

Variance under the Mission Bay South Design for Development Architectural Project Standards for artwork on Block 40

Nikki Henry

Office of Community Investment and Infrastructure (OCII)

June 19, 2018



Requested Commission Action

- Approving a variance under the Mission Bay South Design for Development.

Overview



- Site Location
- Variance Background
- Proposed Design for Development Variance
- Mission Bay CAC
- CEQA
- Next Steps

Location Map



LEGEND:

- Public Facility
- Parks
- Residential / Market Rate
- Residential / Affordable
- Hotel

- UCSF Campus
- Commercial
- Site Location

MISSION BAY BLOCK 40

June 2018



0 200 800
100 400

Art Requirement

- The Redevelopment Plan requires the installation and maintenance of works of art costing an amount equal to 1% of the hard costs of initial construction of a project for commercial uses exceeding 25,000 square feet. Works of art shall be affixed to a project, its ground or an Open Space Parcel or the surrounding area.

Basic Concept and Schematic Design

- On February 3, 2015, the Commission conditionally approved the Basic Concept and Schematic Design Application for a commercial project, consisting of 667,500 square feet of office space on Block 40 in Mission Bay South, including wall mounted artwork that wraps the parking garage on Owens Street.
- One of the conditions of the approval was “The landscape design and public art projects shall be subject to further review and approval by OCII staff during the Design Development Phase.”

Wall Mounted Artwork

- The artwork consists of a painted mural by Brazilian artist, Eduardo Kobra, on perforated metal panels and includes associated lighting.
- The location and size of the artwork remains unchanged, consistent with the approved Basic Concept and Schematic Design.

Design For Development Variance

- The proposed variance to the architectural projection standards allows the artwork wall to protrude outwards from the garage for passive ventilation purposes, necessary for operation of the parking garage in a healthy, sustainable, and safe manner.

Art Wall Design 2018

KOBRA
★



INTERSTATE-280

SECTOR 04

SECTOR 03

SECTOR 02

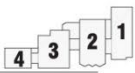
SECTOR 01

16th Street

Owens Street

 Variance Location

1" = 20' 0"



NOTE TO ALL:
REFER TO SHEET G-001 THROUGH G-002
FOR ACCESS ROAD EASEMENT
AGREEMENT

IN SIDEWALK BACK TO STREET
RIGHT OF WAY
IN CALTRANS STANDARD
CHALKLINE FENCE
6" VERTICAL CURB

IN ACCESS ROAD

GENERATOR & ENCLOSURE
TRASH ENCLOSURE

IN SIDEWALK

LOADING DOCK

IN ACCESS ROAD

GENERATOR & ENCLOSURE

LOADING DOCK

ACCESSIBLE ENTRANCE

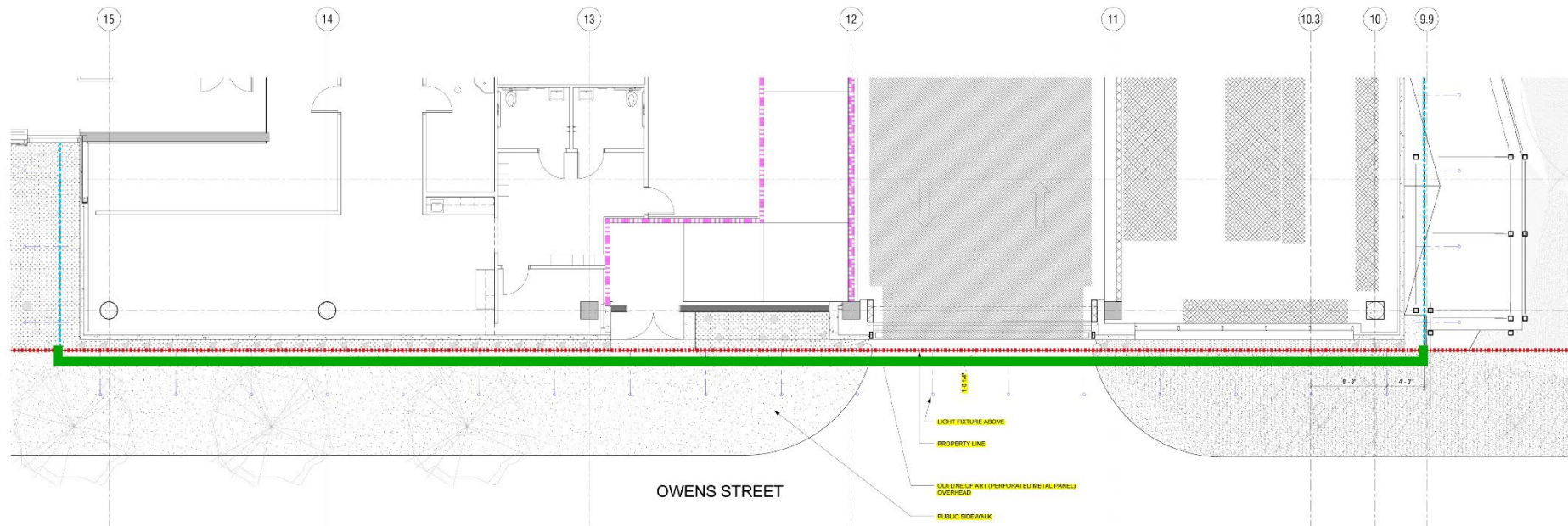
ACCESSIBLE ENTRANCE

30" H HORIZONTAL
(SEE NOTE A)
SLASH PUMP SHOWER

ACCESSIBLE ENTRANCE

ACCESSIBLE ENTRANCE

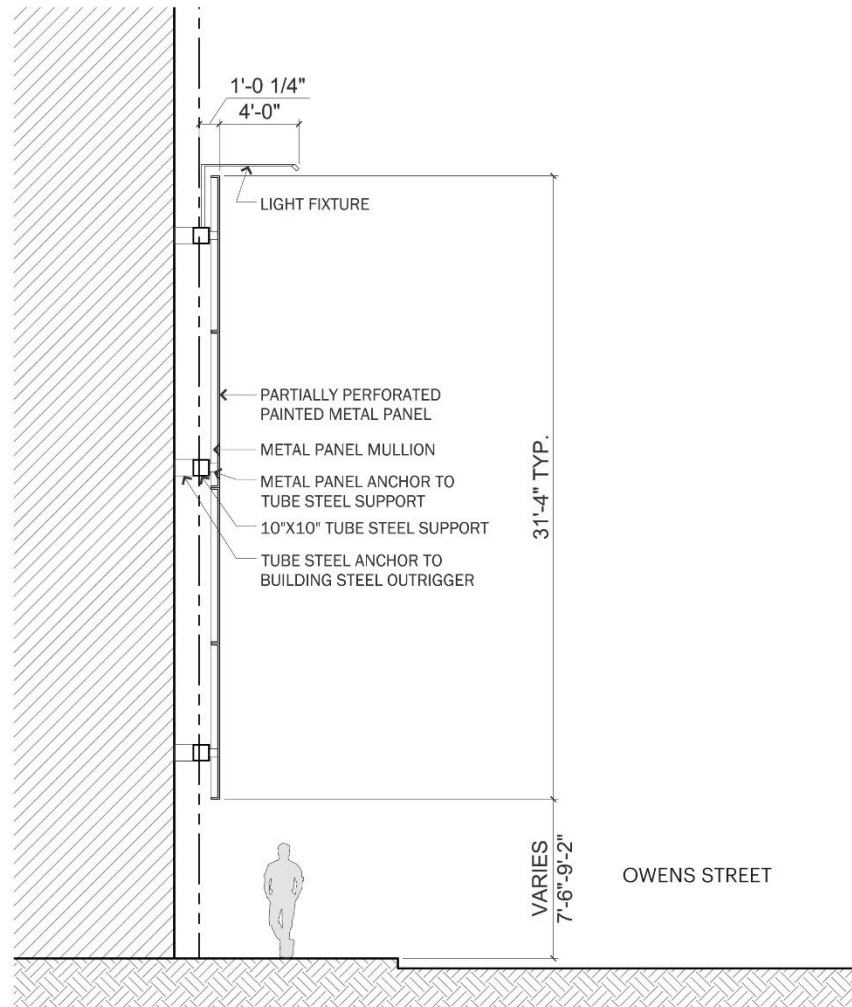
Plan



The Exchange on 16th- May 10th, 2018



Art Wall Section



Mission Bay CAC

- The Mission Bay Citizens Advisory Committee reviewed the proposed variance at its May 10, 2018 meeting.
- Recommended Approval

CEQA

- Staff has determined that the proposed variance is categorically exempt from California Environmental Quality Act (“CEQA”) environmental review pursuant to CEQA Guidelines Section 15303, as new construction of an appurtenant structure, and therefore, requires no further environmental review.

Next Steps



- Department of Public Works Encroachment Permit
- Building permit from the Department of Building Inspection

THANK YOU

