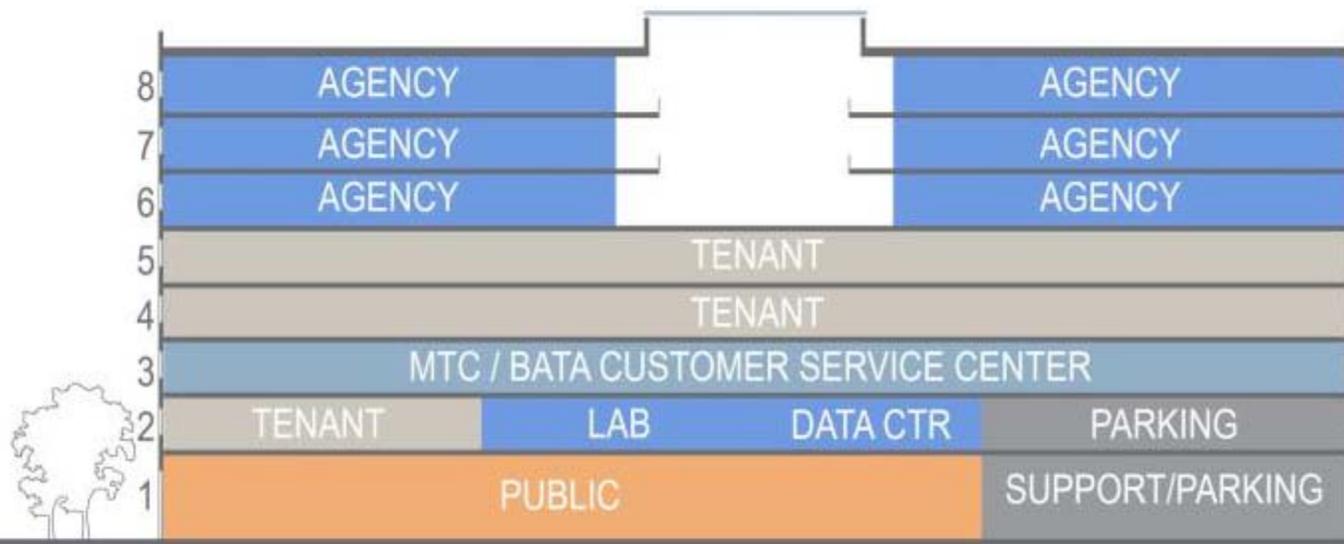
**INTERAGENCY  
COOPERATION**

through

**CO-LOCATION**



AGENCY OFFICE (LEVELS 6, 7, & 8)



BUILDING SECTION



DAYLIGHTING



AGENCY ATRIUM

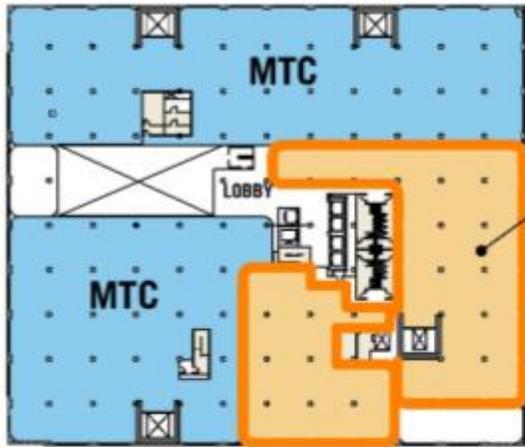


WHAT IS THE NEW WORKPLACE?



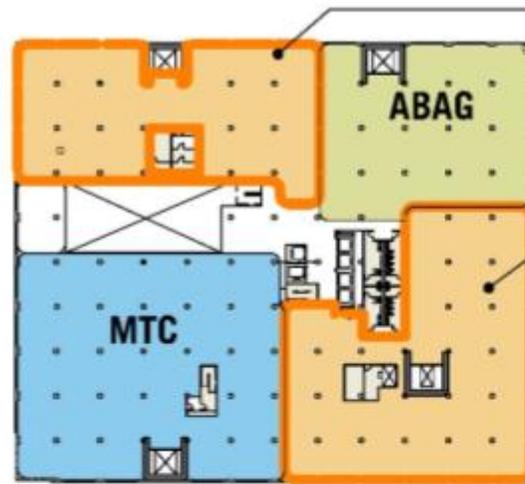
- OPEN & LIGHT
- CONNECTIVE
- COLLABORATIVE
- FLEXIBLE





CO-LOCATED  
EXEC/LEGAL

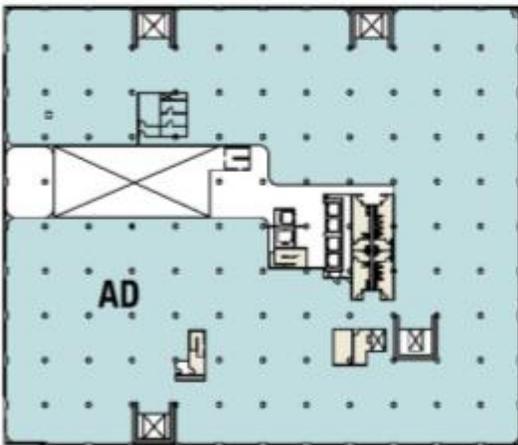
FLOOR 8



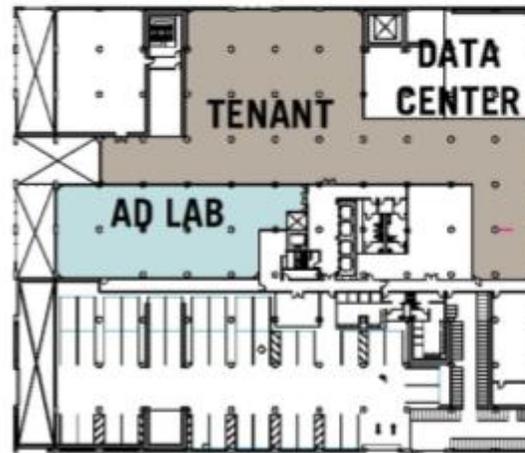
CO-LOCATED  
IT DEPT

CO-LOCATED  
PLANNING DEPT

FLOOR 7



FLOOR 6



FLOOR 2

CO-LOCATION OF AGENCIES

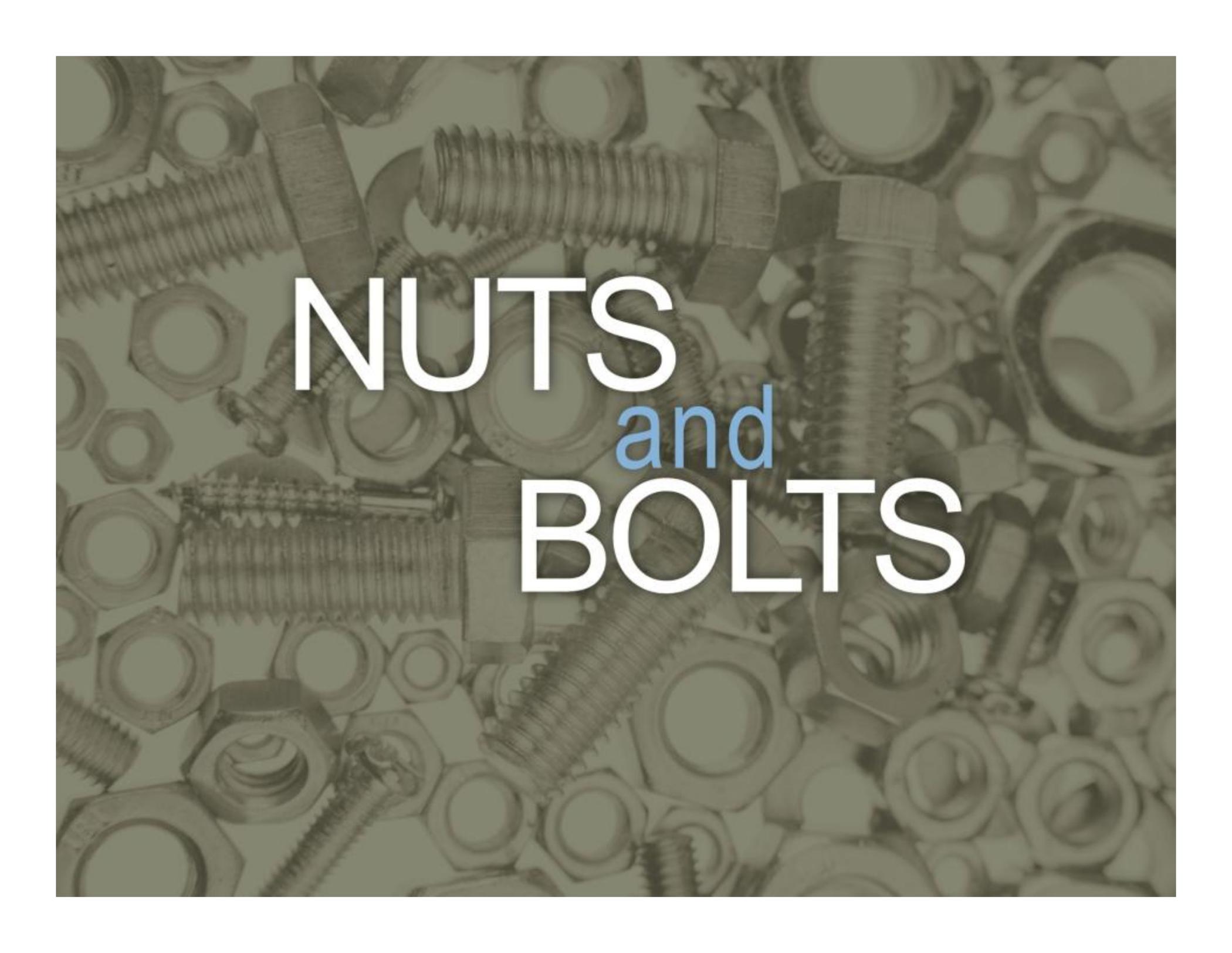


TEST-FIT

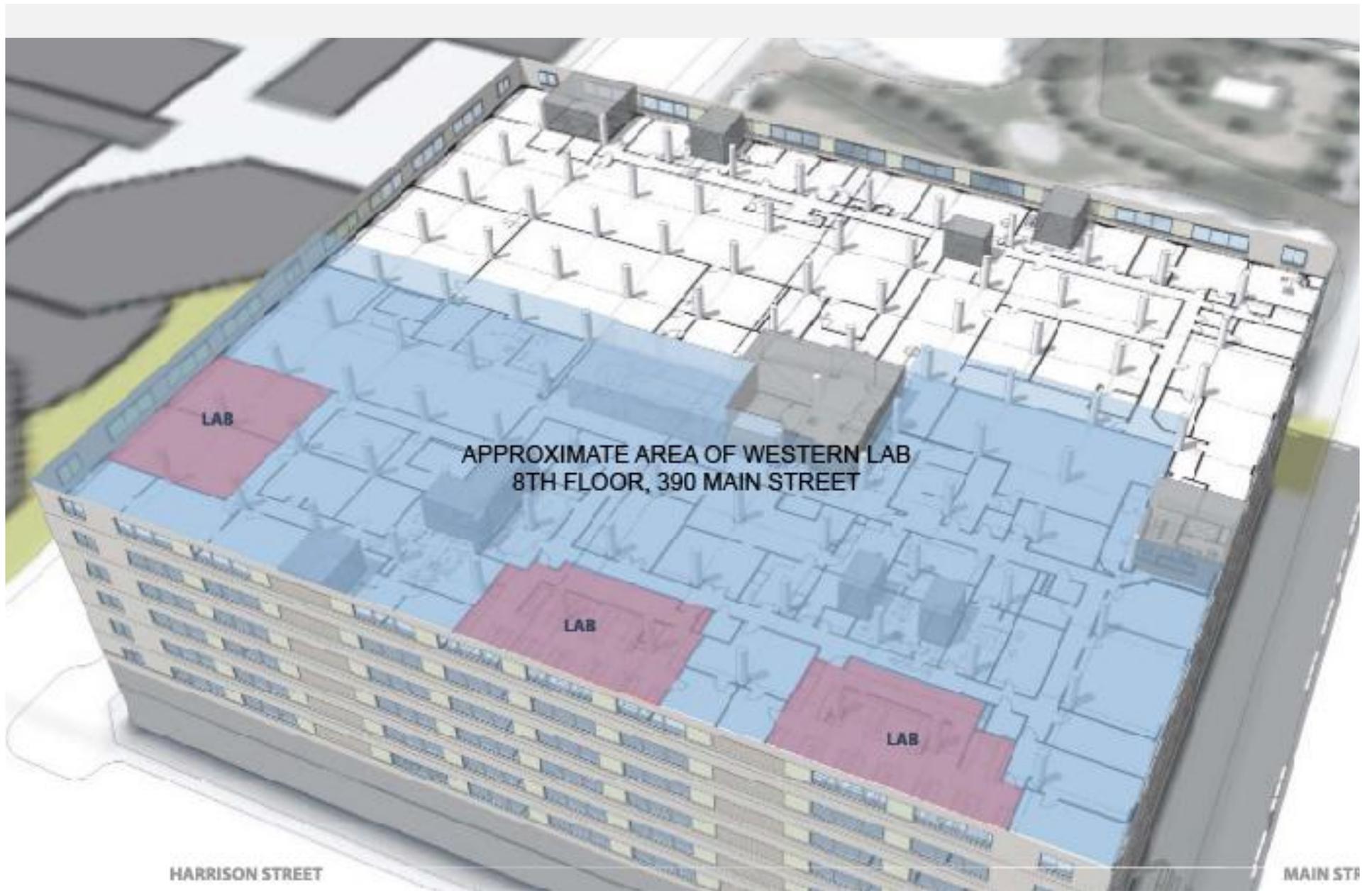




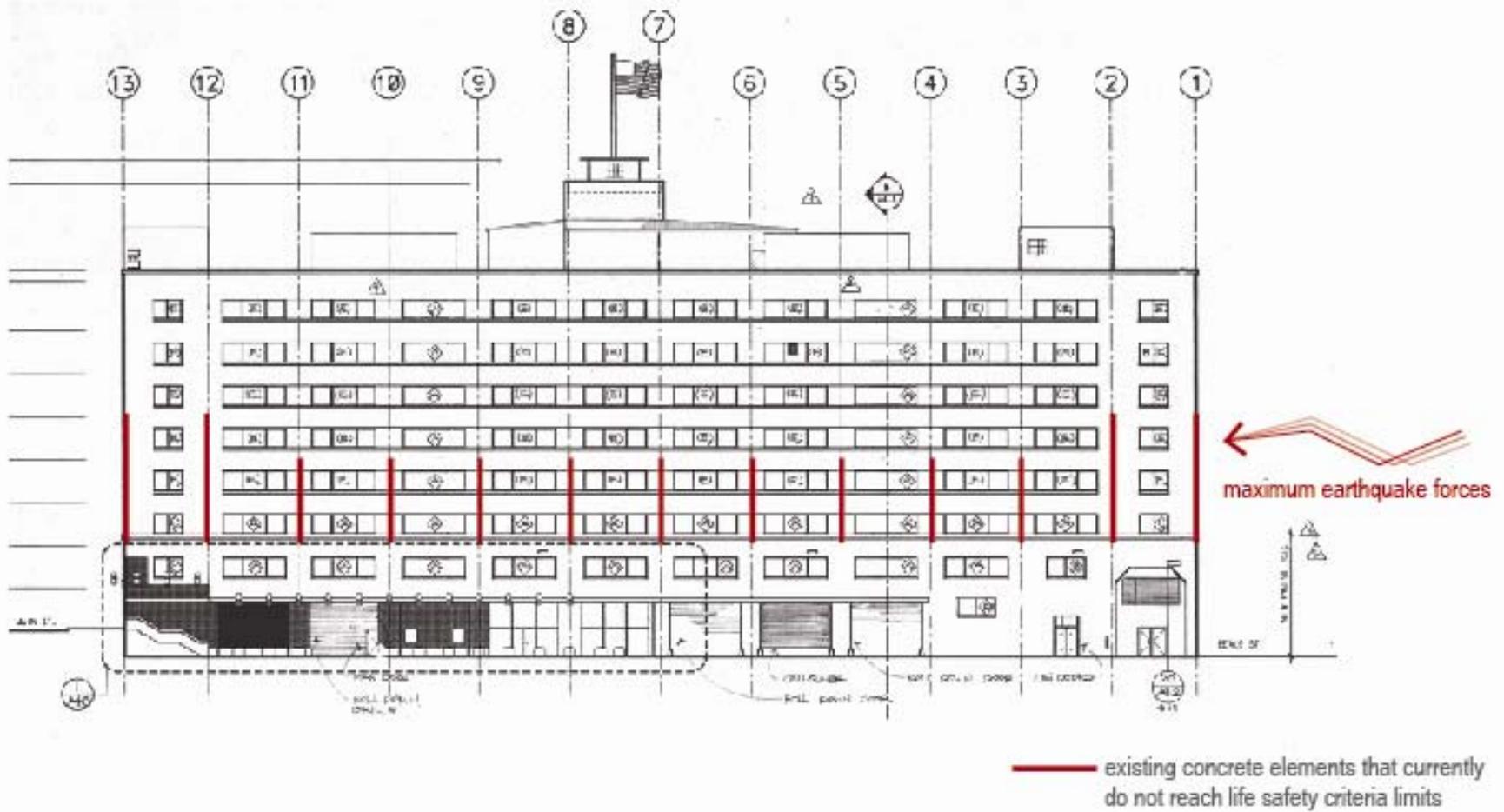
BUILDING A BETTER NEIGHBORHOOD



# NUTS and BOLTS

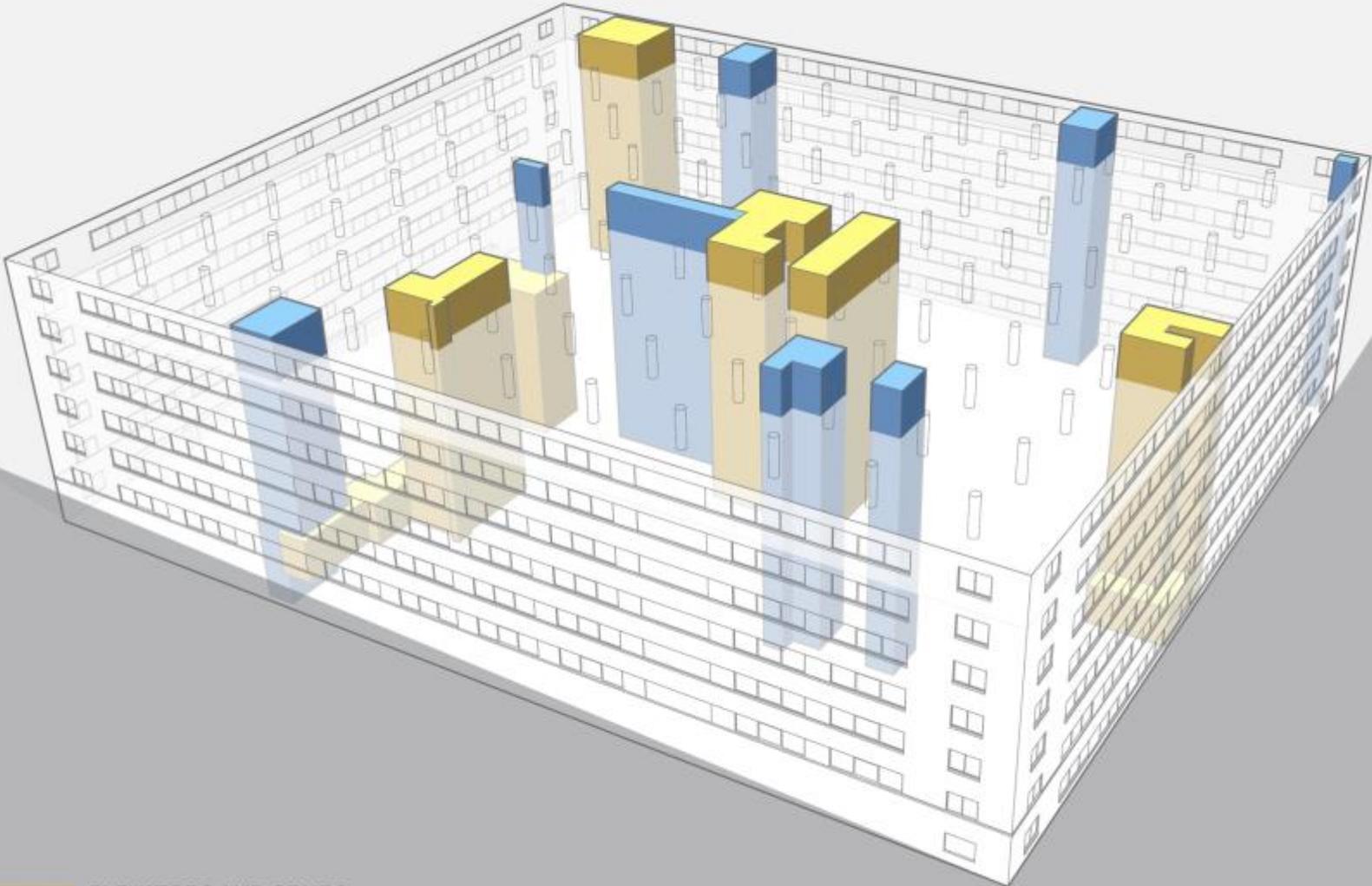


## WESTERN REGIONAL LABS



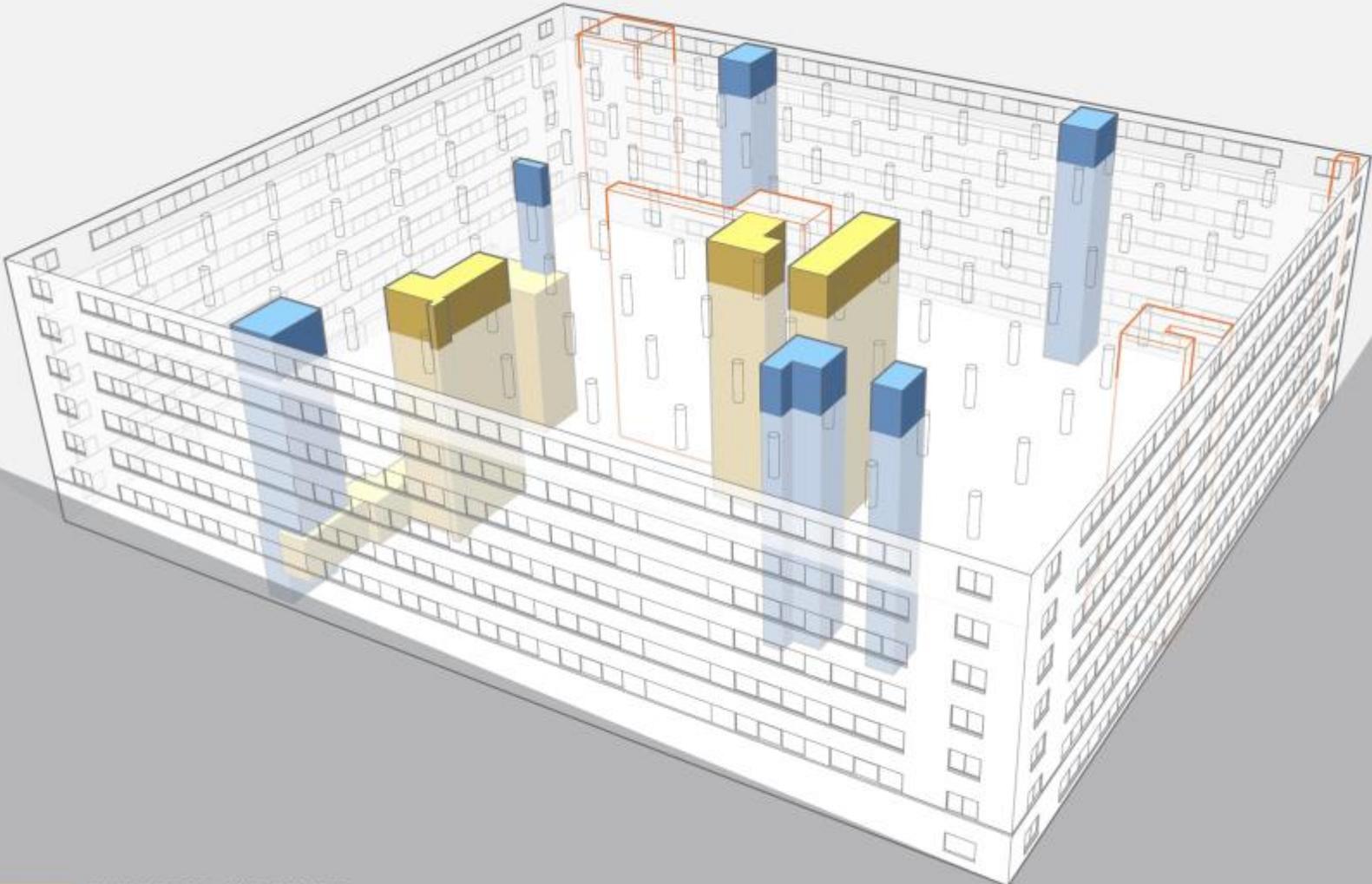
## EXISTING STRUCTURAL CONCERNS

# EXISTING CORE



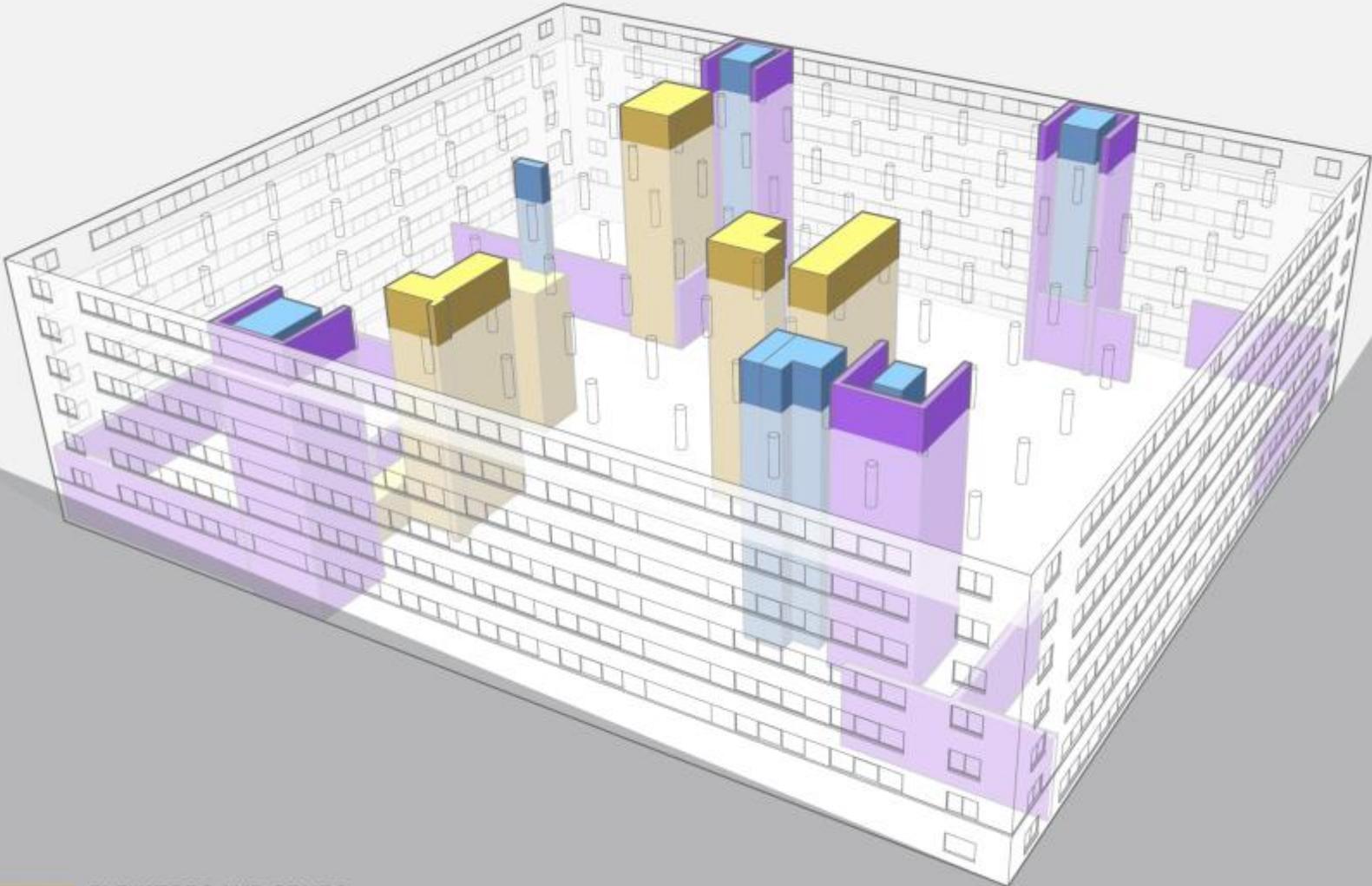
- ELEVATORS AND STAIRS
- MECHANICAL, ELECTRICAL, AND PLUMBING RISERS
- SHEAR WALLS

# REMOVE PARTS OF CORE



- ELEVATORS AND STAIRS
- MECHANICAL, ELECTRICAL, AND PLUMBING RISERS
- SHEAR WALLS

# NEW SHEAR WALLS + CORE ELEMENTS

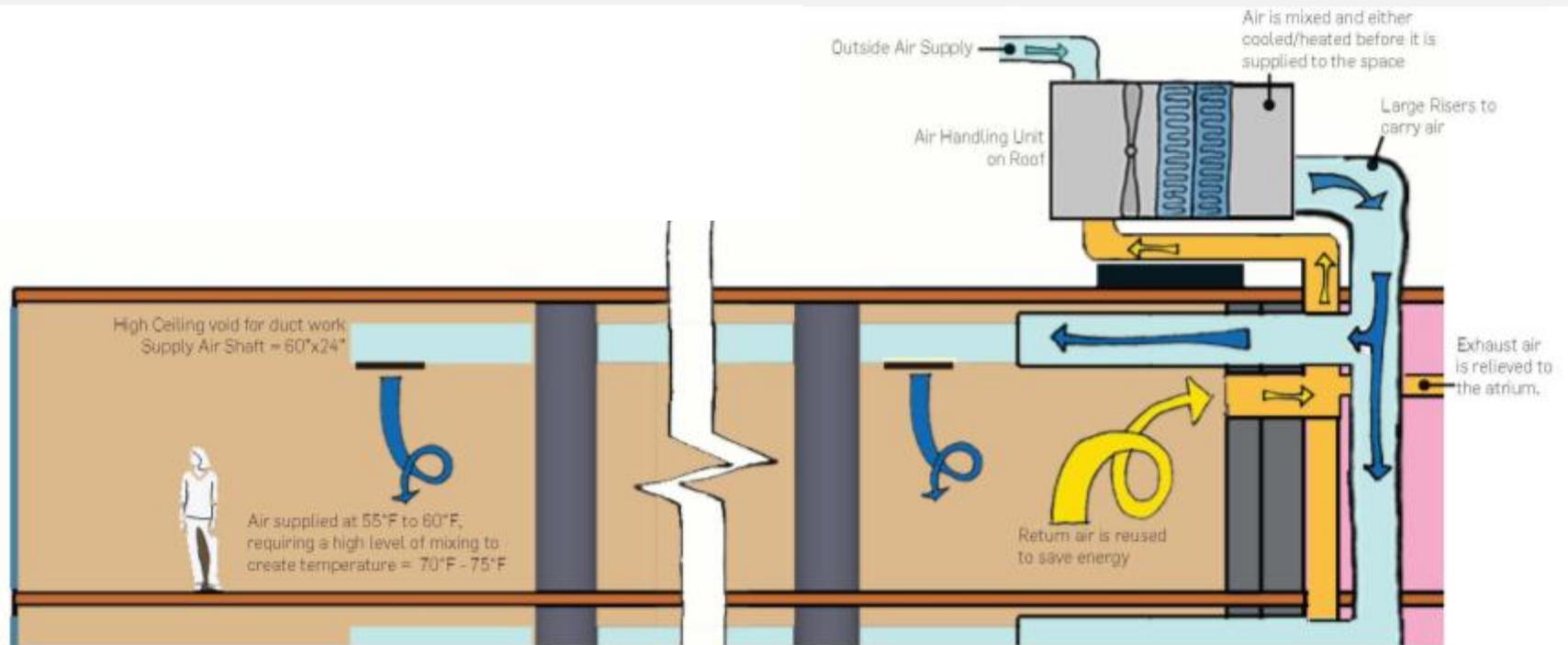


- ELEVATORS AND STAIRS
- MECHANICAL, ELECTRICAL, AND PLUMBING RISERS
- SHEAR WALLS

## NEW SHEAR WALLS & CORE ELEMENTS



MECHANICAL, ELECTRICAL, & PLUMBING



## MECHANICAL SYSTEM

An aerial photograph of a large solar farm, showing rows of solar panels stretching across a landscape. The image is used as a background for the text.

Design a  
**SUSTAINABLE**

headquarters and  
lessen environmental  
impact through energy

**EFFICIENCY**



RE-USING THE BUILDING



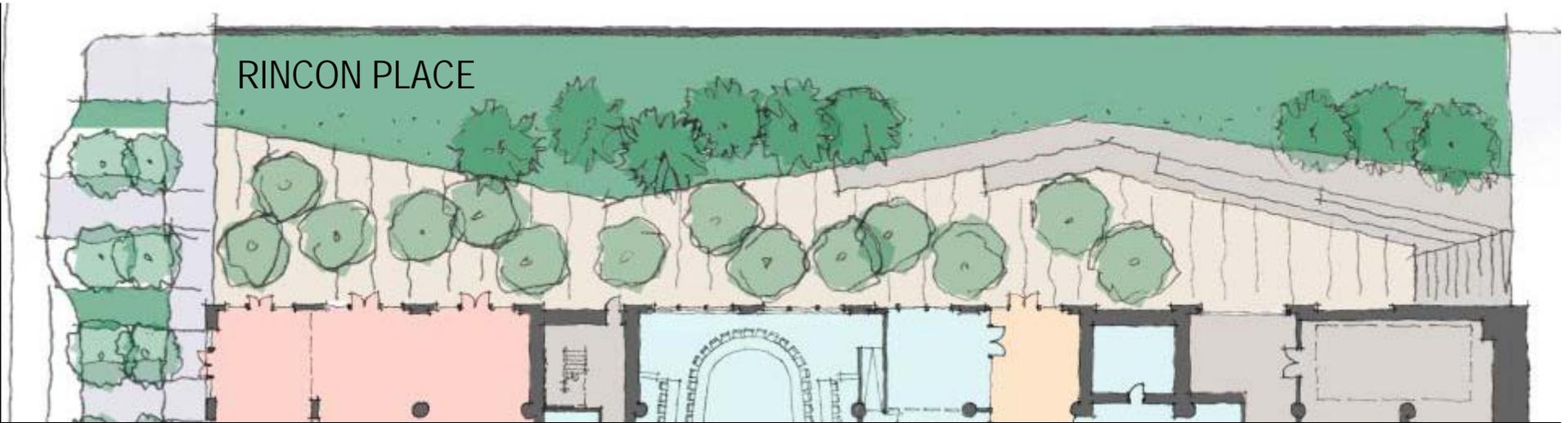
ECO CHARRETTE

# SUSTAINABLE GOALS

- Encourage people to get out of their CARS.
- Harvest WATER on site and minimize use.
- Evaluate LIFECYCLE COSTS and make wise investments.
- Optimize quality and quantity of DAYLIGHT entering the building.
- Use HEALTHY Materials.
- Commit to continuous TRAINING of Building Occupants and the Operations Team.

A grayscale photograph of a large-scale construction project, likely a bridge or industrial structure, with a crane and a sailboat in the foreground. The image is overlaid with the text "The NEXT STEPS".

The  
**NEXT STEPS**

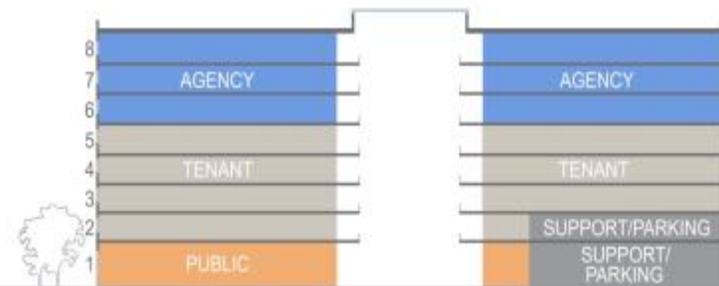


- RINCON PLACE LANDSCAPE
- HARRISON, BEALE, & MAIN STREETSCAPES



DEFERRED WORK

- ENLARGED ATRIUM EXTENDING TO FLOOR ONE
- OUTDOOR ROOF DECK



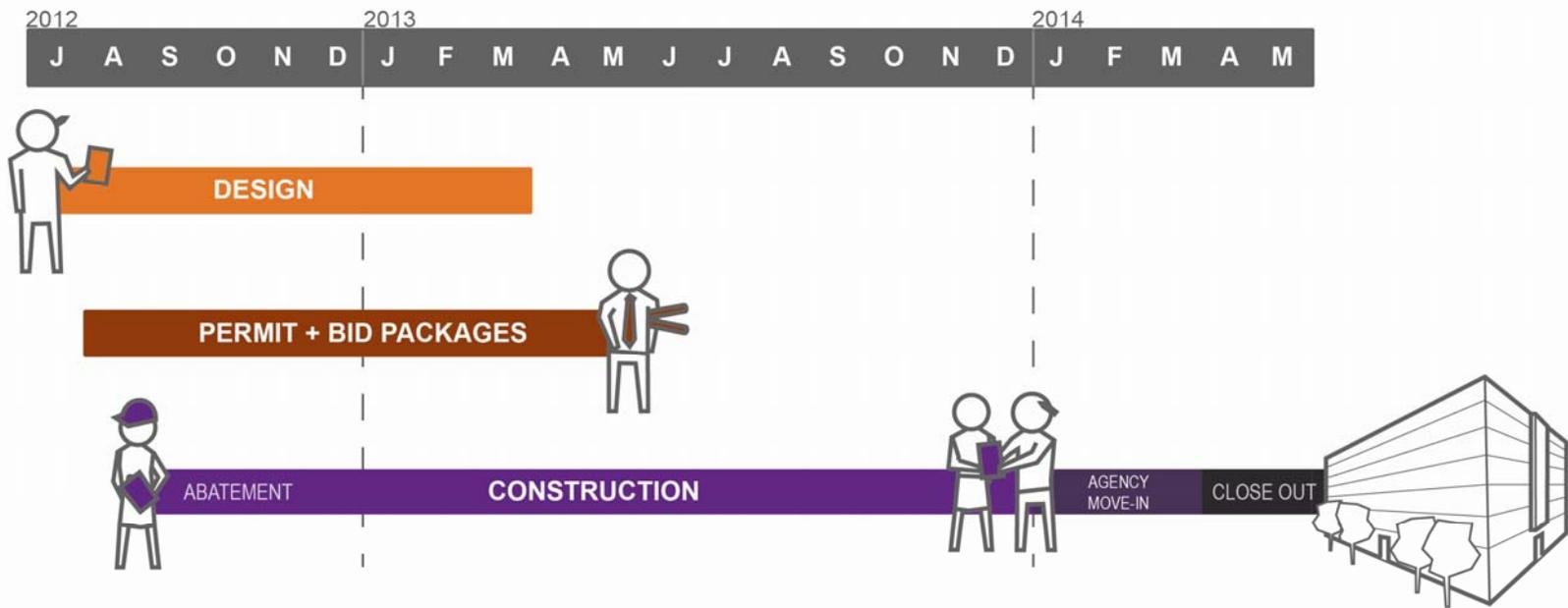
## BUILDING ENHANCEMENTS

- ENHANCE OFFICE IMPROVEMENTS/ RAISED ACCESS FLOORING
- ON-SITE RENEWABLE ENERGY
- HARRISON STREET ELEVATION



BUILDING ENHANCEMENTS

# 390 MAIN PROJECT SCHEDULE





BAY AREA HEADQUARTERS AUTHORITY

# 390 MAIN

DESIGN OVERVIEW

PERKINS+WILL TEAM