

***You are watching a Live meeting of the
Commission on Community Investment and
Infrastructure***

Tuesday, November 17, 2020 – 1 :00 PM

Please standby...



Office of Community Investment and Infrastructure

1450 Owens Mixed-Use Life Sciences Facility Mission Bay South Block 43 Parcel 7

- 1. Plan Amendment & Corresponding Actions**
- 2. Basic Concept / Schematic Design and Major Phase Amendments**

November 17, 2020



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Approval Actions Summary

<u>Resolution</u> <u>No.</u>	<u>Action</u>
29-2020	Adopting Environmental Findings
30-2020	Approving Report to the Board of Supervisors for Redevelopment Plan Amendment for Mission Bay South
31-2020	Approving Redevelopment Plan Amendment for Mission Bay South
32-2020	Conditionally Authorizing a Seventh Amendment to the Mission Bay South Owner Participation Agreement (South OPA)
33-2020	Approving the Design for Development Amendment (D for D)
34-2020	Conditionally Approving Amendments to the Revised Major Phase for Blocks 41-43 Major Phase and the Basic Concept / Schematic Design (BC/SD) on Block 43, Parcel 7 (1450 Owens) to develop a Mixed-Use Life Science Facility

Proposed Project

- **All commercial development in Mission Bay South built (excluding UCSF) and no remaining commercial square feet available**
- **7-story, 109-foot-high mixed-use life sciences building**
- **169,810 leasable square feet**
 - 119,812 square feet of research and laboratory space for life sciences
 - 49,998 square feet of office space
 - Ground-floor meeting center and 2,580 square feet neighborhood-serving retail space
- **Commitment to public benefits, including:**
 - development impact fees and annual contributions
 - OCII's Small Business Enterprise and Workforce Program

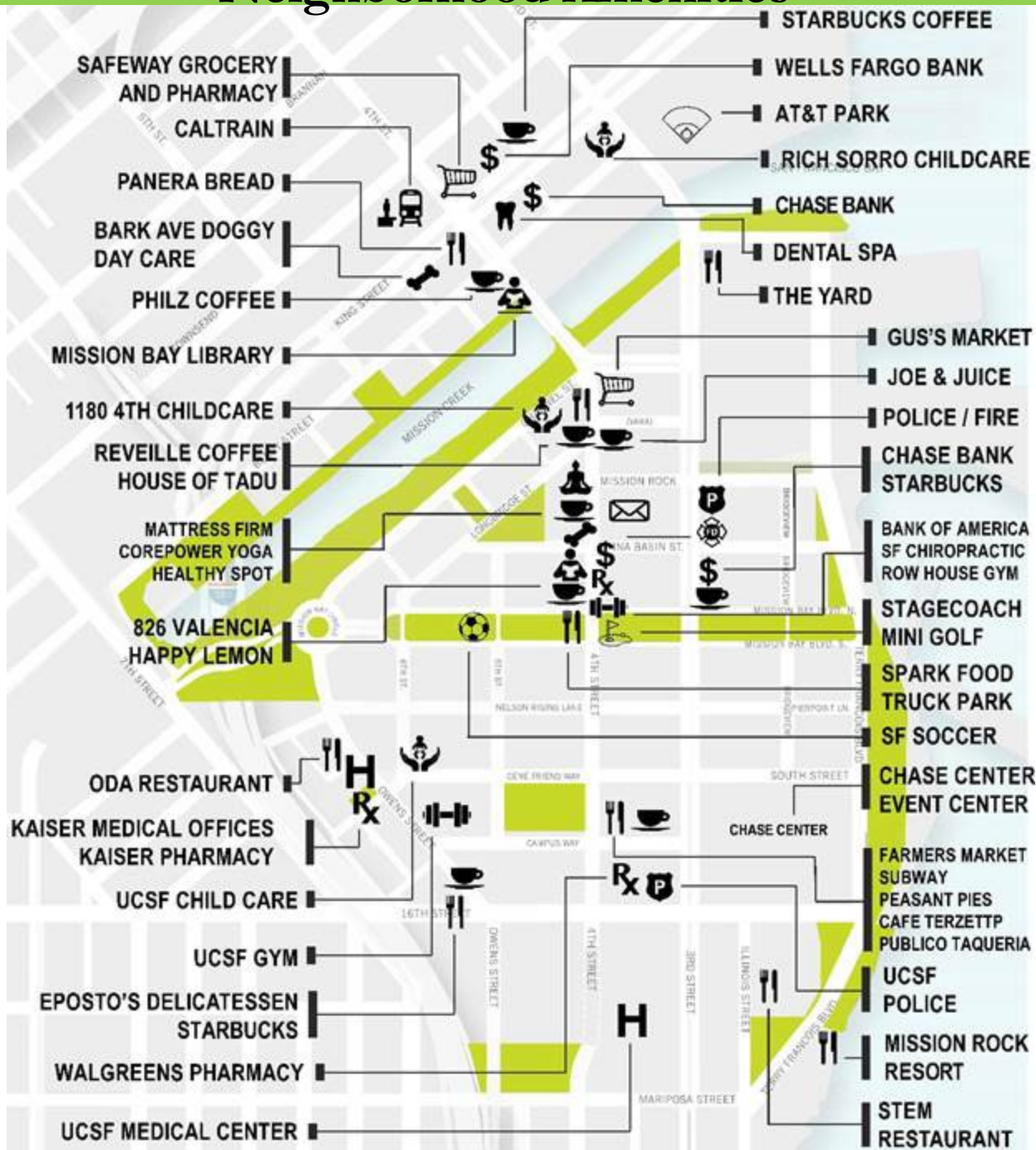
Proposed Project Location on Block 43 Parcel 7

LEGEND:

-  Public Facility
-  Parks
-  Residential / Market Rate
-  Residential / Affordable
-  Hotel
-  Commercial
-  2020 Proposed Changes



Neighborhood Amenities



Redevelopment Plan Amendment

- Increase total amount of Commercial Industrial uses by 170,0000 leasable square feet
 - Allocates leasable square feet to Block 43 Parcel 7
- Increase Floor Area Ratio (the ratio of gross building area to developable site area) from 2.9:1 to 2.95:1 if Block 43 Parcel 7 is constructed

South OPA Amendment

- Provides for development of 170,000 leasable square feet on Block 43 Parcel 7
- Details augmented child care fee and open space maintenance financial contribution
- Identifies Small Business Enterprise Policy
- Defines Floor Area Ratio on Block 43 Parcel 7

Public / Fiscal Benefits

Fee Category	Proposed Fee	Paid to <i>(paid when 1st construction permit issued)</i>
ONE TIME FEES		
Transportation Sustainability	\$4,345,999	City – SFMTA
Jobs – Housing Linkage	\$6,522,028	OCII
Mission Bay Artwork	\$911,000	OCII (if not on-site)
Childcare	\$351,905	City (voluntary office rate for entire project)
San Francisco Unified School District	\$111,621	SFUSD
<u>Subtotal One Time Fees</u>	\$12,242,553	
OTHER FEES		
Annual Park Maintenance	\$50,000	OCII
Proposed Mission Bay School Operational Endowment	\$1,500,000	Proposed SFUSD MOU

Design for Development Amendment

- Allows for project feasibility
 - Increases Parcel 7 height from 39 feet (freeway height) to 109 feet
 - Revise allowable developable area to allow for additional height and removes tower location limitation
 - Increases max. plan length from 200 to 260 feet
 - Revises street wall frontage location to account for existing public utilities easement
 - Revise freeway zone open space / panorama to allow for additional height

Major Phase Amendment

- Development in Mission Bay occurs in Major Phases
- Block 41-43 Major Phase approved in 2005 shows program uses and infrastructure
- Revises Major Phase to account for the proposed Project

Major Phase Amendment Basic Concept / Schematic Design Overview

- Block 41-43 Major Phase approved in 2005 shows program uses and infrastructure – amendment includes proposed Project
- Schematic level design of the Project
- 7-story, 109-foot-high building – 169,810 leasable square feet
 - Includes research and laboratory space, office space, meeting center and ground-floor neighborhood retail
- Submittal replaces the 2008 Basic Concept / Schematic Design

Development Team



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1450 Owens Street Life Science Project

Commission on Community Investment &
Infrastructure | November 17, 2020

PROJECT TEAM:

EXECUTIVE ARCHITECT: DGA

DESIGN ARCHITECT: IWAMOTOSCOTT ARCHITECTURE

ASSOCIATE ARCHITECT: POWELL ARCHITECTURE

LANDSCAPE ARCHITECT: BIONIC

STRUCTURAL ENGINEER: THORNTON TOMASETTI

CONSULTING S.E.: BELLO ASSOCIATES

MEP ENGINEER: ARUP

CONSULTING MEP: EDESIGNC

CIVIL ENGINEER: FREYER & LAURETA

ACOUSTIC ENGINEER: VIBRO ACOUSTIC

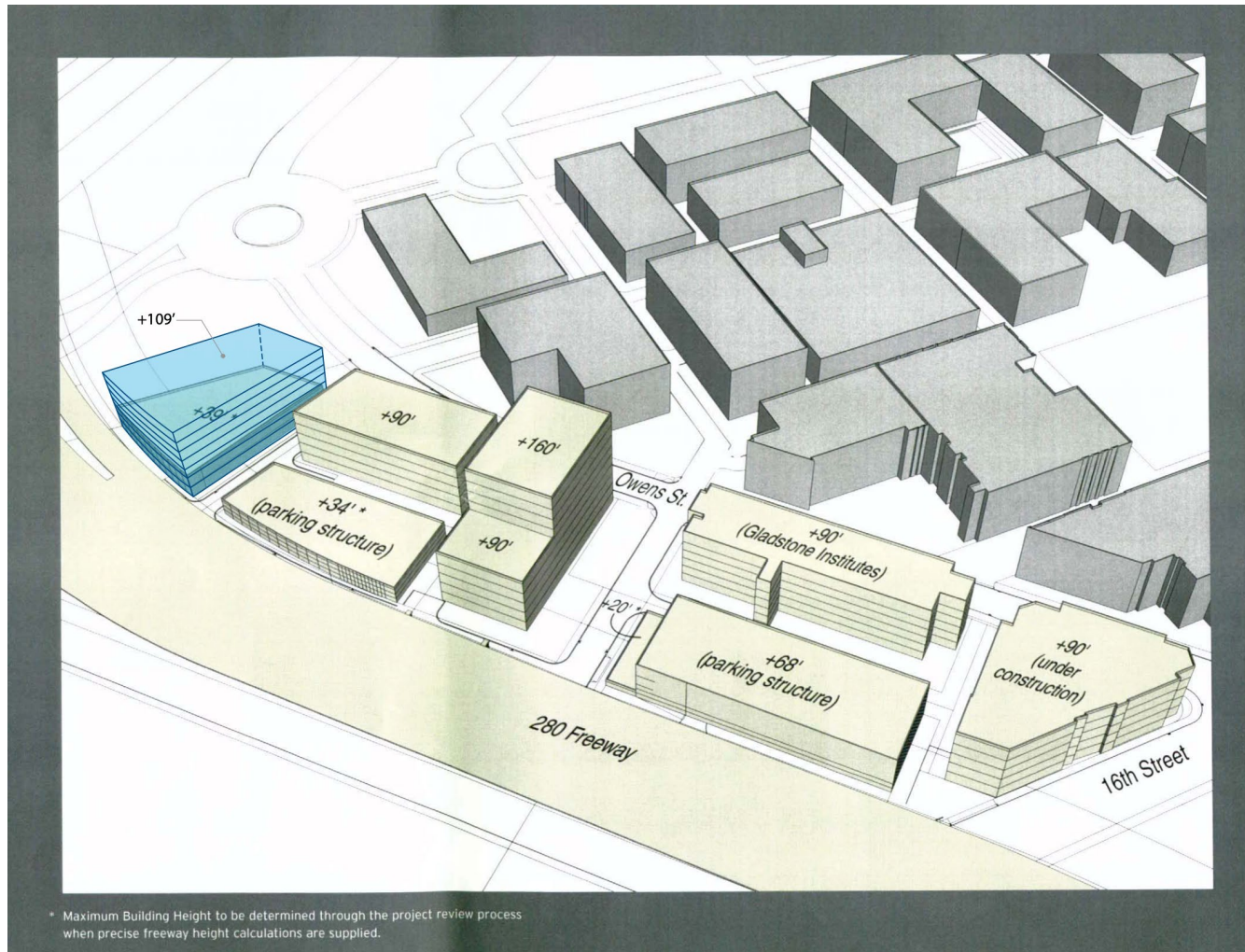
FACADE ENGINEER: ARUP

FACADE CONSULTANT: MCCLINTOCK FACADE CONSULTING

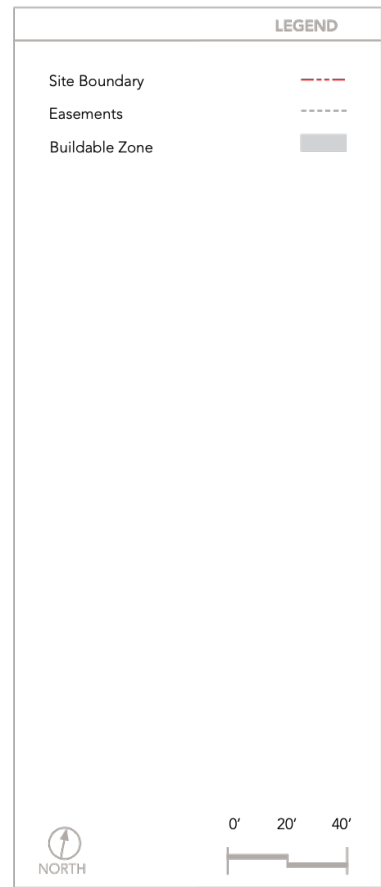
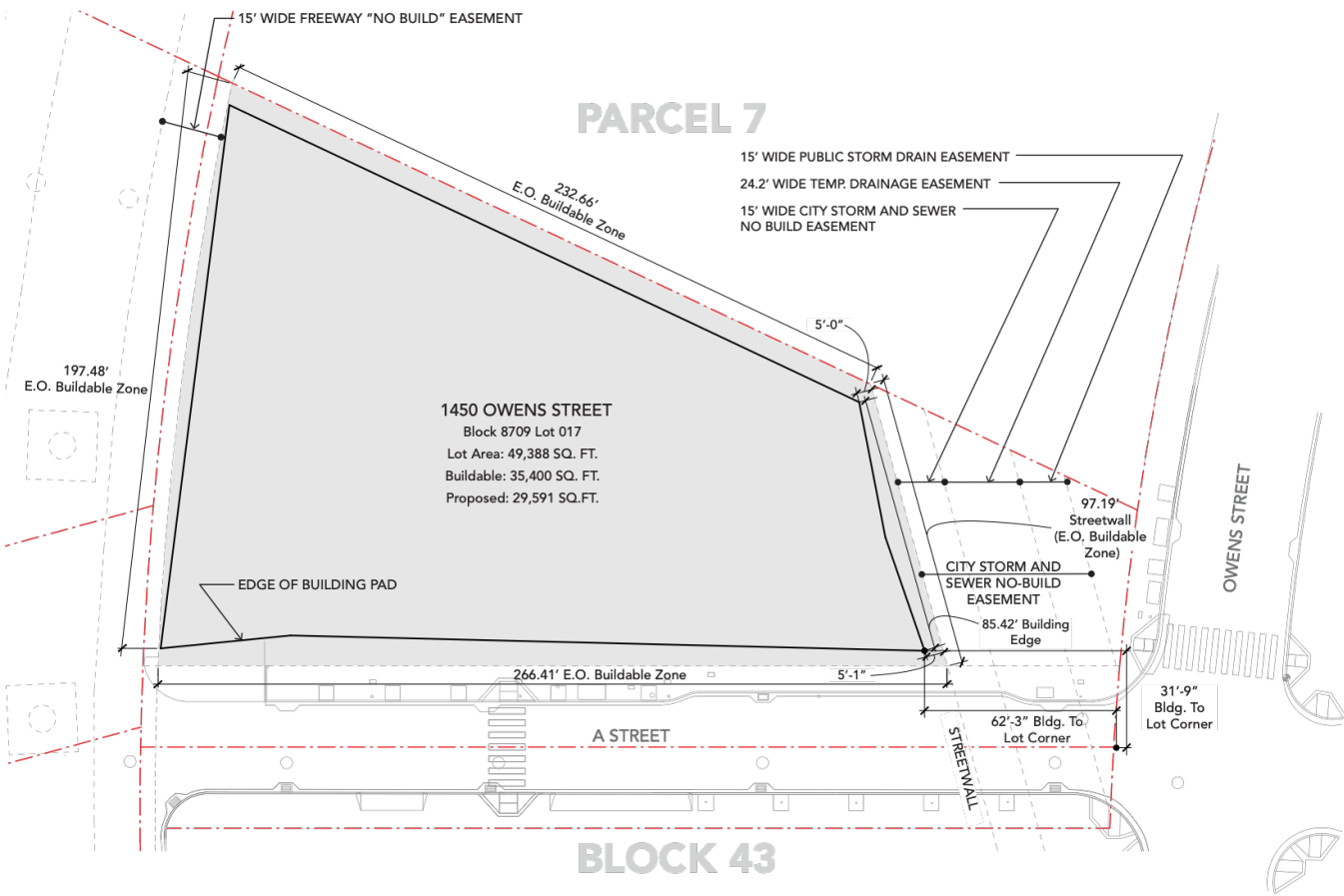
LEED / ENERGY CONSULTING: THORNTON TOMASETTI

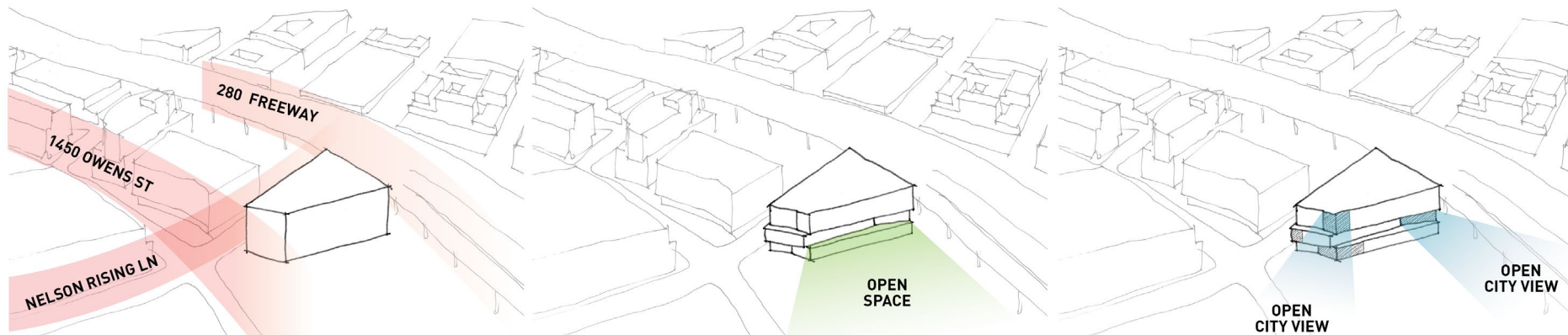
RENDERINGS: J&C CONSULTING

with proposed Amendments to the D for D and Major Phase Application for Blocks 41-43



Revised Buildable Envelope





- A constrained, non-rectilinear site hemmed in by easements and the 280 freeway needs a non-rectilinear response.
- To avoid the “big box”, the form is sheared and the mass shifted as the walls gently fold in and out.
- Counter to these larger gestures, the rhythmic, vertical mullions form a delicate bronze lattice, knitting together the dynamic surface.
- The building is light in appearance. It mediates the challenge of its location and is in balance with itself.

Massing Strategy



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View from the north end of Owens Street

1450 Owens Life Science Project



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View from the west side of the Public Activity Field

1450 Owens Life Science Project



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View from the 280 Freeway headed north

1450 Owens Life Science Project



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View looking west from Nelson Rising Lane

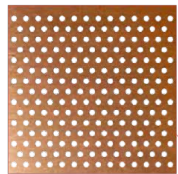
1450 Owens Life Science Project



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Entry Plaza

1450 Owens Life Science Project



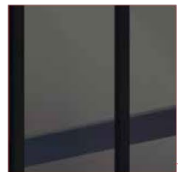
4
Rooftop Screen and West/South Rainscreen:
Powder Coating Aluminum Panel



Railing:
Low-Iron Laminated Glass



3
Upper Level North Glazing:
Solarban 60



1
Upper Level Glazing (North Excluded):
Halo Glass



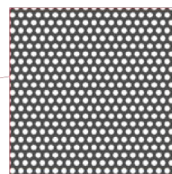
Shadow Box:
Glass Coating to Match Upper Level North Glazing Solarban 60 Custom Paint for Shadow Box



2
Lobby/Atrium Glazing and Entry/Terrace/West Ground Full-Lite Glass Door:
Low-Iron Glass



5
Ground Floor Glazing Treatment and Internal Corridor Full-Lite Glass Door:
Full-Lite Acid Etch Glass



6
Fence:
Perforated Powder Coating Aluminum Panel



Fin/Reveal/Ledge:
Powder Coating Aluminum Copper Finish



Grand Entry Canopy:
Precast Concrete



7
Entry/Terrace/Internal Corridor/Transformer Room/West Ground Door Frame:
To Match Curtain Wall

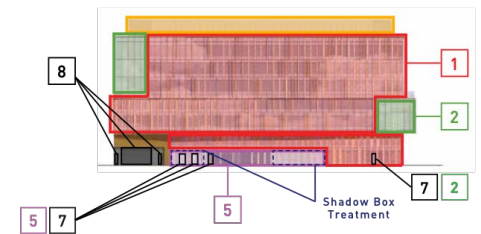


Curtain Wall Mullion:
Powder Coating Aluminum Custom Metallic Black Finish

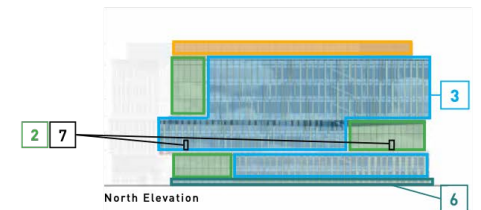


8
Loading Room/Fire Pump Door Frame and Solid Panel:
To Match Curtain Wall Mullion

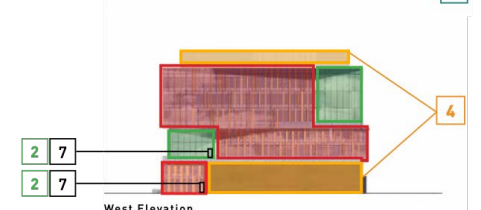
GLASS & DOOR TYPES



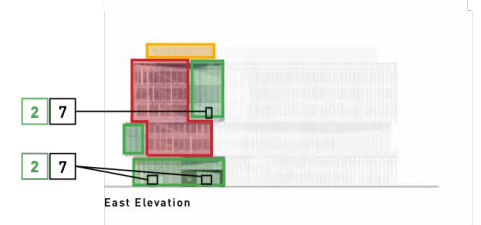
South Elevation



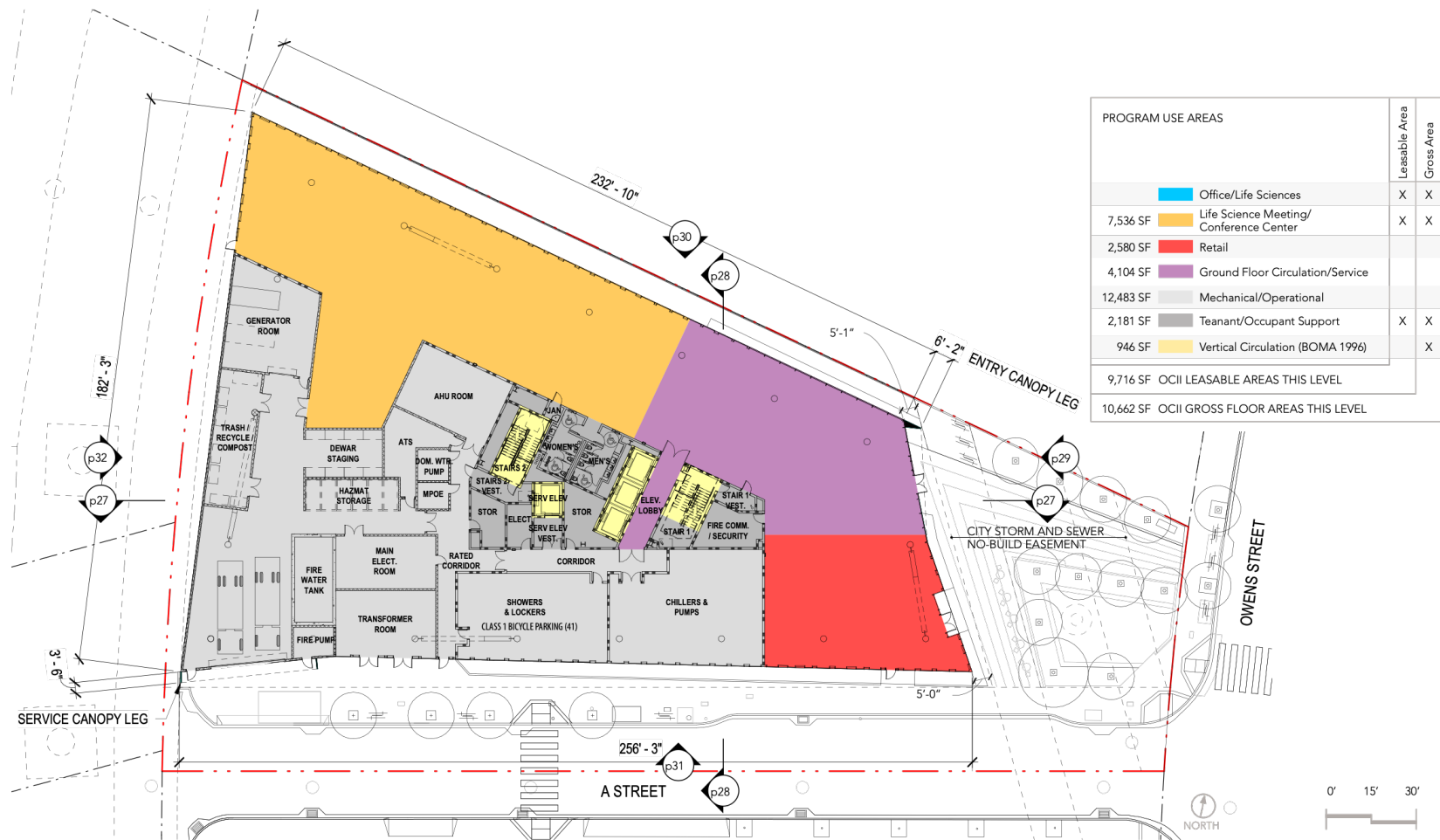
North Elevation

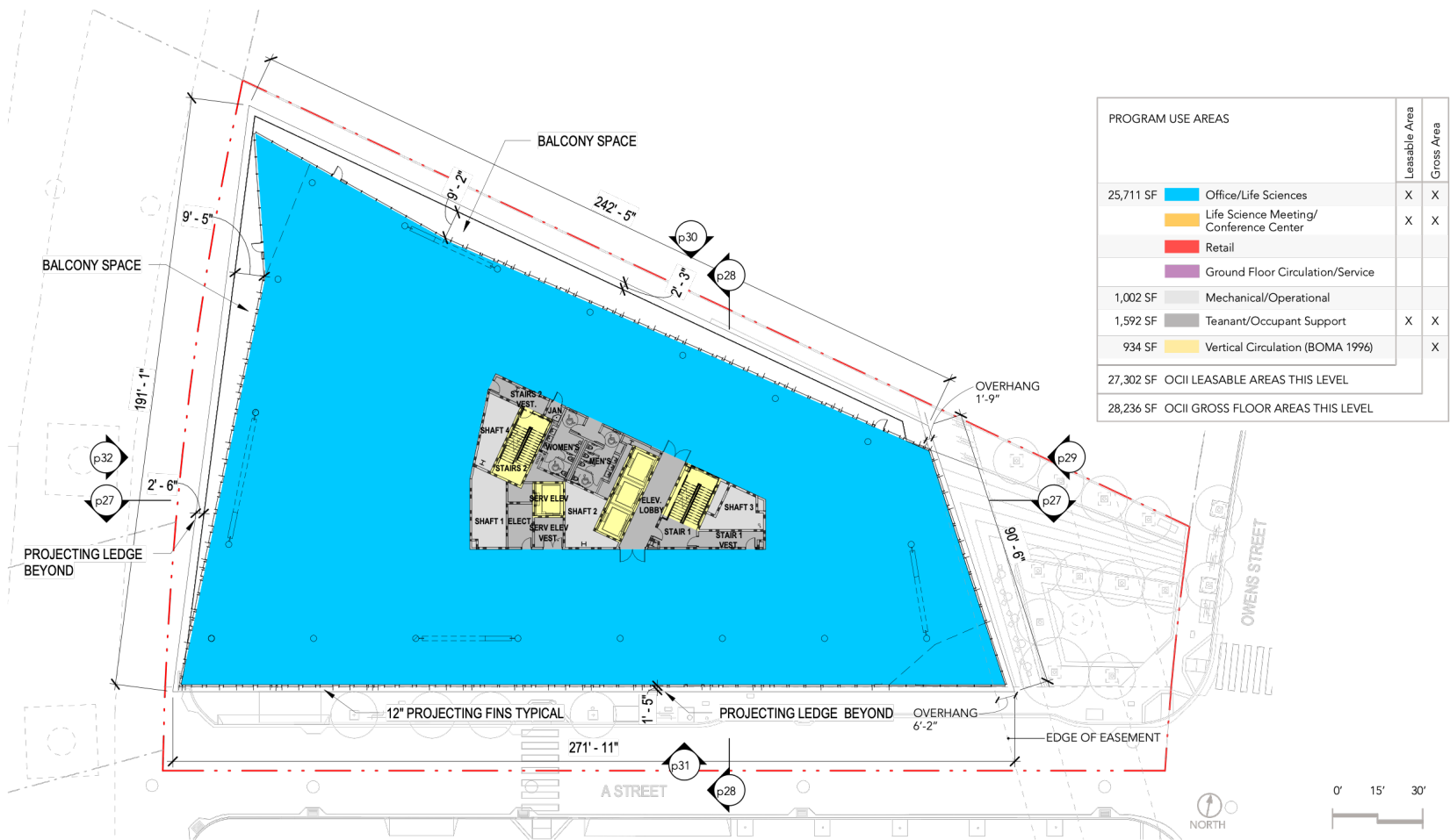


West Elevation



East Elevation





Environmental Review

- **Mission Bay Project EIR:** On September 17, 1998, the Former Redevelopment Commission certified the Mission Bay Final Subsequent Environmental Impact Report (FSEIR), in compliance with CEQA. Nine addenda prepared and adopted since.
- **Addendum 10:** Issued November 10, 2020
 - Evaluates the environmental effects of the proposed Plan Amendment and amendments to the supporting documents, including the Major Phase and the BC/SD for the Project.
 - Concludes that the proposed actions are within the scope analyzed in the FSEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects, altering the conclusions reached in the FSEIR

Community Outreach

- **Mission Bay Community Advisory Committee (CAC)**
 - CAC voted in favor
 - Recommended July 9, 2020
- **Potrero Boosters Neighborhood Association**
 - Recommended June 30, 2020
- **Other Outreach**
 - Neighboring residential community
 - San Francisco Planning Department

Small Business Enterprise (SBE) and Contracting Program

- 50% SBE good faith goal for construction, professional services, subcontracting and suppliers, including tenant improvements
 - Currently exceeding goal for professional services contracts at 66% SBE participation
 - 40% San Francisco-based SBEs, 7% minority-owned firms, 40% minority women-owned businesses and 3% women-owned firms

Workforce Program

- **50% local construction workforce hiring goal**
 - Prevailing wages and Union labor
- **First Source Hiring Program for permanent workforce**
 - Administered by Office of Economic and Workforce Development

Summary of Actions

Actions	Summary
CEQA	- Adopting Environmental Findings
Report to Board	- Approving Report to the Board of Supervisors for Redevelopment Plan Amendment
Redevelopment Plan	- Leasable square feet (170,000 sq. ft., allocated to parcel) - Floor Area Ratio (2.95:1, if constructed)
D for D	- Maximum height (109 feet), revise developable area, remove tower limitations - Maximum building plan length (260 feet) and floor plate area (30,000 sq. ft.) - Revise street wall frontage location (existing public utility easement) - Revise Freeway Zone Open Space / Panorama guideline (additional height)
South OPA	- Leasable square feet (170,000 sq. ft., allocated to parcel) - Floor Area Ratio (Block 43 Parcel 7 - 3.57:1) - Defines fees (child care fee and open space maintenance contribution)
Major Phase	- Allows 1450 Owens Life Sciences structure and corresponding improvements
Schematic Design	- Entitles the schematic design of the 1450 Owens Mixed-Use Life Sciences Facility

Next Steps After Commission

Approval Body	Approval Action for:
Planning Commission (11/19)	• Redevelopment Plan Amendment (General Plan Consistency) • Office Allocation (up to 49,999 square feet of office space)
Board of Supervisors	• Redevelopment Plan Amendment
Oversight Board/ CA Dept. of Finance	• 9th OPA Amendment

Questions and Comments



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PUBLIC COMMENT CALL-IN:

Dial: 1(415) 655-0001 **Access Code:** 146 299 6836

Press #, then # again

- You will automatically be muted when you get on the line.
- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “***Your line has been unmuted***”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.