



MISSION BAY SOUTH BLOCK 4E - PHASE I
BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL



MISSION BAY SOUTH BLOCK 4E
PHASE I

BCSD SUBMITTAL
NOVEMBER 18, 2025

*NOTE: RENDERINGS HEREIN ARE
ILLUSTRATIVE AND MAY CHANGE.*

COVER

0.01

CLIENT:

CURTIS DEVELOPMENT

10 LINARES AVE., SAN FRANCISCO, CA 94116
415.609.4996

BAYVIEW SENIOR SERVICES

1753 CARROLL AVE., SAN FRANCISCO, CA 94124
628.200.3010

ARCHITECT:

Y.A. STUDIO

777 FLORIDA STREET, SUITE 301,
SAN FRANCISCO, CA 94110
415.920.1839

ASSOCIATE ARCHITECT:

PERRY ARCHITECTS

123 MISSION ST., 7TH FLOOR, SAN FRANCISCO, CA 94110
415.806.1203

JOINT TRENCH:

URBAN DESIGN CONSULTING ENGINEERS

1 BLUXOME STREET, SUITE 403, SAN FRANCISCO, CA 94107
415.658.5850

CIVIL ENGINEER:

LUK AND ASSOCIATES

738 ALFRED NOBEL DRIVE, HERCULES, CA 94547
510.724.3388

LANDSCAPE:

GLS LANDSCAPE ARCHITECTURE

2677 MISSION ST #200, SAN FRANCISCO, CA 94110
415.285.3614

STRUCTURAL ENGINEER:

IMEG

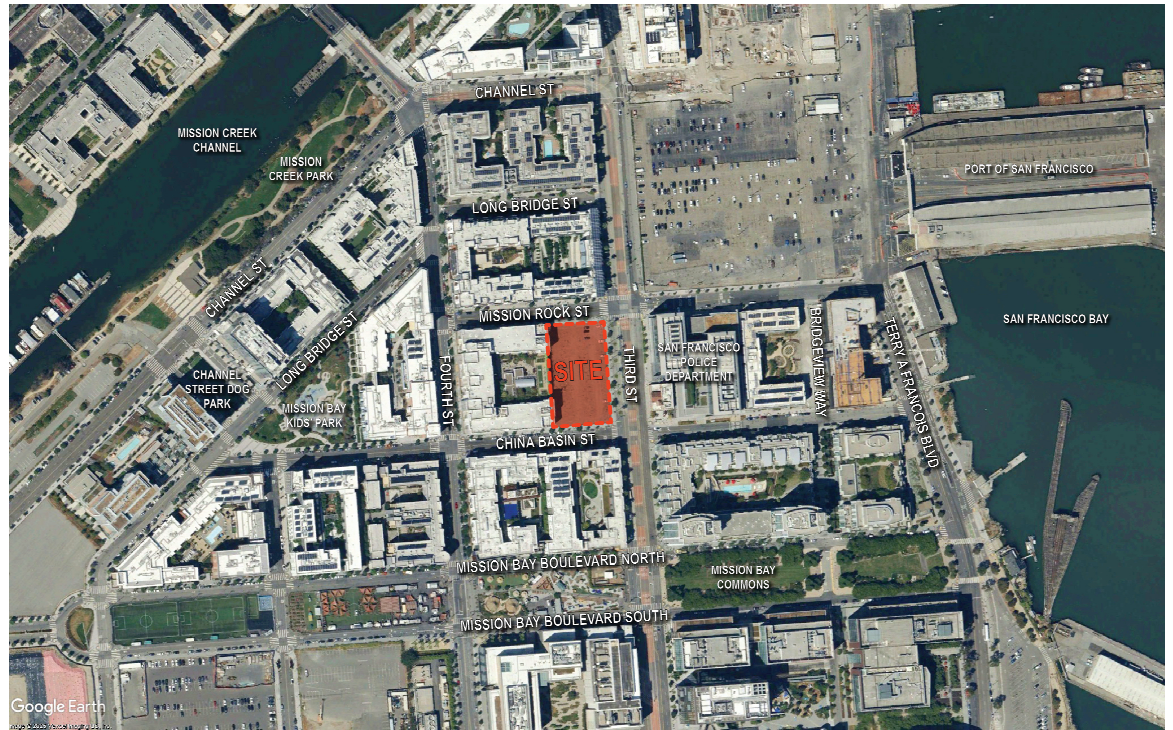
160 PINE ST., SUITE 350, SAN FRANCISCO, CA 94111
415.541.9477

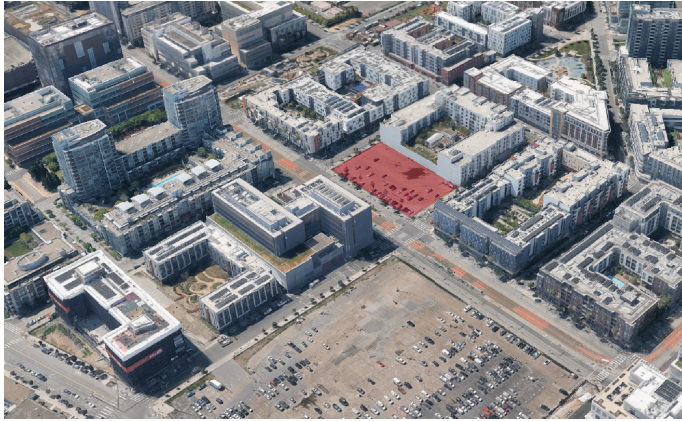
STRUCTUS, INC.

160 PINE ST., SUITE 300, SAN FRANCISCO, CA 94111
415.399.1710

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01 - SITE CONTEXT





AERIAL FACING SOUTHWEST



NORTHWEST TOWARDS THIRD STREET AND CHINA BASIN STREET



Mission Bay South Block 4 East (MB4E) Phases I and II

The Mission Bay South Block 4E Project comprises two high rise buildings that will provide housing for families and individuals, including those displaced by San Francisco's urban renewal policies of the past. Phase I, located on the southern half of the site, will provide 165 units of affordable family and permanent supportive rental housing. Phase II, positioned on the northern half, will deliver 233 units for these same populations.

The Project is being developed by lead developer Curtis Development (CD) in partnership with Bayview Senior Services (BSS). Both CD and BSS are local, Black-led entities whose leadership represents a deliberate commitment to expanding affordable housing development opportunities to include BIPOC and emerging developers in a city where displacement has disproportionately affected African American families.

The two high-rise buildings will maximize housing opportunities for San Franciscans, with particular emphasis on Certificate of Preference (COP) Holders who were directly impacted by past San Francisco Redevelopment Agency actions. The site represents one of the last remaining developable parcels in Mission Bay designated for 100% affordable housing.

These buildings will serve as a gateway between downtown San Francisco and the Mission Bay neighborhood, positioned strategically along Third Street with direct access to a Muni T-Line stop. The location connects residents to employment opportunities, the Bay waterfront, parks, and the Giants and Warriors stadiums, while being less than a mile from the Mission Bay Elementary School.

The buildings are being designed and permitted in parallel for efficiency, with floor plans that mirror each other for cost effectiveness while maintaining distinct architectural expressions that reflect the cultural heritage and aspirations of the communities they will serve.

Development Background

The vision for MB4E responds to San Francisco's history of displacement of African American households through 1960s-era urban renewal policies, particularly in the Bayview Hunters Point and Western Addition neighborhoods. These redevelopment actions scattered Black families across the region, breaking apart established communities and displacing residents from areas where they had built businesses, social networks, and cultural institutions.

The Certificate of Preference program was created to acknowledge this harm and provide displaced families with priority access to affordable housing. However, few COP Holders have successfully secured housing in the affordable developments built since the program's inception. MB4E represents an intentional effort to address this gap, with COP Holders engaged throughout the Project's development and guaranteed early leasing outreach and first priority for housing.

The project aims to create multi-generational living opportunities for low-to-moderate income families, seniors, and those with experiences of homelessness. Mission Bay's location between the historically African American community of Bayview Hunters Point and the city's economic center makes it an ideal setting for families seeking both cultural connection and economic opportunity.

BSS will provide supportive services and programming focused on education, healthy living, and economic empowerment, helping residents build stability and community within their new homes.

Overall Vision and Development Approach

The development creates a contemporary urban village that serves multiple generations while honoring the cultural heritage of displaced African American families. The project recognizes that healing from displacement requires more than individual housing units—it demands the restoration of community connections and cultural identity.

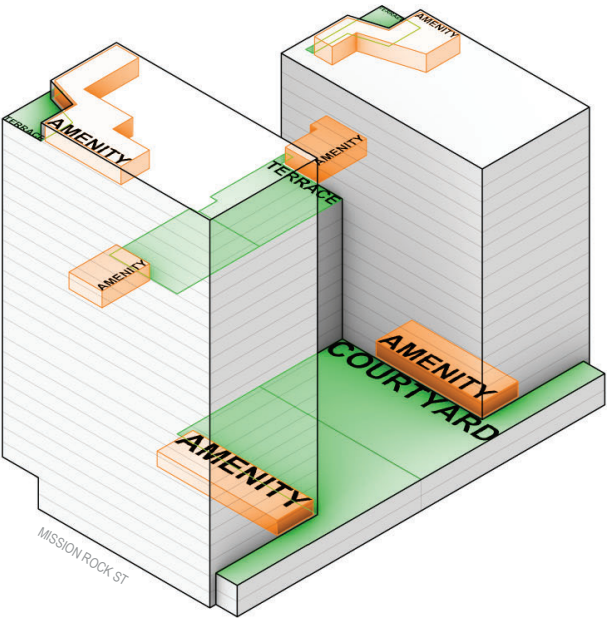
The two towers work together to create varied spaces and amenities within a unified community. As residents and visitors approach the buildings, they encounter the woven texture of the 23-story high-rise and the rhythmic façade patterns of the 16-story building. A 10th-story terrace physically connects the two towers while providing shared outdoor space for community activities.

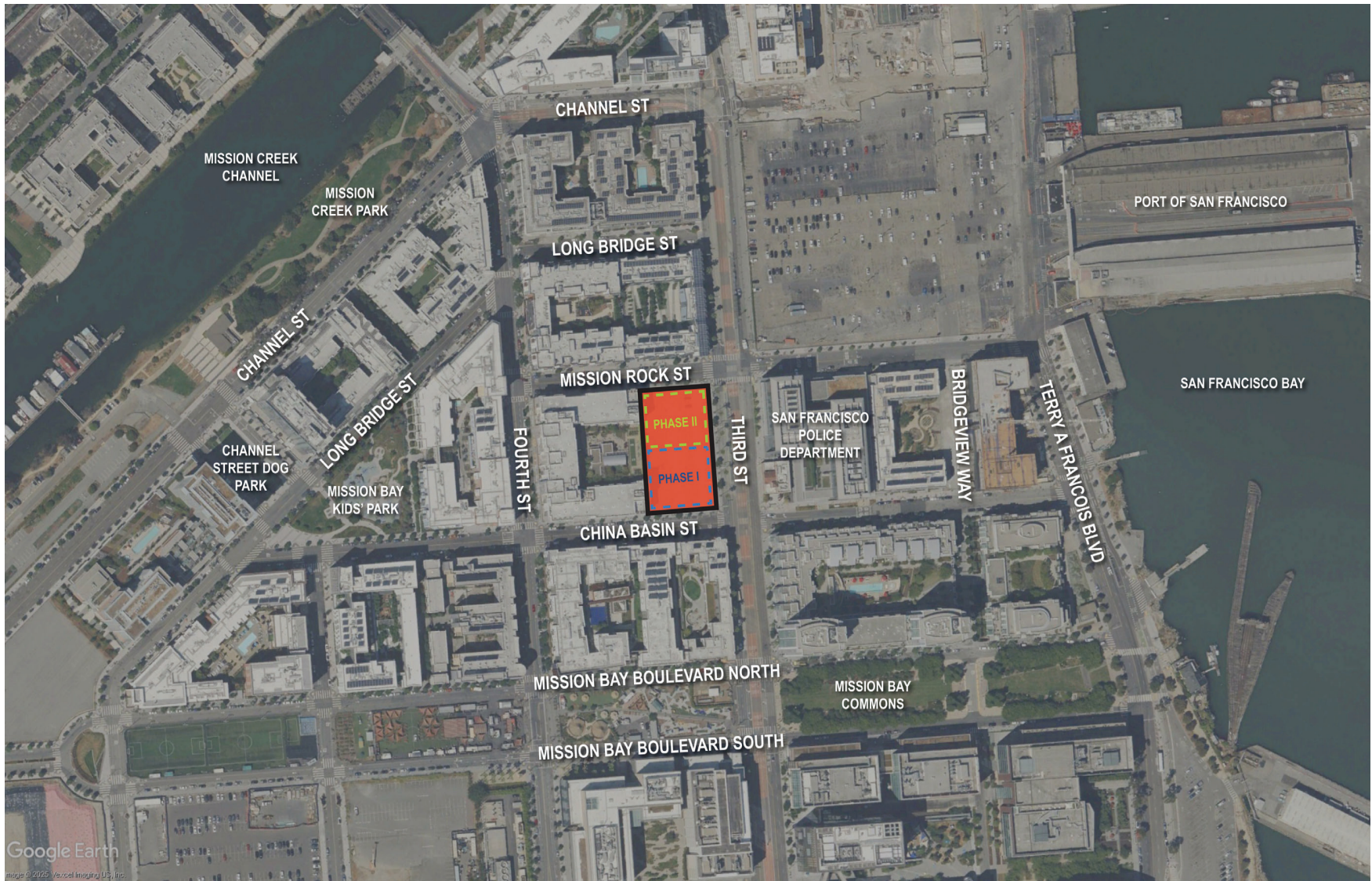
An array of amenities distributed throughout both buildings reflects the principle that successful communities require spaces for different activities, ages, and social preferences. Elders can find both quiet spaces and vibrant social areas. Families have access to children’s play areas with nearby seating for parents and guardians. The design supports both individual privacy and collective community life. The design and programming has been informed by direct input from COP Holders through focus groups hosted by the design team in May and June 2025, ensuring that the community most impacted by displacement shapes the vision for their future homes.

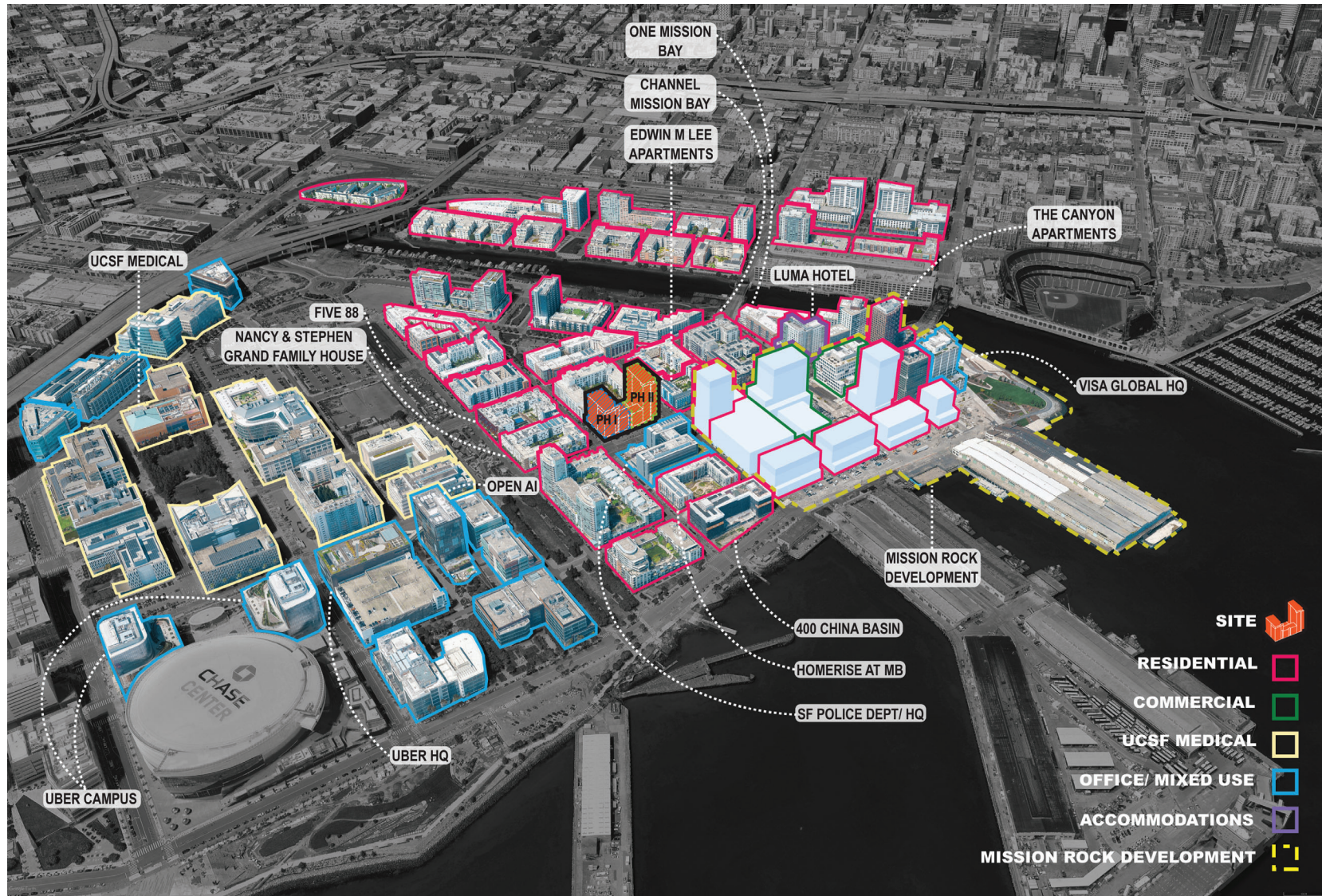
Project Amenities

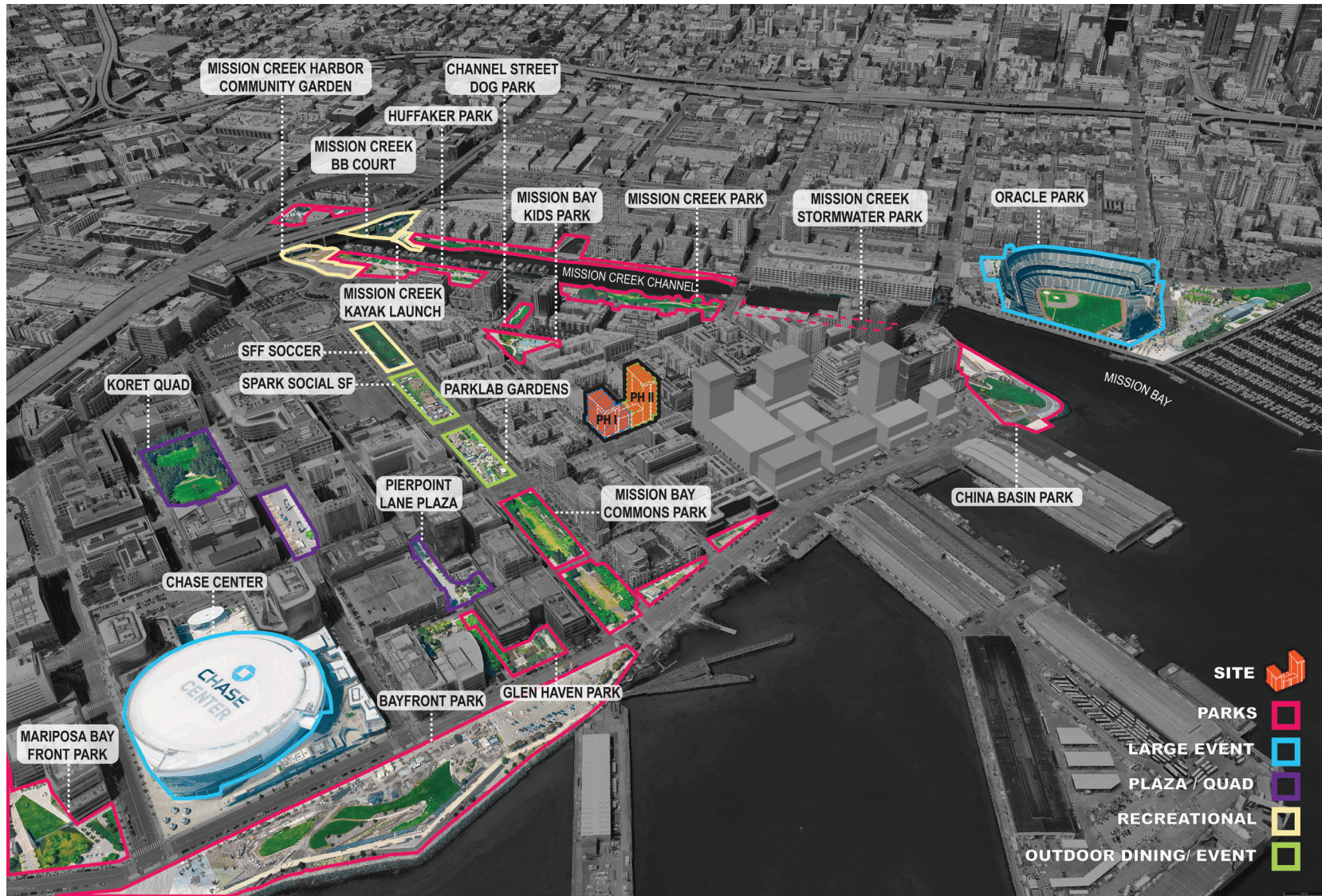
The properties will offer:

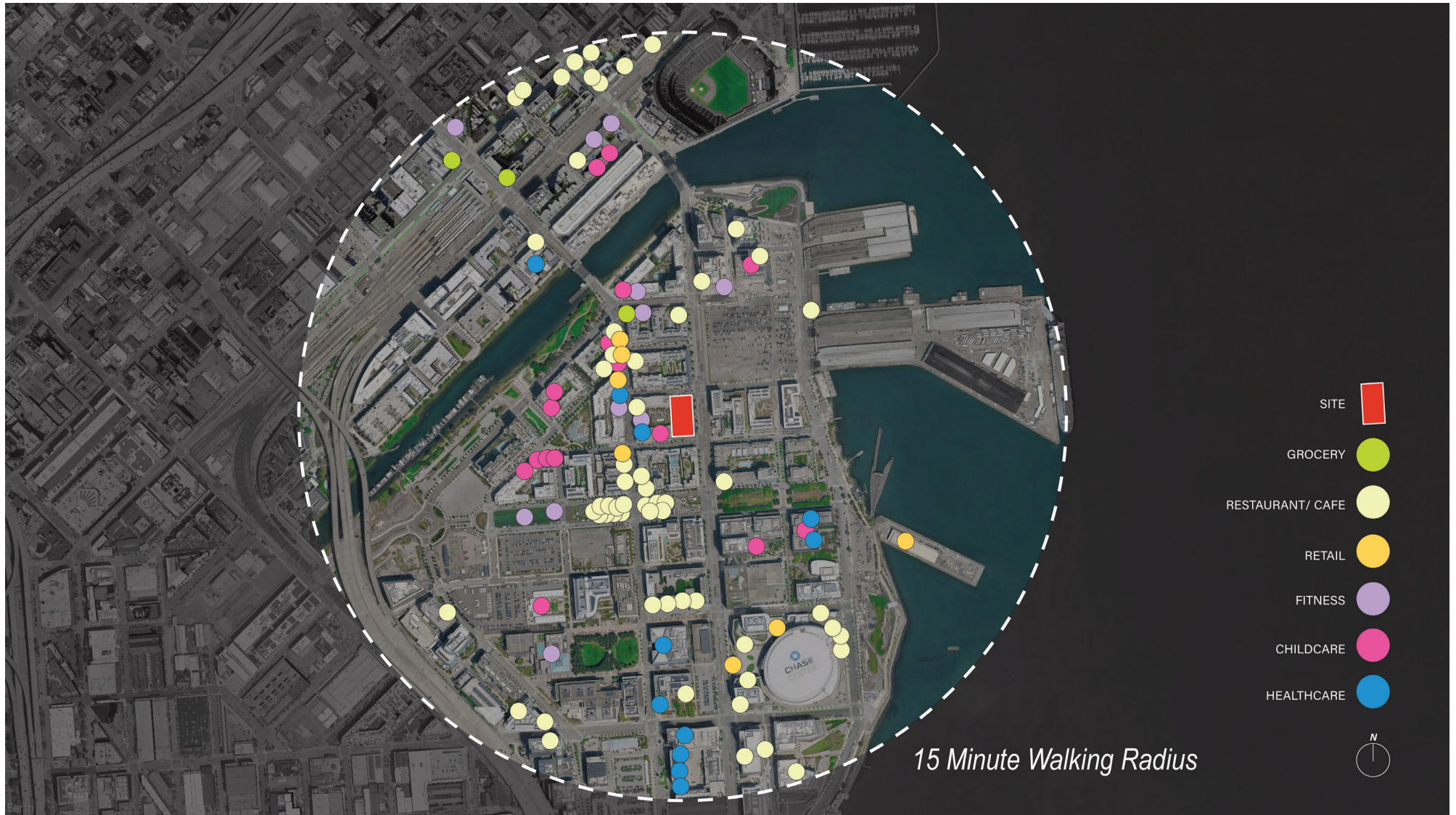
- A variety of open spaces with different focuses including play areas, calming garden spaces, and small convening spaces
- Sky lounges for smaller events and taking in the expansive views of the Bay
- Multi-functional community rooms with kitchens and flexible furniture arrangements, furnished to accommodate private events, community events, and other activities
- Spaces conducive to clubs, activities, classes, and fitness
- Remote work rooms
- Outdoor play areas for small children with nearby welcoming seating for parents/guardians
- Offices for social services teams including case managers informed by trauma-informed design principles
- Multiple laundry rooms adjacent to outdoor spaces
- Generous lobby areas with mail areas and package lockers

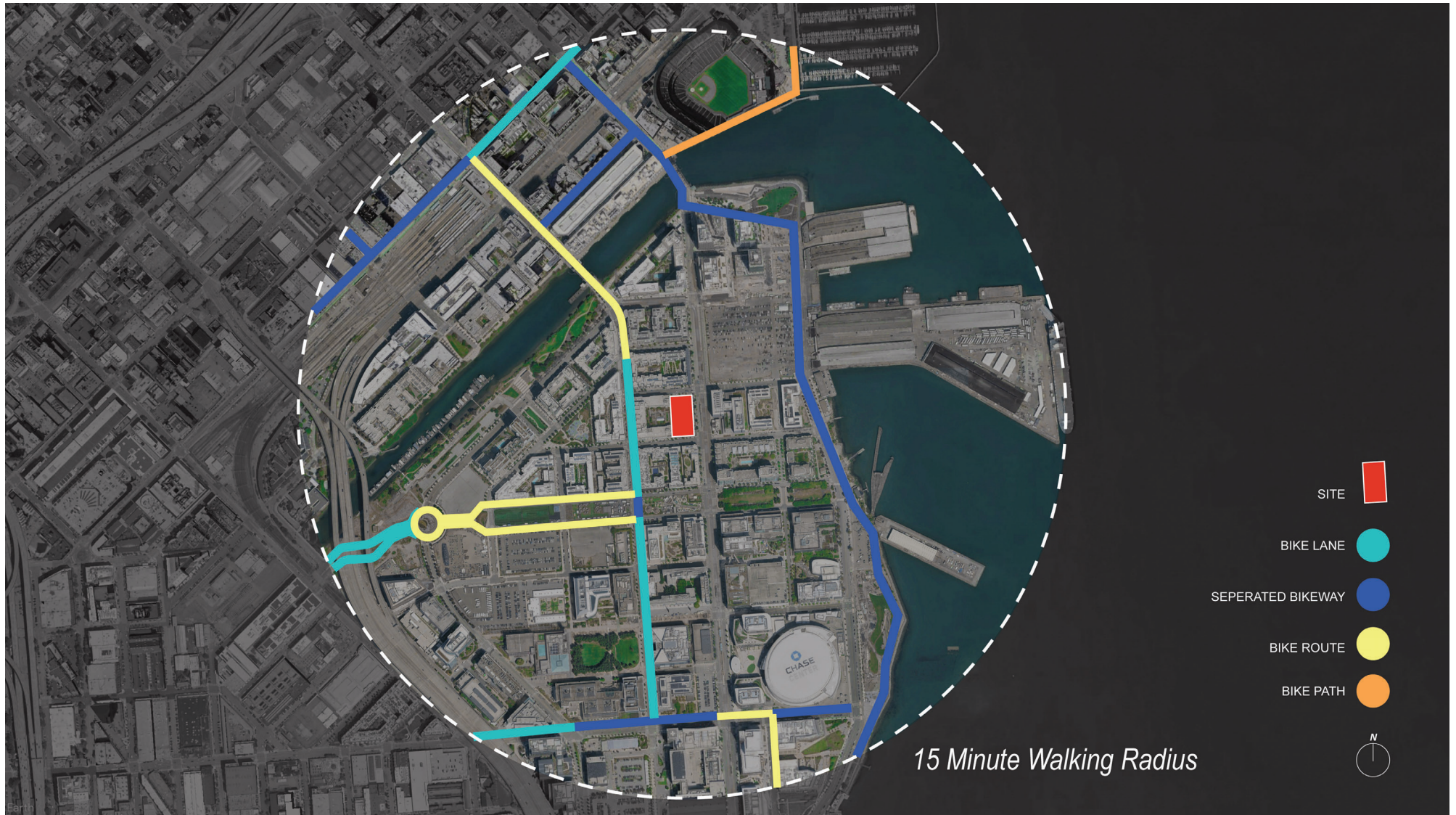


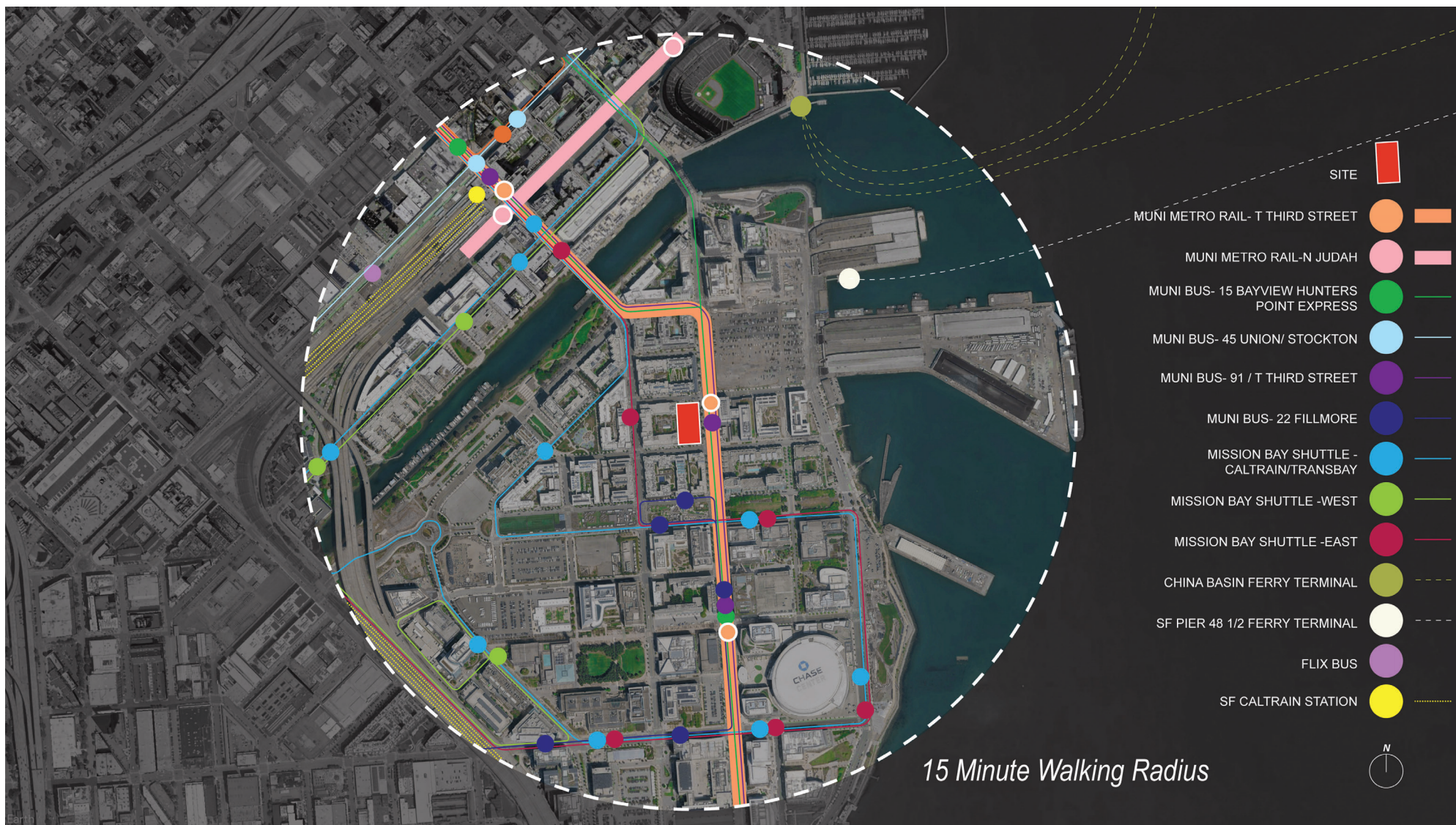


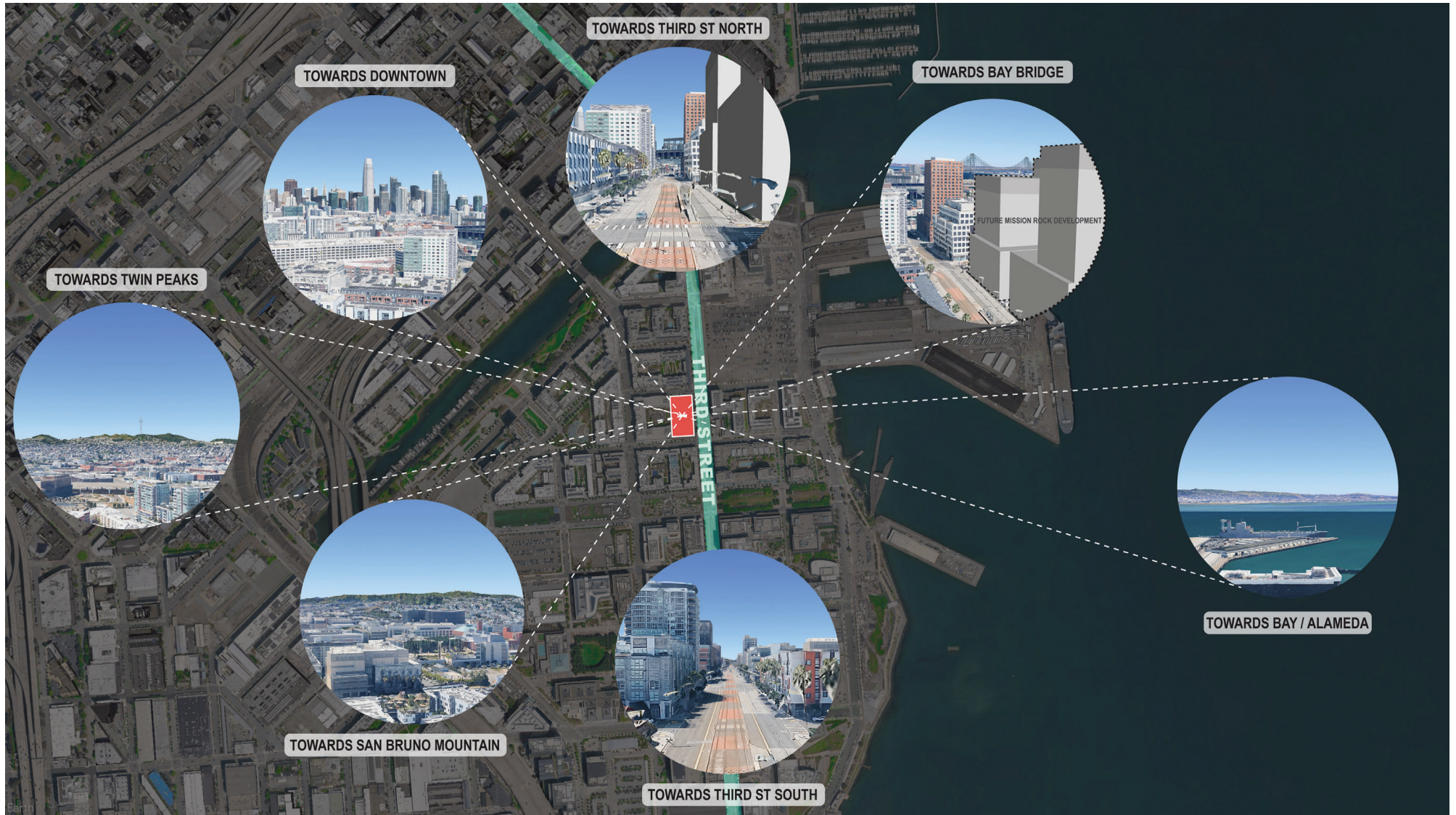


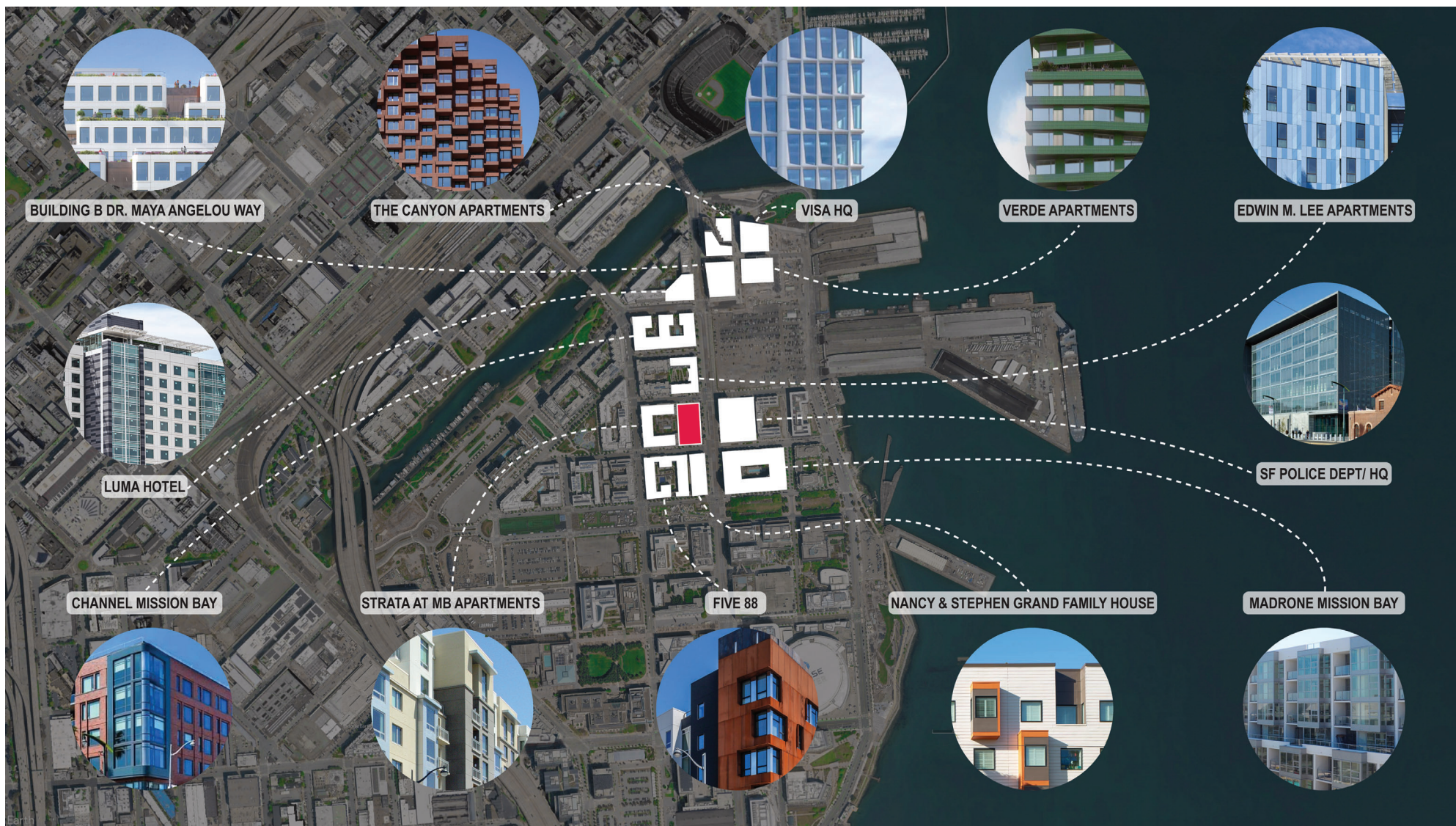












PHASE 1 - SOUTH PARCEL	Unit Summary							
	LEVEL	27.9% 1B	46.7% 2B	25.5% 3B	0.0% 4B	0.0% 5B	UNITS PER FLOOR	BEDROOM TOTALS
	1	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0
	3	3	3	4	0	0	10	21
	4	4	7	3	0	0	14	27
	5	4	7	3	0	0	14	27
	6	4	7	3	0	0	14	27
	7	4	7	3	0	0	14	27
	8	4	7	3	0	0	14	27
	9	4	7	3	0	0	14	27
	10	3	3	3	0	0	9	18
	11	3	5	3	0	0	11	22
	12	3	5	3	0	0	11	22
	13	3	5	3	0	0	11	22
	14	3	5	3	0	0	11	22
	15	3	5	3	0	0	11	22
	16	1	4	2	0	0	7	15
	Total	46	77	42	0	0	165	326

Program Area Summary							EXTERIOR COMMON
RES NFA	COMMON	SUPPORT	PARKING	CIRC	RETAIL	GROSS AREA	
0	3,612	3,578	11,079	1,421	1,253	20,943	
0	627	1,707	10,979	2,246		15,559	
8,760	2,541	613		2,199		14,113	7,518
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
7,584	1,324	548		1,947		11,403	2,866
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
6,216	1,973	547		1,654		10,390	960
139,004	10,077	13,010	22,058	29,231	1,253	214,633	11,344

TYPICAL RESIDENTIAL AREA EFFICIENCY: 82%
AVERAGE UNIT AREA: 842 SF

PHASE 2 - NORTH PARCEL	Unit Summary							
	LEVEL	26.2% 1B	46.8% 2B	24.0% 3B	2.1% 4B	0.9% 5B	UNITS PER FLOOR	BEDROOM TOTALS
	1	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0
	3	3	4	3	0	0	10	20
	4	4	7	3	0	0	14	27
	5	4	7	3	0	0	14	27
	6	4	7	3	0	0	14	27
	7	4	7	3	0	0	14	27
	8	4	7	3	0	0	14	27
	9	4	7	3	0	0	14	27
	10	3	3	3	0	0	9	18
	11	3	5	3	0	0	11	22
	12	3	5	3	0	0	11	22
	13	3	5	3	0	0	11	22
	14	3	5	3	0	0	11	22
	15	3	5	3	0	0	11	22
	16	1	3	2	1	1	8	22
	17	2	5	2	1	0	10	22
	18	2	5	2	1	0	10	22
	19	2	5	2	1	0	10	22
	20	3	5	3	0	0	11	22
	21	3	5	3	0	0	11	22
	22	3	5	3	0	0	11	22
	23	0	2	0	1	1	4	13
	Total	61	109	56	5	2	233	477

Program Area Summary							EXTERIOR COMMON
RES NFA	COMMON	SUPPORT	PARKING	CIRC	RETAIL	GROSS AREA	
0	2,521	6,135	10,929	1,581		21,166	
0	720	1,457	10,995	2,067		15,239	
8,345	2,673	577		2,467		14,062	7,428
11,441		534		2,174		14,149	
11,441		534		2,174		14,149	
11,441		534		2,174		14,149	
11,441		534		2,174		14,149	
11,441		534		2,174		14,149	
11,441		534		2,174		14,149	
7,429	1,245	536		2,127		11,337	2,873
9,083		535		1,725		11,343	
9,083		535		1,725		11,343	
9,083		535		1,725		11,343	
9,083		535		1,725		11,343	
9,083		535		1,725		11,343	
8,600	501	536		1,706		11,343	
9,080		535		1,728		11,343	
9,080		535		1,728		11,343	
9,080		535		1,728		11,343	
9,080		535		1,728		11,343	
9,080		535		1,728		11,343	
4,850	3,149	526		1,623		10,348	785
197,765	10,809	18,856	21,924	43,808	0	293,162	11,086

TYPICAL RESIDENTIAL AREA EFFICIENCY: 80%
AVERAGE UNIT AREA: 849 SF

UNIT DENSITY SUMMARY

SOUTH - PARCEL I	
TOTAL UNITS	165
PARCEL AREA (SF)	22,825
UNIT/ACRE	314.89
NORTH - PARCEL II	
TOTAL UNITS	233
PARCEL AREA (SF)	22,825
UNIT/ACRE	445.51

Average Unit Area Summary					
SOUTH					
	1B	2B	3B	4B	5B
AVERAGE UNIT SIZE	561	857	1169	-	-
RANGE (MIN-MAX)	539-616	798-950	1034-1215	-	-

Average Unit Area Summary					
NORTH					
	1B	2B	3B	4B	5B
AVERAGE UNIT SIZE	557	829	1109	1597	1628
RANGE (MIN-MAX)	514-587	749-1002	1029-1179	1547-1610	1625-1630

CAR AND BIKE PARKING SUMMARY

	South - Phase I			North - Phase II				
	Required	Provided		Required	Provided			
Cars	ADA (CBC 11B-208.2 1 space required for 1-25 total spaces)	2	ADA	2	ADA	2		
			Typical	38	Typical	38		
			Total Parking	40	Total Parking	40		
	EV Chargers (SFGBC 4.106.4 10% Total Parking Spaces)	4	EV Chargers (Do not count toward parking)	4	EV Chargers (Do not count toward parking)	4		
			Total Spaces	44	Total Spaces	44		
	EV Receptacles (SFGBC 4.106.4 40% Total Parking Spaces)	16	EV Receptacles (Included in parking)	16	EV Receptacles (Included in parking)	16		
Loading	(Design Standards p. 46 2 bays (35'-0" x 10'-0") required for 200,000-500,000 Residential Use GSF)	2	Total	1	(Design Standards p. 46 2 bays (35'-0" x 10'-0") required for 200,000-500,000 Residential Use GSF)	2	Total	1
Bikes	Class 1 (SFPC 155.2 1 per unit for first 100 units, then 1 per 4 units for remaining units)	117	Total	120	Class 1 (SFPC 155.2 1 per unit for first 100 units, then 1 per 4 units for remaining units)	134	Total	144
	Class 2 Retail (SFPC 155.2 1 per 20 units)	2			Class 2 Residential (SFPC 155.2 1 per 20 units)	12		
	Residential (SFPC 155.2 1 per 20 units)	9	Total	11				
Laundry	(TCAC Regulations Sec.10325, g, 1, E 1 machine required per 10 units)	17	Total	19	(TCAC Regulations Sec.10325, g, 1, E 1 machine required per 10 units)	24	Total	29

3" = 1'-0"

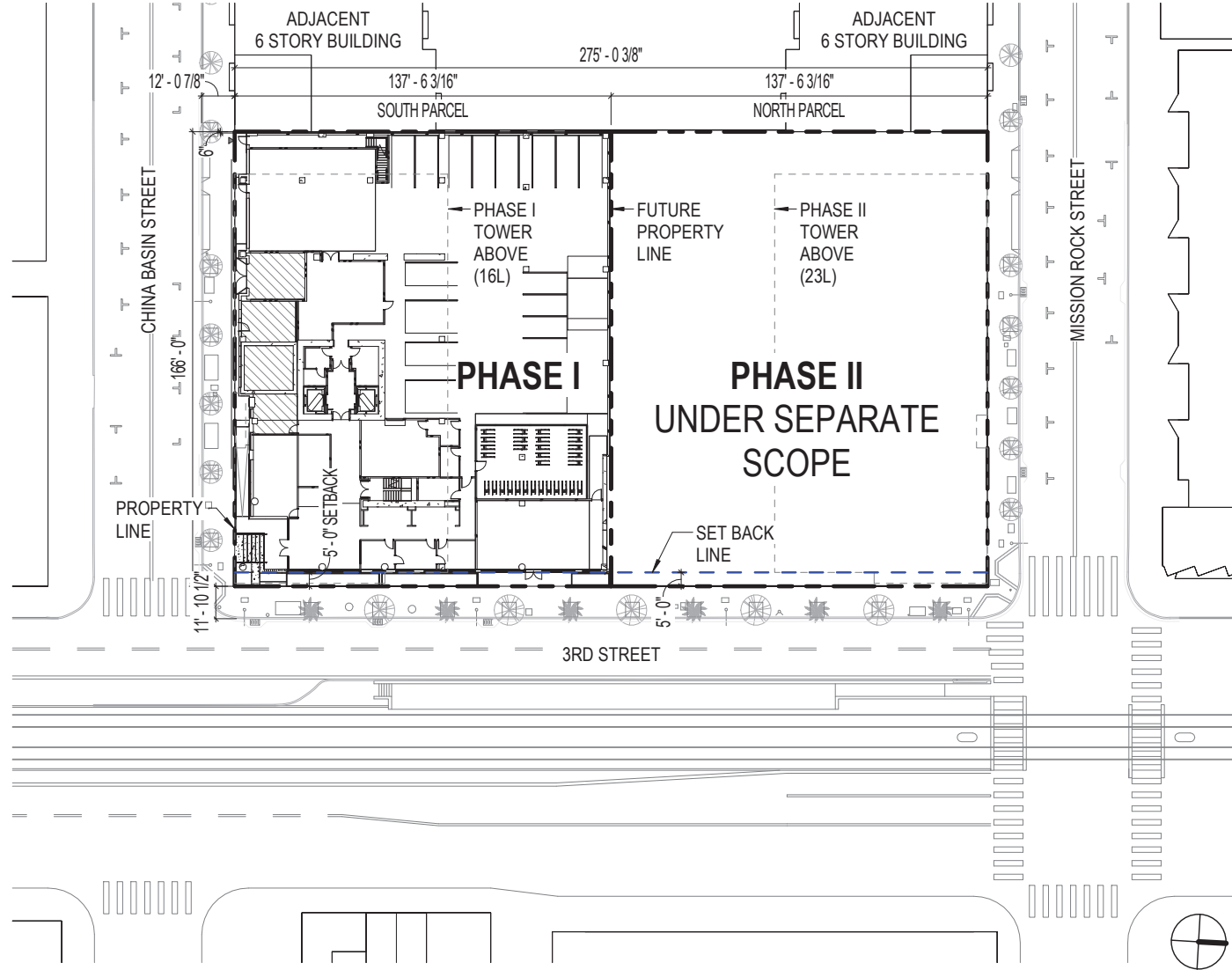


MISSION BAY SOUTH BLOCK 4E
PHASE I

BCSD SUBMITTAL
NOVEMBER 18, 2025

COMBINED PROGRAM TABLE

1.12



0' 10' 20' 40'

1" = 40'-0"

TOTAL BUILDING HEIGHT (PHASE 1):

TOTAL BUILDING HEIGHT IS CALCULATED BY DETERMINING THE AVERAGE HEIGHT OF ALL INDIVIDUAL BUILDING FACES.

BUILDING FACE @ 3RD STREET = 159' - 1 1/2"
 BUILDING FACE @ CHINA BASIN = 158' - 5 1/2"
 (159' - 1 1/2" + 158' - 5 1/2") / 2 = 159' - 9 1/2"

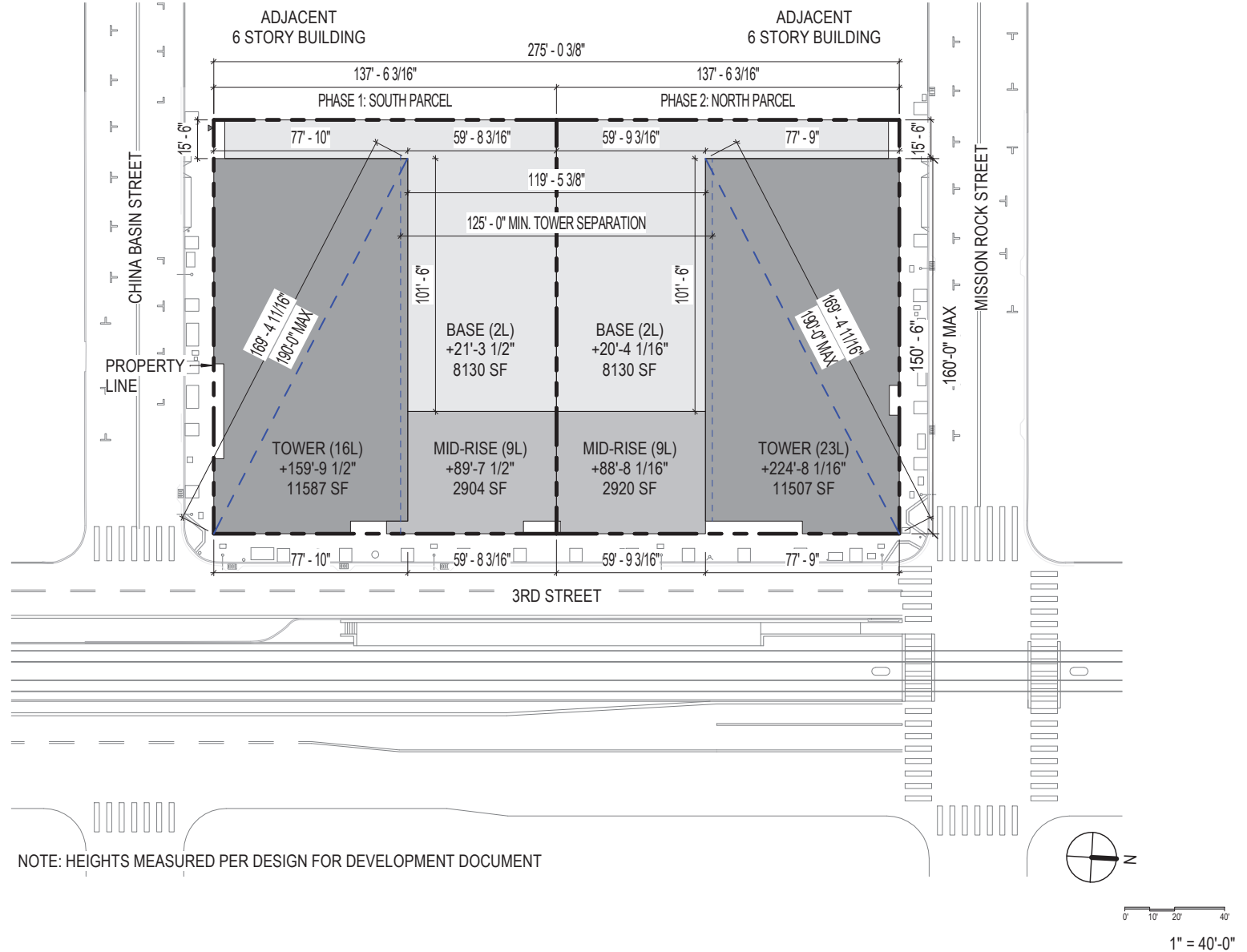
TOTAL BUILDING HEIGHT = 159' - 9 1/2"

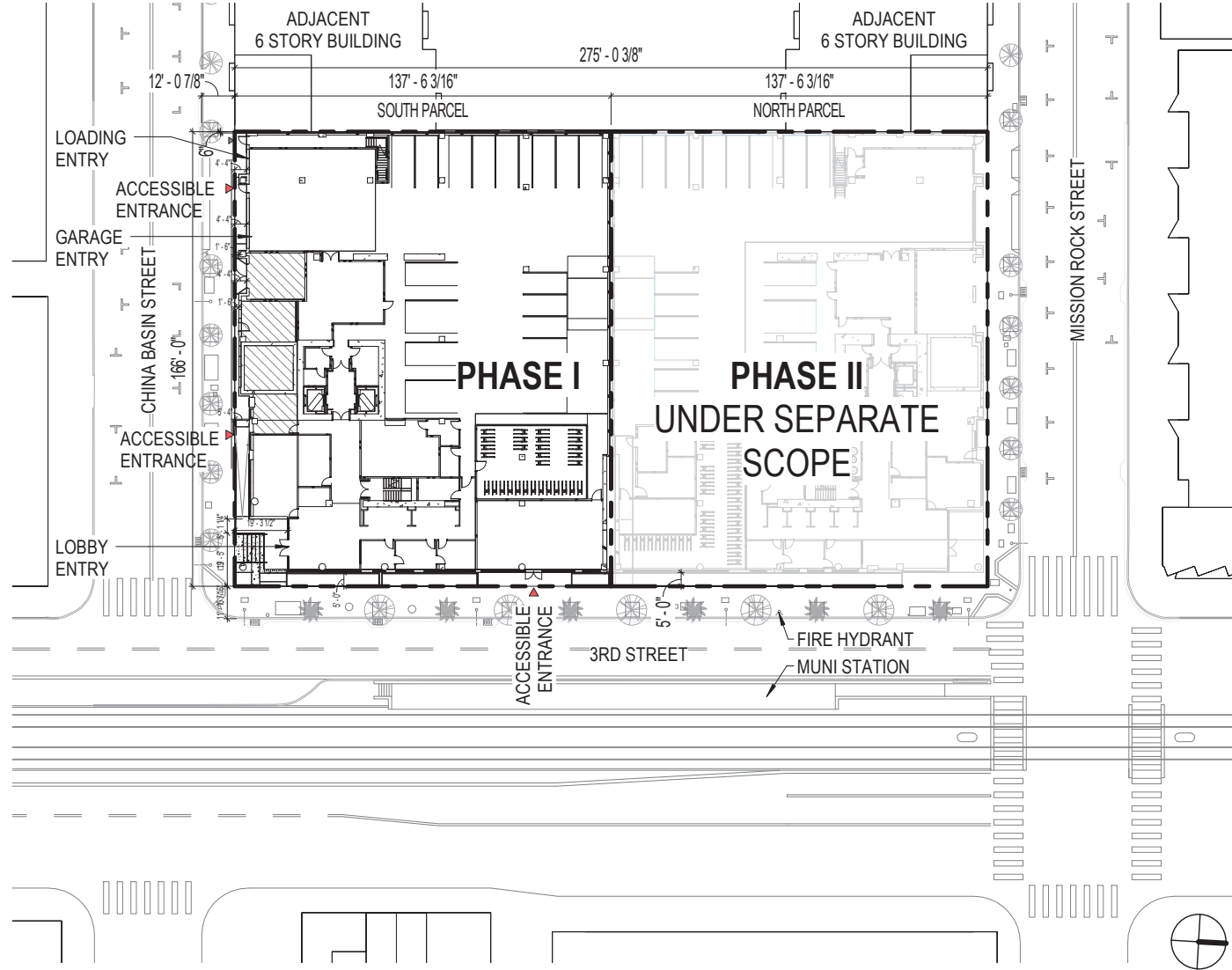
TOTAL BUILDING HEIGHT (PHASE 2):

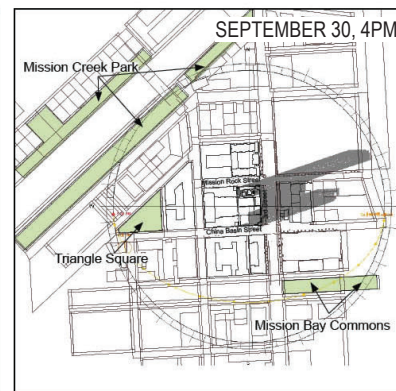
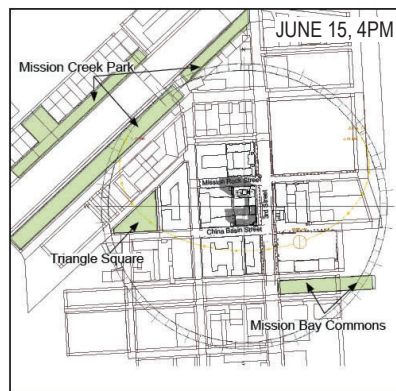
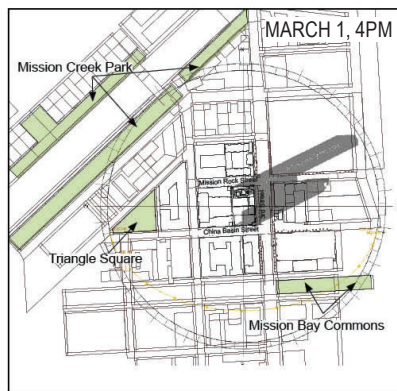
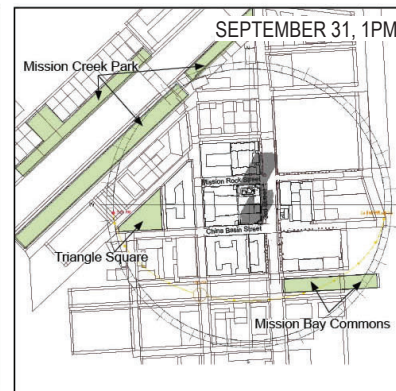
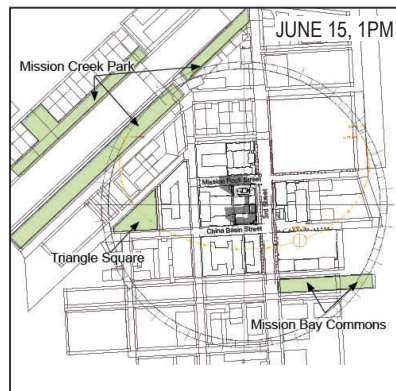
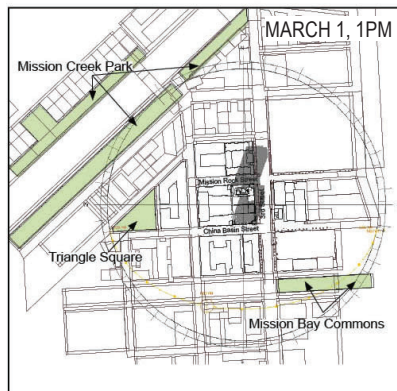
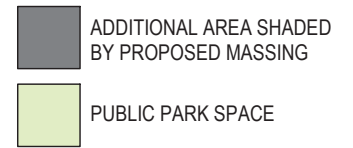
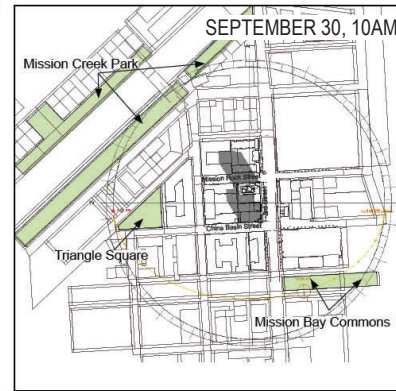
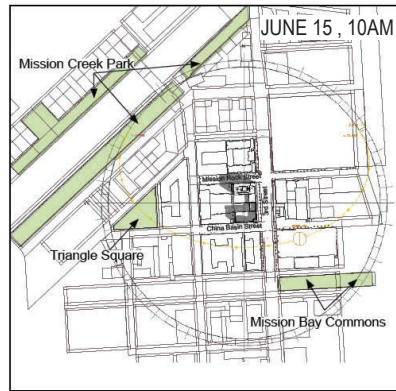
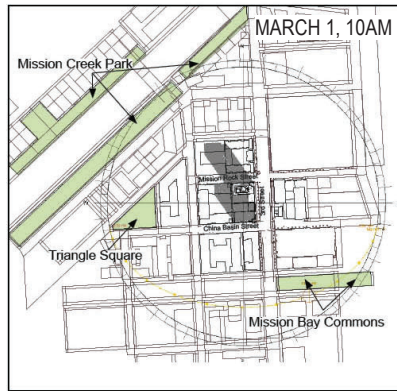
TOTAL BUILDING HEIGHT IS CALCULATED BY DETERMINING THE AVERAGE HEIGHT OF ALL INDIVIDUAL BUILDING FACES.

BUILDING FACE @ 3RD STREET = 225' - 1 3/8"
 BUILDING FACE @ MISSION ROCK = 224' - 2 3/4"
 (225' - 1 3/8" + 224' - 2 3/4") / 2 = 224' - 8 1/16"

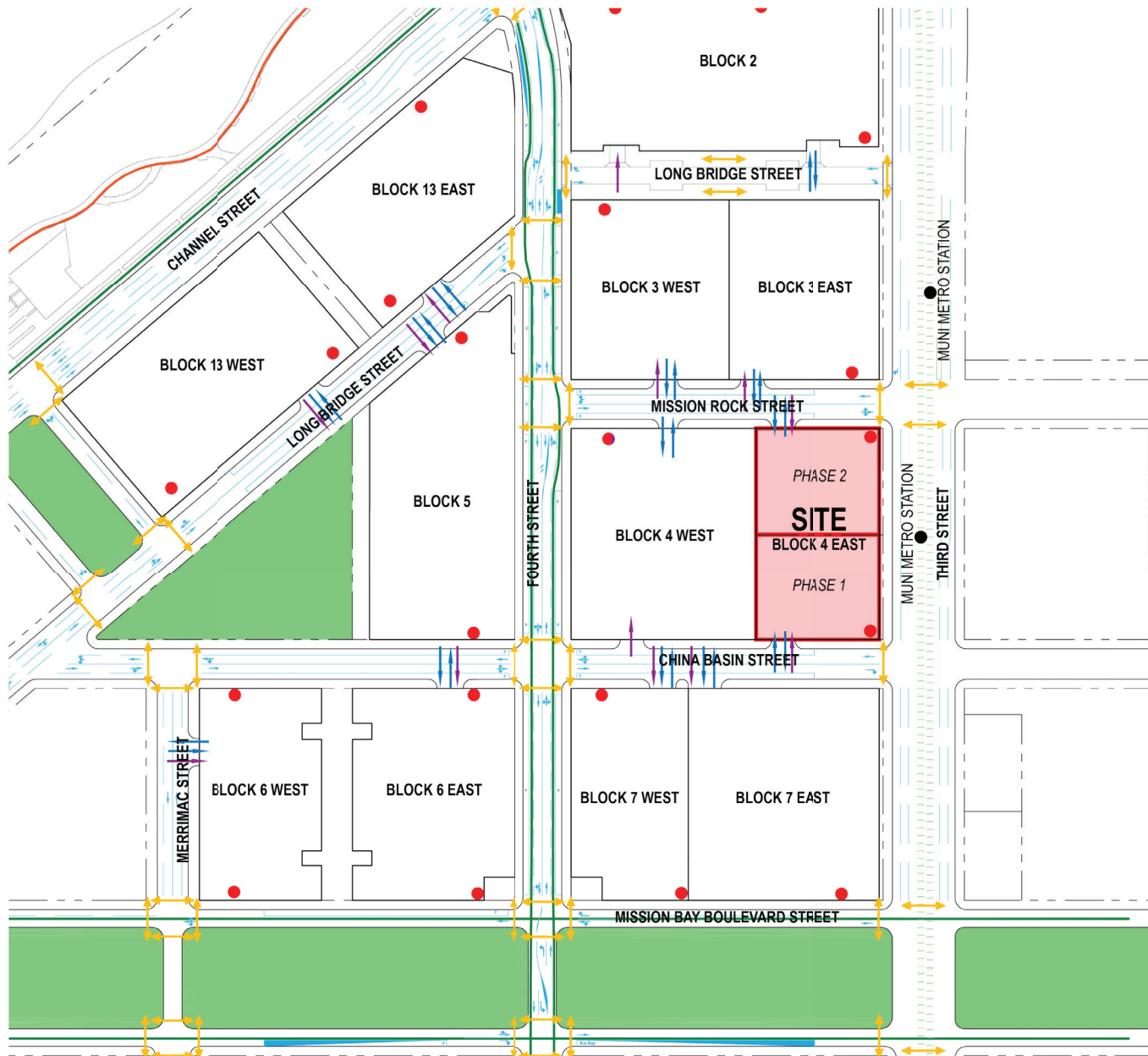
TOTAL BUILDING HEIGHT = 224' - 8 1/16"







12" = 1'-0"



- TRAVEL LANE
- PEDESTRIAN SITE ACCESS
- RESIDENTIAL VEHICULAR ACCESS
- LOADING VEHICULAR ACCESS
- BUILDING ACCESS
- MUNI METRO
- BIKEWAY
- MISSION BAY PEDESTRIAN ACCESS AND JOGGING TRAIL
- PARK

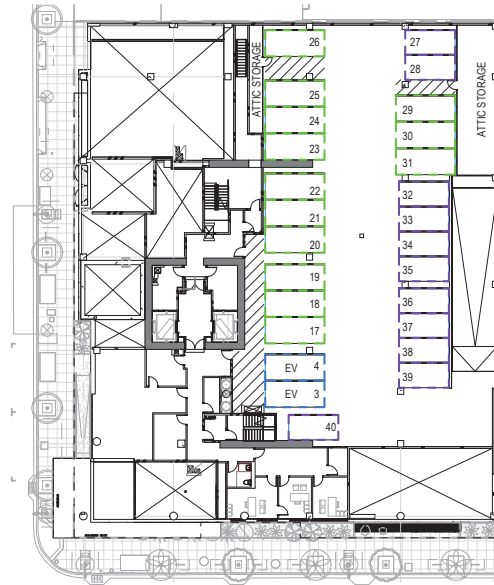
1" = 80'-0"

0' 40' 80' 160'



CAR AND BIKE PARKING SUMMARY

	South - Phase I	
	Required	Provided
Cars	ADA (CBC 11B-208.2 1 space required for 1-25 total spaces)	2 ADA 2
		Typical 38
		Total Parking 40
	EV Chargers (SFGBC 4.106.4 10% Total Parking Spaces)	EV Chargers (Do not count toward parking) 4
		Total Spaces 44
Loading	EV Receptacles (SFGBC 4.106.4 40% Total Parking Spaces)	EV Receptacles (Included in parking) 16
	(Design Standards p. 46 2 bays (35'-0" x 10'-0") required for 200,000-500,000 Residential Use GSF)	2 Total 1
Bikes	Class 1 (SFPC 155.2 1 per unit for first 100 units, then 1 per 4 units for remaining units)	117 Total 120
	Class 2 Retail (SFPC 155.2 1 per 20 units)	2
	Residential (SFPC 155.2 1 per 20 units)	9
		Total 11



2 | LEVEL 2

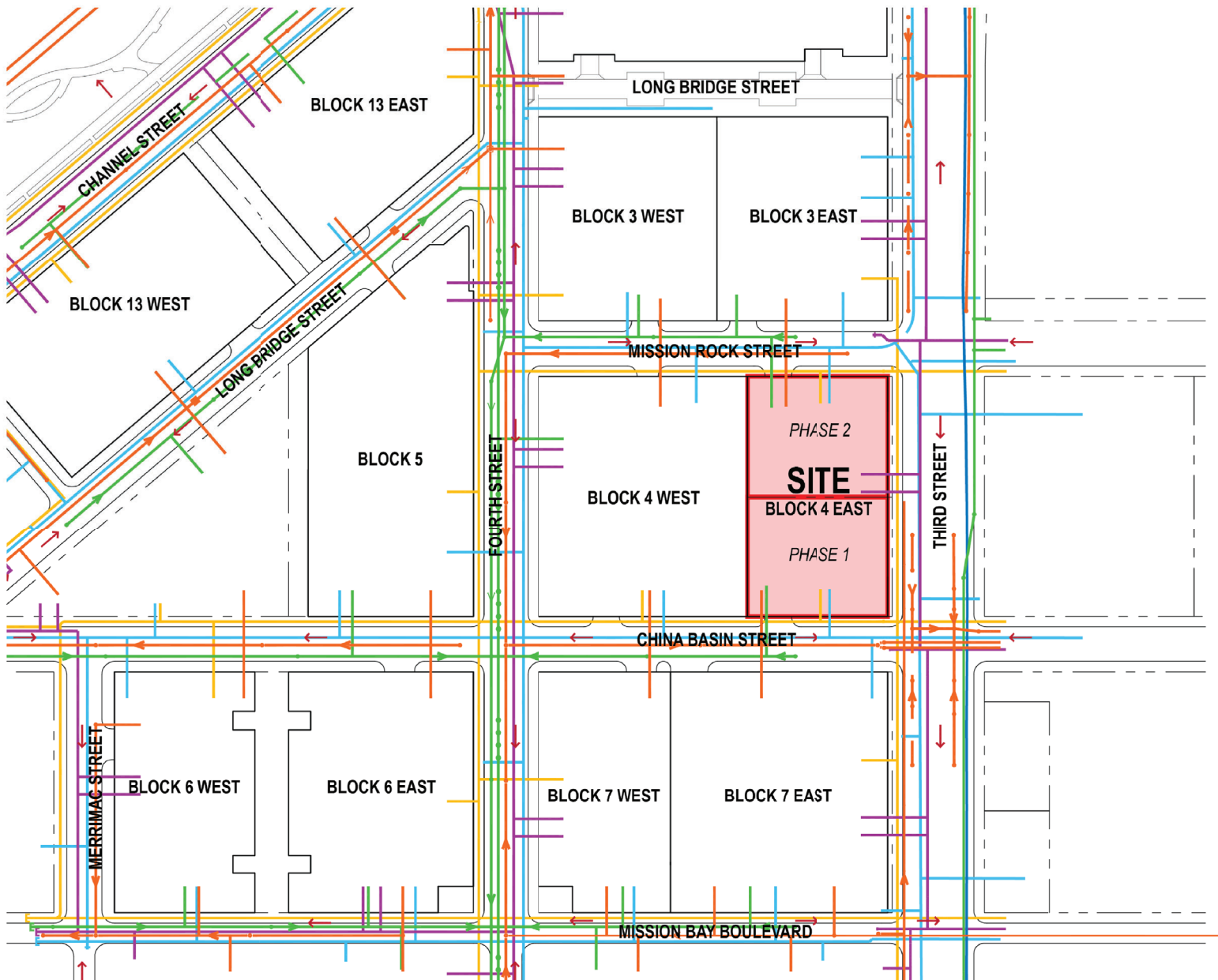
- ▶ PARKING AND LOADING ENTRANCE
- STANDARD PARKING SPACE
- COMPACT PARKING SPACE
- ACCESSIBLE PARKING SPACE
- EV CHARGING SPACE
- LOADING
- ACCESSIBLE PATH



1 | LEVEL 1

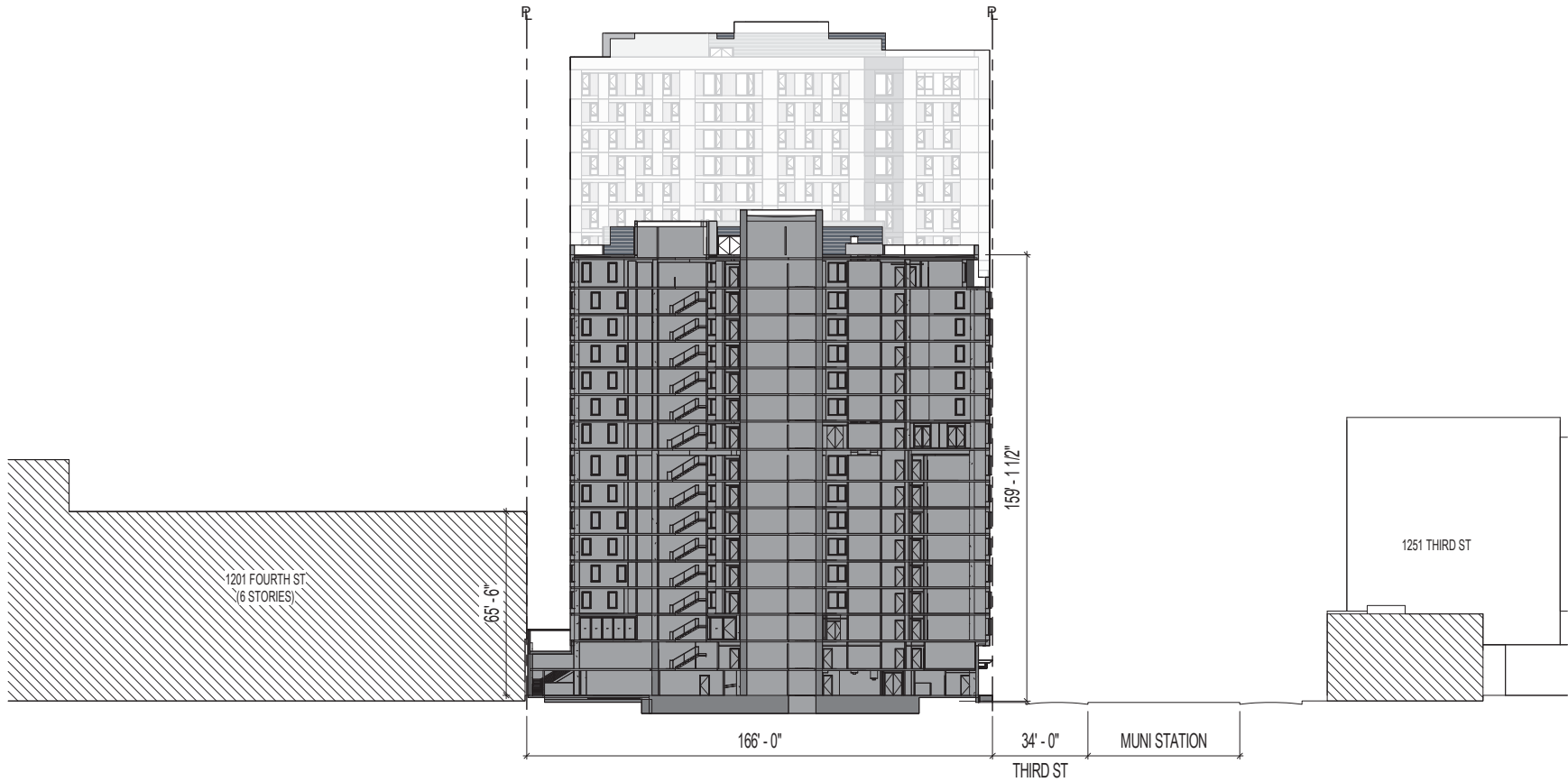


As indicated

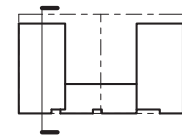


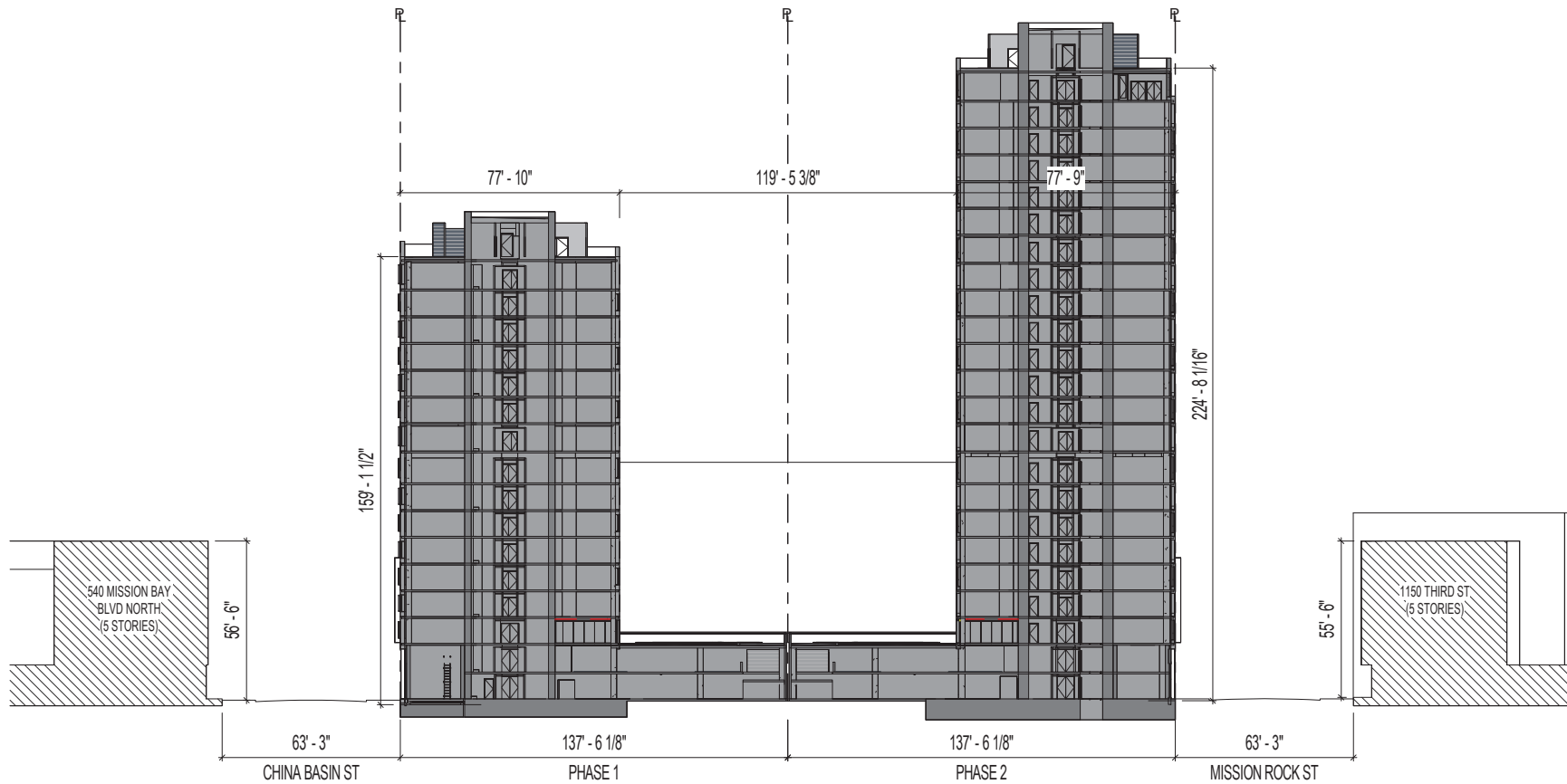
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- ⊠ SANITARY SEWER PUMP STATION
- FORCE MAIN
- LOW PRESSURE WATER
- RECLAIMED WATER
- HIGH PRESSURE WATER
- 100-YEAR STORM OVERLAND FLOW DIRECTION
- STORM DRAIN
- STORM DRAIN MANHOLE
- ⊠ STORM DRAIN PUMP STATION
- JOINT UTILITIES TRENCH





1 | SITE SECTION - EAST-WEST





1 | SITE SECTION - NORTH-SOUTH



02 - PROJECT OVERVIEW

Design Concept

Urban Response

MB4E is located between China Basin Street to the south and Mission Rock Street to the north on the eastern side of the block along Third Street. The site measures approximately 275' x 166' and will be equally divided between Phase I on the southern half and Phase II on the northern half. A 5' setback runs along the entire length of Third Street.

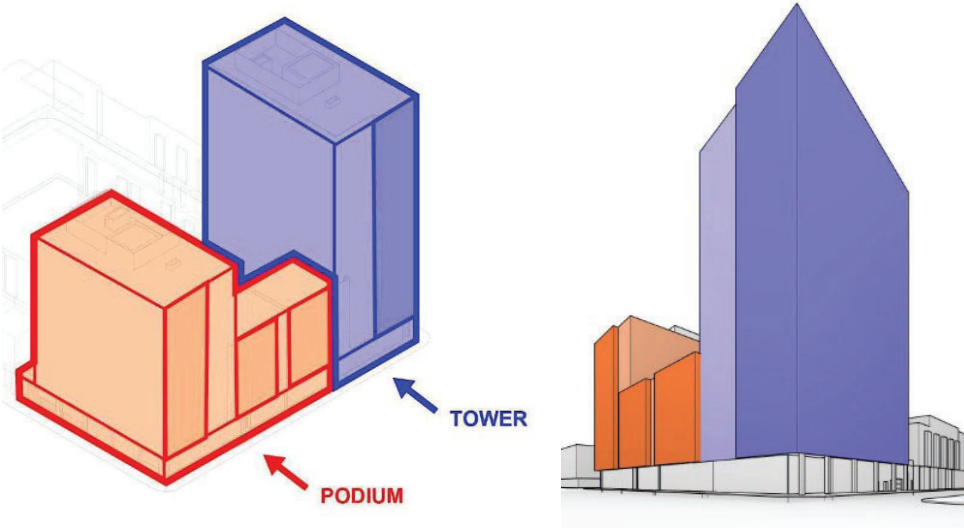
The Phase I tower will rise 16 stories to approximately 160', while Phase II will reach 23 stories at approximately 223' high. The massing of the towers responds to San Francisco's urban fabric, with the taller tower located closer to Downtown and the taller Mission Rock developments, while the shorter tower transitions into the lower scale Mission Bay area where low-to-midrise buildings are more abundant than slender high-rises.

Massing

Although the massing of the towers is essentially mirrored to contain costs, the project will read as two distinct buildings. The Phase I (south) building will be 16 stories with a mid-block midrise portion at 90', while the Phase II (north) building will present as a stand-alone 23-story tower anchoring the corner at Third Street and China Basin.

Projections and Bays

To maximize building area, a series of projections over the setback is proposed along Third Street. These projections allude to San Francisco's iconic bay windows.



Design Inspiration

The architectural expression of MB4E draws inspiration from the Ghanaian concept of “Sankofa”—learning from the past to build a better future. This philosophy, central to the work of Ghana-born artist El Anatsui, aligns with the project's mission of acknowledging historical displacement while creating welcoming homes for returning families.

Anatsui's sculptures transform discarded materials into flowing, tapestry-like works that seem to move with organic life. His approach of repurposing found materials into new forms of beauty provides both artistic inspiration and a metaphor for community healing—taking what has been broken and reweaving it into something stronger.

The design also draws from African textile traditions, particularly the geometric patterns and alternating rhythms found in Kente and Baule cloth. These textiles carry cultural information across generations and inspire the building façades' window patterns and textural variations. The result is architecture that references cultural heritage while serving contemporary housing needs.

Building materials reinforce these themes through precast concrete formed with textured liners that create surfaces reminiscent of traditional clay work, connecting residents to earth-based craft traditions while creating dynamic plays of light and shadow across the building façades.



El Anatsui - Balkan 2012

Phase I Building Façade

The façade for the Phase I south building showcases the texture and richness of precast concrete as the primary cladding material. Through the use of “fractured rib” form liners, the façade material evokes a sense of craft and timelessness. The rich color and expressive texture is reminiscent of traditional West African clay beads.



Texture at Phase I Facade Panel

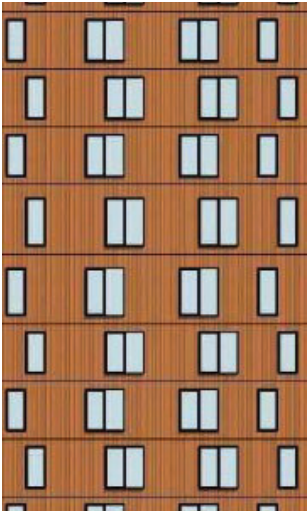


West African Clay Beads

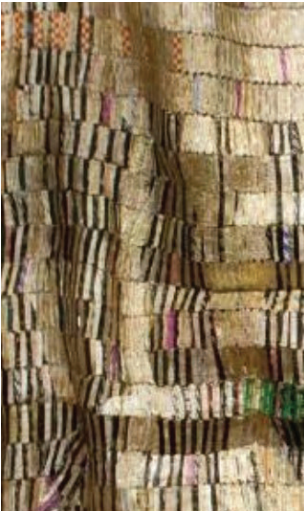


Ostrich Eggshell Beads

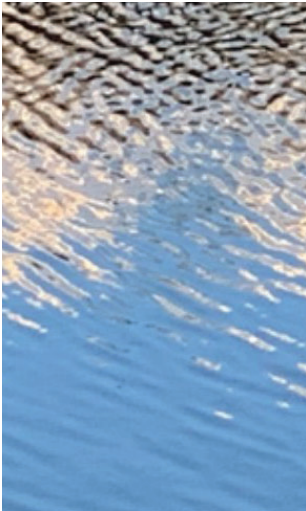
The offset and varied window patterns, along with extended mullion caps and the irregular texture of the façade, use the play of light and shadow to create fluidity and movement in the façade.



Phase I Building Facade



El Anatsui Sculpture



Phase II Building Façade

The façade expression of the Phase II north building draws inspiration from the rich history and tradition of African textiles such as Kente or Baule cloth. These textiles often carry historical meaning, conveying important cultural information and playing important roles in festivals and ceremonies. Alternating window patterns, layered with intricacies from the reveals and textures of the concrete panels, take on a woven quality that unifies the entire façade. This pattern is found in other prominent buildings in Mission Bay.

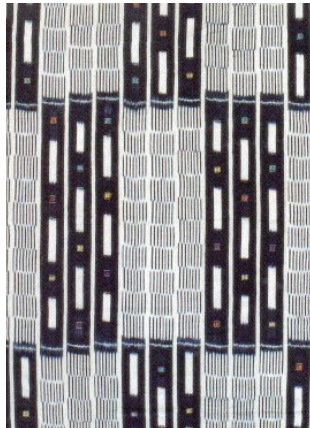
The north tower employs subtle gray tones and varied textures to create a shimmering façade that contrasts with the deep earthen colors of the Phase I building. Strong horizontal bands emphasize the tower's vertical scale.



Kente Cloth - Ghana



Phase II Building Facade



Boule Cloth - Ivory Coast

An Urban Village

The project reimagines vertical living by creating a strong sense of community within each building. Shared amenities are distributed throughout the building to reinforce this concept, with flexible, community-focused spaces located at the bottom, middle, and top of the residential floors. These spaces feature abundant natural light and ventilation through operable windows on at least two sides, plus direct access to exterior terraces.

The amenities are designed to encourage daily interaction, blending privacy with connection to create a socially vibrant micro-community. This approach mirrors the warmth and cohesion of a traditional village, elevated into the skyline.

Ground Floor

For Phase I, a double-height entry lobby and elevated “porch” is located at the corner of Third Street and China Basin. Full-height windows along two sides of the lobby will ensure that this space is bright and inviting.

Phase I Building Program Uses

Phase I includes 165 units of 1, 2, and 3 bedroom totaling 139,932 sq ft across 14 residential floors. The project also includes 3 Community Rooms and 3 Laundry Rooms distributed through the building with a total Amenity area of 10,003 sq ft. Each Amenity space is connected to an exterior terrace totaling 10,609 sq ft. A 2 story Garage totaling 20,063 sq ft can accommodate 44 parking spaces and 1 off street loading.

Technical Systems

Facade Systems

The Street facing facades of the development will be constructed using thin shell pre-cast concrete panels. On the courtyard facing elevations, cement plaster or Exterior Insulated Finish System will be used to match the color and appearance of the precast facade. At the Ground level, large format Phenolic Panel rainscreen panels is used for its durability, scale, and consistency of color.

Structure

The Mission Bay South Block 4E Project is located in San Francisco's Mission Bay neighborhood and will be constructed in accordance with California Building Code and San Francisco Building Code Amendments. The project includes two seismically separated residential buildings housing parking, retail areas, and residential units.

The approximate dimensions of both buildings is 161 feet by 134 feet. The first and second floors will house parking and exterior common space, with several two-story spaces at Level 2. Upper levels contain residential units with additional exterior amenity spaces on Levels 3, 10, 16, and 23. The structure steps back at Level 3 for a large exterior terrace covering approximately 50% of the entire footprint, and again at Level 10 for additional common outdoor space. The typical floor retains an L-shaped floor plate above Level 10 with a typical floor-to-floor dimension of 9'-6". Where common spaces occur on specific levels, the floor-to-floor dimension will increase to 11'-6".

Foundation System

Based on the preliminary geotechnical report, the foundation system of both structures will consist of pile caps supported on driven steel H-piles extending down to bedrock or deep sand for support. These piles are anticipated to be between 185 and 235 feet in total length, varying throughout the site to reach adequate base material.

Due to the poor quality of fill and anticipated settlement, a structural slab-on-grade (SOG) will join the pile caps at ground level. The structural SOG will run through the entirety of the ground level and accommodate underground utilities as required by geotechnical specifications.

Environmental Considerations

Stormwater Management: The project will manage stormwater by directing runoff from impervious surfaces into lined bioretention basins prior to discharge to the City storm drain. The bioretention basins will comply with SFPUC specifications including minimum dimensions, thickness of bioretention soil, and aggregate storage.

Methane Mitigation: The design will include a methane mitigation system consisting of sub-slab vapor membrane and passive venting system that is upgradable to an active venting system, in compliance with SFPUC requirements.

Future Sea Level Rise: Based on San Francisco's 2020 Sea Level Rise Vulnerability Assessment, the lobby level has been set 4" above the upper range of future sea level rise of 5.5' plus the design high groundwater level of 6' above sea level to account for projected conditions through 2100.

Mechanical Systems

Residential units will have heating only with no cooling. The building envelope will be optimized for comfort and provided with operable windows and ceiling fans. Heating will be provided by in-wall electric resistance heaters. Outside air will be supplied through ducted packaged rooftop DOAS units with MERV-13 filters.

Electrical Systems

The anticipated electrical service is 3000 amps, 277/480 volt, 3-phase, 4-wire from PG&E 12kV radial feeders. Electric vehicle charging stations will include four Level 2 chargers and 16 Level 1 chargers within the parking garage.

Plumbing Systems

The plumbing system will include sanitary waste and vent, storm, domestic water, irrigation, and fuel oil piping systems. These systems will be designed to be energy-efficient and water-conserving in compliance with California codes and San Francisco requirements.

Waste Management

Waste, recycling, and compost refuse will be collected separately through chutes from upper floors and gathered in the Level 1 trash and recycling room. Refuse will be compacted and stored in bins, with bins brought out by staff through the garage to established loading areas on China Basin Street for Phase I and Mission Rock Street for Phase II for pickup several times per week.

Subsidence

Throughout the Mission Bay neighborhood, subsidence of the sidewalk surrounding the Site will be an ongoing issue. The project will use a strategy of sand set pavers and hinged slabs that can be adjusted to the sidewalk settlement over time.

Landscape Design

Overview

The landscape design aims to create a vibrant, family-oriented village that prioritizes resident well-being and resonates with the Afro-centric themes discussed above.

Streetscape

Along 3rd Street, a series of linear canopies stretch both horizontally and vertically, integrating with bioretention planters that showcase diverse textures and plant heights. These elements frame building corners and retail entrance while enhancing the pedestrian experience along the transit corridor. The canopies and vertical screens also mitigate downdrafts from the high-rise above.

3rd Street gradually slopes from Mission Rock Street to China Basin Street. Cobblestone paving will signify both building entrances. The Phase I building entry is set 2'-4" above sidewalk grade, and a series of terrace steps transition from the sidewalk to the upper landing, offering informal seating opportunities. At the Phase II building entrance, the lobby is flush with the existing sidewalk, so no ramps are needed. A sculptural stone bench at the covered entry will provide convenient seating for residents waiting for pickup.

Existing streetscapes along Mission Rock and China Basin Streets will be modified to accommodate new garage and service entrances, as well as accessible passenger loading zones near the main entrance. These modifications are designed to preserve as many existing trees as possible.

All new plantings, hardscape elements, and furnishings will conform to the Mission Bay Streetscape Standards to maintain a cohesive public realm character throughout the district.

Level 3 Terrace

The Level 3 podium terraces are enclosed on all sides by several floors of residential units, offering views onto the landscaped courtyards. Phase I and Phase II have mirrored third-floor plans, each with a community room that spans approximately 80% of the courtyard frontage. In Phase I, where sunlight is limited on the north side of the tall building, a raised unit paver platform with paperbark maple trees creates a grotto-like retreat for small gatherings and informal play. A small trellis west of the children's play area protects from western sun. In the much sunnier Phase II courtyard, trellises provide shade outside the community room and at the children's play area for comfort and protection. At both terraces, design motifs inspired by African basket weaving are being studied for incorporation into shade structures and vertical screens. Therefore, the terraces are similar in relation to the floor plans but have variations that respond to the different solar orientations and wind exposures.

The courtyard landscapes function as extensions of the community rooms. Large open areas are reserved for flexible outdoor gatherings, accommodating a range of seating configurations. Additional amenities include outdoor workspaces, children's play areas, and dog relief zones.

Lush layers of trees, large shrubs, and understory plantings form a green buffer between the podium landscapes of Phase I and II, adding privacy, greenery and enclosure.

Level 10 Terrace

The rooftop terrace offers panoramic views and is designed for adult-oriented, and evening uses. Programmed spaces support informal gatherings, outdoor dining, and morning yoga, among other potential uses. The terrace is framed by a parapet wall to include African-inspired tile patterns. The landscape architect will collaborate with the architect to develop a cohesive tile and trellis canopy pattern that may also occur throughout the architecture.

Planting

Native plants will be prioritized, while many of the accent plants selected are indigenous to the African continent. Both subtropical and mediterranean species (from South Africa) are in common usage in the Bay Area and will be included.

PROJECT DATA:

PROJECT ADDRESS: XX
BLOCK / LOT: 8711 / 029B
ZONING: MB-RA - MISSION BAY REDEVELOPMENT
SITE AREA: PHASE I: 22,825 SF
CONSTRUCTION TYPE: TYPE I/A CONCRETE SUPERSTRUCTURE
FIRE PROTECTION: FULLY SPRINKLERED NFPA 13 AUTOMATIC SYSTEM
NUMBER OF FLOORS: PHASE I: 16 FLOORS
OCCUPANCY TYPE / USE: A-3 (ASSEMBLY) / B (OFFICE) / R-2 (MULTIFAMILY) / S-2 (PARKING)

PHASE I			
EXTERIOR OPEN SPACE			
LEVEL	SPACE	AREA (net sf)	NOTES
3	COURTYARD	7184	Excludes Bioretention Planter
10	PODIUM TERRACE	2631	
16	ROOF TERRACE	794	
	SUBTOTAL	10609	

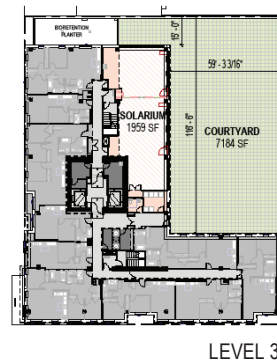
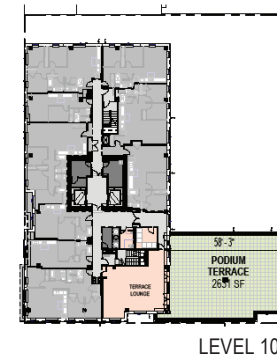
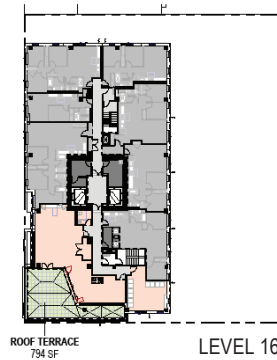
SOLARIA COUNTING TOWARDS OPEN SPACE			
3	COMMUNITY ROOM	1959	Openings onto courtyard to be fully operable
	SUBTOTAL	1959	With inclusion of Community Room Solarium, project meets Open Space Requirements

TOTAL OPEN SPACE		
EXTERIOR OPEN SPACE	10609	
SOLARIA	1959	
TOTAL OPEN SPACE	12568	11550 SF min Required = 70 sf x 165 units

NOTE: SEE 4.10 FOR ENLARGED SOLARIUM

STREETWALL HEIGHT SUMMARY					
	LOT	BASE	MIDRISE	TOWER	
CHINA BASIN STREET	LENGTH	166' - 0"	15' - 0"	9%	149' - 6" 90%
	HEIGHT		21' - 2"		158' - 6"
THIRD STREET - SOUTH	LENGTH	137' - 6"	59' - 9"	43%	77' - 9" 57%
	HEIGHT			90' - 2"	159' - 2"

SITE COVERAGE SUMMARY				
	LOT	BASE	MIDRISE	TOWER
AREA	22,825 SF	8,130 SF	2,904 SF	11,587 SF
PERCENTAGE		36%	13%	51%



Unit Summary							
LEVEL	27.9% 1B	46.7% 2B	25.5% 3B	0.0% 4B	0.0% 5B	UNITS PER FLOOR	BEDROOM TOTALS
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	3	3	4	0	0	10	21
4	4	7	3	0	0	14	27
5	4	7	3	0	0	14	27
6	4	7	3	0	0	14	27
7	4	7	3	0	0	14	27
8	4	7	3	0	0	14	27
9	4	7	3	0	0	14	27
10	3	3	3	0	0	9	18
11	3	5	3	0	0	11	22
12	3	5	3	0	0	11	22
13	3	5	3	0	0	11	22
14	3	5	3	0	0	11	22
15	3	5	3	0	0	11	22
16	1	4	2	0	0	7	15
Total	46	77	42	0	0	165	326

Program Area Summary							EXTERIOR COMMON
RES NFA	COMMON	SUPPORT	PARKING	CIRC	RETAIL	GROSS AREA	
0	3,612	3,578	11,079	1,421	1,253	20,943	
0	627	1,707	10,979	2,246		15,559	
8,760	2,541	613		2,199		14,113	7,518
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
11,634		547		2,009		14,190	
7,584	1,324	548		1,947		11,403	2,866
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
9,328		547		1,542		11,417	
6,216	1,973	547		1,654		10,390	960
139,004	10,077	13,010	22,058	29,231	1,253	214,633	11,344

TYPICAL RESIDENTIAL AREA EFFICIENCY: 82%
AVERAGE UNIT AREA: 842 SF

PHASE 1 - SOUTH PARCEL	LEVEL	UNIT NUMBERS															
	1																
	2																
	3	301	302	303	304	305	306							311	312	313	314
	4	401	402	403 C	404 C	405 M	406 M	407 M	408 C	409	410	411	412	413	414		
	5	501	502	503	504	505	506	507 M	508 C	509	510	511	512	513	514		
	6	601	602	603	604	605 M	606 M	607 M	608 C	609	610	611	612	613	614		
	7	701	702	703 C	704 C	705	706	707 M	708	709	710	711	712	713	714		
	8	801	802	803	804	805 M	806 M	807 M	808 C	809	810	811	812	813	814		
	9	901	902	903	904	905	906	907 M	908	909	910	911	912	913	914		
	10	1001	1002	1003 C	1004 C	1005 M	1006	1007	1008 C	1009							
	11	1101	1102	1103	1104	1105	1106	1107 M	1108	1109	1110	1111					
	12	1201	1202	1203	1204	1205 M	1206 M	1207 M	1208 C	1209	1210	1211					
	13	1301	1302	1303 C	1304	1305	1306	1307 M	1308	1309	1310	1311					
	14	1401	1402	1403	1404	1405 M	1406 M	1407 M	1408 C	1409	1410	1411					
	15	1501	1502	1503 C	1504 C	1505	1506	1507 M	1508	1509	1510	1511					
	16				1604	1605 M	1606 M	1607 M	1608 C	1609	1610						

M	MOBILITY UNIT
M	MOBILITY UNIT W/ ROLL-IN SHOWER
C	COMMUNICATION UNIT

TOTAL (ALL UNITS)	165	46	77	42	0	0
MOBILITY UNITS (15% UNIT TOTAL)	25	7	12	6	0	0
COMMUNICATION UNITS (10% UNIT TOTAL)	17	5	8	4	0	0

As indicated

MBS 4E Amendment Tables

Table A. Phase I – Design for Development Amendment			
Category	Existing	Proposed Amendment	Justification for Amendment
Maximum Average Streetwall Height to depth of 20 feet, along designated Neighborhood Street	55 ft	Exception from standard for MBS 4E	<ul style="list-style-type: none"> • Maintains a consistent high-rise urban scale on 3rd Street complementary to the adjacent high-rise development at Mission Rock • Maximizes number of affordable housing units while maintaining narrower tower facades along 3rd Street

Table B. Phase I – Major Phase Amendments			
Major Phase Development Chart and Summary Blocks 2-7 and 13 (page 8)			
Category	Existing	Proposed Amendments to Existing for Phase I	Justification for Amendment
Site Area (Square Feet)	45,650	22,825 (southern half of 45,650)	<ul style="list-style-type: none"> • Consistent with subdivision of parcel to create two equally sized development sites to maximize parking and ground floor uses • Parcel sized for the remaining 165 residential units of housing entitlement for the Project Area
Maximum Building Height	65 ft	160 ft	<ul style="list-style-type: none"> • Maintains a consistent high-rise urban scale on Third Street complementary to the adjacent high-rise developments in Mission Bay and Mission Rock
Residential Units (count)	85 to 94	165	<ul style="list-style-type: none"> • Maximizes number of affordable housing units
Net Retail (square footage)	2,500 sf to 3,500 sf	1,253 sf	<ul style="list-style-type: none"> • Provides a feasible community-serving commercial use and activates the street frontage along Third Street
Proposed Parking Spaces	85 - 94	44	<ul style="list-style-type: none"> • Maximizes parking spaces to the extent feasible; target ratio 0.25 space per unit
Proposed Bicycle Parking Spaces	5 - 10	131	<ul style="list-style-type: none"> • Maximizes bicycle parking spaces; minimum ratio of 0.50 space per unit

MBS 4E Amendment Tables

Table C. Phase I – Major Phase Amendments			
Major Phase Mid-rise and Tower Area Allocation for Height Zone 3 (page 9)			
Category	Existing	Proposed Amendments to Existing for Phase I	Justification for Amendment
Site S.F.	45,650	22,825 (southern half of 45,650)	<ul style="list-style-type: none"> • Consistent with subdivision of parcel to create two equally sized development sites to maximize parking and ground floor uses • Parcel sized for the remaining 165 residential units of housing entitlement for the Project Area.
Midrise S.F. Allocation	0	14,100 sf	<ul style="list-style-type: none"> • Maximizes developable floor area for affordable units
Tower S.F. Allocation	0	11,350 sf	<ul style="list-style-type: none"> • Maximizes developable floor area for affordable units
Number of Towers	0	1	<ul style="list-style-type: none"> • Maintains a consistent high-rise urban scale on 3rd Street complementary to the adjacent high-rise developments in Mission Bay and Mission Rock

D4D ITEM	D for D Standards	D4D pg#	Verification of Design	Compliance to D4D	Reference page
HEIGHT LIMIT	Height Zone HZ-3.	23		Complies	
	Total Developable Area		686,505 SF		
	Base Height 65' / 80% Developable Area		Base Area = Floors 1-6 = 93,715 SF < 80% of TDF = 549,204 SF	Complies	1.12
	Midrise Height 90' / 13% developable Area		Midrise developable area within limit	Complies	1.12
	Tower Height 160' / 7% of developable area		Tower developable area within limit	Complies	5.09
MAXIMUM NUMBER OF TOWERS AT MAX BULK AND HEIGHT	6 Allowed		Proposed 1 new. Total 1 tower	Complies	1.13
CORNERS	No intersection to allow more than 2 towers within 50' of corner.	23	1 Tower Situated at corner of China Basin and 3rd Street	Complies	1.13
TOWER SEPARATION	Minimum 125' when located on the same block. Exceptions considered for slim/multiple tower designs with Agency approval, subject to further shadow and visual analysis	23	Proposed 1 Tower. There are no additional Towers in the Height Zone	Not Applicable	1.12
ORIENTATION	Tower width along 3rd street not to exceed 160'	23	Tower width along 3rd Street is 77'-9"	Complies	1.12
ROOFTOP RECREATION COMMUNITY STRUCTURES	For the purposes of height measurement, rooftop recreation structures are exempted, provided that the total height measured from the top of roof does not exceed 16' in height, including mechanical appurtenances, and their use is strictly limited to community recreation.	23	Tower Roof area is unoccupied and use for Mechanical and Level 10 Trellis Structure under development by Landscape Architect	Complies	4.09
MECHANICAL EQUIPMENT	Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself, including chimneys, ventil-tors, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy, elevator, stair and mechanical penthouses, skylights, and window-washing equipment, together with visual screening for any such features are exempt from the height restriction. This exemption shall be limited to the top 10' of such features where the height limit is 65' or less, and the top 36' (20' for a mechanical penthouse, 16' for top of a ventilator stack) of such features where the height limit is more than 65'	23	Mechanical roof equipment and Elevator and Stair Penthouses not included apart of overall Building Height.	Complies	4.09
BULK	Bulk controls shall apply as follows: Bulk (above 90') Max. residential plan diagonal 190' Max. residential plan length 160' Max res. floor plate 17,000 sq. ft. Max. hotel plan length 200' Max. hotel floor plate, 20,000 sq. ft.	26	Bulk controls shall apply as follows: Bulk (above 90') Max. residential plan diagonal 169'-6" Max. residential plan length 150'-7" Max res. floor plate 11,486 sq. ft. NA NA	Complies	1.12
LOT COVERAGE	For buildings above 40' in height, a maximum of 75% lot coverage is allowed for those portions of the building above 40'	28	Floor area above 40' = 14,283 SQ FT / Lot area = 23,540 SQ FT. Lot Coverage = 61.4%	Complies	
SETBACK	5' setback on west side of Third Street from one block south of the Channel to Mariposa Street.	27	Floor projection above level 2 encroaches into required setback.	Complies	1.13
STREET WALL HEIGHT	Maximum street wall Height not to exceed 65' (except for mid-rise and towers). Average streetwall height along a block not to exceed 55' to a depth of 20' on designated neighborhood streets (See Map 7: Neighborhood Streets)	28	Proposed exception from Standard for Block 4E	Not Compliant (refer to D4D amendment)	5.09
PROJECTIONS	Architectural projections over a street, alley, park, or plaza shall provide a minimum of 8 feet of vertical clearance from the sidewalk or other surface above which it is situated. Projections include: Projections of purely architectural or decorative character such as cornices, eaves, sills, and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area of the volume of space enclosed by the building, and not projecting more than three feet over streets, alleys, and public open spaces.	28	Upper floor projection is over property setback. Clearance below is minimum of 10'-0" to canopy.	Complies	1.13

OPEN SPACE (PRIVATE)	Private Open Space: Private open space shall be provided for each dwelling unit in the amount of 70 square feet.	34	11,550 sq ft Open Space required at 165 units / 70 sq ft per unit. Approximately 110,674 sq ft of exterior open space provided. Level 3 Amenity space qualifies as a Solarium to meet open space requirement.	Complies	2.06
OPEN SPACE (LANDSCAPE)	Sufficient soil depth shall be provided to ensure adequate growth and health for planting within open space on roof decks. The minimum size of trees at installation should be 24" box, and irrigation and under-drainage should be provided for all planting.	34	Raised planter are used in Landscape design to assure proper soil depths	Complies	3.10-3.25

D4D ITEM	D for D Standards	D4D pg #	Verification of Design	Compliance to D4D	Reference page
SHADOW ANALYSIS	Shadow analysis on Public Open Space only required if variance sought for shape and location of building	36	Shadow Analysis provided and development does not affect nearby Public Spaces	Complies	1.16
WIND ANALYSIS	Wind Analysis required for projects over 100'	38	Per D4D requirement, wind tunnel retest scheduled for Dec 2025 or early Jan 2026 to study building faacde for eliminating hazardous wind impacts and feasibly reduce uncomfortable wind impacts.	Complies	
VEHICULAR PARKING	Parking: Maximum of one space for each dwelling unit. • One secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof. • The required ratio of compact spaces to standard size spaces is 50%. • The minimum size requirement for parking spaces is: compact = 127.5 s.f.; standard = 160s.f.	43	44 spaces provided. Compact Spaces not to exceed 50%	Complies	1.18
OFF STREET LOADING	Loading: 2 off-street loadings space required with dimension 10'w x 35'l x14'h	44	(1) 10'w x 35'l x14'h Proposed loading to be provided within garage. (1) On-StreetLoading proposed.	Complies	1.18
SIGNAGE	Signage: Residential Land Use District: • Flashing signs, moving signs and roof signs are not permitted. • Business signs are allowed for retail uses. • No business signs are permitted above 1/2 of the base height of the building.	45	Signage design deferred to Master Signage / Plan submittal	Deferred	

D4D ITEM	D for D Guidelines	D4D pg #	Verification of Design	Compliance to D4D	Reference page
OPEN SPACE GUIDELINES	Where feasible, the residential open space should maximize sunlight and be oriented to significant natural features such as the Channel and the Bay. Private open space, where feasible, should enhance public open space areas utilizing design features such as: views to private open space from sidewalks and parks, enhanced walkways and pedestrian linkages, and similar measures.	55	Level 10 and Level 16 Open Spaces are orientated towards Bay views.	Complies	3.20-3.25, 4.08
STREETWALL AND SETBACKS	Residential buildings should be continuous at the property line on streets, except for occasional breaks in the street wall for entry to a courtyard, building, or mid-block lanes. • Other streets not specifically mentioned in the Design Standards are also encouraged to have continuous street walls. • While mid-block lanes should also be designed to generally adhere to these guidelines, they may include more generous setbacks to create additional open space. • Certain streets have mandatory setbacks from the property line and are identified in the section on Setbacks in the Design Standards. Street wall guidelines should be observed at the boundary of these setbacks.	62	The massing of the building is continuous at 3rd Street and China Basin Streets with a 15' break at the west property line for visual access to the Open Space on Level 3. A 4' projection is used at corner of 3rd street and China Basin to break up Street Wall.	Complies	A5.10

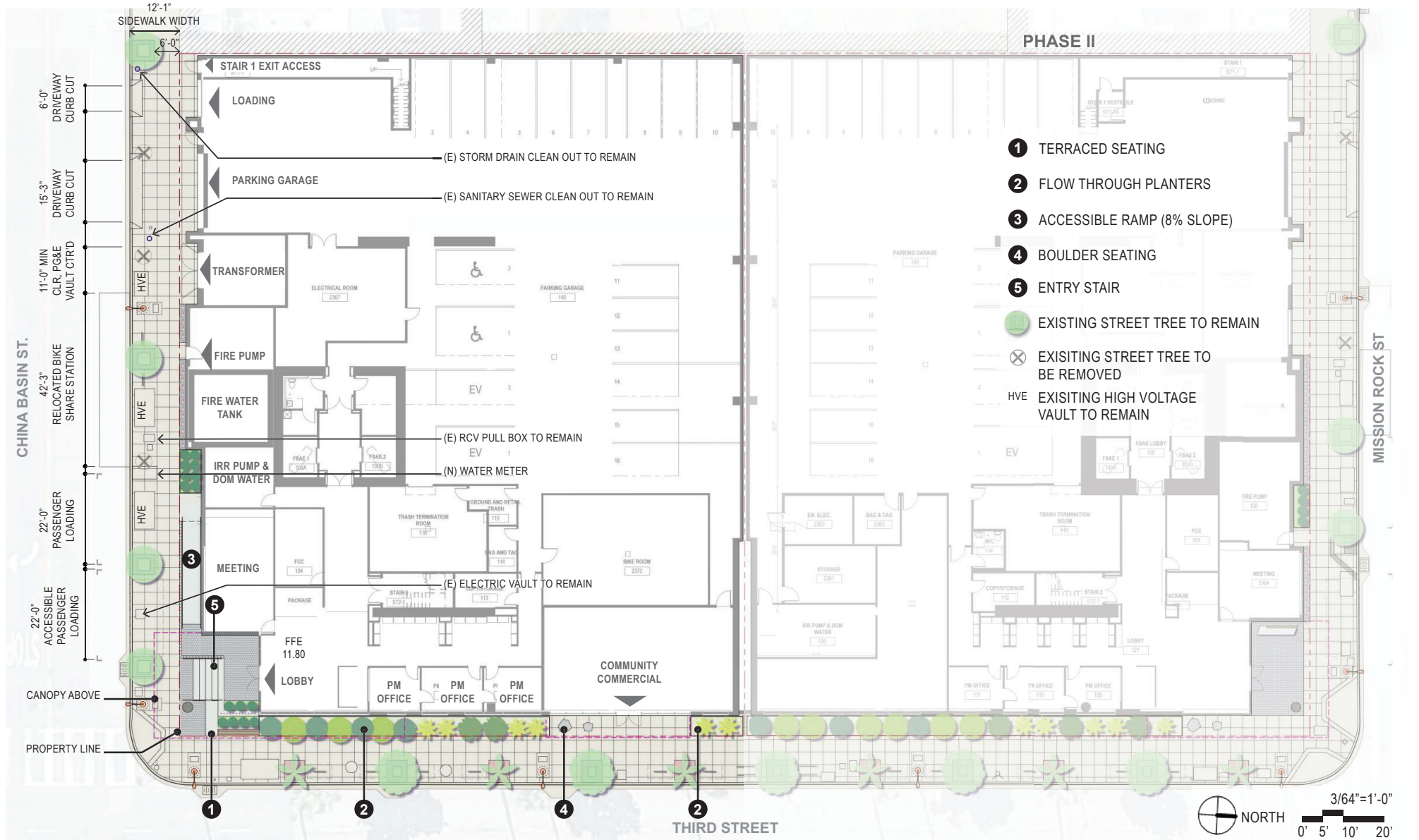
RESIDENTIAL GUIDELINES: PEDESTRIAN SCALE	Design Guidelines: Residential Design Guidelines. Pedestrian Scale: At the ground level, the design and scale of building facades and sidewalks should enhance the pedestrian experience by being visually interesting, active, and comfortable. • Residential uses at or near street level enliven the pedestrian experience, as well as foster a sense of community and safety. Privacy issues for residents should be considered along with opportunities for direct access to the street. • Buildings at street level should create pedestrian scale and interest by minimizing the use of blank walls and incorporating architectural and landscape features of interest and utility.(See following sub-section on Architectural Details for suggested design character for building bases at the street level.) • Attention should be given to the choice of trees, sidewalk details, and street furniture in order to maintain pedestrian scale.	63	Along Third Street there is a retail space with storefront orientated along the length of Third Street. Raised planter with landscaping provided along the rest of the building elevation. An elevated raised Lobby entry provided at the corner of Third Street and China Basin Street. Decorative mechanical screens are deployed to increase interest along China Basin and 3rd Street.	Complies	5.13, 5.14, 5.20
RESIDENTIAL GUIDELINES: ENTRIES	Entries: • For larger buildings with shared entries, entry should be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards can provide visual interest, orientation, and a sense of invitation.	64	An elevated double height Building Lobby serving as the Primary Building Entry is located at the corner of Third and China Basin Street.	Complies	5.13, 5.19
RESIDENTIAL GUIDELINES: BUILDING BASE	Building Base: For pedestrians, the character of the building base is particularly important in establishing a comfortable scale and environment. • Variety at street level for pedestrian scale can be achieved through the use of design features such as stairs, stoops, porches, bay windows, rusticated materials and landscaping.	67	An elevated double height Building Lobby serving as the Primary Building Entry is located at the corner of Third and China Basin Street. Raised planter with landscaping provided along the rest of the building elevation. An elevated raised Lobby entry provided at the corner of Third Street and China Basin Street. Landscape design currently under development.	Complies	5.13, 5.14

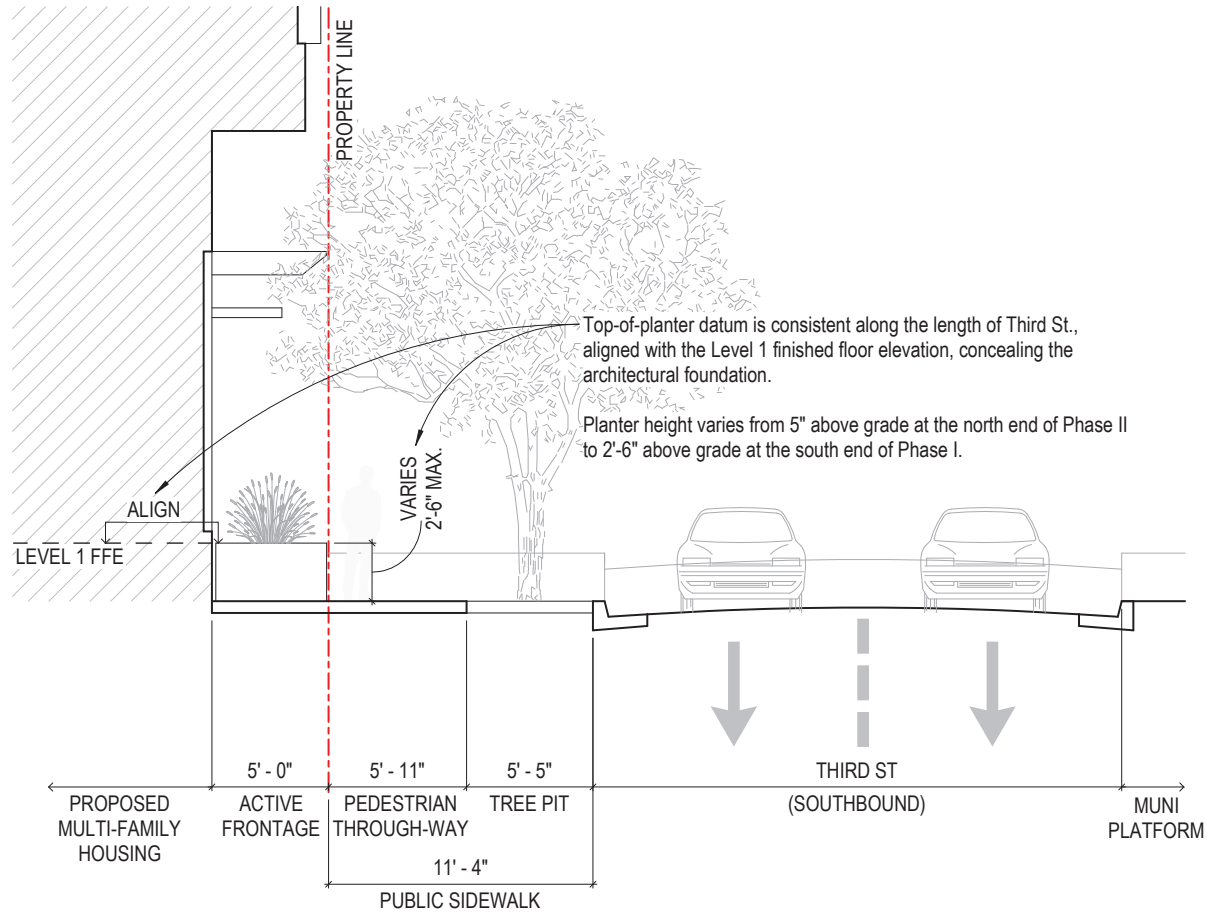
D4D ITEM	D for D guidelines	D4D pg #	Verification of Design	Compliance to D4D	Reference page
RESIDENTIAL GUIDELINES: ROOFSCAPE	Roofscape: Recognizing that Mission Bay South building roofs may be visible from higher surrounding locations, they should be designed consistent with the architecture of the building. • Roofs should be visually interesting and should use non-reflective, low intensity colors. • Mechanical equipment should be organized and designed as a component of the roofs-cape and not appear to be a leftover or add-on element. Mechanical equipment should be screened as provided in the Design Standards. • Upper level terraces on residential buildings, particularly on the roof of parking podiums, are encouraged, and if improved, may qualify as required private open space.	68	Mechanical Roof screening included.	Complies	4.09
RESIDENTIAL GUIDELINES: VISUAL INTEREST	Visual Interest: To mitigate the scale of development and create a pedestrian friendly environment, building massing should be modulated and articulated to create interest and visual variety. • A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, parapets, cornice treatments, window reveals and forms, color, and location of garage and residential entries, as appropriate to each site can create shadows and texture and add to the character of a building.	69	The building's main envelope system consists of thin shell precast concrete panels. Accent colors with window groupings are used to to create a larger color block. Windows with extended frames are used to bring additional interest and texture to the facade. Along Third Street, (2) 5'-0" building mass projection creates a series of oversized bays to provide rhythm to the Third Street elevation. On China Basin, a sight recess using the accent color help define the corner element.	Complies	5.17

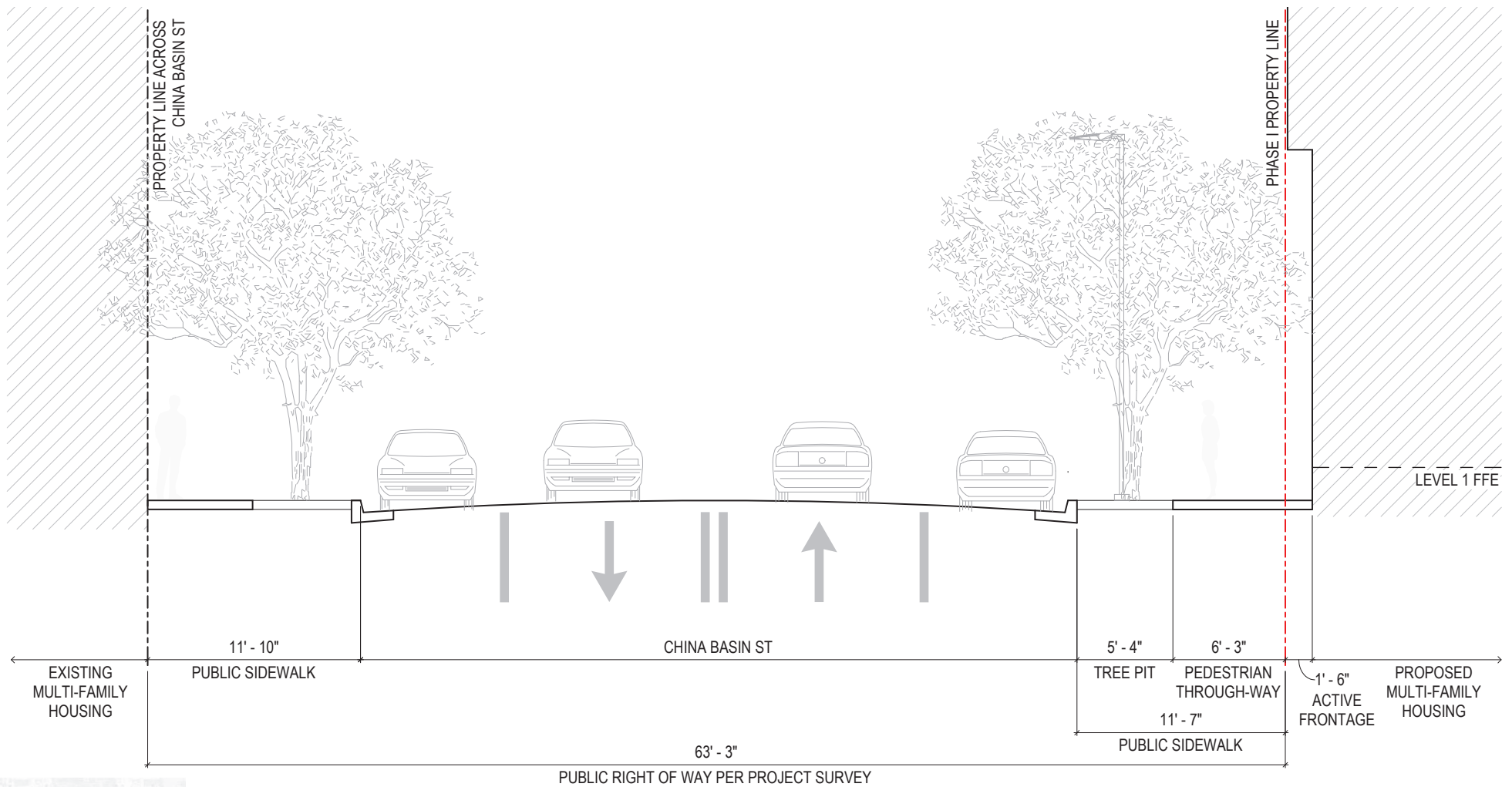
COLOR AND MATERIALS	Extreme contrasts in materials, colors, shapes and other characteristics which will cause buildings to stand out in excess of their public importance should be avoided. Taller buildings should avoid dark tones thereby reinforcing the visual unity and special character of the City.	70	Majority of the colors used on the building is a rich terracotta with broken rib formliner to bring additional interest to the façade panels.	Complies	5.17
RESIDENTIAL GUIDELINES: CORNER ZONE	<p>Corner Zone:</p> <p>Each street corner site in the Plan Area offers an opportunity to maximize views and sunlight exposure. To realize this advantage and encourage architectural variety, each corner should hold the street wall by building to the street face for a minimum distance of 50' as outlined in the Design Standards.</p> <ul style="list-style-type: none"> • Corner buildings should be given special architectural treatment to make them stand out from the building pattern along the rest of the block. 	71	<p>At the southeast corner of the building with access to views of the bay to the east, a large Level 16 Amenity Space have been provided for the east facing corner units to maximize daylight and view. The corner covered exterior Terrace on Level 16 provide a different Architectural language defining these special conditions from the rest of the building mass.</p> <p>The southeast corner at the building is highlighted by a 5' projection in massing along Third Street for 55' with the Massing finish wrapping onto Chnia Basin for approximately 29' to form a defined corner element.</p>	Complies	4.08, 5.09

03 - LANDSCAPE









3/16" = 1'-0"



MISSION BAY SOUTH BLOCK 4E
PHASE I

BCSD SUBMITTAL
NOVEMBER 18, 2025

CHINA BASIN STREET SECTION

3.05

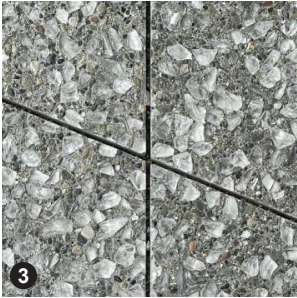
MATERIALS LEGEND - PAVING



CONCRETE TYPE I:
MISSION BAY STANDARD



COBBLESTONE PAVING



CONCRETE PAVING TYPE
III: SEEDED AGGREGATE
CONCRETE



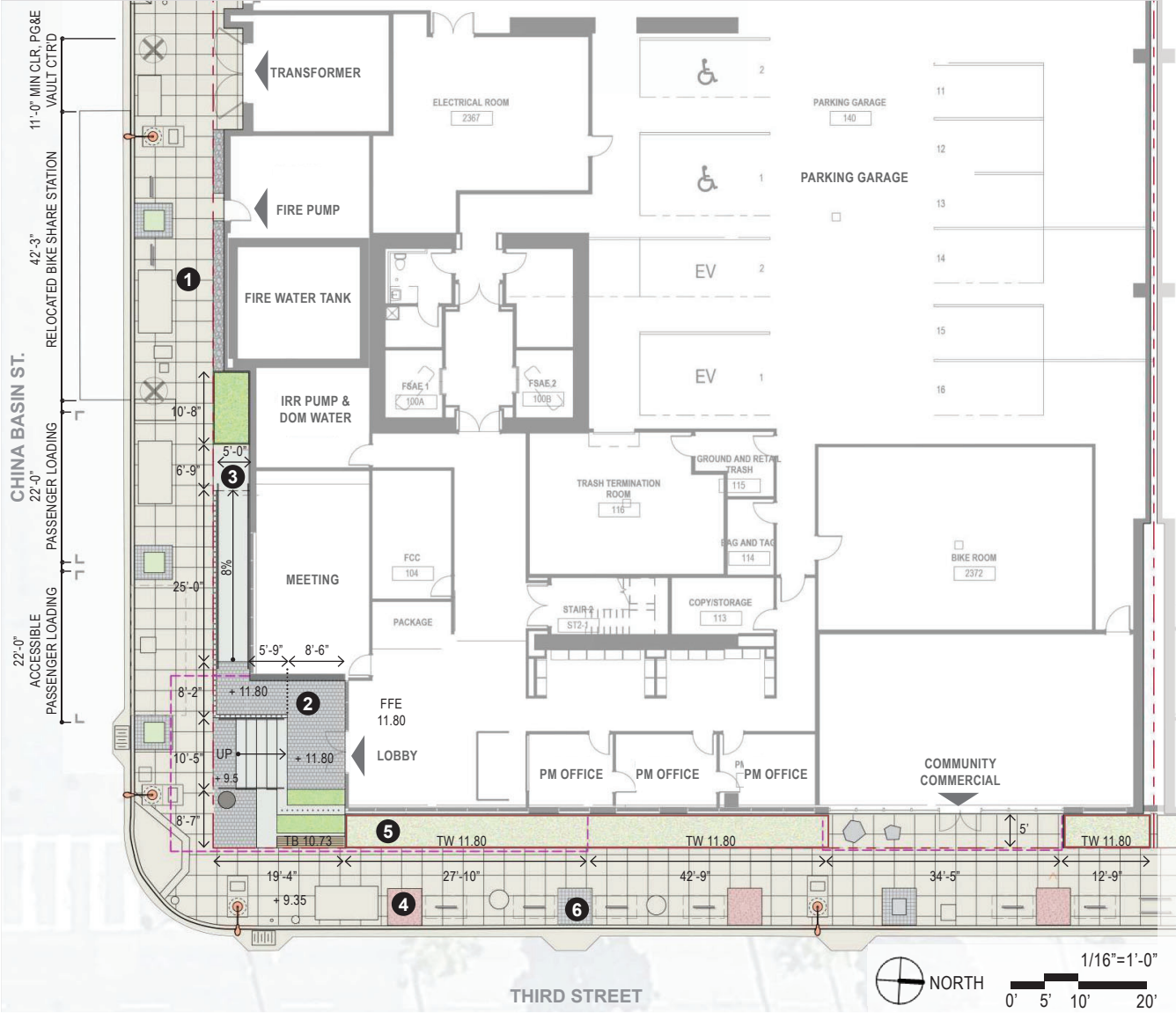
RED/BROWN PATHWAY
FINES



PLANTING AREA



MISSION BAY STANDARD
TREE WELL PAVERS



MATERIALS LEGEND - FURNITURE + ELEMENTS



1

EXISTING MISSION BAY
BIKE RACKS TO REMAIN



2

PROPOSED BIKE RACKS



3

BUILT-IN WOOD & METAL
BENCH



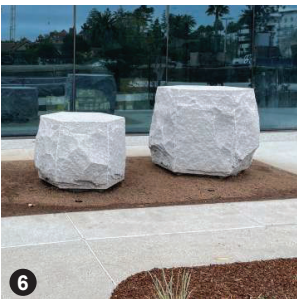
4

PAINTED METAL PLANTER



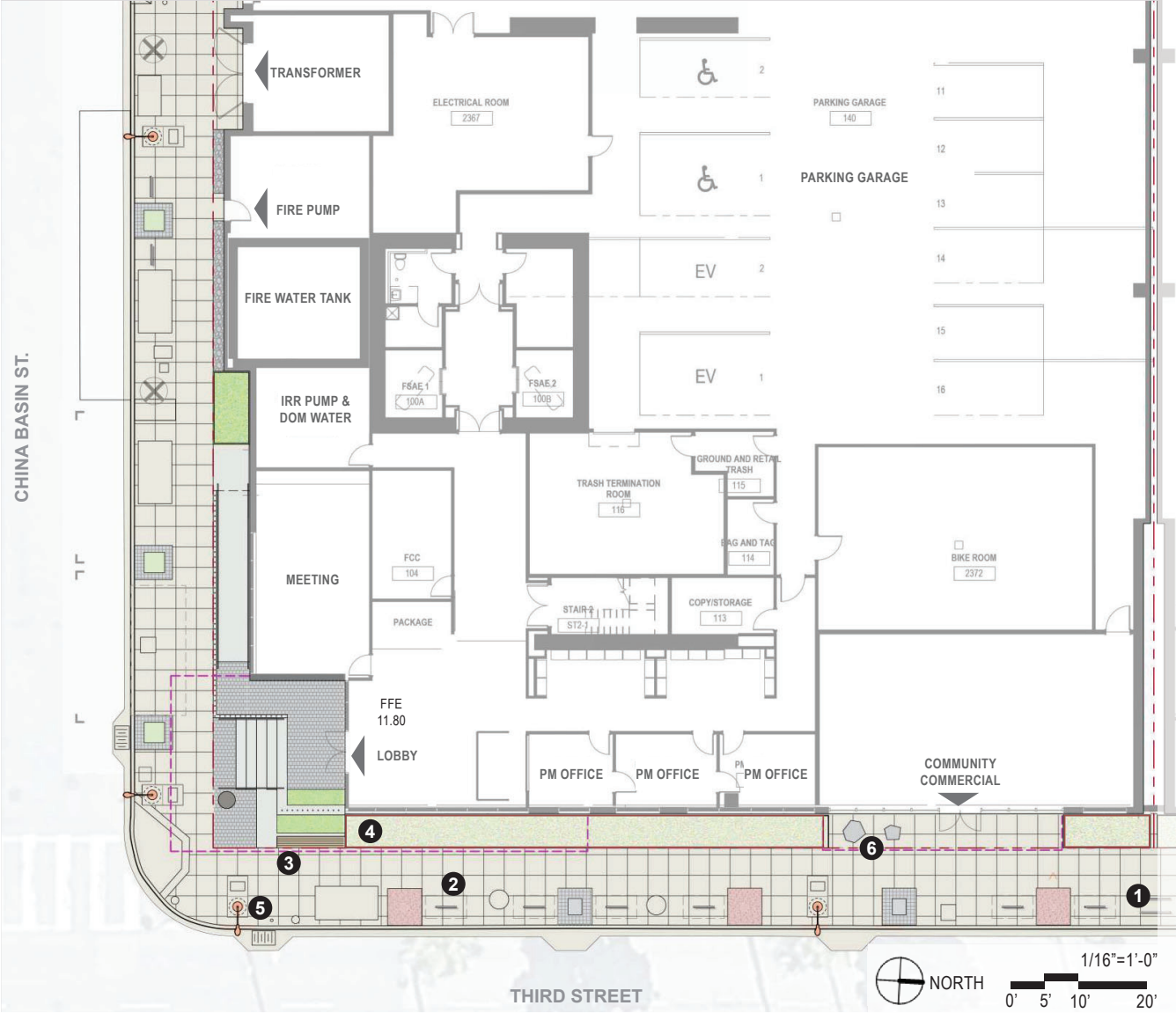
5

EXISTING STREET LIGHT
TO REMAIN



6

BOULDER SEATS



PLANTING LEGEND - EXISTING STREET TREES TO REMAIN



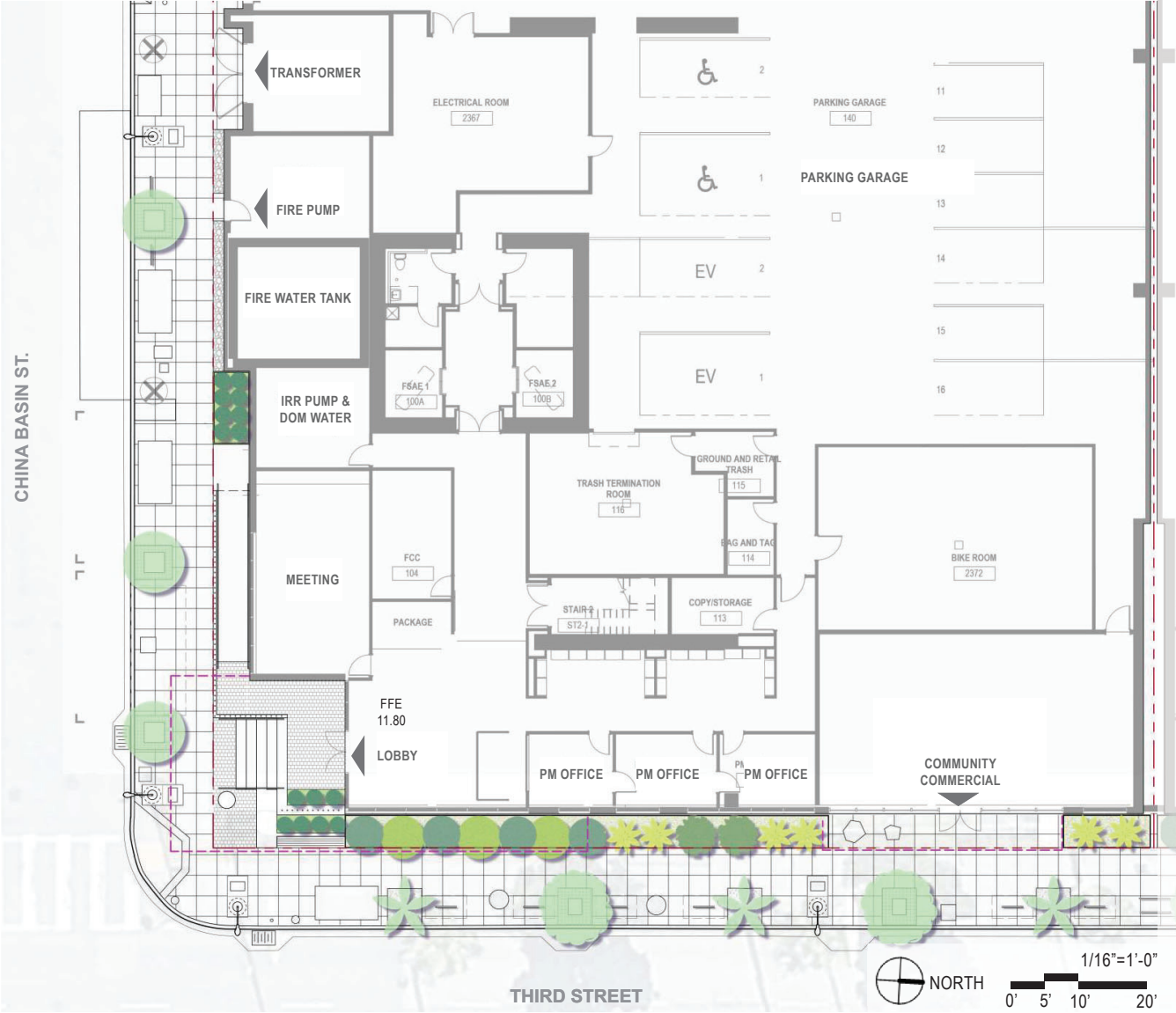
Arbutus 'Marina'
HYBRID STRAWBERRY



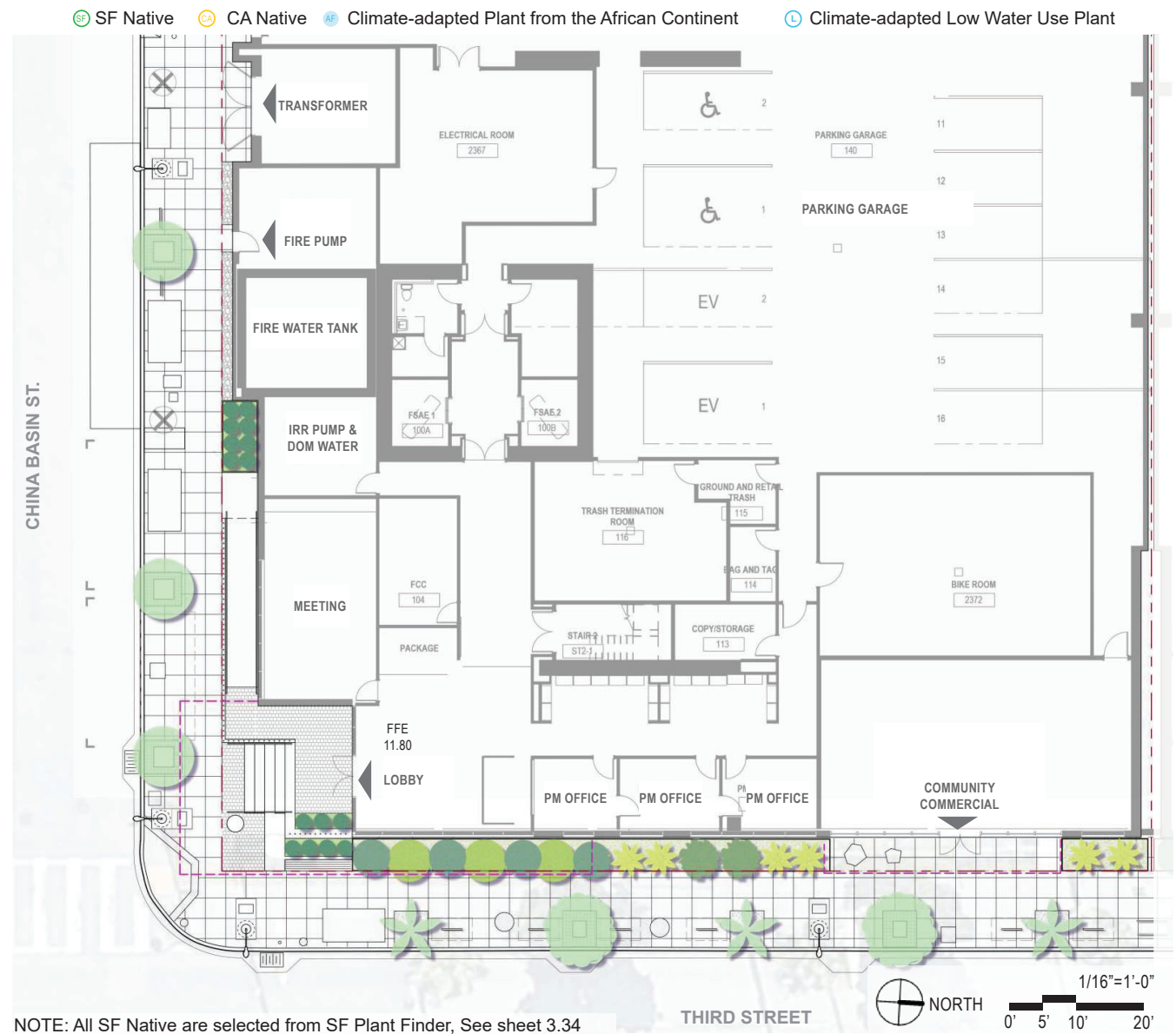
Pittosporum undulatum
VICTORIAN BOX



Washingtonia robusta
MEXICAN FAN PALM

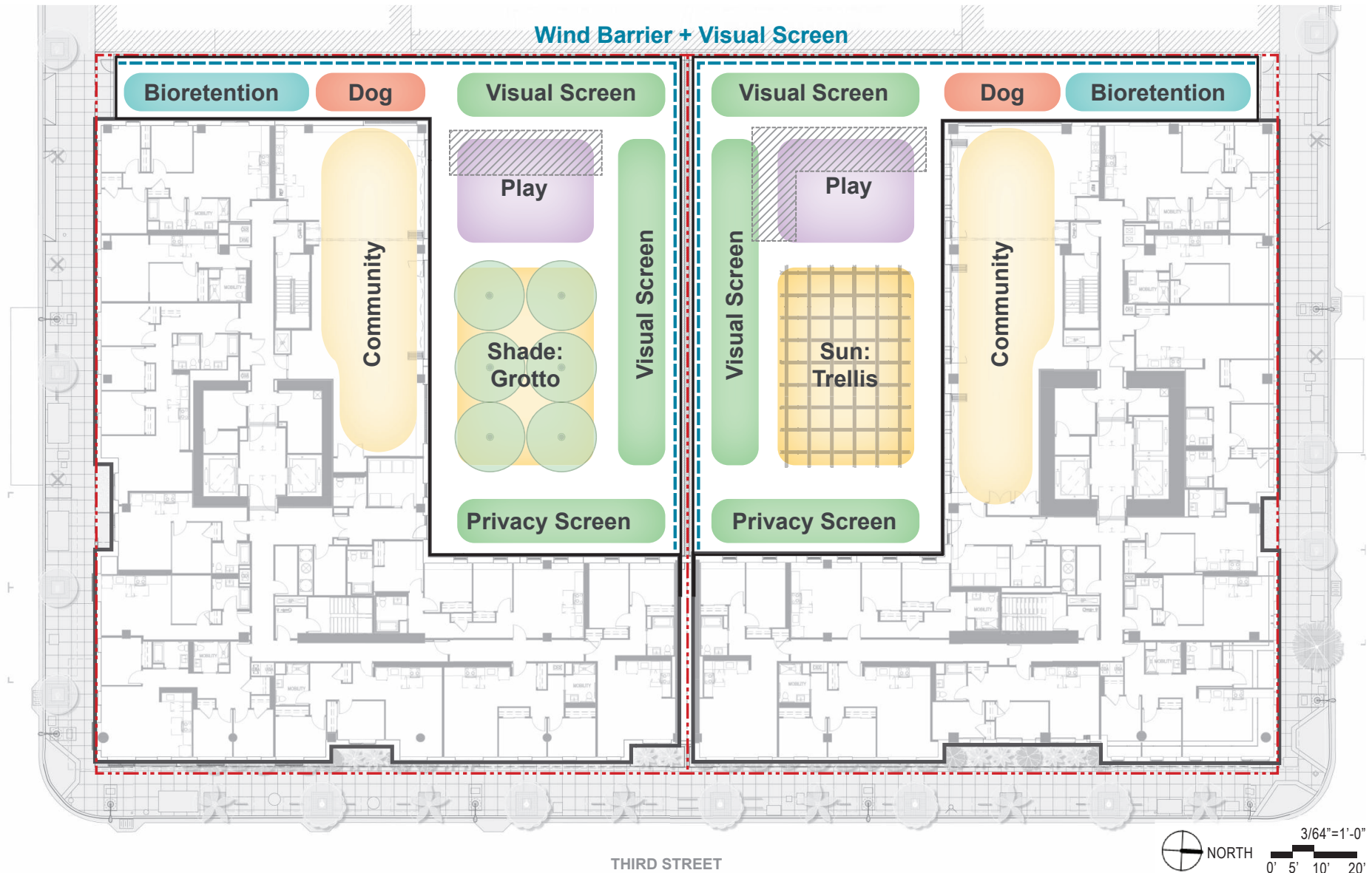


A close-up photograph of a clump of bluegrass. The grass has long, thin, blue-green blades that are densely packed at the base and spread outwards. A central seed head is visible, consisting of several small, brown, cylindrical spikelets. The background is slightly blurred, showing other vegetation and fallen leaves.



NOTE: All SF Native are selected from SF Plant Finder, See sheet 3.34

CHINA BASIN ST.



CHINA BASIN ST.

PHASE II

MISSION ROCK ST.

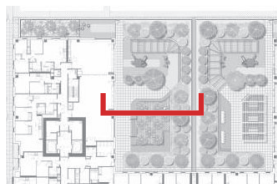
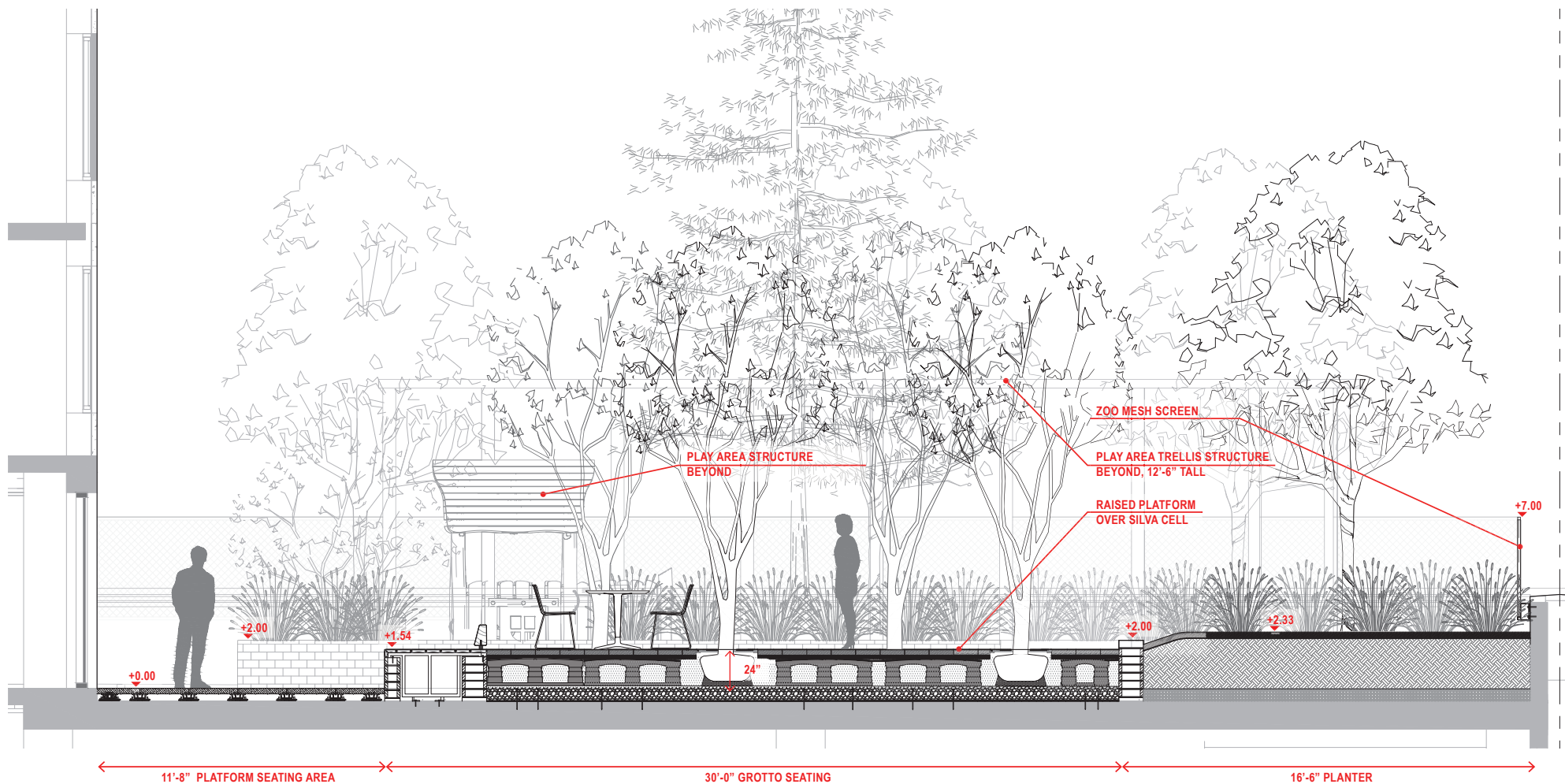
THIRD STREET

- 1 PLAY AREA
- 2 DOG RELIEF AREA
- 3 FLOW THROUGH PLANTERS
- 4 RAISED PLANTER
- 5 GROTTO SEATING AREA
- 6 TRELLIS STRUCTURE
- 7 SLOPE WALK
- 8 STAIRS
- 9 SEATING

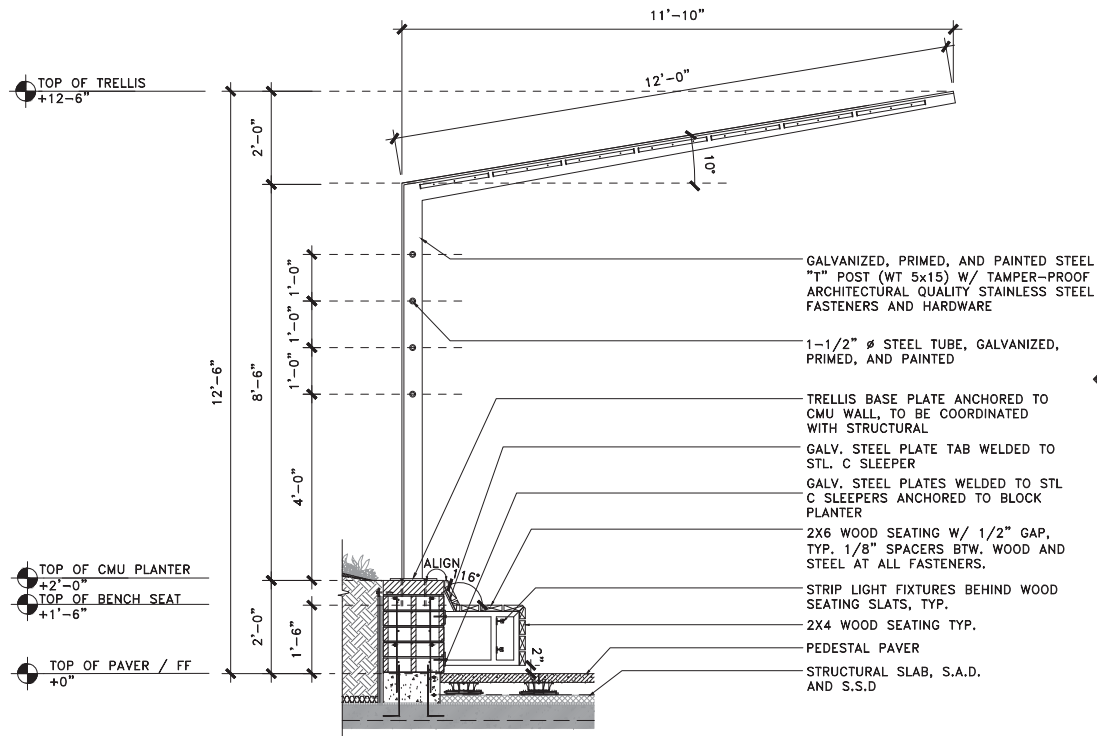
3/64"=1'-0"
0' 5' 10' 20'
NORTH



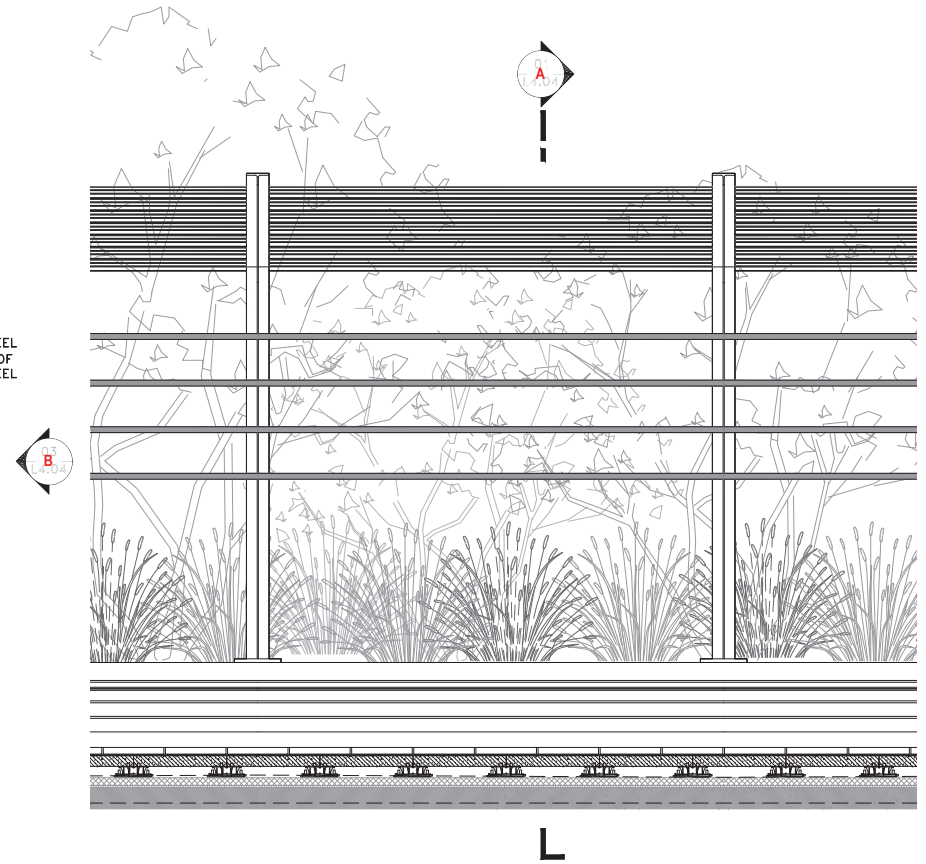




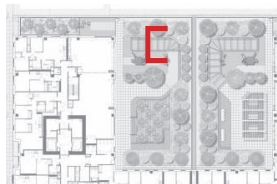
1/4" = 1'-0"



A. LEVEL 3 TRELLIS - SECTION

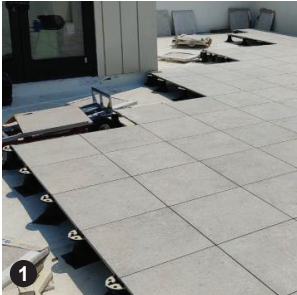


B. LEVEL 3 TRELLIS - ELEVATION



3/8" = 1'-0"

MATERIALS LEGEND - PAVING



2'X2' STEPSTONE
CONCRETE PEDESTAL
PAVER



3'X9'X4" BASALITE
PRECAST CONCRETE UNIT
PAVERS



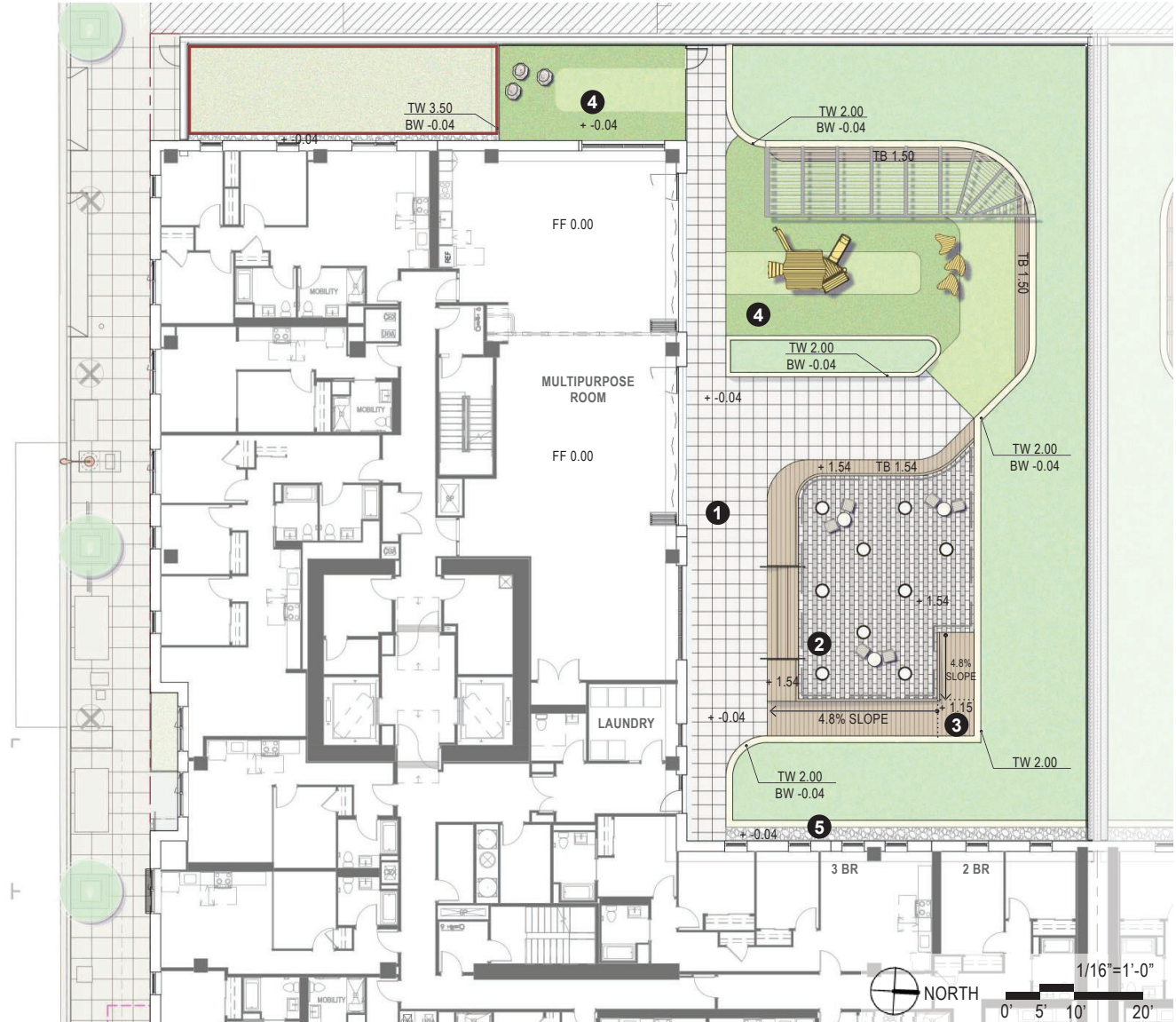
BUZON WOOD PAVERS
ON PEDESTALS SYSTEM
AT SLOPED WALK



ARTIFICIAL TURF
OVER FOAM PADDING



3/4" WHITE DOLOMITE
GRAVEL



MATERIALS LEGEND - FURNISHINGS + ELEMENTS



1 STORMWATER PAINTED METAL PLANTER



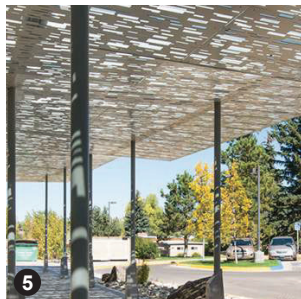
2 4" TALL MASONRY BLOCK WALL W/ GROUND FINISH



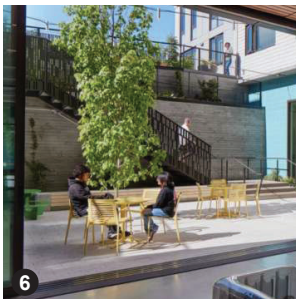
3 BUILT-IN WOOD & METAL BENCH



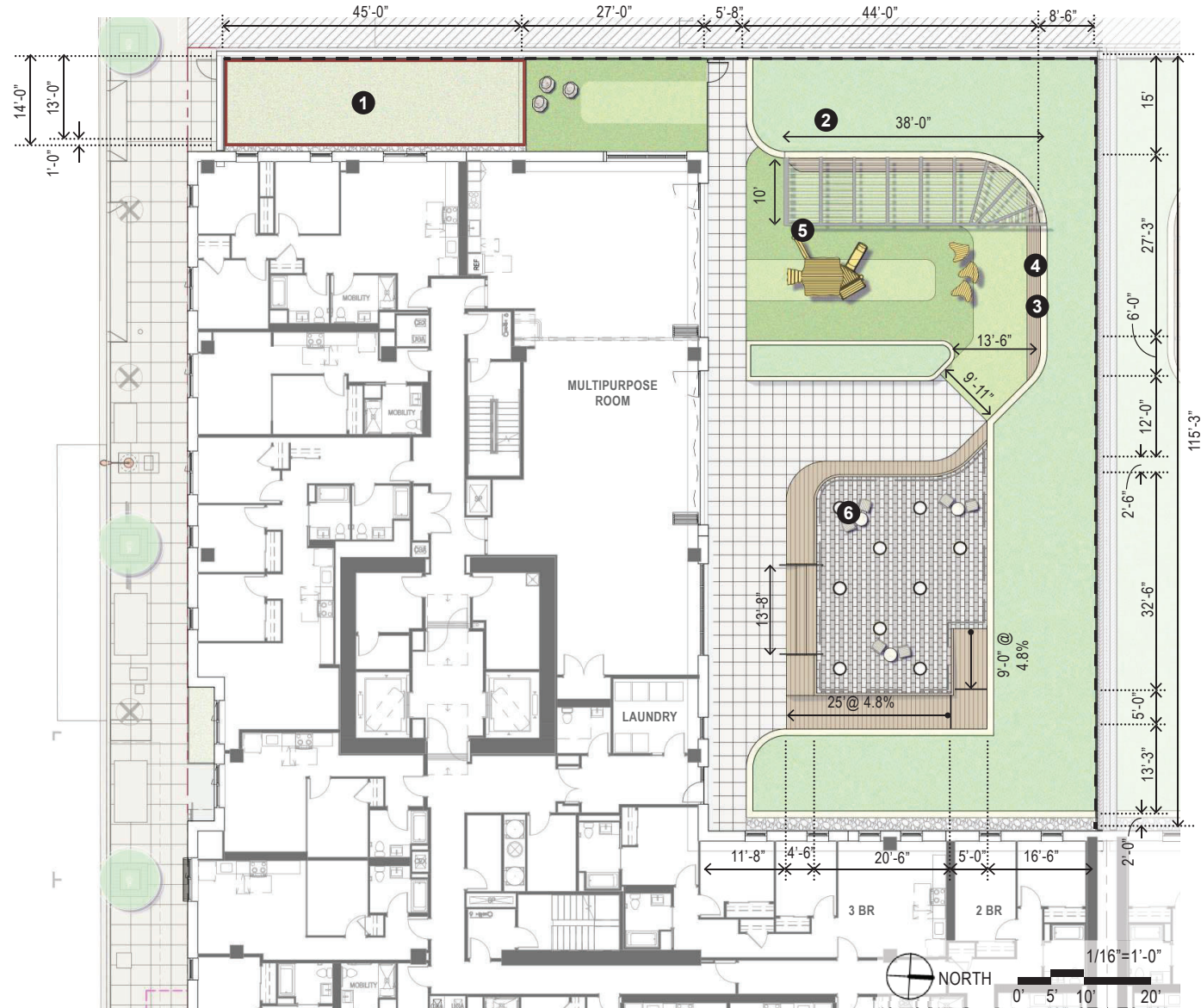
4 ALTERNATIVE: PREFABRICATED BENCH



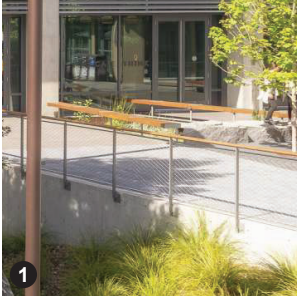
5 TRELLIS STRUCTURE



6 MOVABLE FURNITURE



MATERIALS LEGEND - FURNISHINGS + ELEMENTS



1
--- SECURITY SCREEN:
ZOO MESH WITH WOOD
CAP



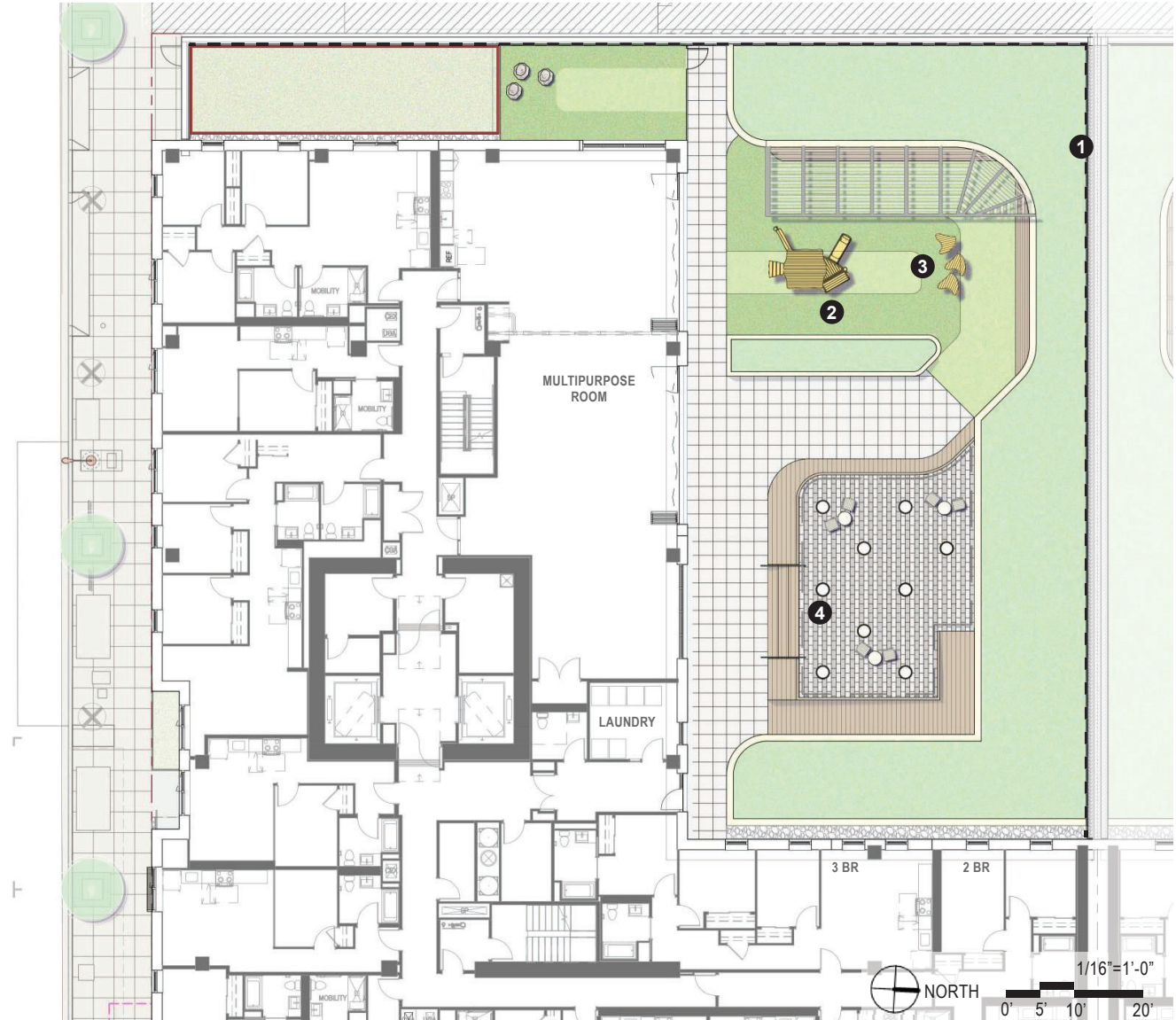
2
PLAY EQUIPMENT
LITTLE HEN'S HOUSE



3
PLAY EQUIPMENT
SPRING BOARD



4
○ TREE GRATE



PLANTING LEGEND - TREES



Ribes sanguineum var. *glutinosum*
FLOWERING CURRENT



Prunus ilicifolia spp. *lyonii*
CATALINA CHERRY



Prunus ilicifolia spp. *lyonii*
CATALINA CHERRY



Heteromeles arbutifolia
TOYON

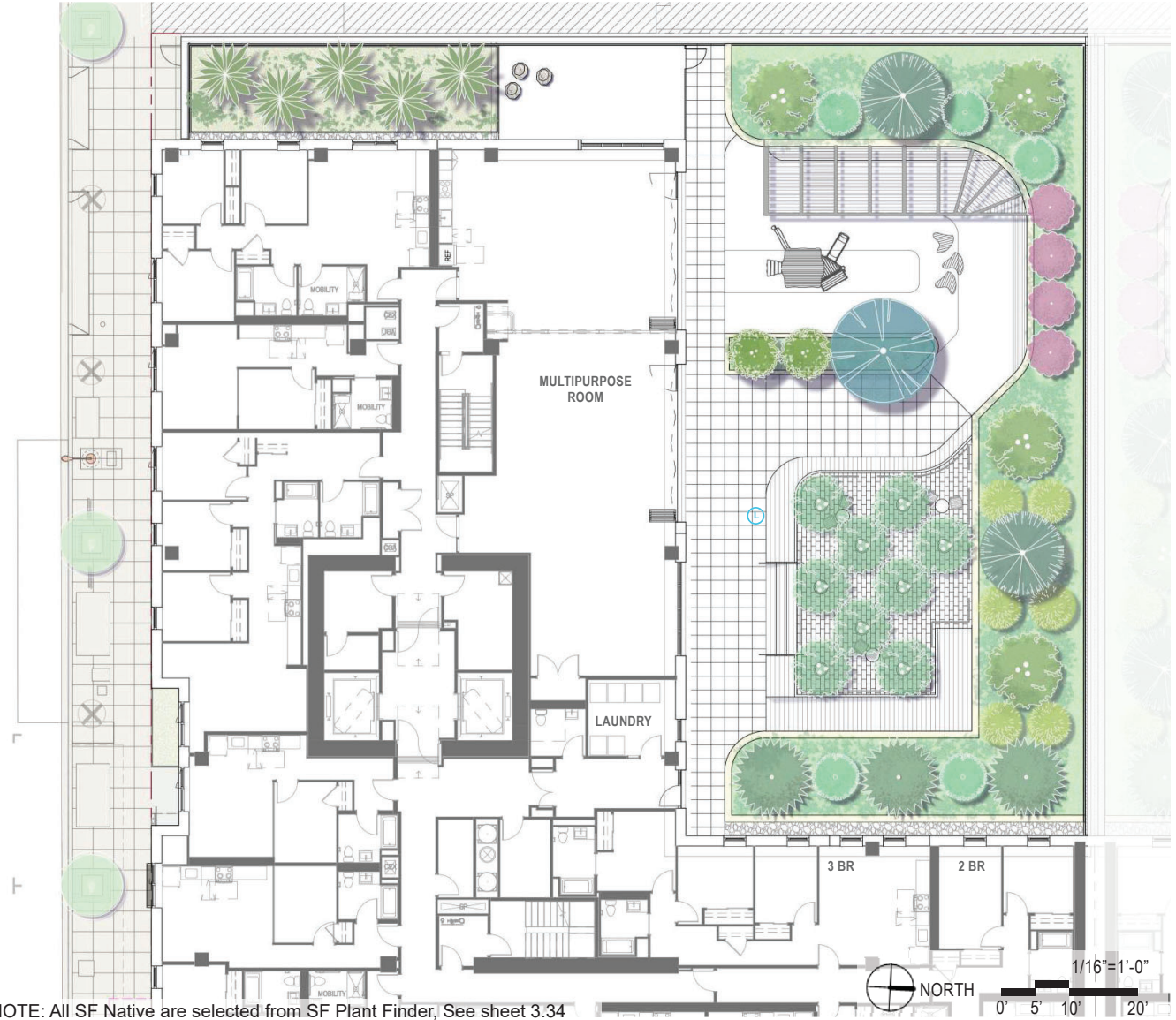


Myrica californica
PACIFIC WAX MYRTLE



Juniperus californica
CALIFORNIA JUNIPER
(MAX. HEIGHT=12')

SF Native CA Native Climate-adapted Plant from the African Continent Climate-adapted Low Water Use Plant



PLANTING LEGEND - SHRUBS



Rosa californica
CALIFORNIA WILD ROSE
SF CA



Heteromeles arbutifolia
TOYON
SF CA



Lupinus Chamissonis
DUNE PUSH LUPINE
SF CA



Mimulus aurantiacus
STICKY MONKEY FLOWER
SF CA



Agave attenuata
FOX TAIL AGAVE
L



Achillea millefolium
YARROW
SF CA

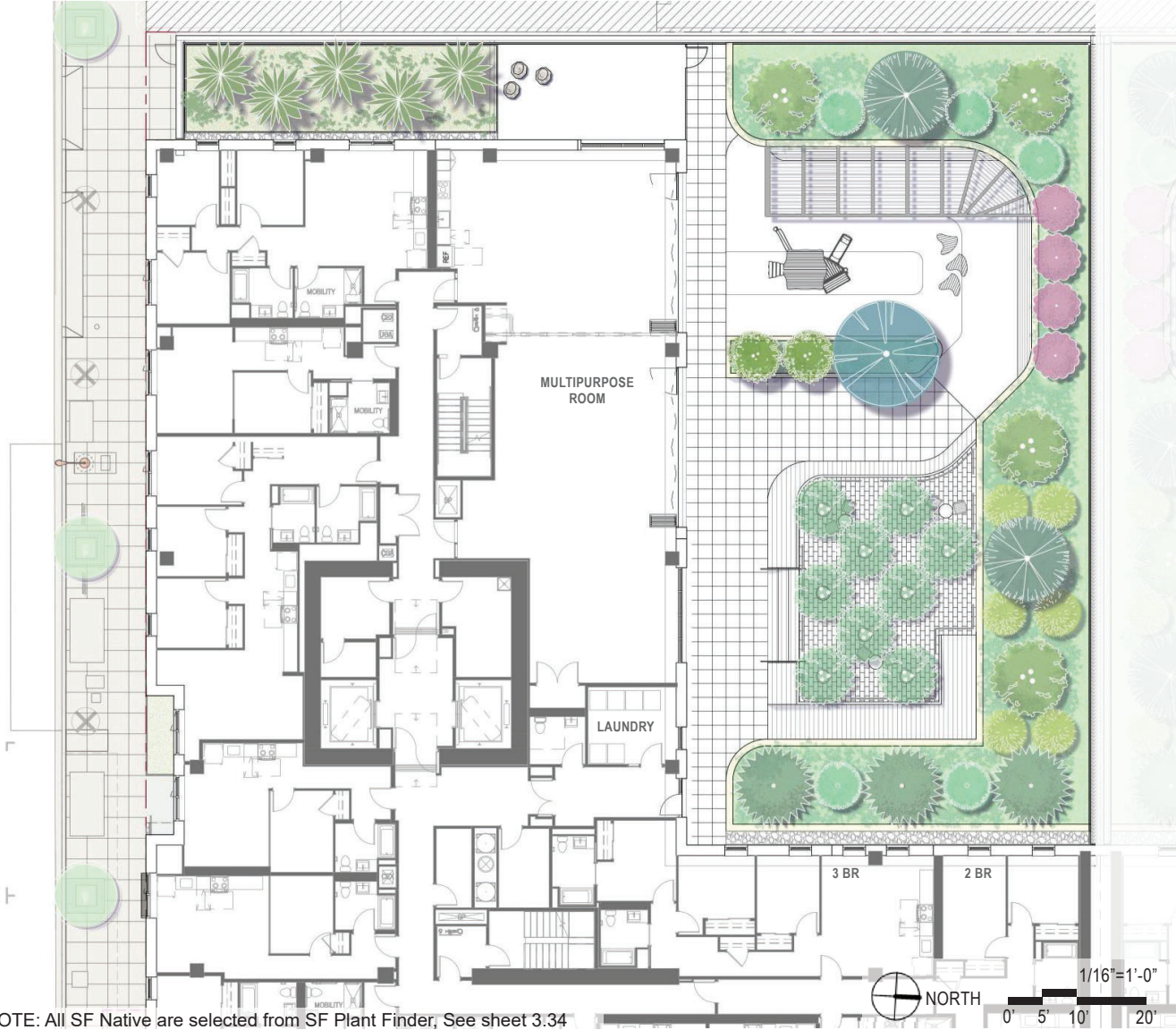
*Bioretention planting



MISSION BAY SOUTH BLOCK 4E
PHASE I

BCSD SUBMITTAL
NOVEMBER 18, 2025

SF Native CA Native Climate-adapted Plant from the African Continent Climate-adapted Low Water Use Plant



PLANT LEGEND- GROUNDCOVER



*Fragaria vesca**
WOODLAND
STRAWBERRY (SF) (CA)



Deschampsia cespitosa
TUFTED HAIRGRASS (SF) (CA)



*Iris douglasiana**
DOUGLAS IRIS (SF) (CA)



Heuchera micrantha
ALUM ROOT (SF) (CA)



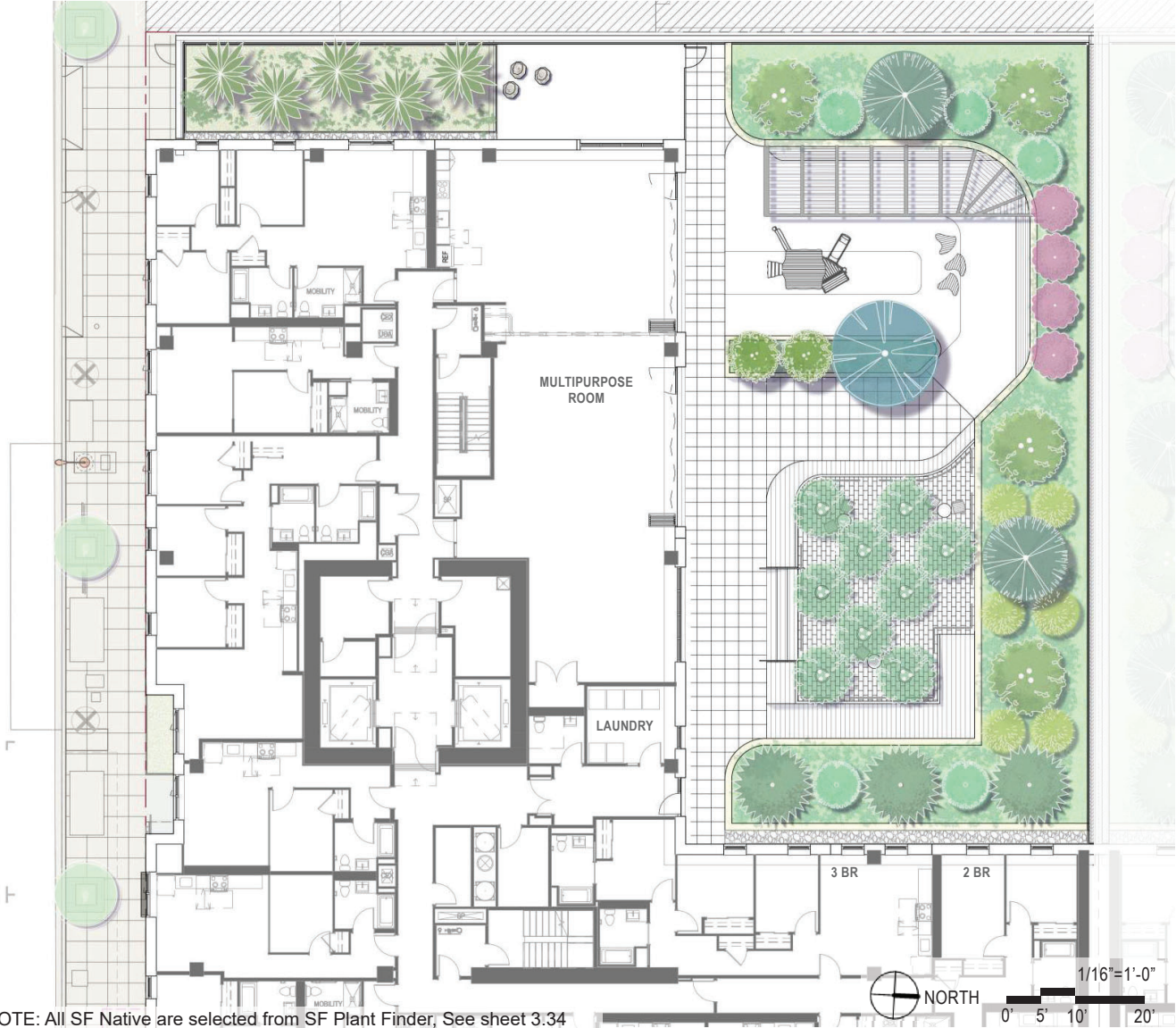
Festuca californica
CALIFORNIA FESCUE (SF) (CA)



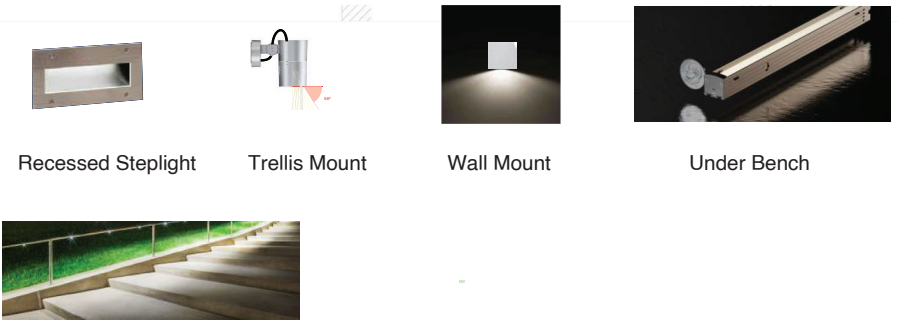
Clinopodium douglasii
YERBA BUENA (SF) (CA)

*Bioretention planting

(SF) SF Native (CA) CA Native (AF) Climate-adapted Plant from the African Continent (L) Climate-adapted Low Water Use Plant



CHINA BASIN ST.



LIGHTING LEGEND

MISSION ROCK ST

THIRD STREET

