

A photograph of the Palace of Fine Arts in San Francisco, featuring its iconic dome and classical architecture, reflected in the water of the Palace Pool. The scene is captured in the golden hour, with warm sunlight illuminating the building and creating a shimmering reflection on the water's surface. A semi-transparent white box with a thin black border is centered over the image, containing the text.

BAY CLUB AND THE PALACE OF FINE ARTS



# COVER LETTER

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**May 22, 2015**

**San Francisco Recreation and Park Department  
McLaren Lodge-Golden Gate Park  
501 Stanyan Street  
San Francisco, CA 94117  
Attention: Ms. Cassandra Costello  
Delivered via e-mail: [Cassandra.Costello@sfgov.org](mailto:Cassandra.Costello@sfgov.org)**

**Re:** Palace of Fine Arts – Request for Concept Proposals

Dear Ms. Costello:

On behalf of The Bay Club Company, we are pleased to present the following proposal to the San Francisco Recreation and Park Department to restore, re-invent and re-imagine and lease the Palace of Fine Arts Building.

The Bay Club Company is the leading active lifestyle and hospitality company with a network of fitness centers, athletic clubs, swim and tennis complexes, and country clubs across 10 campuses encompassing 23 locations throughout California. The Bay Club Company was established in 1977 and is headquartered in San Francisco. For more information, please visit [bayclubs.com](http://bayclubs.com).

The Bay Club Company has a market capitalization in the range of \$800 million to \$1 billion. This project will not be financed separately from Bay Club's base business (i.e., no project financing) and the funding will come from the Bay Club's senior credit facility and secured by all of the Bay Club's clubs and assets. Bay Club's ownership group (led by [York Capital](#)) will also make an additional equity investment in the Bay Club, as necessary, to fund the capital project needs.

We expect to make a \$40 million capital investment in this exciting project, which will include \$10 million of restoration work plus a projected build-out cost of \$30 million (based upon a \$200 / sq. ft. @ 150,000 total space). Bay Club's current revenues are in excess of \$200 million with significant free cash flow. At the appropriate time, Bay Club will provide the necessary financial information to Park and Rec to satisfy any concerns with ability of Bay Club to pay rent and construction costs.

We project that this project will generate \$15 million in gross revenues, however, we are not required to hit any revenue targets as we view this project to be integrated with The Bay Club's San Francisco "Campus" of four clubs located throughout the City of San Francisco.



# PROPOSED LEASE TERMS

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**Building:** Approximately 144,000 rentable square feet (“RSF”) at The Palace of Fine Arts, including

**Landlord:** San Francisco Recreation and Park Department

**Tenant:** A to-be-formed subsidiary of The Bay Club Company

**Lease Guaranty:** Tenant’s parent company will provide a parent guaranty to Landlord.

**Lease Term:** The initial term of the Lease shall be for a period of fifteen (15) years commencing on a date to be agreed upon in the definitive documents. Tenant will have three (3) successive options to extend the Lease for five (5) years each. Tenant is willing to discuss a longer initial term, as well.

**Base Rent:** \$10/square foot annually, with a rent abatement for the first 24 months after the commencement of the Lease. This equates roughly to \$120,000 per month and \$1.44 Million in rent per year. The base rent will be subject to 10% increases every 5 years during the lease term and any extension periods.

**“Net” Lease:** Tenant will be responsible for all operating costs, other expenses, and all taxes and assessments associated with the leased premises.

**Tenant Improvements:** Tenant will lease the leased premises in its “as-is” condition and agrees to pay to have improvements performed within the Premises currently projected to be \$40 million.

**Lease Contingency:** Tenant will have a right to terminate the Lease if Tenant has not received all required City approvals and/or permits to construct its improvements within twelve (12) months of the commencement date, provided Tenant uses commercially reasonable efforts to obtain such approvals and/or permits.

**Brokerage:** No broker has been involved in this transaction.

All terms and conditions of this Lease Proposal are for discussion purposes only, and not to be construed as a legally binding agreement or contract. Only a fully executed Lease Agreement signed by Tenant, subsequently signed and accepted by Landlord, and then delivered to Tenant by Landlord, will be legally binding. Items not specifically addressed in this proposal or items not mentioned in Tenant’s RFP may still need to be discussed and/or negotiated by Tenant, Landlord, and their respective representatives prior to the finalization.

We look forward to engaging in the next phase of this exciting project to restore and re-imagine the iconic Palace of Fine Arts consistent with the concepts we outline herein.

If you have any questions, please contact Bay Club EVP Annie Appel at [annie.appel@bayclubs.com](mailto:annie.appel@bayclubs.com) or 415.901.9220. Thank you for your consideration.



# BAYPROUD

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We are all  
part of  
something.

A neighborhood  
A team  
A family.

We are part of experiences  
that connect us.

And brings us pride  
In our community

At the Bay Club, we celebrate community.

We invest in facilities like, resurfacing city owned courts, providing racquets and balls, and financial contributions toward public playgrounds - that bring people together.

We offer physical education classes and sports programming for those who may have fewer opportunities to play.

And we cultivate futures, with internship programs for city youth, counselor in training and mentoring that connect girls with female executives.

We are proud of our community.

We are Bay Proud

# BAY CLUB COMPANY OVERVIEW

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## MISSION STATEMENT

The Bay Club is a hospitality company. We provide experiences that celebrate an active and vibrant lifestyle.

## CORE VALUES

*Integrity* We do what we say we will do with integrity, professionalism, and a passion for service.

*Service* We understand exceptional service is everyone's job and hold ourselves accountable to high standards.

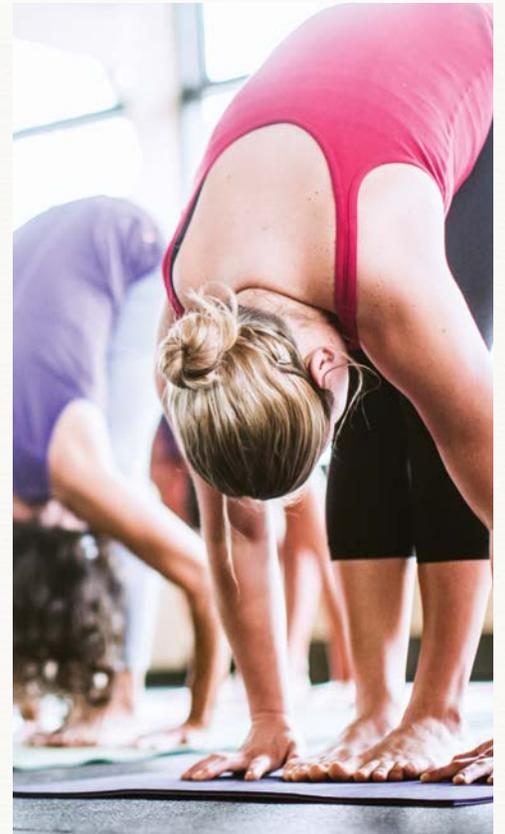
*Innovation* We believe in each other by supporting innovation, initiative, and personal growth.

*Community* We reach out to others by actively participating in improving the quality of life in our communities.

*Growth* We are all responsible for the continued success and growth of our company and our careers.

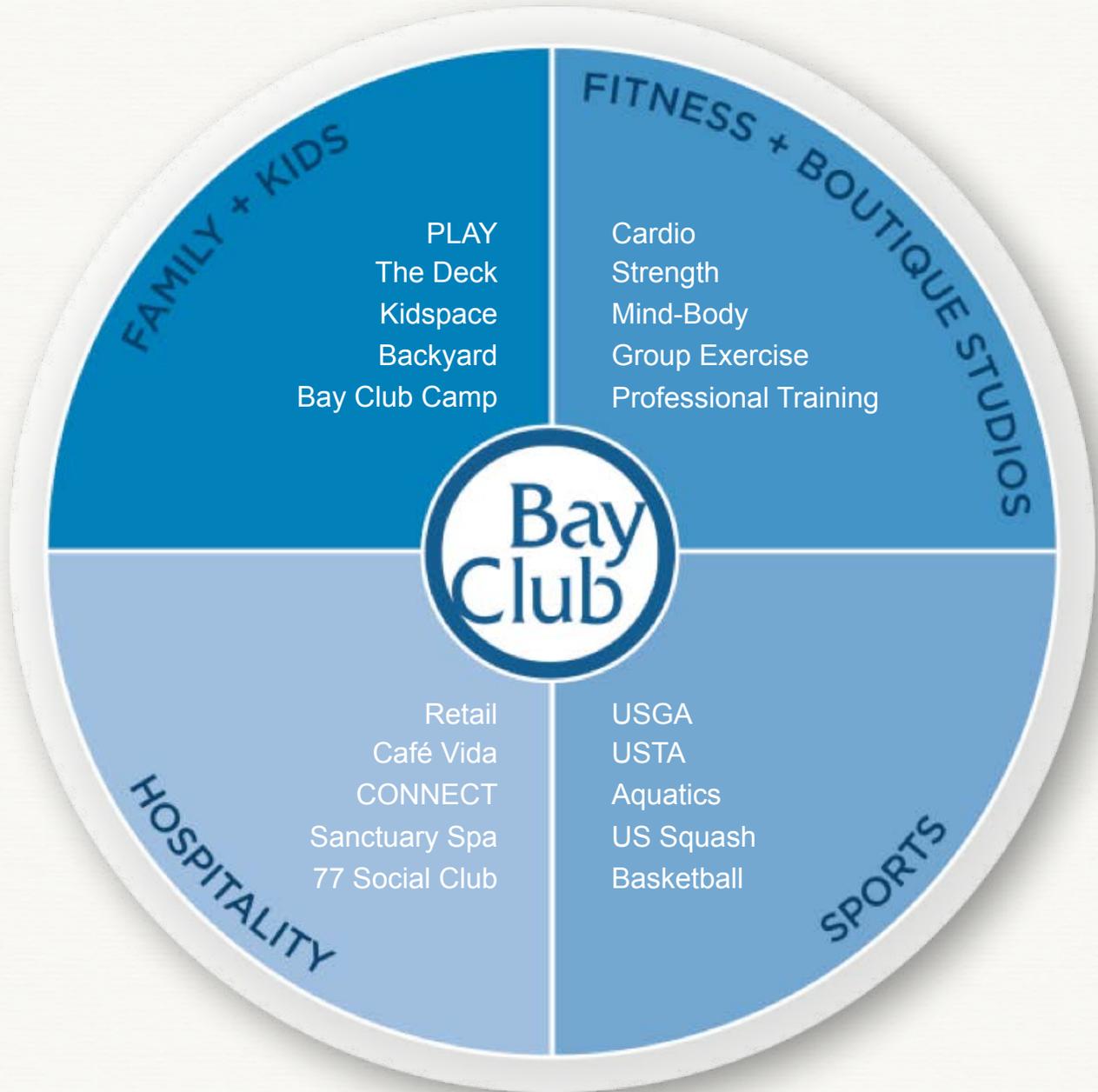
## BRAND PROMISE

The Bay Club is an everyday resort where you and your loved ones can experience being your happiest selves.



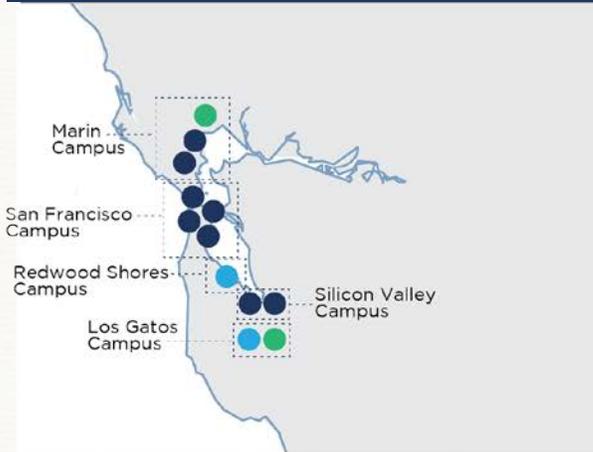
# BAY CLUB BUSINESS MODEL

The Bay Club is a modernized country club network —balancing fitness, sports, hospitality and family—the key pillars of The Bay Club Company’s Four Quadrant Playbook.



# BAY CLUB AT A GLANCE

## NORTHERN CALIFORNIA



## SOUTHERN CALIFORNIA



## 10 SPORTS RESORTS & CAMPUSES 1 COLLECTION OF 25 CLUBS

- 3 COUNTRY CLUBS**  
Including a 27-hole golf course, swim & tennis amenities
- 3 SPORTS RESORTS**  
8 to 9-acre, all-inclusive leisure destinations
- 10 SPORTS RESORTS CAMPUSES**  
Collection of clubs in proximity to each other, containing the amenities of a sports resort

**23**  
POOLS  
*6 indoor, 17 outdoor*

**93**  
TENNIS COURTS  
*17 indoor, 76 outdoor*

**3**  
GOLF COURSES  
*2 18-hole, 1 27-hole*

**4**  
CONNECT  
Business Suites

**6**  
SANCTUARY SPAS

**3**  
77 SOCIAL CLUBS

**7**  
RETAIL SHOPS

# BAY CLUB IN SAN FRANCISCO

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## Bay Club San Francisco

- 4 Bay Club locations
- 3 swimming pools
- Only aquatic center in Downtown SF
- 33 tennis courts (12 indoor tennis courts, 21 outdoor tennis courts)
- 1 Sanctuary Spa
- 3 courtesy shuttles
- 8,300 Bay Club membership in SF
- 572 Bay Club employees in SF



# DESCRIPTION OF PROPOSED USE FOR SITE

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The Bay Club's proposed use for the site is the creation of a public recreational, social, and cultural hub for the community, modeled after NY's Chelsea Piers. Housed in the Palace of Fine Arts Building and the surrounding park, the Bay Club's vision is to complement existing amenities with facilities offering four quadrants of programming:

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## Recreation + sports

- Playgrounds
- Tennis
- Basketball
- Yoga
- Bocce ball
- Boot camps
- Badminton
- Recreational tournaments and clinics

## Social + business

- Wine tastings
- Social events
- Fire pits
- Corporate and community event hosting
- Outdoor movie nights

## Community gatherings + theatre

- Presenting space with independent and iconic film premieres, viewings, and festivals
- Activity hub with speaker series and musical acts
- Educational facility with evolving programming to enrich the community

## Family

- Childcare
- Summer camps
- Youth programs
- Tennis and basketball classes and leagues
- Mentorship programs
- Youth employment opportunities

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The Bay Club's proposed use for the Palace of Fine Arts space takes the idea of happiness through doing out to the broader San Francisco community, providing the environment, facilities, and programming to help all of San Francisco live life happy.



# DESCRIPTION OF PUBLIC ACCESS TO THE SITE

The Bay Club’s proposal for the Palace of Fine Arts space is to create a public recreational, social, and cultural hub for SF residents and visitors, with public access being a cornerstone of the vision. Many parts of the space will be designed for free public access and community gatherings, including outdoor playgrounds, bocce ball courts, outdoor basketball courts, and some of the cultural, educational, musical, and social events housed on the grounds and in the Palace of Fine Arts Theatre. Other components of the space would be open to the public for a fee, including fitness programming, recreational and educational classes, tennis courts, youth programs, speaker series, and cultural, musical, and social events.

Additionally, the Palace of Fine Arts Theatre space would be made available to local clubs and partners, especially those supporting low-income programs like the YMCA, as a community-gathering space for event hosting.

## Inspiration from New York Chelsea Piers Community Project



# HOW THE PROJECT MEETS A “RECREATIONAL PURPOSE”

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The Bay Club’s proposed project meets the Department’s recreational purpose by transforming the Palace of Fine Arts into a major center for recreation with public/private access, while both being open to the public and offering private memberships.

Additionally, the Bay Club’s proposal would support the SF Parks Alliance and the SF Recreation and Park Department’s Playground Initiative, ensuring that neighborhood playgrounds are valued, protected, and improved citywide, providing safe and engaging spaces for all children in San Francisco.

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## Recreational spaces

- Indoor tennis courts, restored to their original 1930s condition in the field house
- Indoor and outdoor basketball courts
- Indoor and outdoor playgrounds
- Outdoor fitness
  - Yoga
  - Tai chi
  - Boot camps
- Bocce ball courts
- Badminton courts

## Programming

- Physical education classes
- Summer camps
- Youth programs
- Girls’ mentoring
- Tennis and basketball lessons, clinics, leagues, and tournaments

## Management/employment

- Camp counselors
  - Life guards
  - Tennis and basketball sports instructors and coaches
  - Access to the Bay Club internship program
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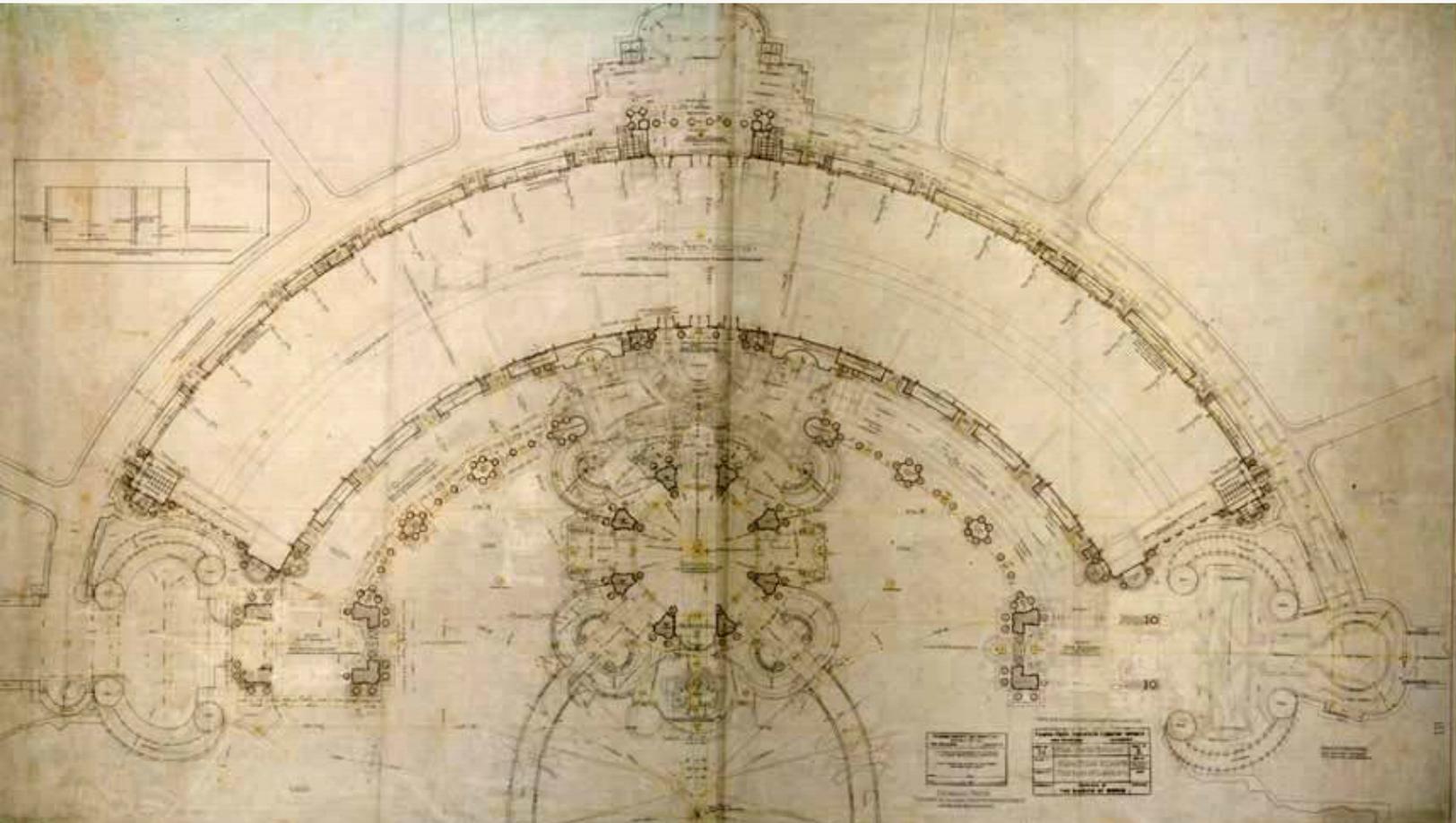
As part of creating employment opportunities, the Bay Club would partner with the San Francisco Department of Children, Youth & Their Families to support the Mayor’s Youth Employment and Education program (MYEEP). By supporting the program, the Bay Club would provide subsidized employment opportunities for low-income, high-school-aged youth and engage them in meaningful employment, career, leadership, and community involvement opportunities.



# DESCRIPTION OF PROPOSED IMPROVEMENTS TO THE BUILDING INCLUDING THE REQUIRED IMPROVEMENTS AND ANY TENANT IMPROVEMENTS

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The Bay Club is committed to funding all Required Improvements proposed by the Department. Based on the historical nature of the building, any and all required upgrades and improvements will be made and sustained to advanced technical standards, while remaining consistent with the vision of the Palace's original architect, Barnard Maybeck. See attachment for expanded description.



# DESCRIPTION OF HOW THE PROJECT WOULD COMPLEMENT AND LINK TO THE SURROUNDING USES IN THE AREA

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## The Bay Club's project would complement and link to the surrounding uses as follows:

### Marina Neighborhood

- Activating community neighborhoods by providing a local recreational space
- Creating a community hub by offering ongoing classes and programs: tennis clinics, basketball games, and tournaments, etc.
- Creating a cultural hub and destination with the restoration of the theatre as a presenting space, activity center, and educational facility, much like the 92nd Street Y in New York and the Herbst Theatre in SF
- Increasing foot traffic to the Marina neighborhood, to local restaurants, shops, and cafes

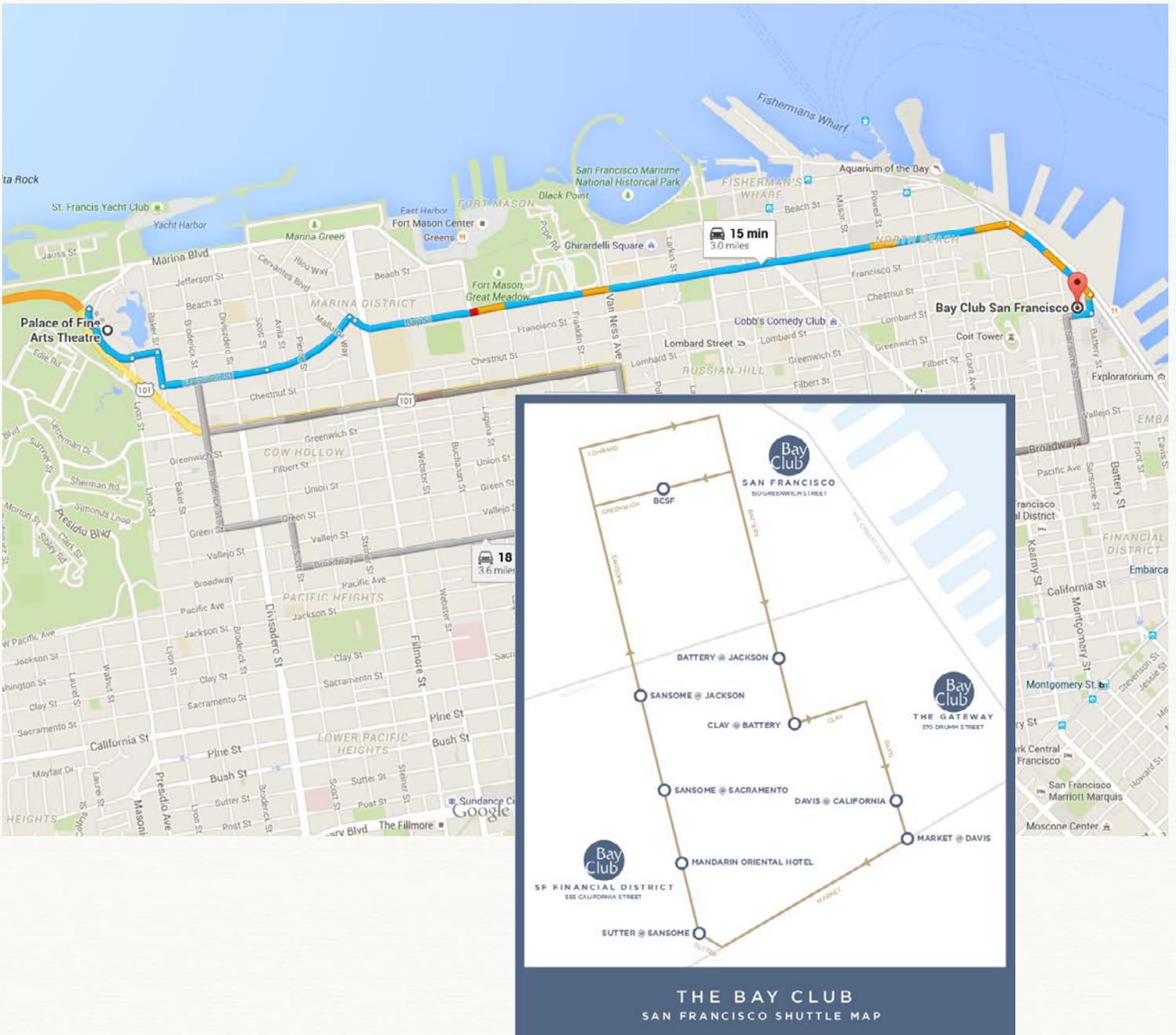
### Richardson/Lombard

- With Richardson/Lombard being a high-injury corridor, the Bay Club would join the Vision Zero Coalition to build safety and livability into SF's streets. Partnering with the SFMTA, DPW, SFPD, SFFD, Planning Department, SF Environment, and the SFCTA, the Bay Club would support the Coalition's goal of achieving zero traffic fatalities and serious injuries by 2024, through four measures: Education, Engineering, Enforcement, and Evaluation.



# DESCRIPTION OF HOW THE PROJECT WILL MITIGATE PARKING, TRAFFIC, AND NOISE ISSUES TO THE SURROUNDING NEIGHBORHOOD

The Bay Club's proposal will mitigate parking, traffic, and noise issues to the surrounding neighborhood by providing off-site parking at Bay Club locations. The intent is to provide easily accessible parking combined with the expanded Bay Club shuttle service to alleviate traffic in the surrounding Palace of Fine Arts area.



# DESCRIPTION OF HOW THE PROJECT WILL ENHANCE THE VISITOR'S EXPERIENCE TO THE SITE AND SURROUNDING PARK PROPERTY

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The Bay Club's proposal is intended to enhance the visitor's experience to the site and surrounding park property by creating an indoor/outdoor public recreation area that maximizes the beauty of the surrounding gardens. The goal is to offer programming and experiences to provide a gathering spot for the neighborhood, the SF community, and SF visitors.

The Bay Club's vision is to transform the Palace of Fine Arts Theatre into a hub for culture, activity, and education. As a theatre, the vision is for the Palace of Fine Arts Theatre to become a cultural center committed to inspired storytelling and filmmaking, environmental stewardship, and the power of unfettered creativity to connect us and ignite social change. Hosting film festivals and movie premieres, and drawing on partnerships with existing film institutes, the theatre would exist to discover, develop, inspire, and enable the most engaging films, events, and programs—and to make them available to the largest possible audience.

Additionally, the Palace of Fine Arts Theatre would act as an activity center, hosting speaker series, and musical performances, and an educational facility sponsoring evolving programming intended to enrich the community. The Palace of Fine Arts Theatre would foster a spirit of patronage, interdependence, and ever-widening circles of connection and participation, sharing its dynamic programming with all San Francisco residents and visitors, and with online visitors from all over the world.



# HOW THE PROPOSAL MEETS OR EXCEEDS THE DEPARTMENT'S GOALS AND OBJECTIVES

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## The Bay Club's goals align with the Department's goals and objectives for the Palace of Fine Arts space as follows:

### ***To obtain a tenant capable of restoring the Palace of Fine Arts Building***

- The Bay Club's proposal is not to just restore the Palace of Fine Arts Building but to also to bring it back to its original splendor as an athletic complex and a world-class theatre. The vision is to enhance the visitor's experience to the site and surrounding park property by creating an indoor/outdoor public recreational center, providing programming and experiences to create a gathering spot for the neighborhood, the SF community, and SF visitors.

### ***To obtain a financially viable tenant to enter into a long-term lease agreement to provide valuable services and amenities***

- The Bay Club is committed to entering a long-term lease agreement, and to support an ongoing philanthropic initiative that provides activity and education for the SF community for future generations.

### ***To obtain a tenant that will complement and connect existing amenities and recreation in the surrounding area***

- The Bay Club's proposal is to build a public recreational, social, and cultural hub that will not only connect with existing amenities and recreation but also create a destination that will draw residents and visitors from throughout the area and generate interest from around the world.



# HOW THE PROPOSAL MEETS OR EXCEEDS THE DEPARTMENT'S GOALS AND OBJECTIVES

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## ***To enhance visitor's experience to the Palace of Fine Arts and surrounding park***

- The Bay Club's proposal is driven by enhancing the visitor's experience to the Palace of Fine Arts through a community center for recreation, sports, education, and social and cultural activities.

## ***To provide significant public access to the Palace***

- By providing off-site parking and a city-wide shuttle, the Bay Club's intention is to maximize public accessibility and mitigate traffic and parking issues at the Palace of Fine Arts site.

## ***To provide a use that will continually engage the public over the duration of the term***

- By creating a community center for recreational, social, and cultural use, the Bay Club will provide evolving programming designed to entertain, educate, and enrich the public.

## ***To restore the Palace of Fine Arts Building to its original architectural state to the extent feasible***

- The Bay Club is committed to funding the restoration of the Palace of Fine Arts Building to its original architectural state.

## ***In addition, the Department encourages proposals that include restoring, retaining, and operating the Palace of Fine Arts Theatre.***

- The Bay Club has a vision to restore, retain, and operate the Palace of Fine Arts Theatre as a presenting space, activity hub, and educational facility.



# HOW THE PALACE OF FINE ARTS BUILDING WILL BE PROTECTED AND PRESERVED

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The Bay Club is committed to protecting and preserving the Palace of Fine Arts in accordance with the Department's requirements and in keeping with the Bay Club's best-in-class standards. The Bay Club will fund the Required Improvements and maintain the building for future generations. Please see appendix for further explanation.





# APPENDIX

# Vision Statement

The Bay Club at the Palace of Fine Arts exemplifies a 21<sup>st</sup> century healthy lifestyle, providing a venue for **Family & Friends, Hospitality, Sport, & Fitness**. The new facility elevates the Bay Club brand through location at the northern waterfront's **nexus of recreation, urban and social life** in San Francisco. Building on the tradition of grand exhibition halls, the Bay Club will reimagine **life on display** through contemporary recreational cultural, technological, and social uses.

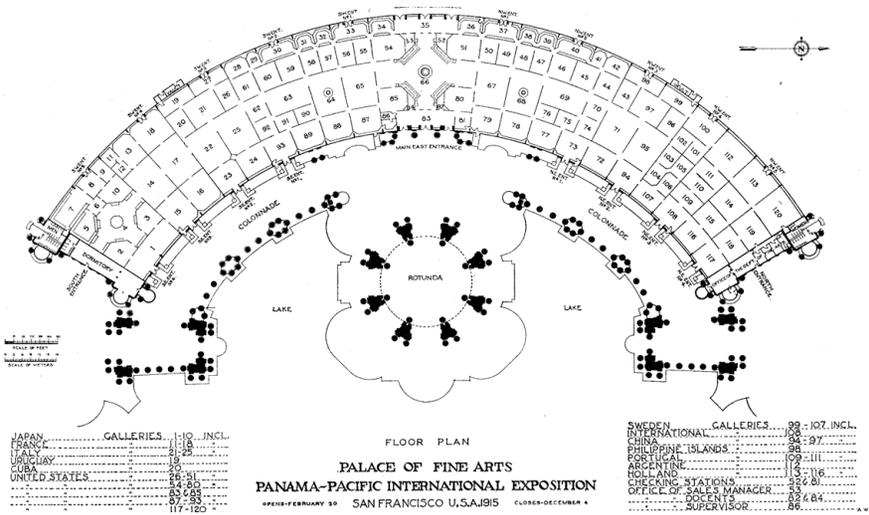


# Design Drivers

- Activate community neighborhoods and living rooms.
- Capture dramatic views.
- Create a new gateway to San Francisco.
- Reconnect PFA to the northern waterfront & Bay.
- Promote environmental leadership through sustainability and education.
- Learn from the past to inform the future.
- Celebrate our region through integrated technology.
- Revision the tradition of grand exhibition halls

# Historical Context

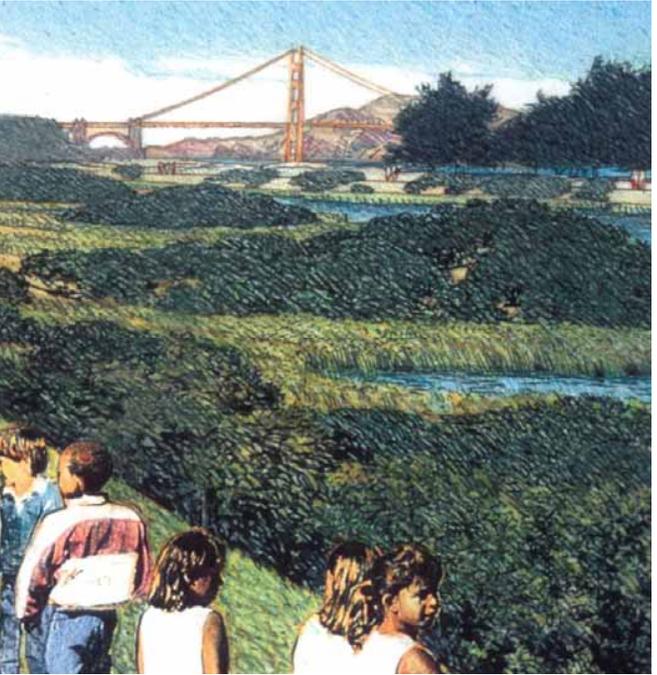
- World Exposition
- Maybeck Legacy
- Parks zoning and military legacy











with Hargreaves Associates



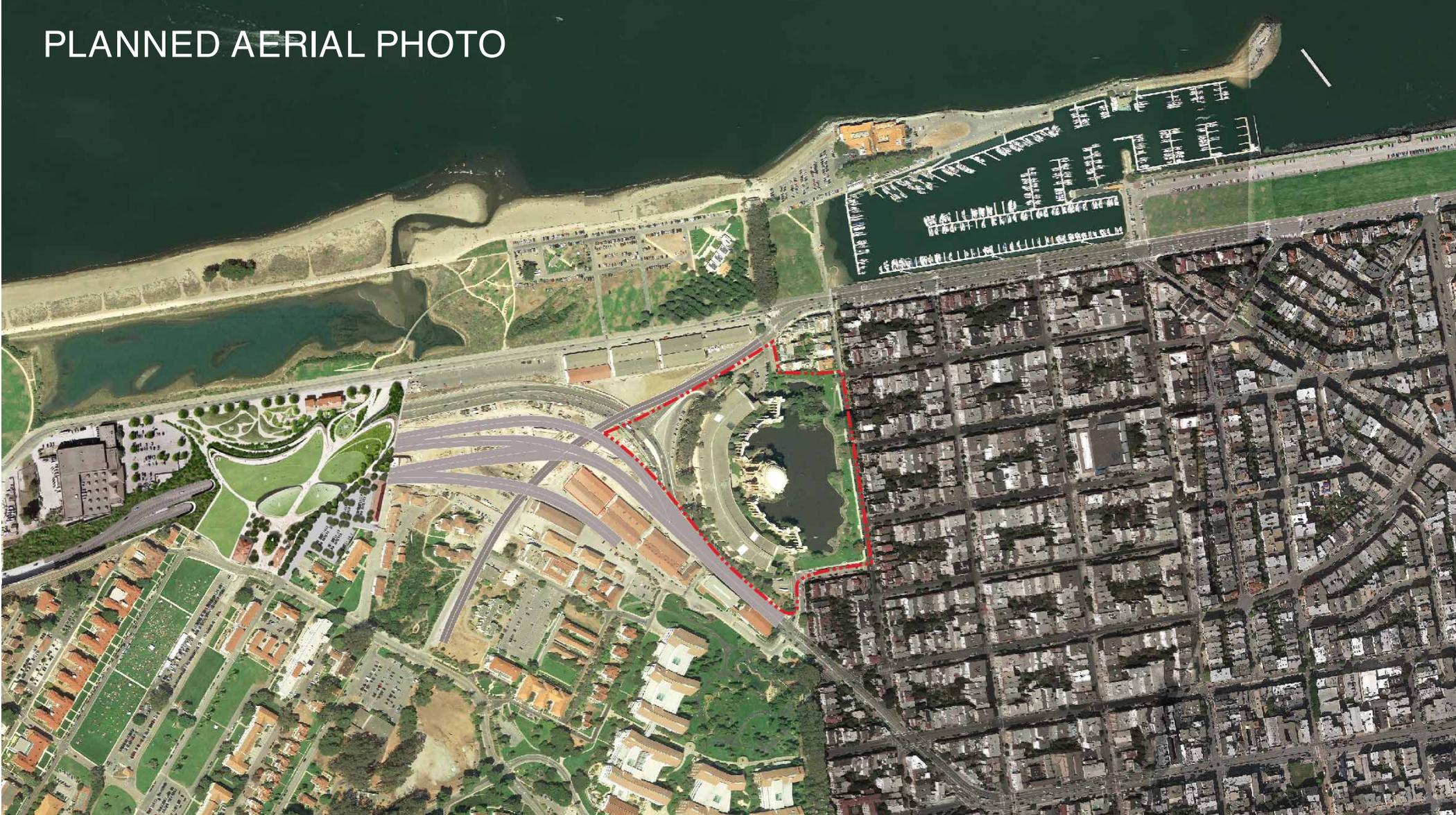
with Hargreaves Associates

# Site Understanding

EXISTING AERIAL PHOTO



PLANNED AERIAL PHOTO



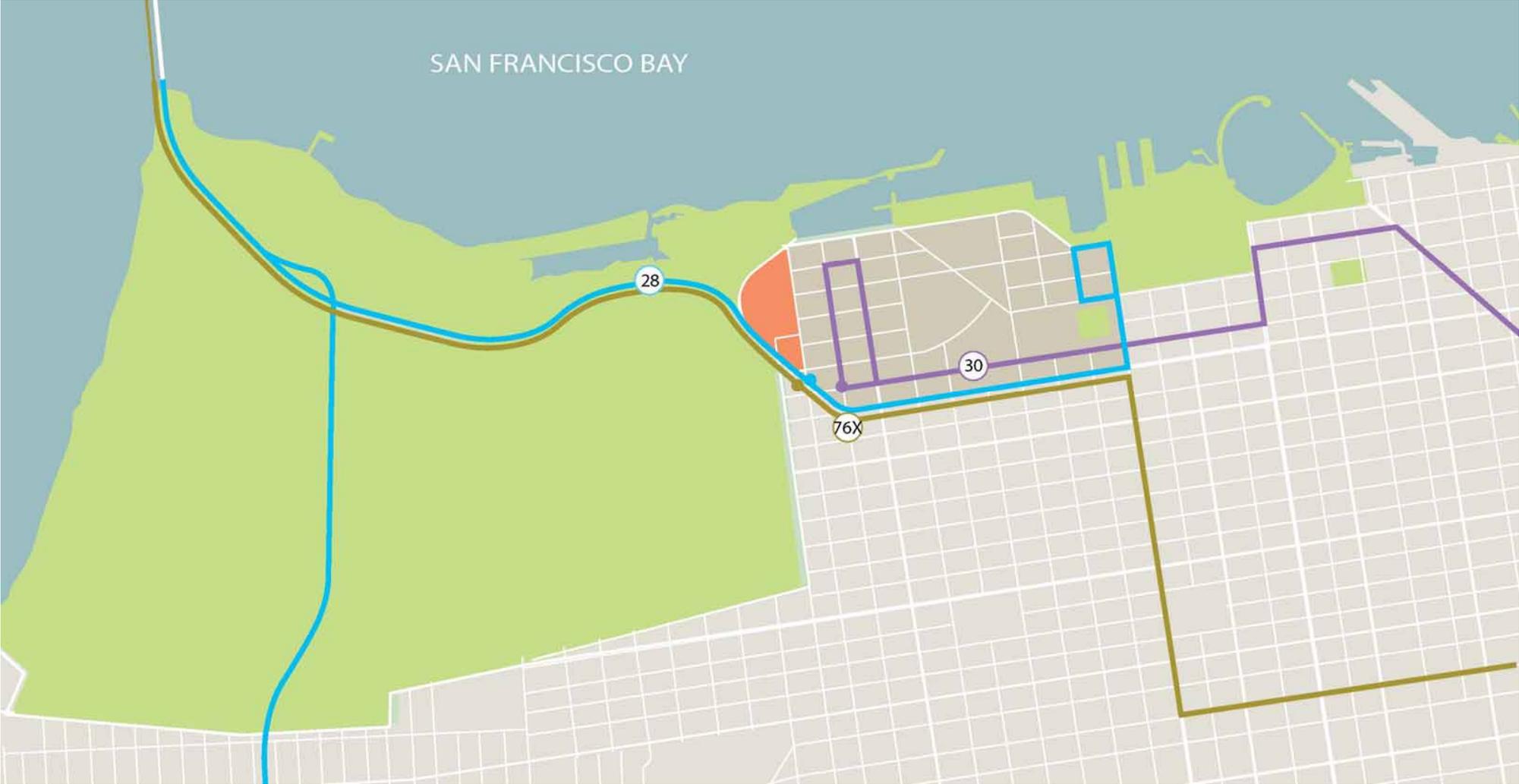
# LOCATION



# SAN FRANCISCO BAY WATERFRONT TRAIL SYSTEM



# ADJACENT PUBLIC TRANSPORTATION



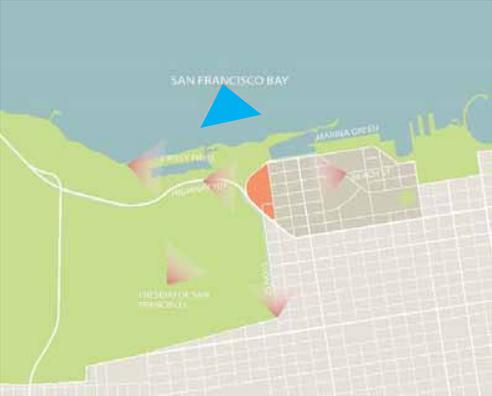
# VISUAL CONTEXT



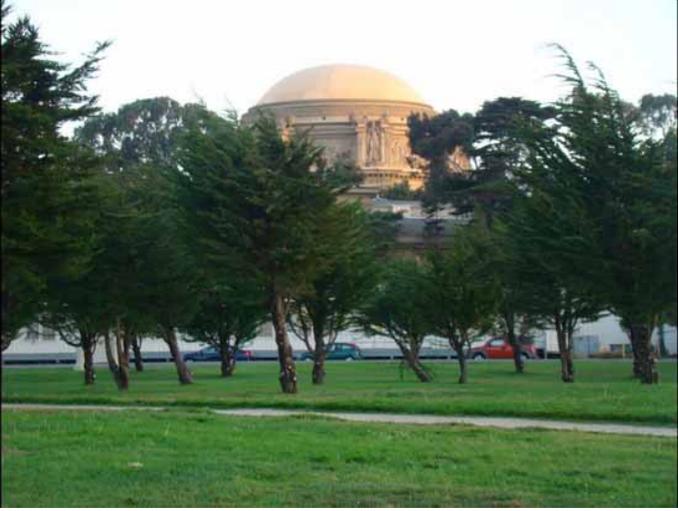
# VISUAL CONTEXT



# VISUAL CONTEXT – FROM SAN FRANCISCO BAY



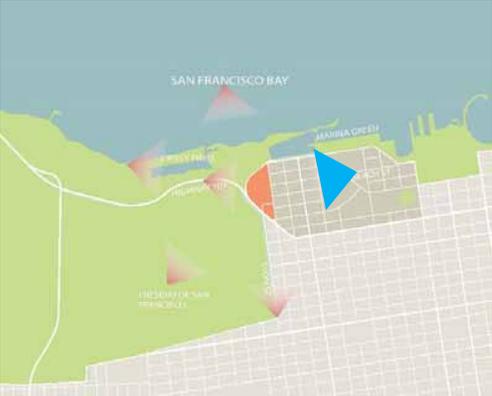
# VISUAL CONTEXT – FROM CRISSY FIELD



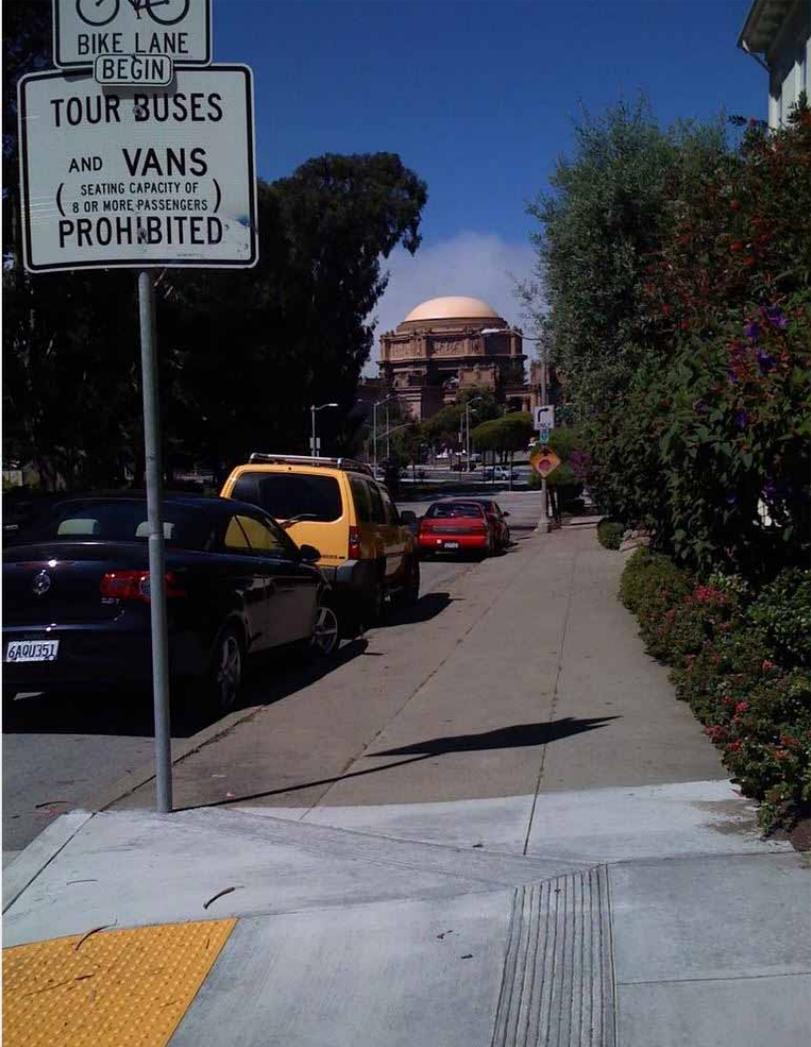
# VISUAL CONTEXT – FROM PRESIDIO



# VISUAL CONTEXT – FROM MARINA NEIGHBORHOOD



# VISUAL CONTEXT – FROM LYON STREET



# DOYLE DRIVE PROJECT



# SITE ACCESSIBILITY – Highway 101 Gateway



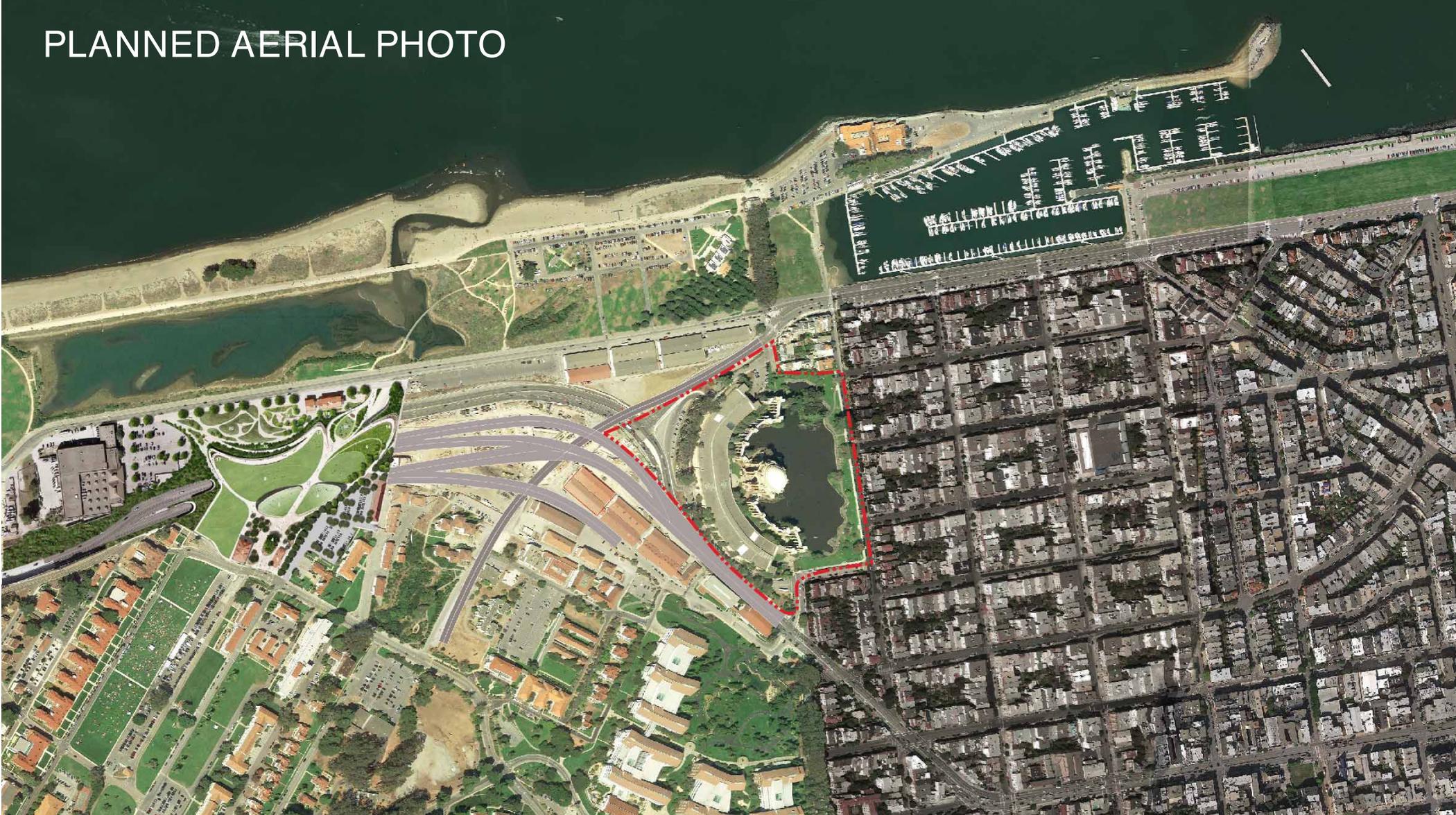
## SITE ACCESSIBILITY – Marina Blvd Entry



## SITE ACCESSIBILITY – Lyon Street Entry



PLANNED AERIAL PHOTO



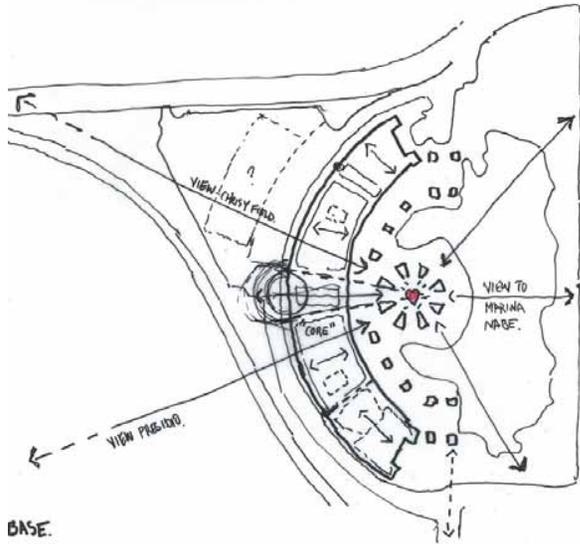
# SITE ACCESSIBILITY – UNIFYING SITE DIAGRAM



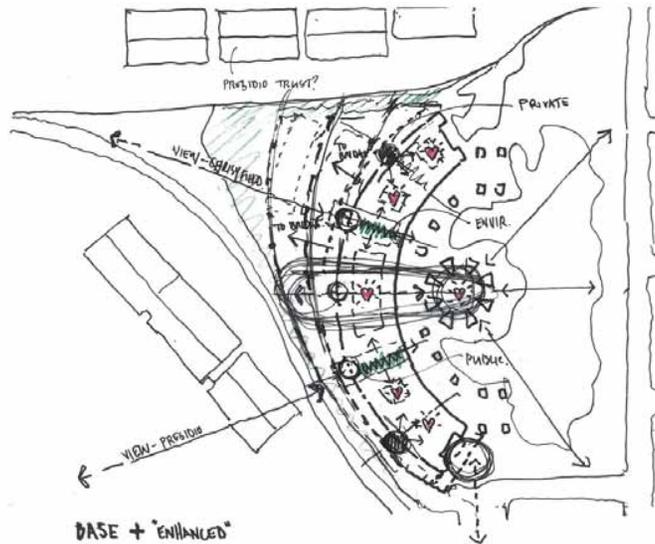
- LEGEND
- Vehicular Circulation
  - Pedestrian Circulation
  - Ingress

# Concept Scenarios

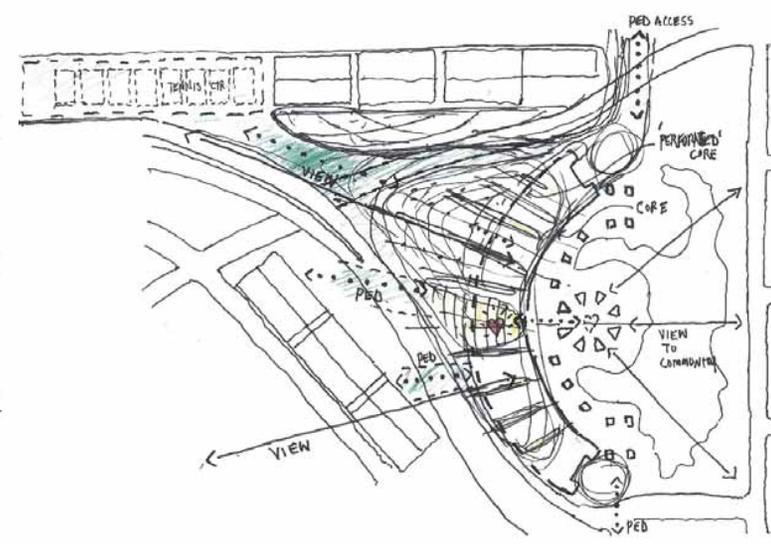
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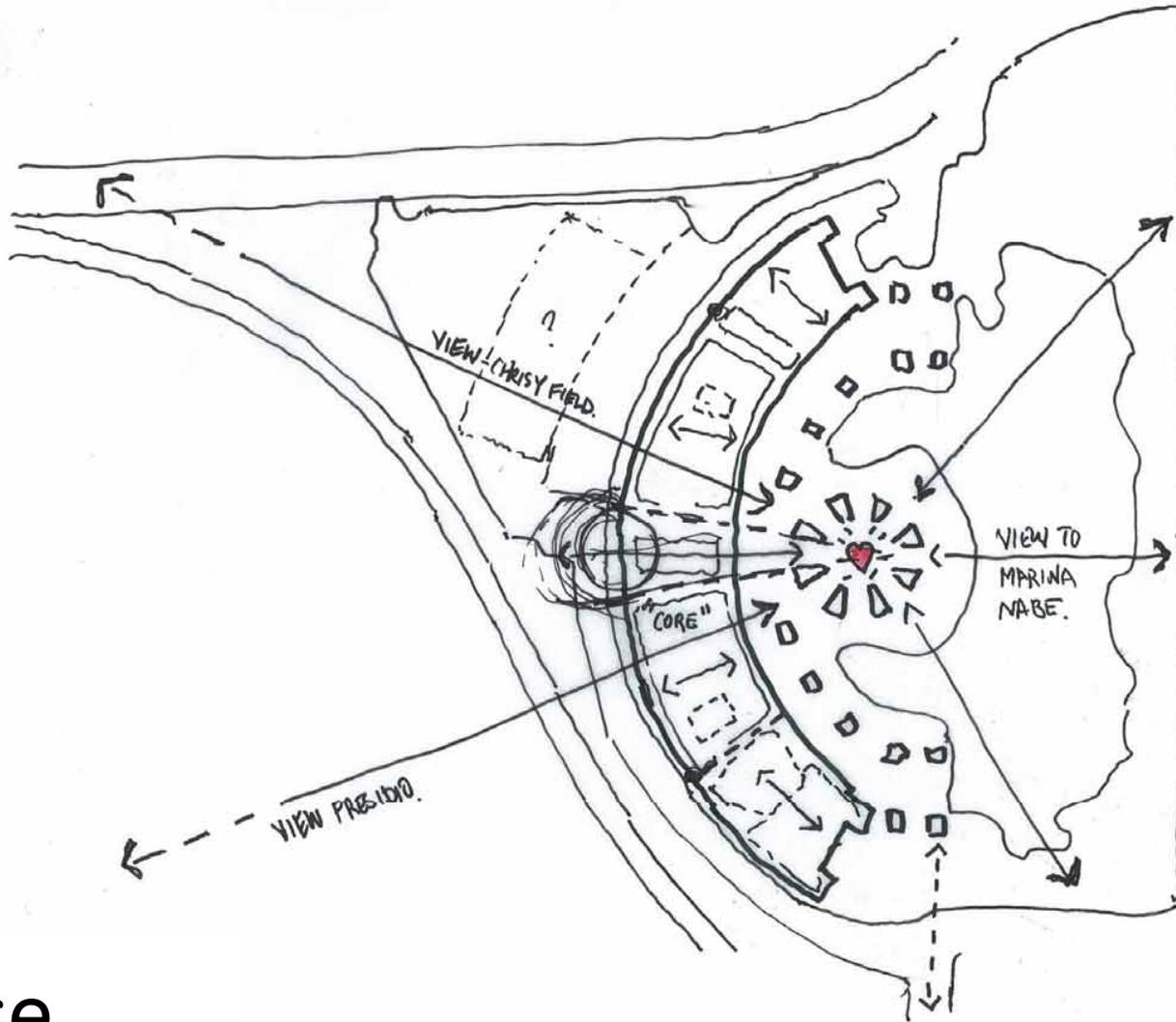


Enhanced

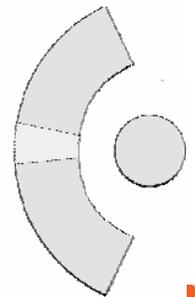


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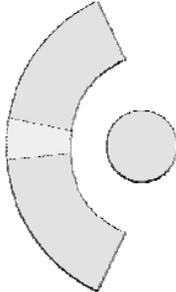


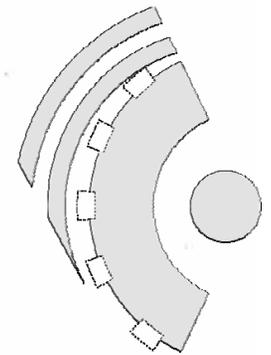
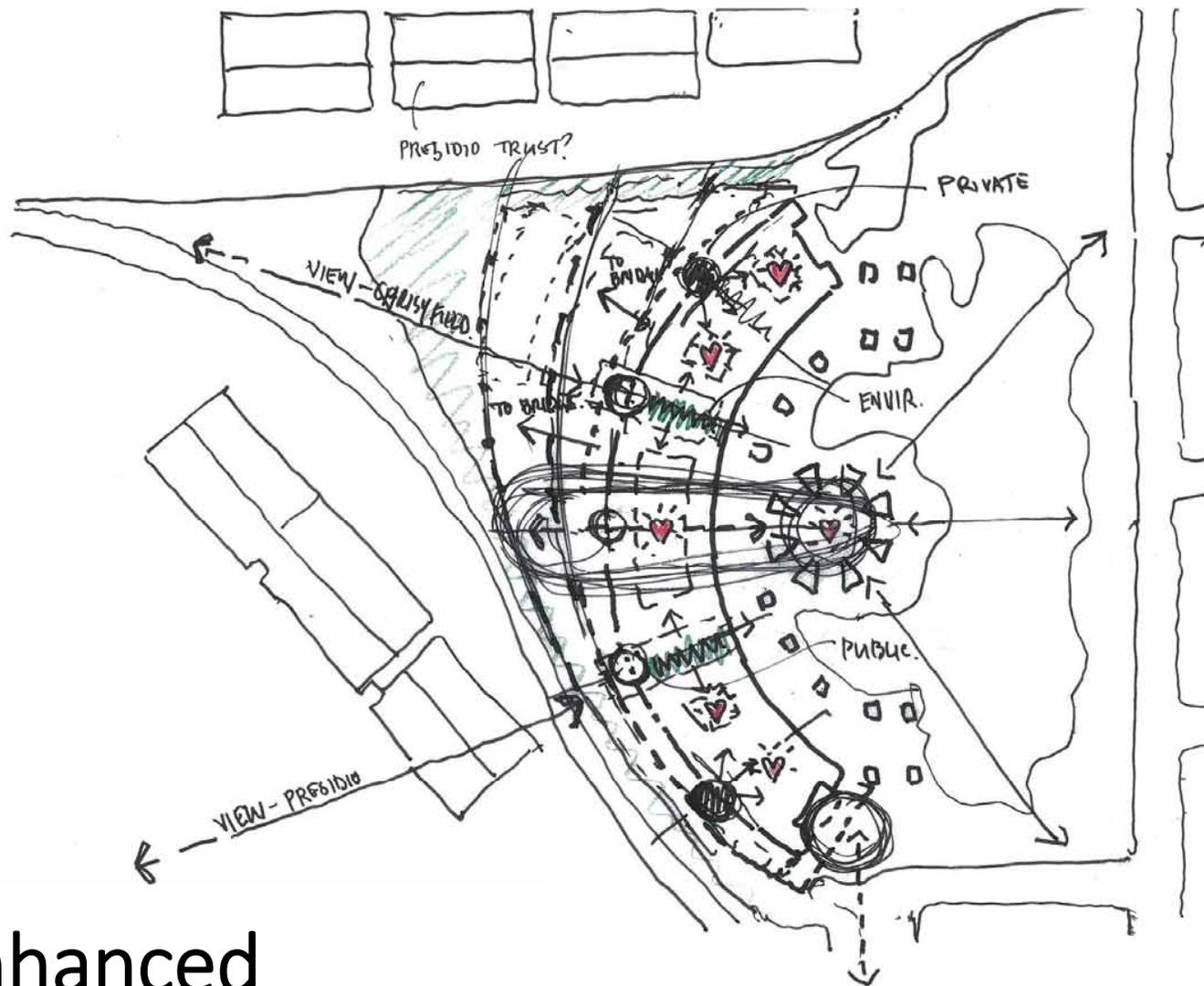
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Base



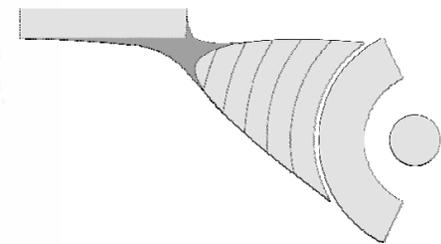
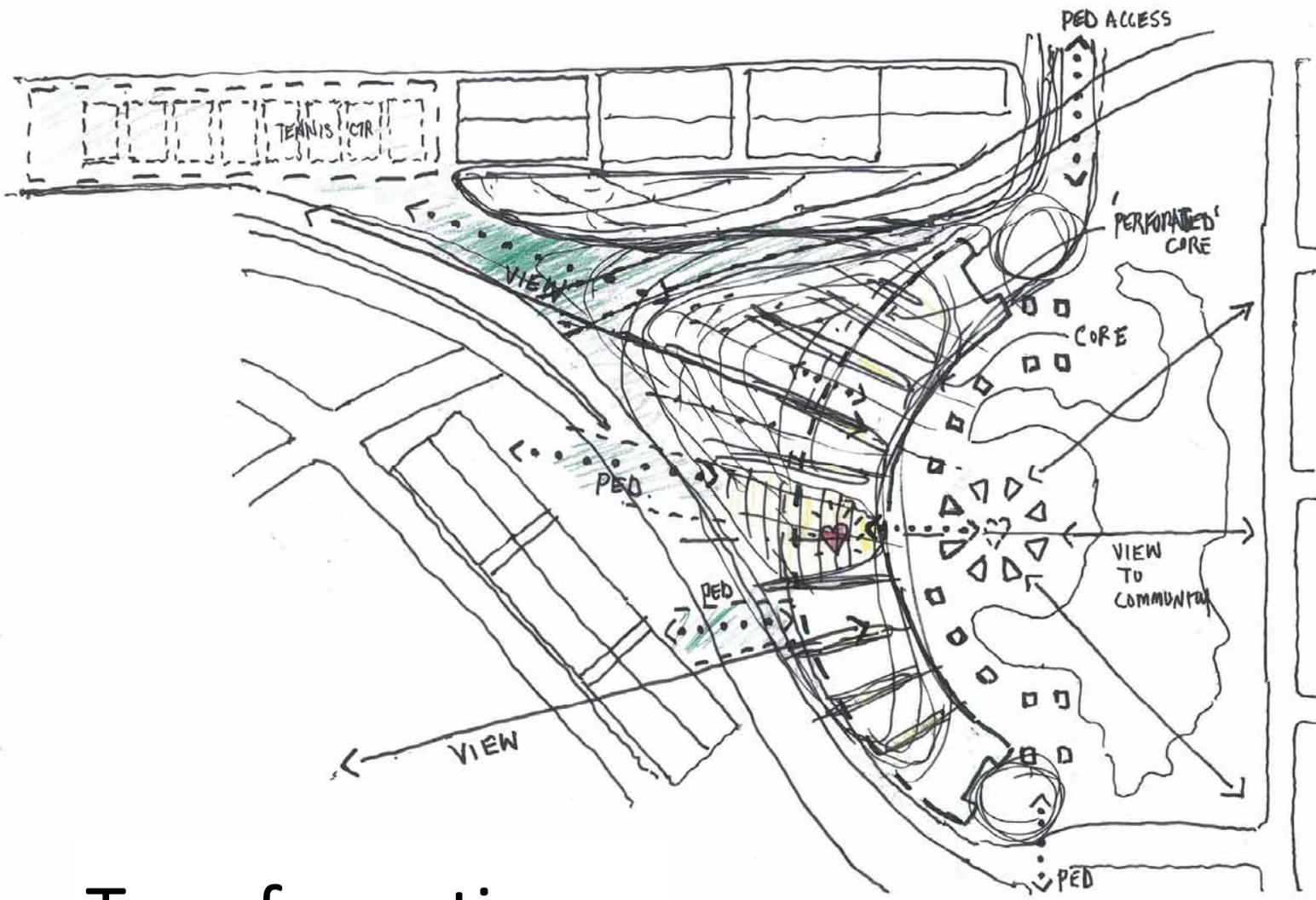


Enhanced



Enhanced





Transformative





Transformative



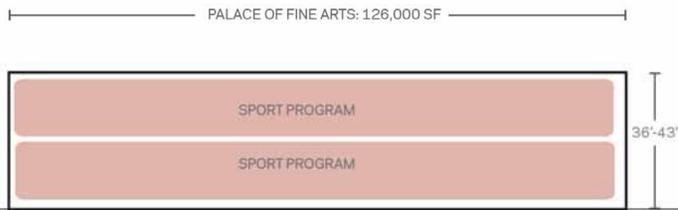
# Program

- Functional Relationships
- Block and Stack scenarios
- Program Recommendations

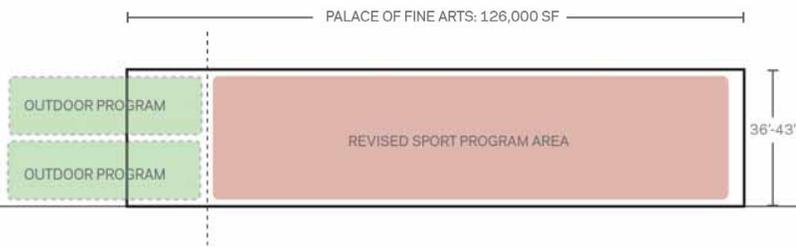
### INITIAL PROGRAM



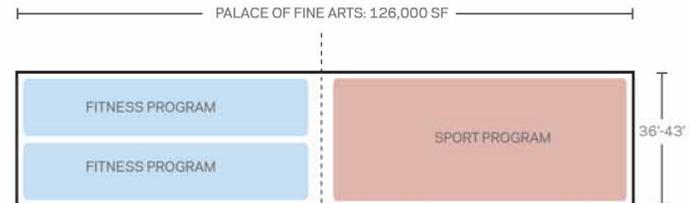
### STACKED PROGRAM



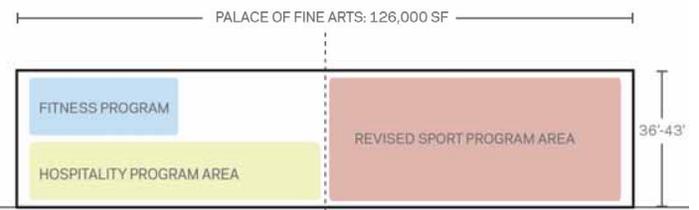
### EXPANDED PROGRAM



### SPLIT PROGRAM



### PROGRAM ADJACENCY



# Program Summary

Room Name	QTY	Area	Total Area	Min HT (FT)
<b>Site</b>				
Parking	379	325	123,175	12
Tennis Courts	24	7,200	172,800	40
Indoor Soccer	-	17,000	-	30
Roller Hockey	-	-	-	30
Entry Court	1	1,000	1,000	16
<b>Subtotal Site Area</b>			<b>296,975</b>	

<b>Lobby</b>				
Check-In Desk	0	-	-	12
Lounge	1	1,000	1,000	12
<b>Subtotal Lobby Area</b>			<b>1,000</b>	

<b>Administration</b>				
Reception/Waiting	1	200	200	9
Offices	0	-	-	-
Large Office	1	180	180	9
Medium Office	2	150	300	9
Small Office	3	110	330	9
Work Room	1	120	120	9
Conference Room	0	-	-	-
Storage	1	100	100	9
Circulation	1	430	430	9
<b>Subtotal Administration Area</b>			<b>1,660</b>	

<b>Lockers</b>				
Men's	1	2,500	2,500	-
Men's General Lockers				9
Men's Executive Lockers				9
Men's General Lockers				9
Grooming				9
Showers				9
Sauna				9
Steam				9
Whirlpool				9

Women's	1	2,500	2,500	-
Women's General Lockers				9
Women's Executive Lockers				9
Women's General Lockers				9
Grooming				9
Showers				9
Sauna				9
Steam				9
Whirlpool				9
Family	0	-	-	-
<b>Subtotal Lockers Area</b>			<b>5,000</b>	

<b>Laundry</b>				
Commercial Washers	3	25	75	9
Commercial Dryers	3	25	75	9
Folding & Storage	1	150	150	9
Circulation	1	300	300	9
<b>Subtotal Laundry Area</b>			<b>600</b>	

<b>Fitness</b>				
Cardio	1	8,000	8,000	12
Strength	1	8,000	8,000	12
Free Weights	1	8,000	8,000	12
Functional Training	1	2,000	2,000	12
Fitness Workshop	1	600	600	12
<b>Subtotal Fitness Area</b>			<b>26,600</b>	

<b>Group Fitness</b>				
Multi-Purpose Rooms				
Medium	1	2,800	2,800	12
Storage	1	200	200	12
Large	1	2,200	2,200	12
Storage	1	200	200	12
Spinning	0	2,500	-	12
Pilates	0	2,500	-	12
Other	0	2,500	-	12
<b>Subtotal Group Fitness Area</b>			<b>5,400</b>	

<b>Courts</b>				
Basketball	2	6,240	12,480	30
Storage	2	400	800	12
Racquetball	0	800	-	20
Squash	0	576	-	16
<b>Subtotal Courts Area</b>			<b>13,280</b>	

<b>Sports</b>				
Baseball				
Baseball Batting Tunnels	8	780	6,240	12
Baseball Pitching Tunnels	0	1,020	-	12
Golf				
Golf Driving Range	20	420	8,400	12
Indoor Soccer	1	17,000	17,000	25
Roller Hockey	1	17,000	17,000	25
Gymnastics	1	17,000	17,000	26
Rock Climbing	1	576	576	20
BMX/Skate Park	1	17,000	17,000	20
<b>Subtotal Sports Area</b>			<b>83,216</b>	

<b>Indoor Track</b>				
Indoor Track	0	6,600	-	12
<b>Subtotal Track</b>			<b>-</b>	

<b>Aquatics</b>				
Lap Pool	0	-	-	-
Rec Pool	0	-	-	-
Training Pool	0	-	-	-
Hot Tub/Spa	0	-	-	-
<b>Subtotal Aquatics</b>			<b>-</b>	

<b>Wellness</b>				
CAM Room	0	-	-	-
SPA	0	-	-	-
Salon	0	-	-	-
Other	0	-	-	-
<b>Subtotal Wellness</b>			<b>-</b>	

<b>Hospitality</b>				
Café				-
Dining Area	1	1,500	1,500	-
Back of House/ Kitchen/Pantry	1	750	750	-
Hospitality Space	1	3,000	3,000	-
Back of House/ Kitchen/Pantry	1	1,500	1,500	-
<b>Subtotal Hospitality Area</b>			<b>6,750</b>	

<b>Retail</b>				
Retail Space	1	1,000	1,000	-
Retail Storage	1	250	250	-
Office	1	100	100	-
<b>Subtotal Retail Area</b>			<b>1,350</b>	

<b>Business Center</b>				
3 Person Conference Room	6	120	720	-
Board Rooms	2	300	600	-
Open Office Area	1	1,000	1,000	-
<b>Subtotal Business Center Area</b>			<b>2,320</b>	

<b>Child Care</b>				
Child Care / Kid's Gym	1	5,000	5,000	-
<b>Subtotal Child Care Area</b>			<b>5,000</b>	

<b>Theater</b>				
Theater	1	10,000	10,000	16
<b>Subtotal Theater Area</b>			<b>10,000</b>	

<b>General</b>				
Storage	1%	162,176	1,622	12
<b>Subtotal General Area</b>			<b>162,176</b>	

<b>Net Program Area</b>			<b>163,798</b>	
Circulation, MEP, ETC	30%		49,139	
<b>Gross Area</b>			<b>212,937</b>	
<b>Total Ground Floor Area</b>			<b>126,246</b>	
<b>Total Multi-Ht Space Area</b>			<b>118,373</b>	
<b>Total Available 2nd Floor</b>			<b>7,873</b>	
<b>Gross Available Floor Area</b>			<b>134,119</b>	
<b>Program Delta</b>			<b>78,818</b>	



# Program – Tennis Scenarios

CRISSY FIELD

MARINA GREEN

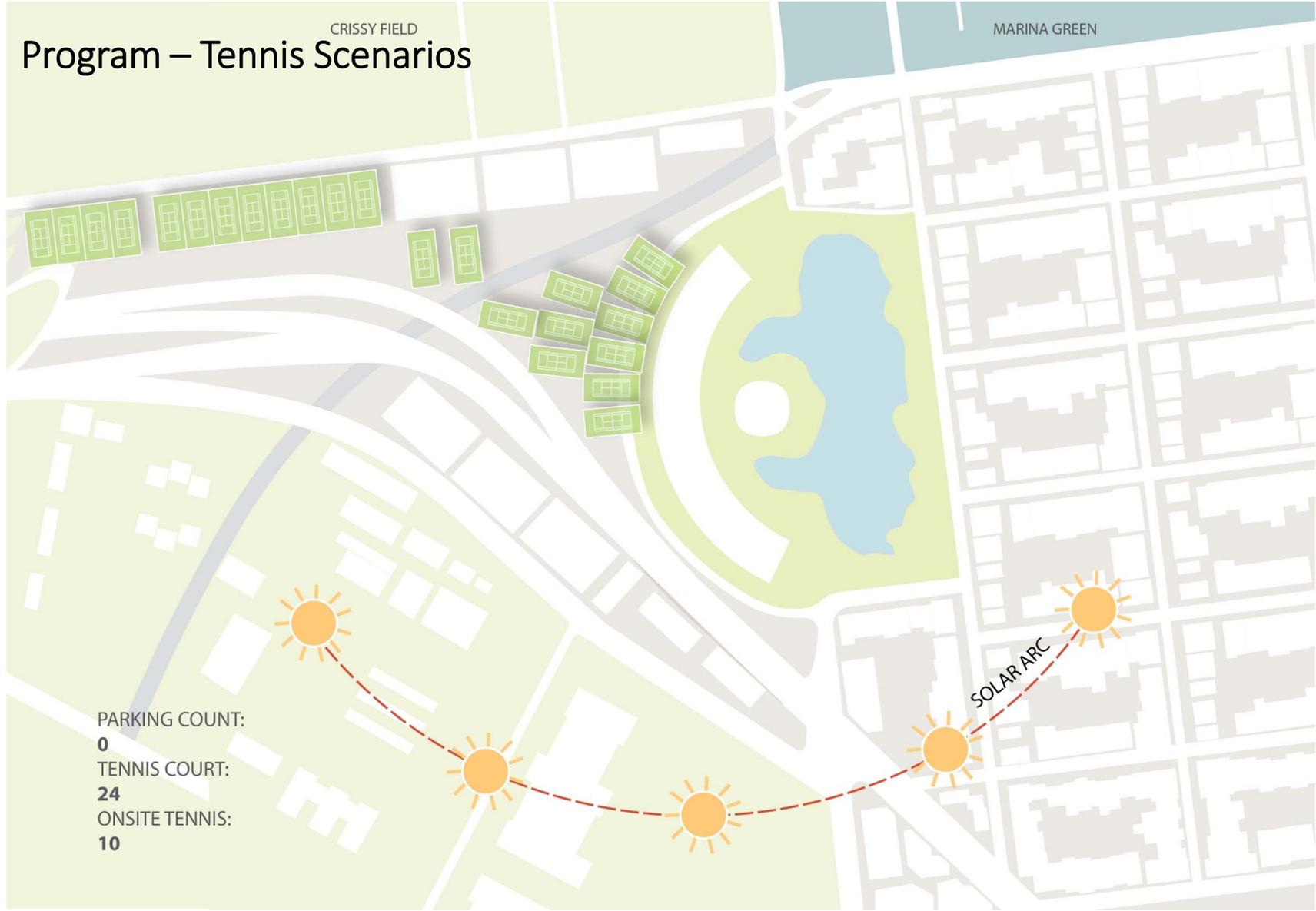


PARKING COUNT:  
0  
TENNIS COURT:  
24

# Program – Tennis Scenarios

CRISSY FIELD

MARINA GREEN



PARKING COUNT:  
**0**  
TENNIS COURT:  
**24**  
ONSITE TENNIS:  
**10**

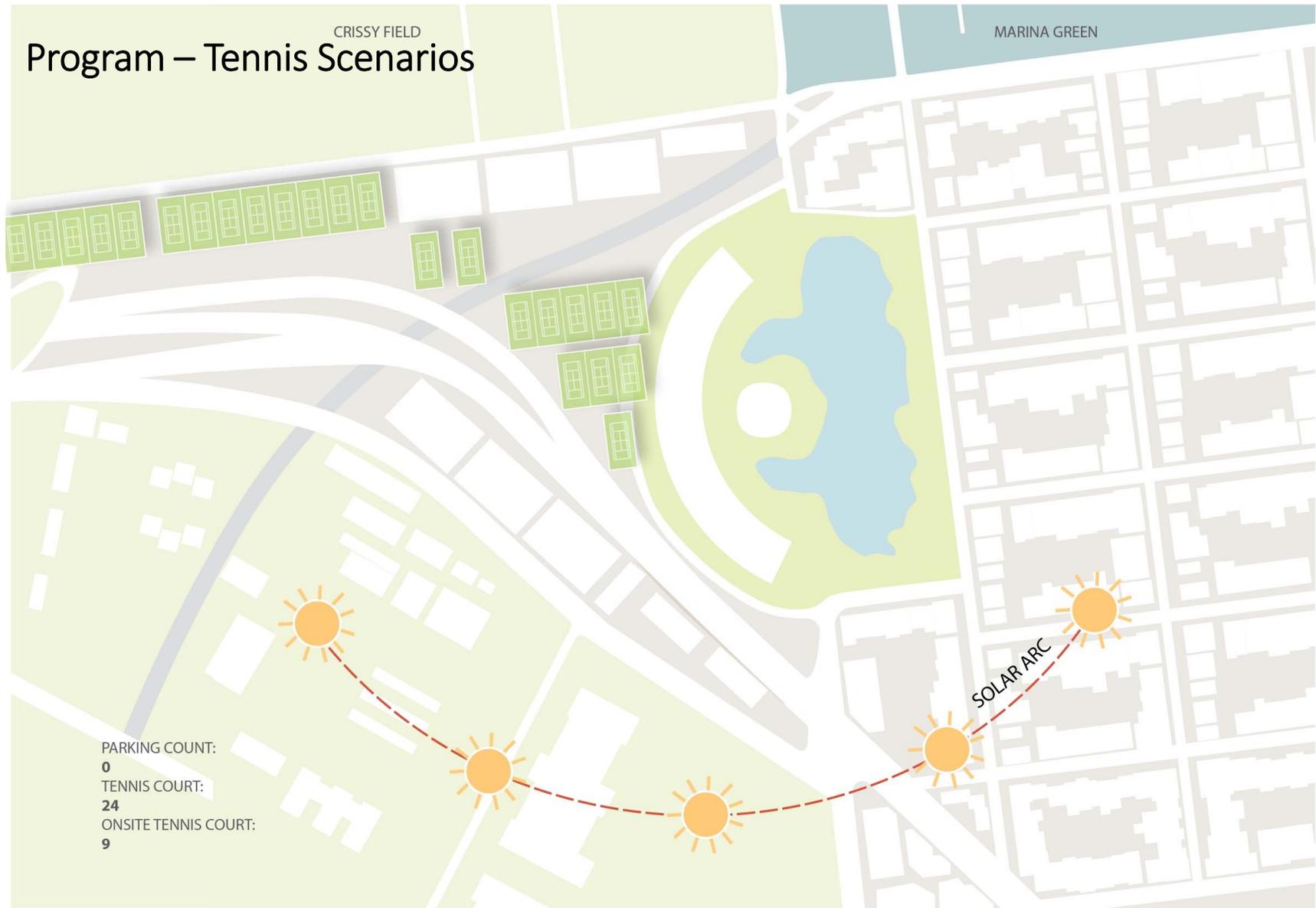
SOLAR ARC



# Program – Tennis Scenarios

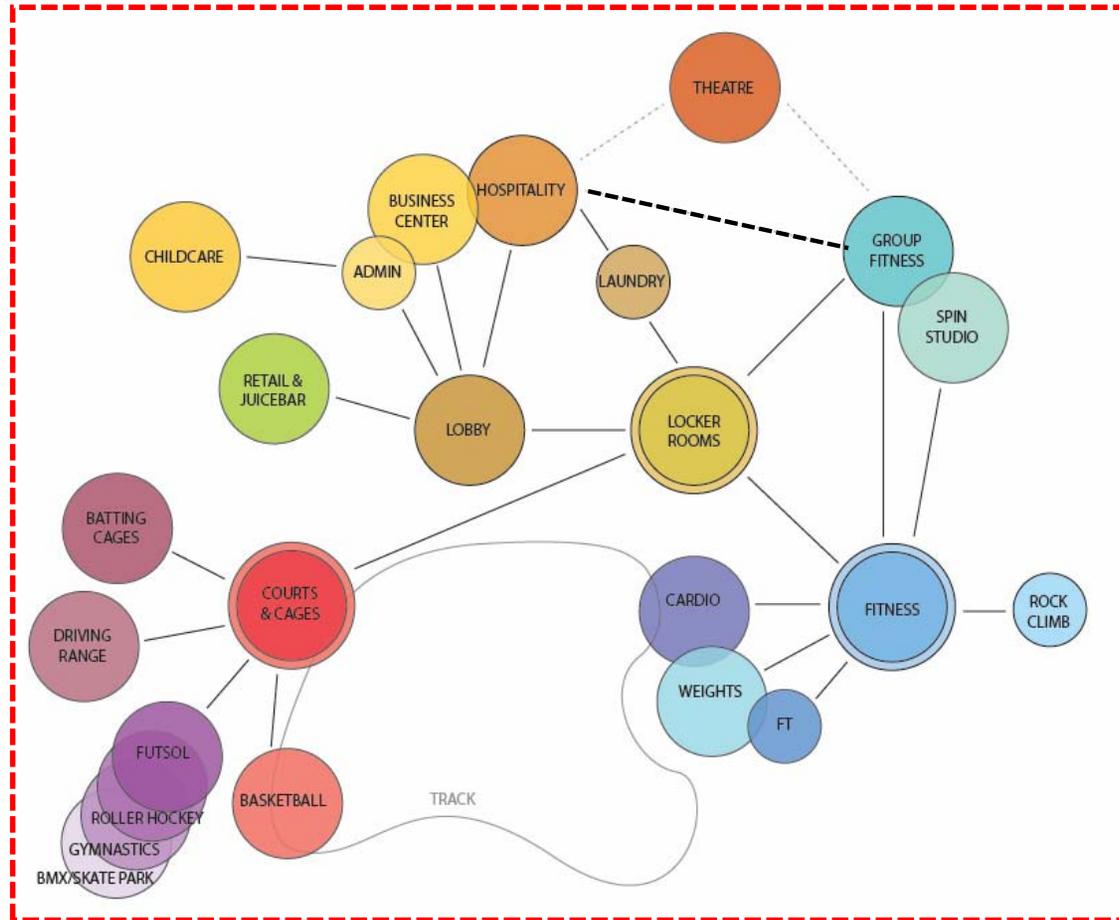
CRISSY FIELD

MARINA GREEN



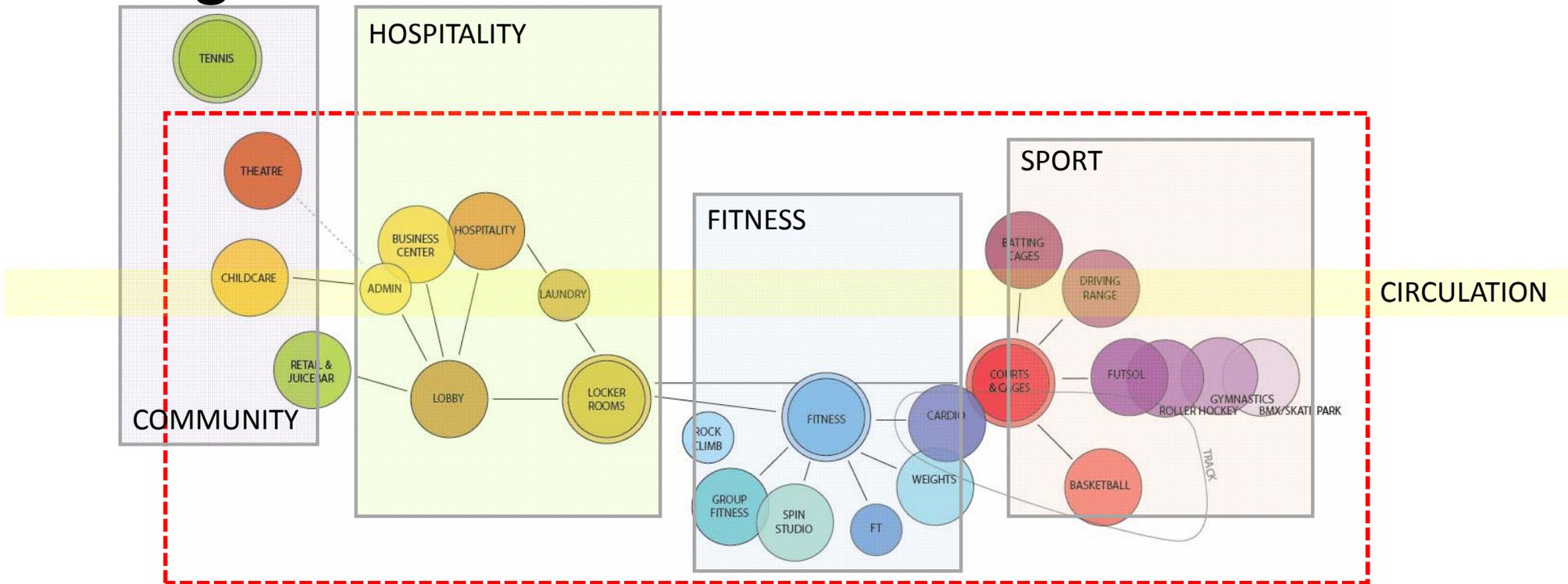
PARKING COUNT:  
0  
TENNIS COURT:  
24  
ONSITE TENNIS COURT:  
9

# Program



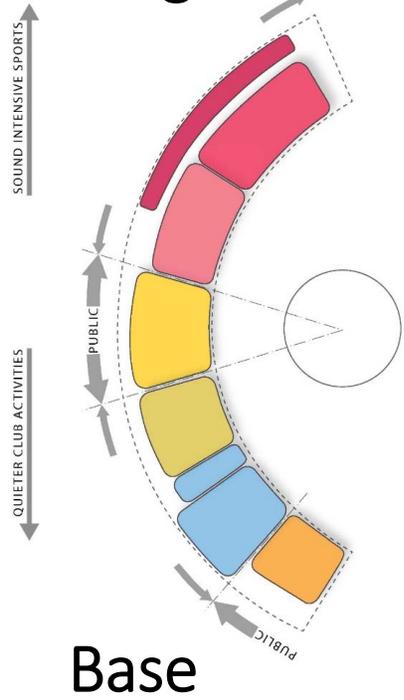
**DISTINCT DISTRICTS**

# Program

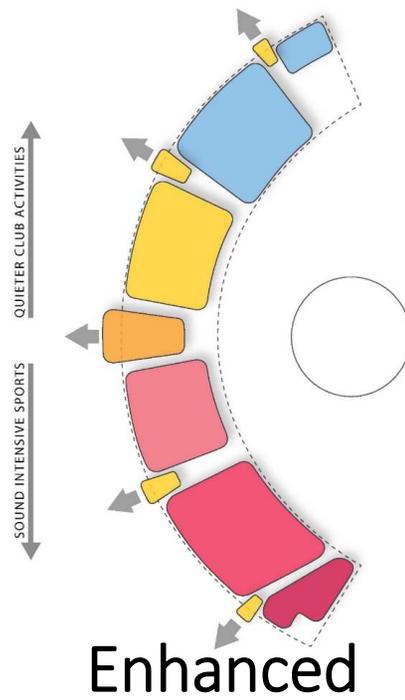


LINEAR & OVERLAPS

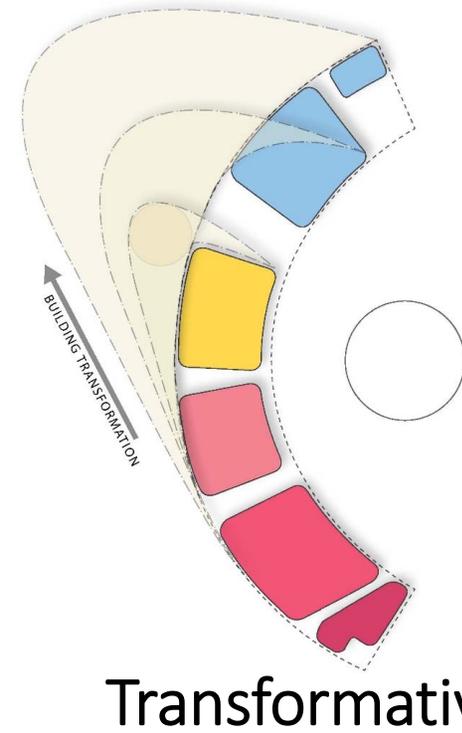
# Program Scenarios



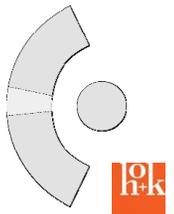
Base



Enhanced



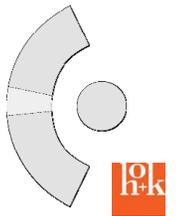
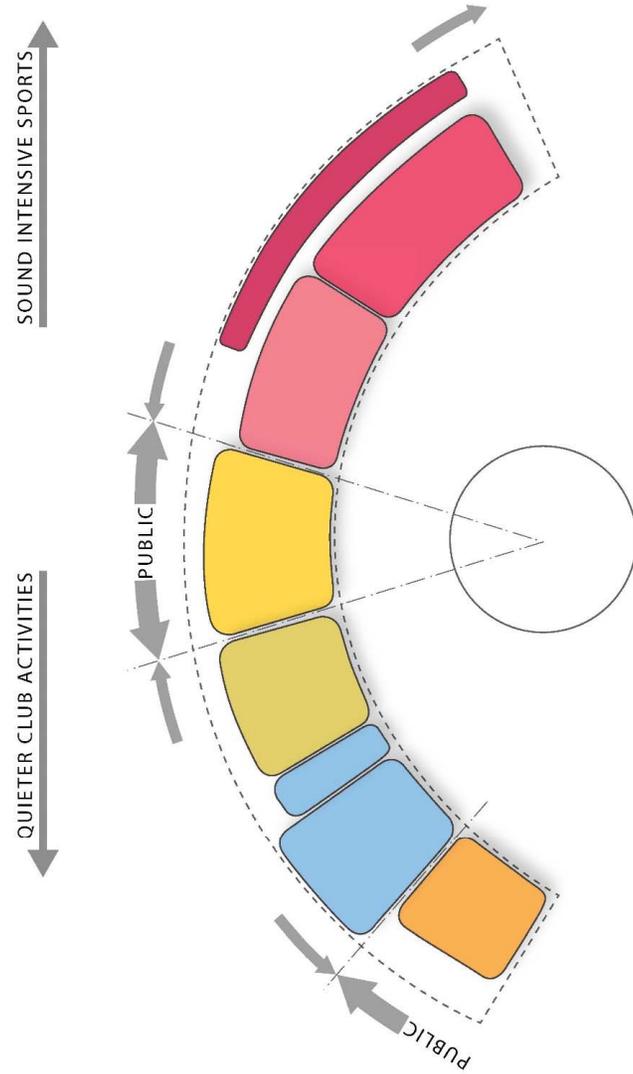
Transformative



- No tennis programming
- Program stacking fits in Palace of Fine Arts Historic Core – Creates dynamic play of space
- Surface parking
- Public link to rotunda enhanced
- Continue 'Green Spine' of existing trees to Chrissy Fields



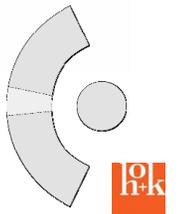
# Base

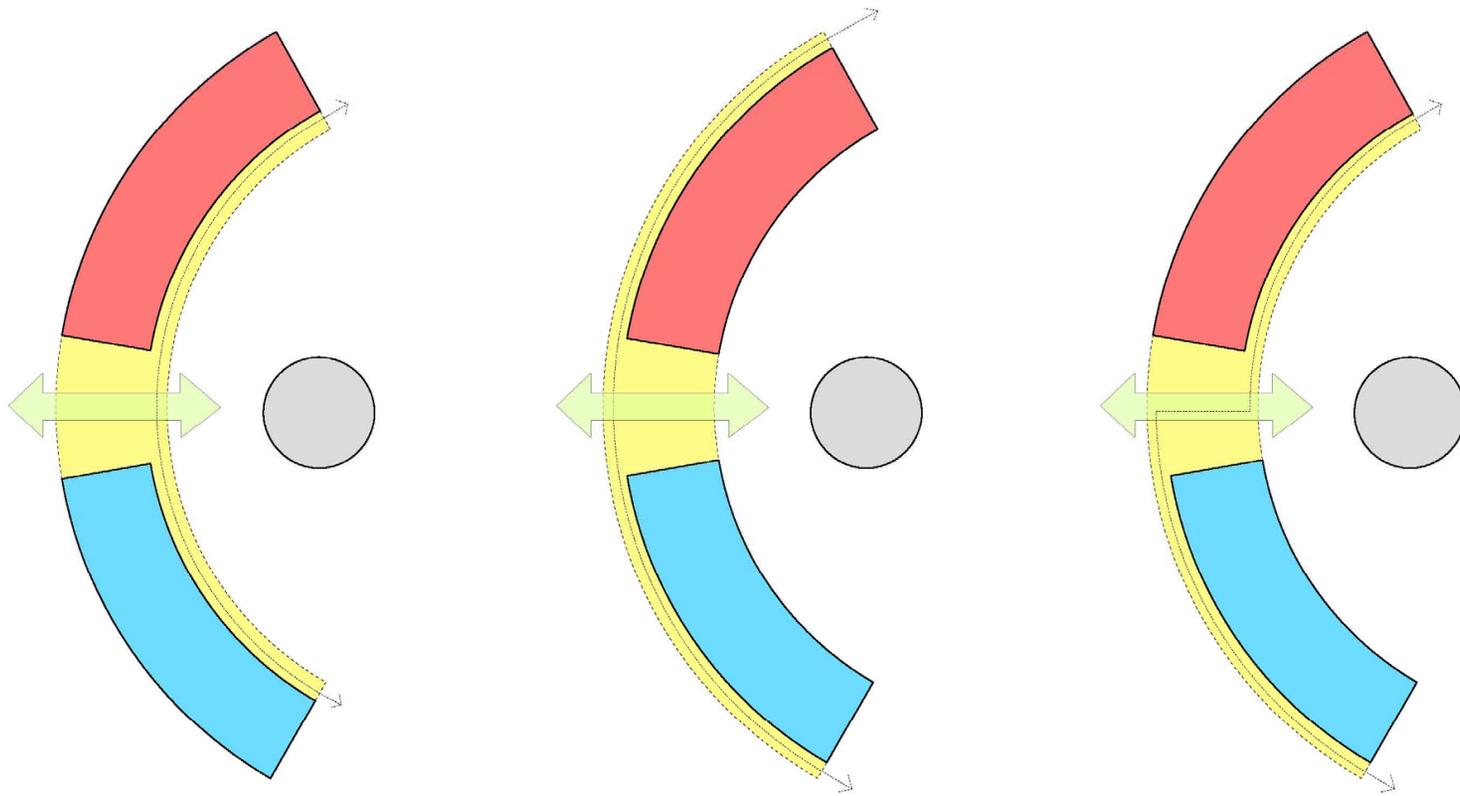


Room Name	QTY	Area	Total Area	Min HT (FT)
Site Area				296,975
Lobby Area				1,000
Administration Area				1,660
Lockers Area				5,000
Laundry Area				600
Fitness Area				26,600
Group Fitness Area				5,400
<b>Courts</b>				
Basketball	1	6,240	6,240	30
Storage	1	400	400	12
Racquetball	0	800	-	20
Squash	0	576	-	16
<b>Courts Area</b>				<b>6,640</b>
<b>Sports</b>				
Baseball				
Baseball Batting Tunnels	8	780	6,240	12
Baseball Pitching Tunnels	0	1,020	-	12
Golf				
Golf Driving Range	20	420	8,400	12
Indoor Soccer	1	17,000	17,000	25
Roller Hockey	0	17,000	-	25
Gymnastics	1	17,000	17,000	26
Rock Climbing	1	576	576	20
BMX/Skate Park	0	17,000	-	20
<b>Sports Area</b>				<b>49,216</b>

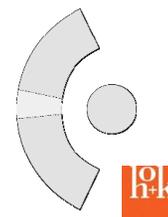
Room Name	QTY	Area	Total Area	Min HT (FT)
Track				-
Aquatics				-
Wellness				-
Hospitality Area				6,750
Retail Area				1,350
Business Center Area				2,320
Child Care Area				5,000
Theater Area				10,000
<b>General</b>				
<b>General Area</b>				<b>1,281</b>
<b>Net Program Area</b>				<b>129,417</b>
<b>Circulation, MEP, ETC</b>		<b>30%</b>		<b>38,825.41</b>
<b>Gross Area</b>				<b>159,577</b>
<b>Total Ground Floor Area</b>				<b>126,246</b>
<b>Total Multi-Ht Space Area</b>				<b>78,133</b>
<b>Total Available 2nd Floor</b>				<b>48,113</b>
<b>Gross Available Floor Area</b>				<b>174,359</b>
<b>Program Delta</b>				<b>(6,117)</b>

# Base – Program Summary

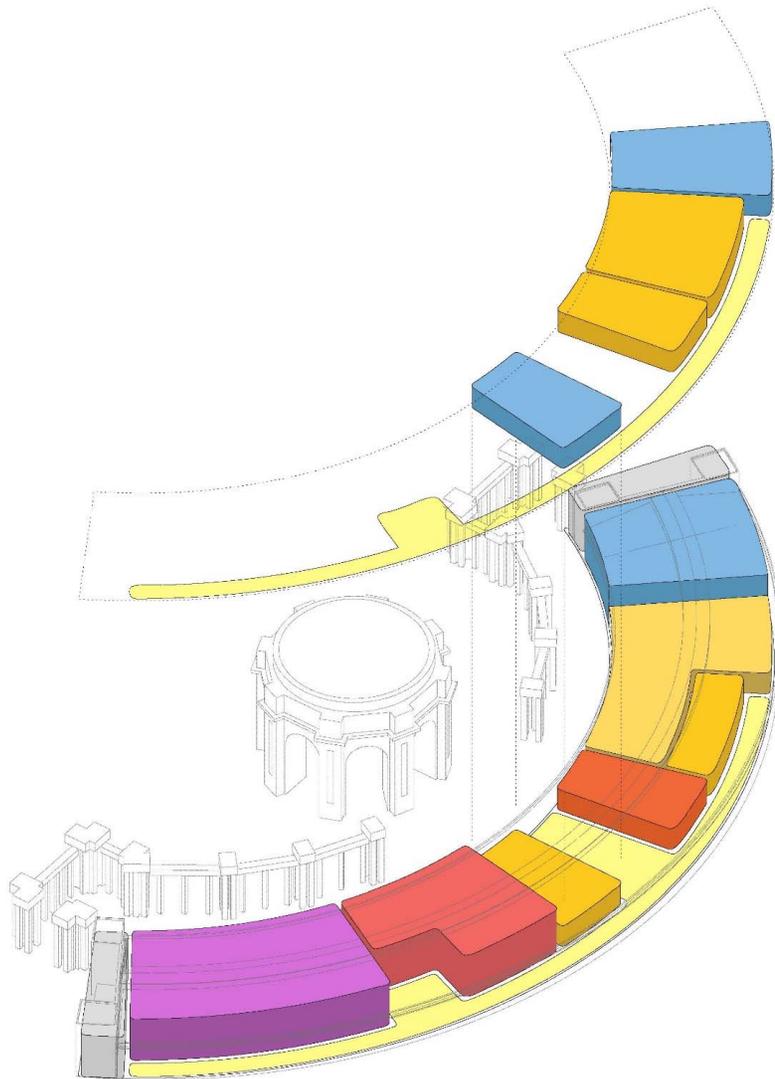




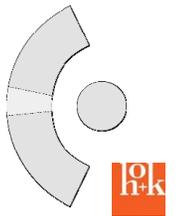
Base

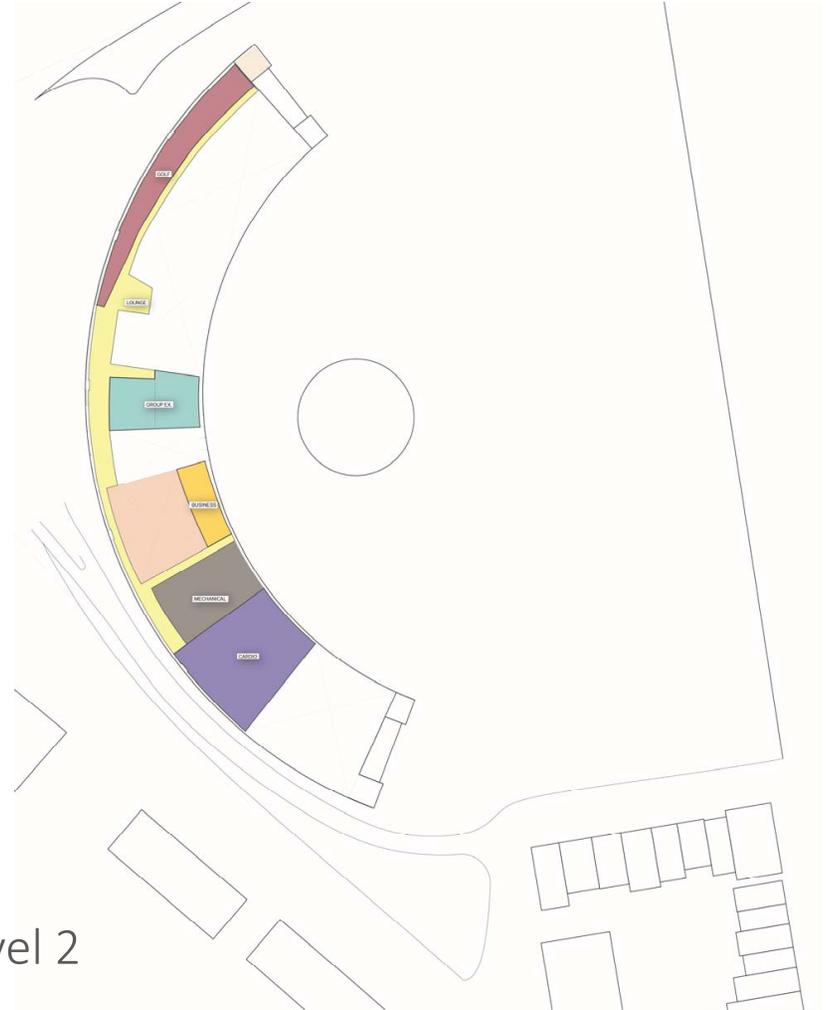


# Base



- MECH
- CIRCULATION
- FITNESS
- HOSPITALITY
- AMENITY
- COURTS
- SPORTS
- THEATER





# Base



# Program – Tennis and Parking Scenario 1

CRISSY FIELD

MARINA GREEN



PARKING COUNT:  
**300** (SURFACE PARKING)  
TENNIS COURT:  
**0**

CRISSY FIELD

MARINA GREEN

## Program – Tennis and Parking Scenario 2



PARKING STRUCTURE FOOTPRINT

**71451 SQFT**

PARKING COUNT:

**230**

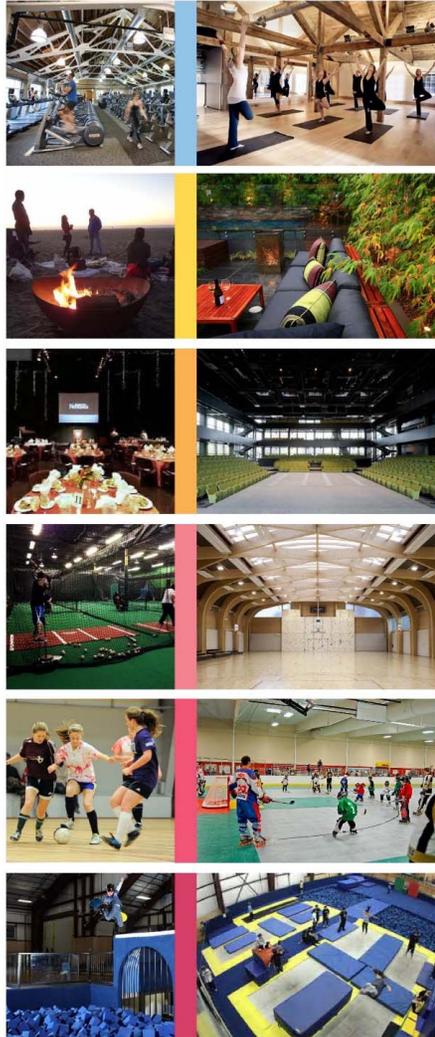
ONSIT TENNIS COURT:

**12**

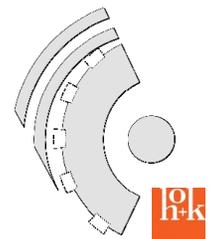
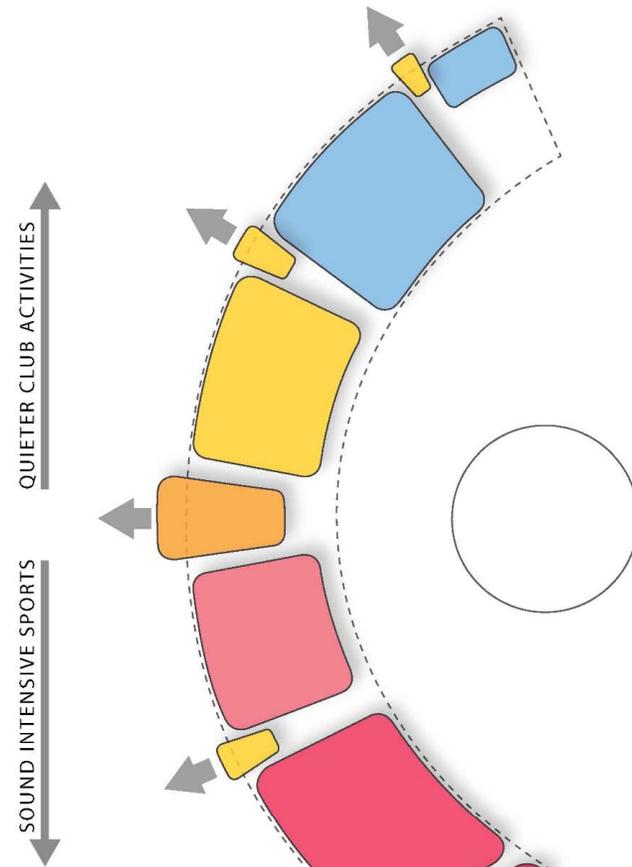
# Sustainability

- Site Energy Water: Best practice based on San Francisco code
- Indoor Environment + Material: Best practice based on LEED and San Francisco code
- Rating Target: LEED **GOLD** Certification

- Additional on site tennis
- Public Link to rotunda enhanced
- Small Public Plaza Creation
- Below Grade Parking
- Selective façade interventions to enhance selective view out to Golden Gate Park and frame 'fitness experience'
- Partial exterior program



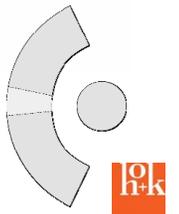
Enhanced

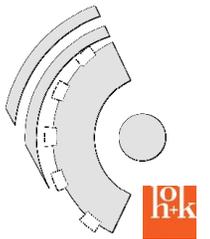
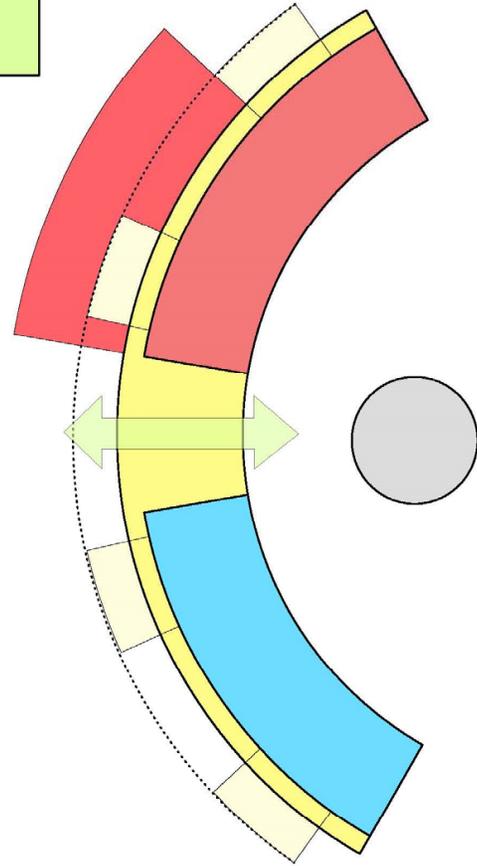
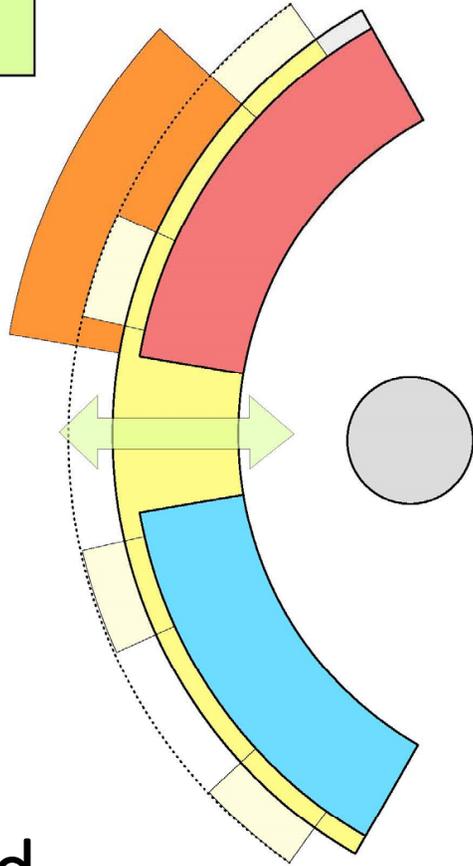


Room Name	QTY	Area	Total Area	Min HT (FT)
Site Area				296,975
Lobby Area				1,000
Administration Area				1,660
Lockers Area				5,000
Laundry Area				600
Fitness Area				26,600
Group Fitness Area				5,400
<b>Courts</b>				
Basketball	1	6,240	6,240	30
Storage	1	400	400	12
Racquetball	0	800	-	20
Squash	0	576	-	16
<b>Courts Area</b>				<b>6,640</b>
<b>Sports</b>				
Baseball				
Baseball Batting Tunnels	8	780	6,240	12
Baseball Pitching Tunnels	0	1,020	-	12
Golf				
Golf Driving Range	20	420	8,400	12
Indoor Soccer	1	17,000	17,000	25
Roller Hockey	0	17,000	-	25
Gymnastics	1	17,000	17,000	26
Rock Climbing	1	576	576	20
BMX/Skate Park	0	17,000	-	20
<b>Sports Area</b>				<b>49,216</b>

Room Name	QTY	Area	Total Area	Min HT (FT)
Track			-	
Aquatics			-	
Wellness			-	
Hospitality Area				6,750
Retail Area				1,350
Business Center Area				2,320
Child Care Area				5,000
Theater Area				10,000
<b>General</b>				
<b>General Area</b>				<b>1,281</b>
<b>Net Program Area</b>				<b>129,417</b>
Circulation, MEP, ETC		30%		38,825.41
<b>Gross Area</b>				<b>159,577</b>
Total Ground Floor Area				126,246
<b>Total Multi-Ht Space Area</b>				<b>78,133</b>
<b>Total Available 2nd Floor</b>				<b>48,113</b>
<b>Gross Available Floor Area</b>				<b>174,359</b>
<b>Program Delta</b>				<b>(6,117)</b>

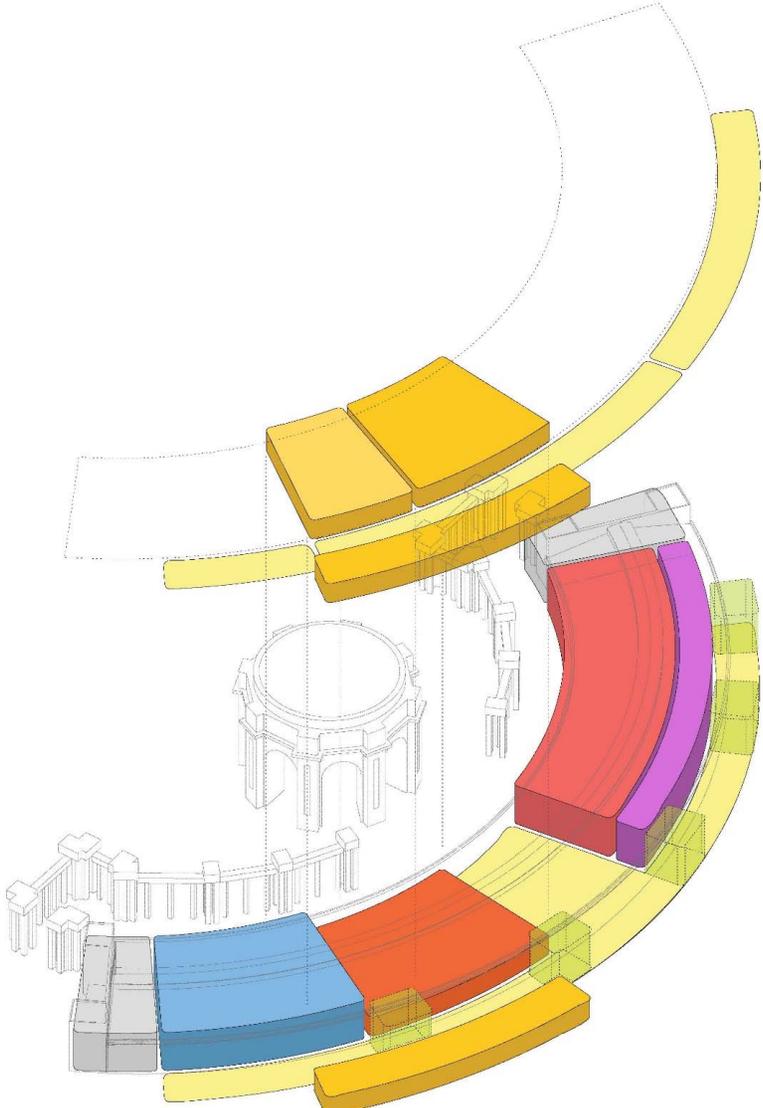
# Enhanced – Program Summary



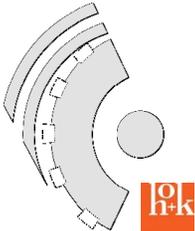


Enhanced

Enhanced



- MECH
- CIRCULATION
- FITNESS
- HOSPITALITY
- AMENITY
- COURTS
- SPORTS
- THEATER





CRISSY FIELD

MARINA GREEN

# Program – Tennis and Parking Scenario



PARKING STRUCTURE FOOTPRINT

**71451 SQFT**

PARKING COUNT:

**230**

ONSIT TENNIS COURT:

**9**

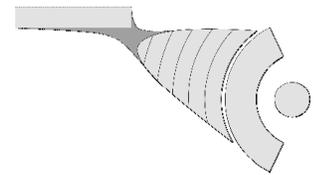
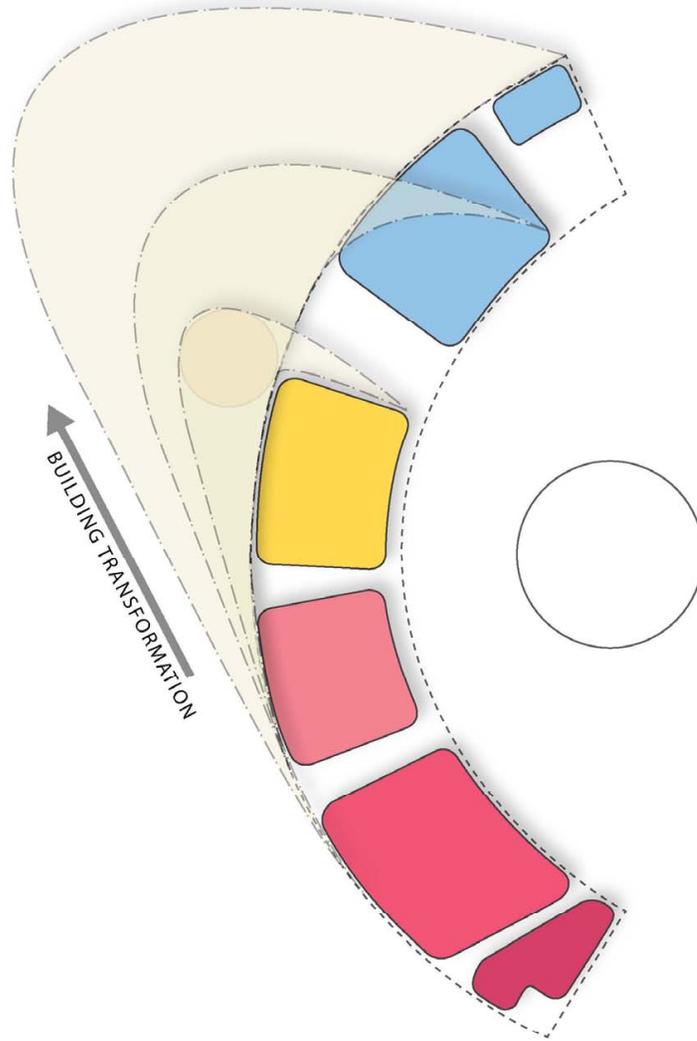
# Sustainability

- Indoor Air and Thermal comfort: Enhanced Air flow
- Daylight + Views: Enhanced Natural light + city views
- Energy + Water: 10-30% above code
- Operational cost: Reduced operation expense
- Renewables: Cost effective on-site [if needed]
- Rating Target: LEED **Platinum** Certification

Enhanced – *Enhanced User Experience*



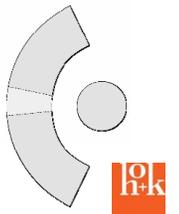
- Maximum Tennis and outdoor programming
- Maximum public intervention
- Below Grade Parking
- Maximize outdoor program and dynamic integration with existing parks
- Provides 'city gateway' elevates Bay Club brand identity
- Architectural canopy opportunities
- Unifying site move with northern waterfront parks.

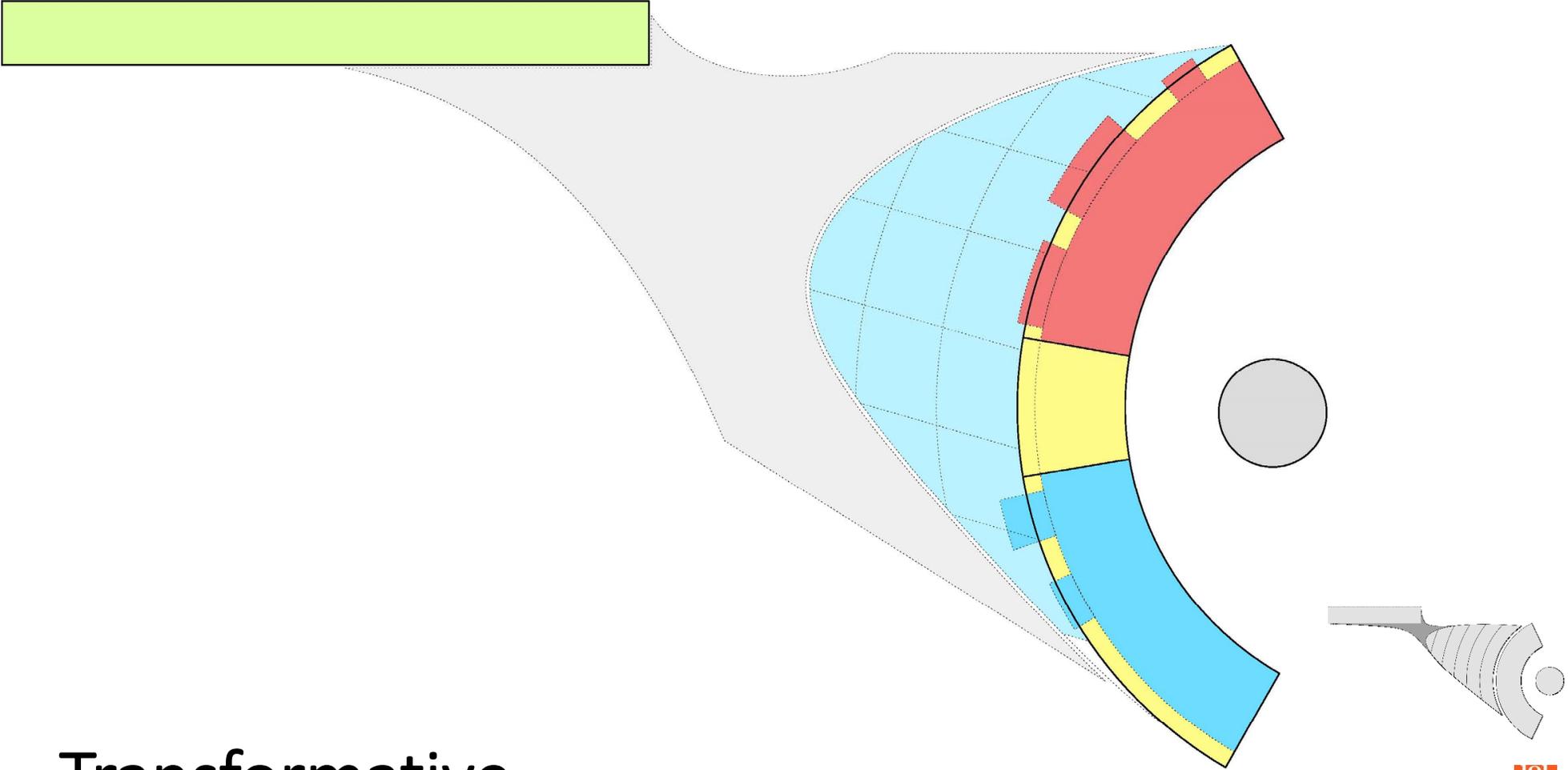


Transformative

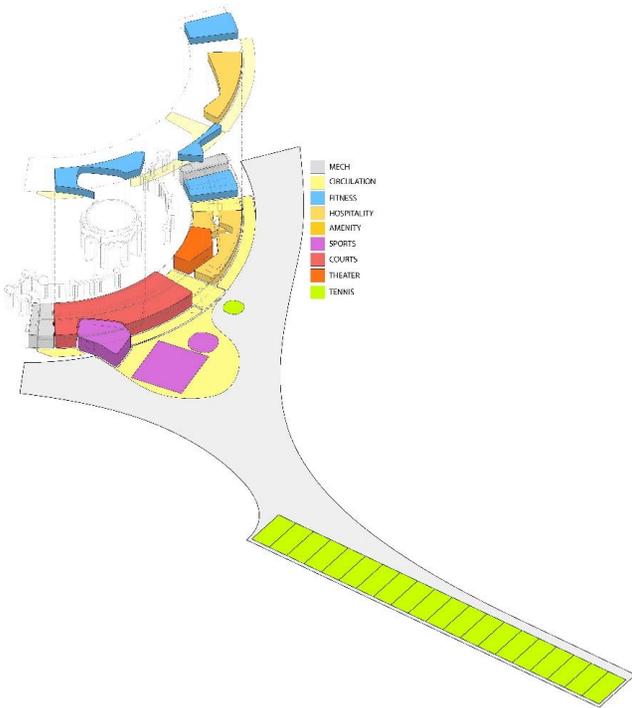
<b>Room Name</b>		
Site Area		296,975
Lobby Area		1,000
Administration Area		1,660
Lockers Area		5,000
Laundry Area		600
Fitness Area		26,600
Group Fitness Area		5,400
Courts Area		13,280
Sports Area		83,216
Track		6,600
Hospitality Area		6,750
Retail Area		1,350
Business Center Area		2,320
Child Care Area		5,000
Theater Area		10,000
General Area		168,776
Net Program Area		170,464
Circulation, MEP, ETC	30%	51,139
Gross Area		221,603
Total Ground Floor Area		126,246
Total Multi-Ht Space Area		118,373
Total Available 2nd Floor		7,873
Gross Available Floor Area		134,119
Program Delta		87,484

# Transformative – Program Summary

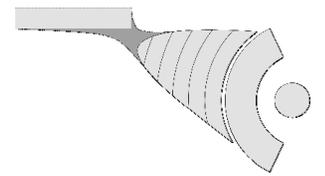
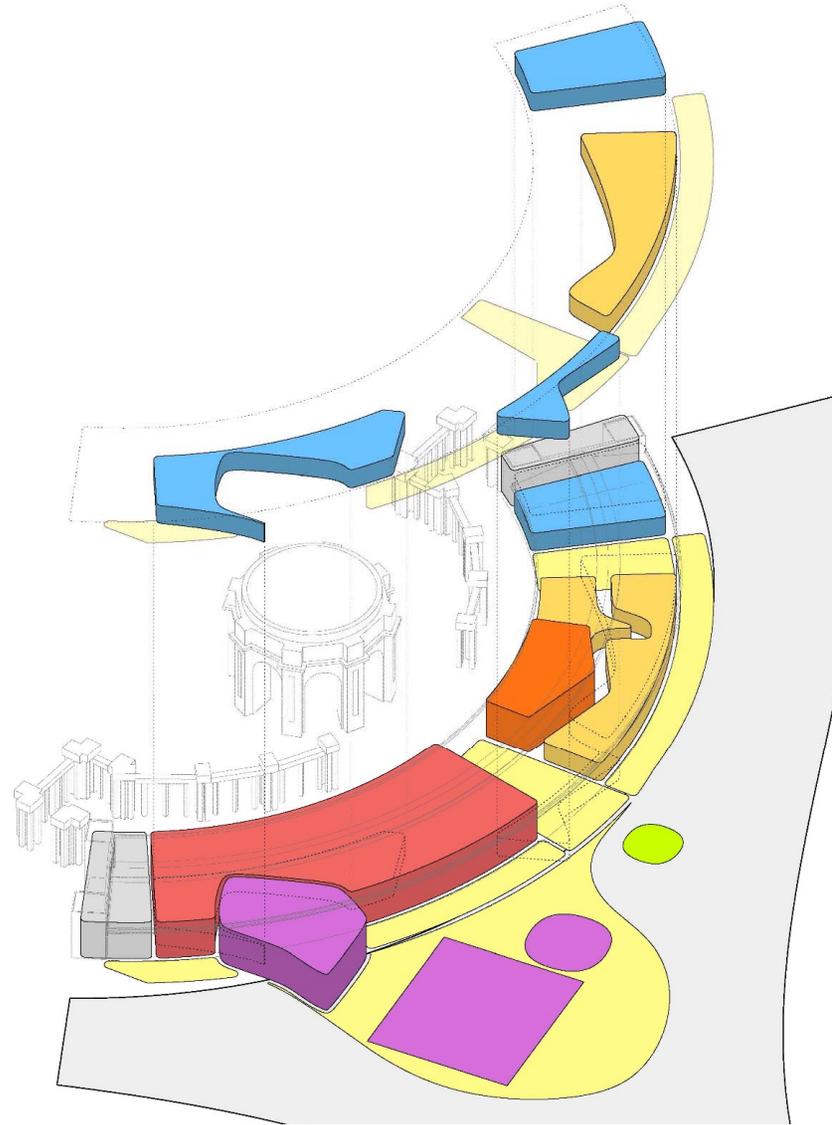


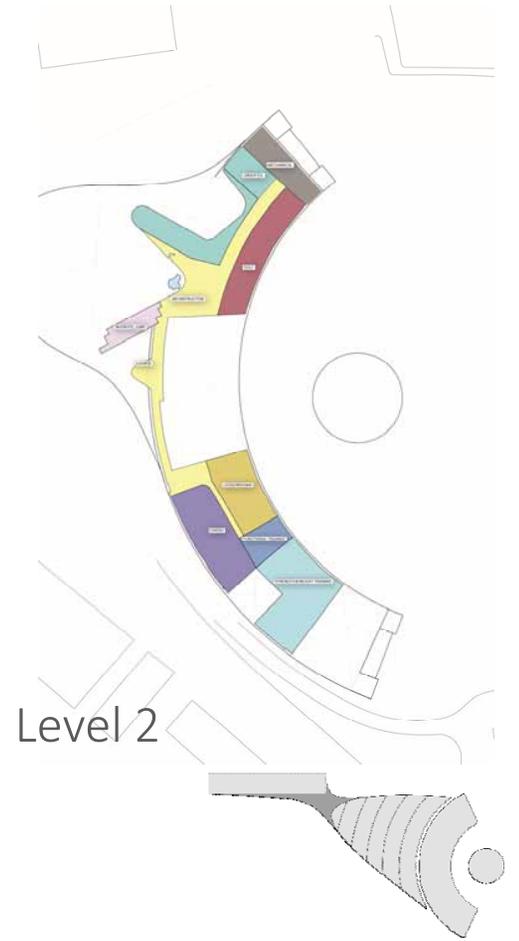
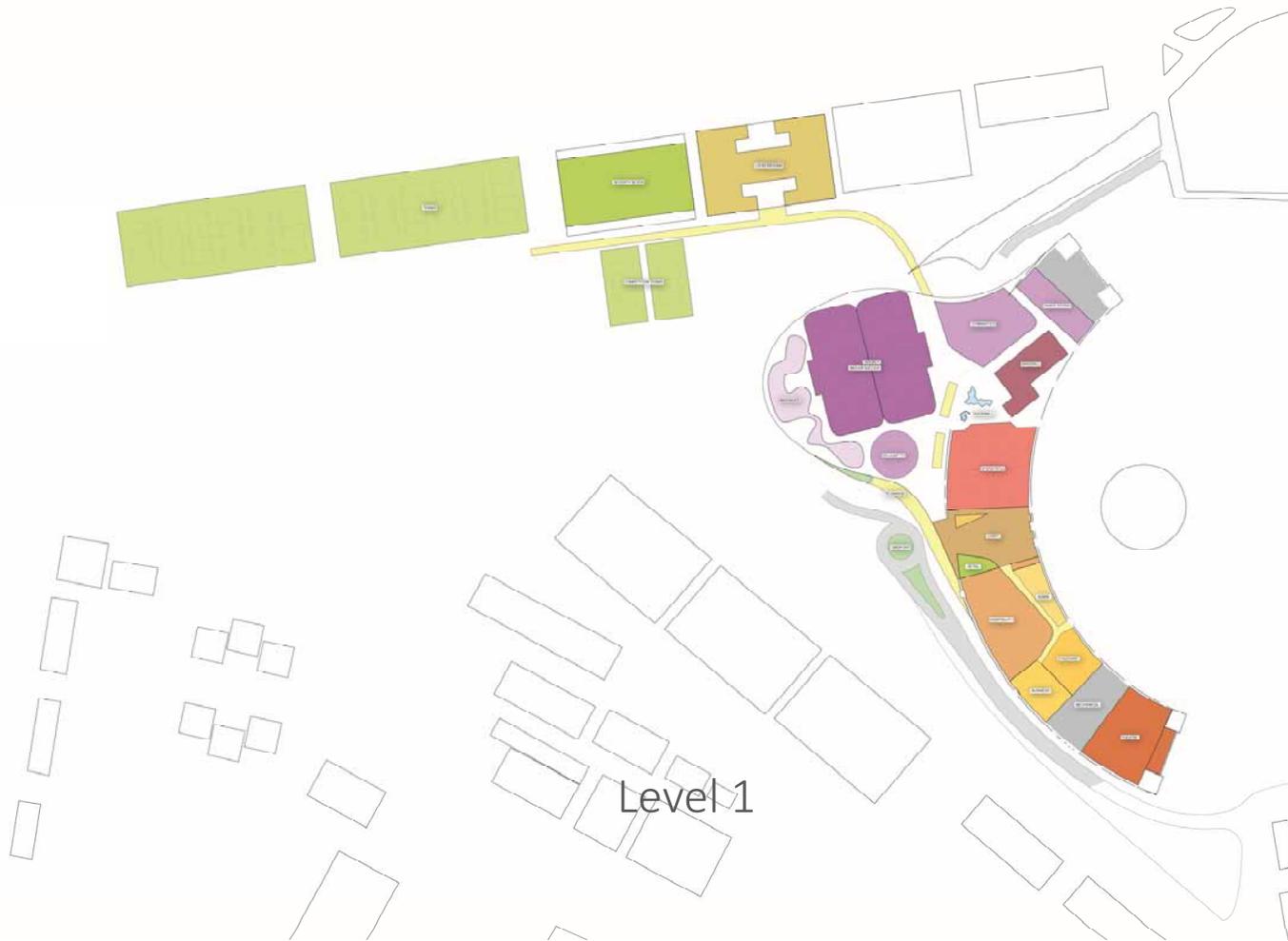


Transformative



Transformative





Transformative



# Program – Tennis and Parking Scenarios

CRISSY FIELD

MARINA GREEN



PARKING STRUCTURE FOOTPRINT

**42506 SQFT**

PARKING COUNT:

**300 (2 Stories)**

TENNIS COURT:

**14**

# Sustainability

- Occupant Comfort: Direct connection to light and air
- Air + Thermal Comfort: Air flow tuned to guest activity
- Energy + Water: Net-zero performance
- Material: Healthy and multi-attribute
- Renewables: on site generation + site resources
- Operational Cost: Life Cycle Building analysis
- Rating Target: LEED **Platinum** / Living Bldg Challenge / Net-0

Transformative – *Optimum User Experience*



# Program Summary

## Base

- No tennis programming
- Program stacking fits in Palace of Fine Arts historic core – creates dynamic play of space
- Surface parking
- Public link to rotunda enhanced
- Continue ‘green spine’ of existing trees to Chrissy Field

## Enhanced

- Additional on site tennis
- Public link to rotunda enhanced
- Small public plaza creation
- Below grade parking
- Selective façade interventions to enhances view to Golden Gate Park and frames ‘fitness experience’
- Partial exterior program

## Transformative

- Maximum Tennis and outdoor programming
- Maximum public intervention
- Below Grade Parking
- Maximize outdoor program and dynamic integration with existing parks
- Provides ‘city gateway’ elevates Bay Club brand identity
- Architectural canopy opportunities
- Unifying site move with northern waterfront parks



# Summary – Next Steps

- Finalize Program Adjacencies & Stacking
- Define Building Architecture Scenario
- \*\*Next Bay Club Meeting Date