



126-0292020-002

Agenda Item **No. 5(h)**
Meeting of November 17, 2020

TO: Commission on Community Investment and Infrastructure

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving amendments to the Mission Bay South Block 1 Major Phase Application and to the Basic Concept and Schematic Design for the Block 1 Hotel to add 49 hotel rooms for a total of 299 hotel rooms; providing notice that this approval is within the scope of the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a Program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

SOMA Hotel LLC ("SOMA Hotel"), owns the hotel portion of Block 1, or Assessor Block 8715 Lot 8 ("Block 1 Hotel Parcel") in the Mission Bay South Redevelopment Project Area ("Plan Area"). SOMA Hotel requests Commission on Community Investment and Infrastructure ("Commission") approval of amendments to the Mission Bay South Block 1 Major Phase Application ("Block 1 Major Phase"), approved by the Commission in 2013, and to the Basic Concept/Schematic Design for the SOMA Mission Bay Hotel ("Block 1 Hotel BC/SD"), approved by the Commission in 2014. This request corresponds to the Commission's approvals of amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Redevelopment Plan") and the Mission Bay South Owner Participation Agreement ("South OPA"), together, the "Plan Documents," on July 21, 2020. The amendments to the Plan Documents, along with the requested amendments to the Block 1 Major Phase and the Block 1 Hotel BC/SD, allow for an increase in the number of hotel rooms from 250 to 299 on the Block 1 Hotel Parcel (with up to 300 permitted) through a conversion of already-designed and under-construction suites to individual hotel rooms ("SOMA Hotel Project").

London N. Breed
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR

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CHAIR

Mara Rosales
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COMMISSIONERS

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Staff recommends the Commission's conditional approval of amendments to the Block 1 Major Phase and Block 1 Hotel BC/SD in furtherance of its July 21, 2020 approval of amendments to the Plan Documents.

BACKGROUND

The Block 1 Hotel Parcel is bounded by Channel Street to the south, Third Street to the east and Mission Bay Park P3 to the north. The remainder of Mission Bay Block 1, an existing 350-unit residential project with ground floor retail known as One Mission Bay, sits to the west. Attachments 1 and 2 show the Mission Bay South Project Area and its built amenities for reference.

On November 18, 2014, the Commission approved the original Basic Concept and Schematic Design for the project (Reso No. 93-2014), which consisted of a 250-room hotel comprised of 213 standard hotel rooms and 37 suites, 10,000 square feet of meeting space, rooftop community space open to the public during normal business hours without any commercial obligation to the hotel project, and 4,000 square feet of retail space in an L-shaped, 160-foot-high tower at the corner of Channel and Third Streets. The general public will have access to the rooftop community space during normal business hours via a dedicated express elevator accessed at the street level, without being obligated to make a purchase from the rooftop bar or other retail uses located within the project. SOMA Hotel started construction on the project in 2018.

In February 2020, SOMA Hotel submitted a draft revised major phase application and basic concept and schematic design package, and requested amendments to the Plan Documents in order to convert suites into individual hotel rooms, resulting in an increase in the total number of rooms within the hotel. SOMA Hotel is requesting this revision due to changed market conditions for hotels and thus a decreased demand for suites.

The proposed conversion of suites would revise the current development program allocation from 213 hotel rooms and 37 hotel suites to 290 hotel rooms and 9 hotel suites, for a total of 299 rooms. This was rounded to 300 rooms in the amendments to the Plan Documents, however the design document, the Block 1 Hotel BC/SD, reflects the increase of 49 rooms or a total of 299 rooms.

The currently-approved 37 suites are one- and two-bedroom suites, with one bed per bedroom and a pull-out bed in the living room. Under the conversion proposal, each bedroom and living room will be converted to its own hotel room, utilizing already-designed bathrooms adjacent to each room. Staff have reviewed the revised schematic design and the proposed suite conversion does not necessitate any changes to the massing of the building, require any additional built area, nor represent any changes to its exterior design.

DISCUSSION

Amendments to Block 1 Major Phase and Block 1 Hotel BC/SD

The SOMA Hotel Project requires amendments to the Plan Documents to permit the increase in hotel rooms. On July 21, 2020 the Commission adopted these amendments to the Plan Documents through

Resolution Nos. 18 and 19-2020, which increase the maximum number of permitted hotel rooms on the Block 1 Hotel Parcel from 250 to 300. On September 28, 2020, the Oversight Board approved the South OPA amendment through Resolution No. 04-2020 and on September 29, 2020, the San Francisco Board of Supervisors approved the Redevelopment Plan amendment through Ordinance No. 209-20. The California Department of Finance (“DOF”) has reviewed Resolution No. 04-2020 and made a determination to approve.

The final approval for the SOMA Hotel Project is the amendment to the Block 1 Major Phase and the Block 1 Hotel BC/SD (see Attachment 3), which are design documents associated with the suite-to-room conversions.

The Block 1 Major Phase will be amended by the Block 1 Hotel BC/SD amendment, as allowed for in the South OPA’s Attachment G Design Review and Document Approval Procedure.

The two changes to the Block 1 Major Phase and the Block 1 Hotel BC/SD are as follows: 1) an increase in the number of hotel rooms from 250 to 299 and 2) additional detail on the loading dock area of the site to coincide with a loading study compliant with the Design for Development for the Mission Bay Project Area (“MBS D for D”), completed by Advant Consulting and dated October 28, 2020. The loading study was prepared in furtherance of OCII’s staff review of the project’s compliance with the MBS D for D and also functions as a Driveway and Loading Operations Plan (“DLOP”) by providing guidance for loading operations for the site.

A Notice of Special Restrictions (“NSR”) related to loading operations, which is in furtherance of two 2014 Conditions of Approval of the Block 1 Hotel BC/SD related to loading and the porte cochere, has been completed and will be filed in advance of Developer’s receipt of a temporary certificate of occupancy for the hotel. The NSR states that current and all future operators of the hotel located on the Block 1 Hotel Parcel should, in perpetuity, provide two off-street commercial loading spaces, with minimum stated dimensions, as well as two off-street tour bus loading spaces. It requires that these spaces be managed and operated pursuant to the practices listed in the DLOP, which is referenced in, and attached as, an exhibit to the NSR. Examples of required loading practices include scheduling of daily deliveries and mandating trucks serving the property be limited to certain sizes that can be concealed within the loading dock area. These requirements ensure compliance with the MBS D for D and are also expected 1) to reduce queuing on Channel Street, where the Muni T-line runs, and 2) to increase pedestrian safety. Commission’s approval of the Block 1 Major Phase and the Block 1 Hotel BC/SD amendments is conditional upon the recordation of this NSR, which shall be reviewed and approved by OCII.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is undertaken in furtherance of the Mission Bay Redevelopment Project, as defined in the Redevelopment Plan for the Mission Bay South Project Area. The Mission Bay Final Supplemental Environmental Impact Report (“Mission Bay FSEIR”) was certified by the former San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission, and affirmed by the Board of Supervisors in 1998. The Mission Bay FSEIR is a program EIR pursuant to California Environmental Quality Act (“CEQA”) Guidelines Section 15168 and a redevelopment plan EIR

pursuant to CEQA Guidelines Section 15180. The Mission Bay Project was comprised of the Mission Bay North and Mission Bay South Redevelopment Plans for the 303-acre area.

In connection with the request to permit the conversion of hotel suites into 50 additional hotel rooms within the hotel structure under construction on Block 1 (the "Project"), OCII staff has determined that the proposed amendments to the Block 1 Major Phase and to the Block 1 Hotel BC/SD are within the scope of the program (i.e., the Mission Bay Project) approved earlier and analyzed in the Mission Bay FSEIR, and the program described in the Mission Bay FSEIR adequately describes this Project for the purposes of CEQA.

The Project is within the scope of density and consistent with the designated uses for Block 1 as described and analyzed in the FSEIR and would represent a minor change in hotel occupancy. OCII has reviewed the proposal and determined that the Project would not result in any new or substantially more severe impacts than were identified in the FSEIR.

Since the Mission Bay FSEIR was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require revisions to the FSEIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FSEIR. Therefore, no further CEQA evaluation is necessary.

Based on the foregoing, OCII concludes that the analyses conducted and the conclusions reached in the Mission Bay FSEIR remain valid and that no supplemental environmental review is required. The proposed Project was analyzed in the Mission Bay FSEIR and would neither cause new significant impacts nor result in the substantial increase in the severity of previously identified significant impacts, and no new mitigation measures would be necessary to reduce significant impacts.

EQUAL OPPORTUNITY PROGRAM AND COMPLIANCE WITH OCII POLICIES

SOMA Hotel is subject to the South OPA Program in Diversity/Economic Development Program, which includes OCII's Small Business Enterprise (SBE) Program.

SOMA Hotel has selected a diverse team of professional service consultants initially achieving 52% SBE (28.5% MBE and 18.5% WBE) participation on this development. While in construction, the participation rates dropped to approximately 17% S/M/WBE due to a need to shift a portion of increased construction administration scope to the lead architect.

Since the Commission last heard about this change in participation rate at its July 21, 2020 meeting, SOMA Hotel and its contractor, Hathaway Dinwiddie Construction Co., have worked with OCII's contract compliance team to identify any remaining opportunities for SBEs, including certain trades associated with the tenant improvements for the Level 17 roof top deck, which will bring the SBE participation to approximately 32% for that particular scope of work. In addition, SOMA Hotel is finalizing its contract with a SBE firm for art consulting services for on-site artwork. SOMA Hotel has also expressed interest in considering SBE temporary uses or restaurateurs and food service providers when preparing its future plans for the ground floor 4,000 square foot retail space.

Because the hotel is considered a commercial project, local permanent hiring will be subject to the City's First Source Hiring Program pursuant to the South OPA, which will ensure that San Francisco residents are given first consideration for the hotel's permanent entry-level employment, with a 50% goal of the entry-level positions being filled by San Francisco residents. Contract compliance staff has met with the Office of Economic and Workforce Development ("OEWD") and SOMA Hotel well in advance for hospitality training in hopes of achieving successful hiring outcomes under the First Source Hiring Program. OEWD is currently planning to begin employment outreach in early February 2021, before the anticipated opening of the hotel. It expects to hold two general hiring events in the local community, as well as a direct link to SOMA Hotel's industry portfolio. In the meantime, Soma Hotel plans to share job announcements and other pertinent hiring information with OEWD.

COMMUNITY OUTREACH: MISSION BAY CITIZENS ADVISORY COMMITTEE

SOMA Hotel presented to the Mission Bay Citizens Advisory Committee meeting "MBCAC" on January 9th and received a majority vote to recommend the proposed amendments to the Plan Documents and to the Block 1 Hotel BC/SD to Commission.

Below is a summary of the MBCAC votes for the SOMA Hotel Project items:

1. Redevelopment Plan, OPA, Basic Concept / Schematic Design Amendments: 10 votes in favor, 1 abstained

On November 12, 2020, the CAC will be notified that the Block 1 Major Phase and Block 1 Hotel BC/SD amendments will be going before Commission at its next meeting.

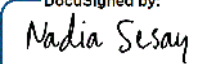
STAFF RECOMMENDATION AND NEXT STEPS

Staff recommends the Commission's conditional approval of amendments to Block 1 Major Phase and Block 1 Hotel BC/SD.

Consistent with Community Redevelopment Law, the SOMA Hotel Project sponsor has received approval actions from the Planning Commission and the Board of Supervisors for the Plan Amendment, as well as the Oversight Board and the California Department of Finance for the OPA Amendment. Commission's approval of the Block 1 Major Phase and Block 1 Hotel BC/SD amendments is the final approval needed for the SOMA Hotel Project.

If the amendments to the Plan Documents are finally approved, including the Block 1 Major Phase and Block 1 Hotel BC/SD, SOMA Hotel intends to make final changes to the suite and room configuration towards the end of its construction process, in Q1 2021.

(Originated by Gretchen Heckman, Development Specialist)

DocuSigned by:

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Nadia Sesay
Executive Director

Attachments:

Attachment 1: Mission Bay Land Use Map

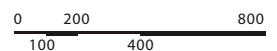
Attachment 2: Mission Bay Amenities Map

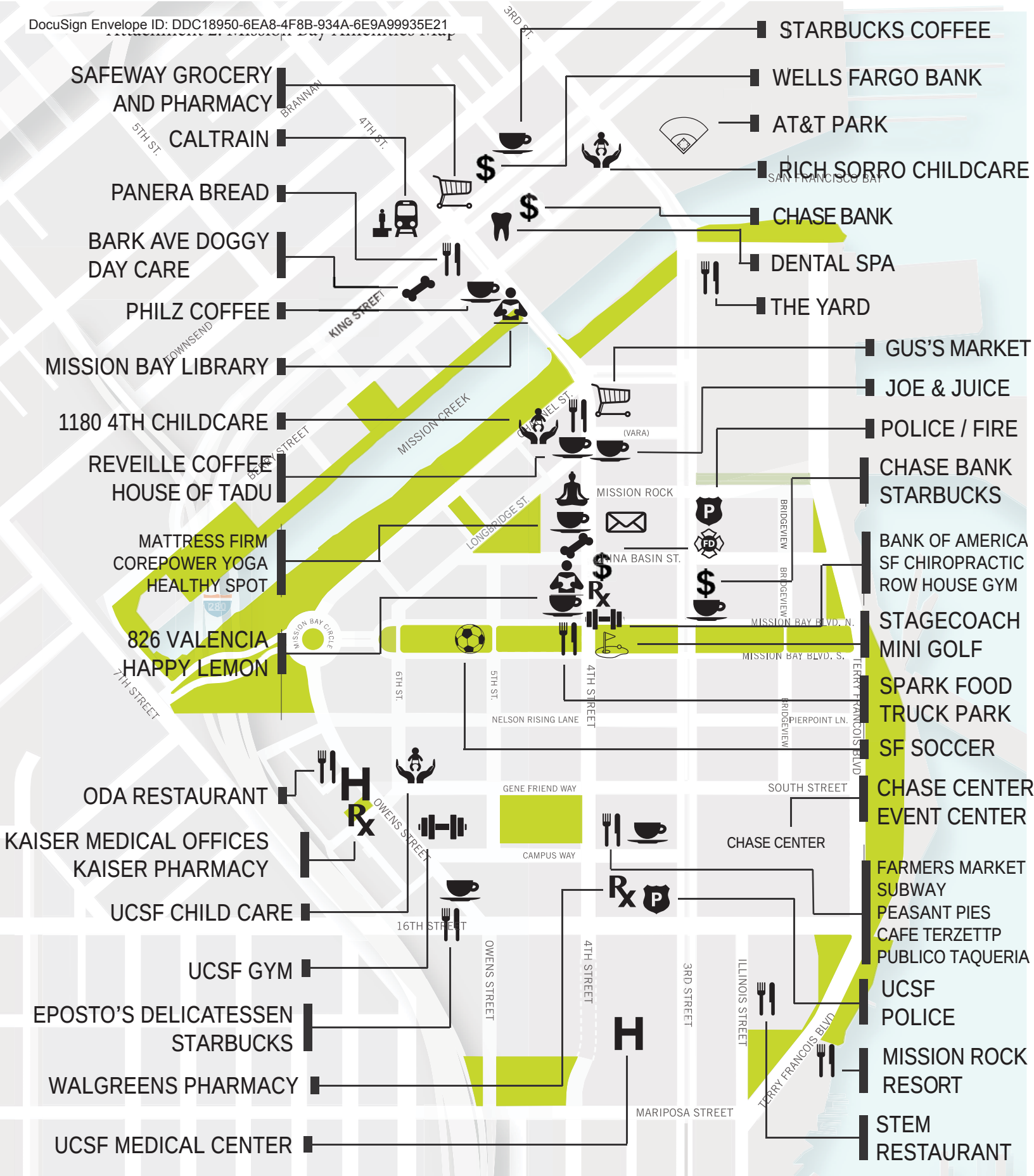
Attachment 3: Amendment to the Block 1 Major Phase Application and the Basic Concept /
Schematic Design for the SOMA Mission Bay Hotel



- Commercial
UCSF
UCSF Commercial

December 2019





MISSION BAY AMENITIES

JANUARY 2020



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE



**Amendment to the Block 1 Major
Phase Application and the Basic
Concept / Schematic Design for the
SOMA Mission Bay Hotel**



SOMA Mission Bay Hotel | San Francisco, California



Prepared for:
SOMA Hotel LLC

by:
Hornberger+Worstell Architects

October 21, 2020

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DESIGN NARRATIVE

SOMA Hotel will be a distinctive addition to the Mission Bay neighborhood. Located at the corner of 3rd Street and Channel on Block 1, the hotel will contain 299 guestrooms, 10,000 square feet of hotel meeting space, including a range of meeting room sizes and configurations, a restaurant/ café and rooftop community space with a bar in addition to other Hotel support facilities. The project will also include valet parking space for 24 cars, as well as secured bicycle parking spaces for 10 bicycles.

Designed to become a distinct yet complementary addition to the adjacent and contiguous Block 1 development, the SOMA Hotel will be formally organized with a 40-high street-edge defining podium element containing public and back-of-house spaces, and a taller tower element containing guestrooms and guest suites.

The hotel’s overall massing reflects its internal program uses. At the 3rd & Channel Street corner, the hotel’s 40' podium volumetrically defines a glass-enclosed corner lobby and public gathering space – “The Community Living Room.” Ground level sidewalk pedestrian experience will be activated by the hotel’s public use space – restaurant/café and lobby gathering areas. The main public entrances for the hotel and market café are located along and will accent the 3rd Street façade. Porte Cochere and direct elevator access to the rooftop community space enliven the south-facing Channel Street elevation. All of these podium and street-level public spaces are wrapped in a transparent glass skin.

The guestroom tower is an “L” shape organized in two (2) perpendicular wings rising to Level 16. Typi-cal guestrooms are provided with a generous 5’x8’ picture window, which fenestrate the majority of the tower exterior wall. Special guestroom suites are located on the upper levels of the tower at wing ends facing the ballpark and twin-peaks. The location of these suites are signaled on the façade with full height glass elements.. To reduce the tower mass, each wing end is articulated vertically into two 30[3]lender, vertical slab elements which visually slip past each other and accent the building height. The tallest elements of the hotel tower – its vertical circulation core and enclosed rooftop community space – is sheathed in contrasting color ceramic/porcelain panels. The setback of the Channel Street guestroom mass at the 3rd Street corner allows the circulation core to read from podium to rooftop, further accentuating the verticality of the tower and visually connecting the ground level “Community Living Room” at the 3rd and Channel corner with the community space at the top of the hotel. The rooftop community space will be accessible to the public during normal business hours via an express elevator accessed at the street level. The space will include an interior seating and bar area as well as exterior gathering and seating areas facing north and east towards the Ballpark and the bay. That con-nection will be further reinforced with nighttime lighting and color applied to core elements.

Formally, the top of the hotel tower is defined by a sheltering brow which provides a defined cap element to the tower as well as functional wind and weather protection for the rooftop community space. This horizontal brow will be accented with color on its underside and lighted distinctively during evening hours.

The primary, mid-block, north- and west- facing facades are organized to reflect the predominant pattern of typical guestroom fenestration and solid sheathing of west-facing service core areas.

The hotel’s envelope materials and colors will be selected to enhance and reinforce the form and function of the building as well as to differentiate the hotel from its immediate neighbor buildings on Block 1. The base and guestroom tower will be predominantly sheathed in clear Low-E glass, fritted glass and colored spandrel glass accented with white mullioning. The tall central core element will be sheathed in ceramic/porcelain panels applied in a blend of textures and tonal range intended to accent this building element with a mural-like mosaic of pattern and color. Stronger accents of color will be applied at the Lobby Level to interior elevator core and at the rooftop core and brow elements.

The concept for the landscape design is to provide spaces for gathering, enjoyment, and appreciating the views of the City and the Bay that these spaces will provide, while also inserting reminders of the historic Mission Bay landscape. These elements, undulating grass mounds and rock gardens on Level 4, and a sinuous green roof on Level 17, disrupt the otherwise ordered geometry of the design. The spaces for visitors’ use and enjoyment include a large gathering space on Level 4 that would be available for everyday use or for larger, special events. A water feature with a translucent water wall creates a dramatic focal point and also a smaller, more intimate space on its north side. On Level 17 a small terrace outside the bar provides a gathering space with a firepit and views to the east and of AT&T Park. On the south side the green roof provides a setting for casual seating with views to the south. Both of these Level 17 spaces will be covered by canopies that will provide a sense of scale and enclosure and greater outdoor comfort.



CONCEPTUAL PROGRAM

Level 1	Hotel Lobby/Entry/Drop-off, Hotel Back-of House, Retail, MEP, Community Space Corner Pavilion
Level 2	Parking (valet), Hotel Back-of House, MEP
Level 3	Hotel Meeting Room, Hotel Back of House, Hotel Guestrooms, MEP Podium Roof Deck
Level 4	Hotel Fitness Center, Guestrooms, MEP
Level 5-16	Hotel Guestrooms, MEP
Level 17	Community Space (food &beverage), Rooftop Deck, MEP

PARKING & LOADING

Hotel Room Count	299 Guestrooms
Retail Area	4000 sq. ft.
Vehicular Parking	24 spaces (valet)=hotel 250/16=16 spaces + retail 4000/500=8 spaces
Loading Dock	2 bays
Secure Bicycle Storage	24 vehicle parking spaces /20=1.2 secure bicycle spaces required 10 secure bicycle spaces provided at Level 2
Off-Street Tour Bus Loading	1 space located at Porte-Cochere

SUNLIGHT ACCESS TO OPEN SPACE

No Variance Requested

SIGNAGE

Signage to conform with Mission Bay South Master Plan and will be submitted as part of Design Development

WIND ANALYSIS

Required for buildings over 100'-0"

See Pedestrian Wind Consultation Wind Tunnel Test Report Prepared by RWDI dated October 30,2014

BUILDING COVERAGE & STREETWALL

	Allowed	Provided	outdoor deck	note
Site Area	22,957 sq. ft.			
Level 1 Area	22,957 sq. ft.	18,000 sq. ft.		
Level 2 Area	22,957 sq. ft.	19,677 sq. ft.		
Level 3 Area	22,957 sq. ft.	19,752 sq. ft.		
Level 4 Area	11,400 sq. ft.	10,687 sq. ft.		
			10,777 sq. ft.	private outdoor roof deck
Level 5-6 Area	11,400 sq. ft.	11,223 sq. ft.		
Level 7-8 Area	11,400 sq. ft.	11,369 sq. ft.		
Level 9-16 Area	11,400 sq. ft.	11,384 sq. ft.		
Level 17 Area	3,420 sq. ft.	2,657 sq. ft.		mechanical less than 30% of roof
	2,850 sq. ft.	2,456 sq. ft.		community space less than 25% of roof
			1,374 sq. ft.	public outdoor roof deck
Level 18 Area		214 sq. ft.		stair penthouse to roof
TOTAL		210,326 sq. ft.		

Bulk

Maximum Diagonal above 90'-0"	200'-0"	196'-8"
Maximum Plan Length above 90'-0"	200'-0"	158'-10"
Maximum floor plate above 40'-0"	11,400 sq. ft.	11,400 sq. ft.
Maximum floor plate above 40'-0"	22, 957 sq. ft.	20,257 sq. ft.

Height

Base Height Maximum Allowable	65'-0"	38'-0"
Tower Height Maximum Allowable	160'-0"	160'-0"
Tower Height at Rooftop Community Space (with height exemption)		172'-0"
Tower Height at Mechanical Space		160' + 20'=180'-0"
Base Square Footage Maximum Allowable	22,957 sq. ft.	22,957 sq.ft.
Tower Square Footage Maximum Allowable	11,400 sq. ft.	11,400 sq. ft.

Streetwall

3rd Street Minimum Streetwall Height	15'-0"	38'-0"
3rd Street Maximum Streetwall Height	65'-0"	38'-0"
3rd Street Minimum Streetwall Length	70%	100%
Corner Zone Conditions: 3rd Street minimum streetwall	50'-0'	159'-5"
Streetwall Variation	10'-0"	3'-0" (at entries)
Streetwall Projections	3'-0"	0'-0"

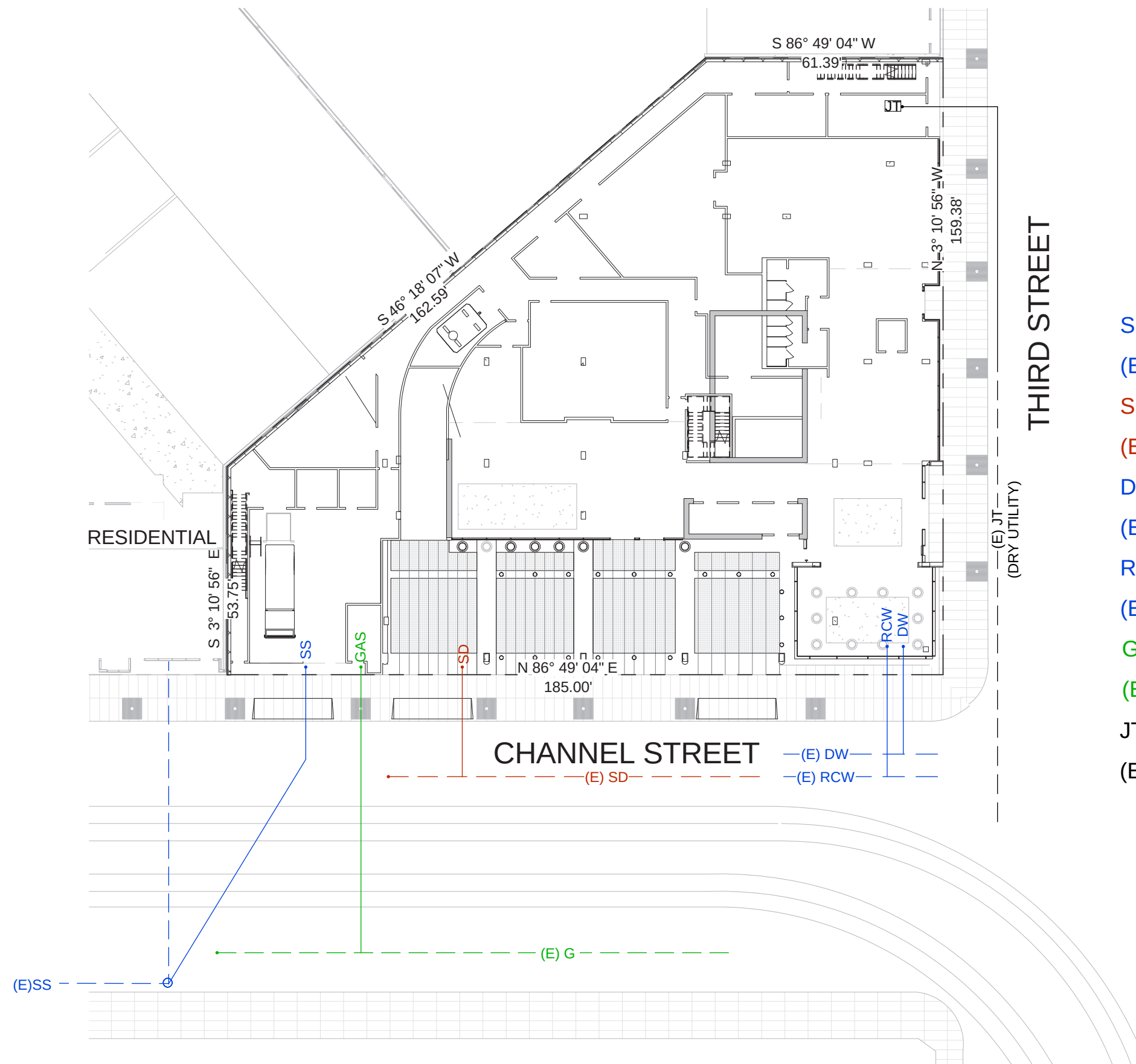
Tower Separation

3rd Street	125'-0"	132'-7"
Channel Street	125'-0"	186'-10"

Tower Orientation

Tower width along 3rd Street	160'-0"	105'-9"
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- SS - SANITARY SEWER
- (E)SS - EXISTING SANITARY SEWER
- SD - STORM DRAIN
- (E)SD - EXISTING STORM DRAIN
- DW - DOMESTIC WATER
- (E)DW - EXISTING DOMESTIC WATER
- RCW - RECLAIMED WATER
- (E)RCW - EXISTING RECLAIMED WATER
- G - GAS
- (E)G - EXISTING GAS
- JT - JOINT TRENCH (DRY UTILITIES)
- (E)JT- EXISTING JOINT TRENCH

Schematic Design | Utilities Plan

Scale: 1" = 30'-0"



View Corridor Diagram

View Corridor ➡



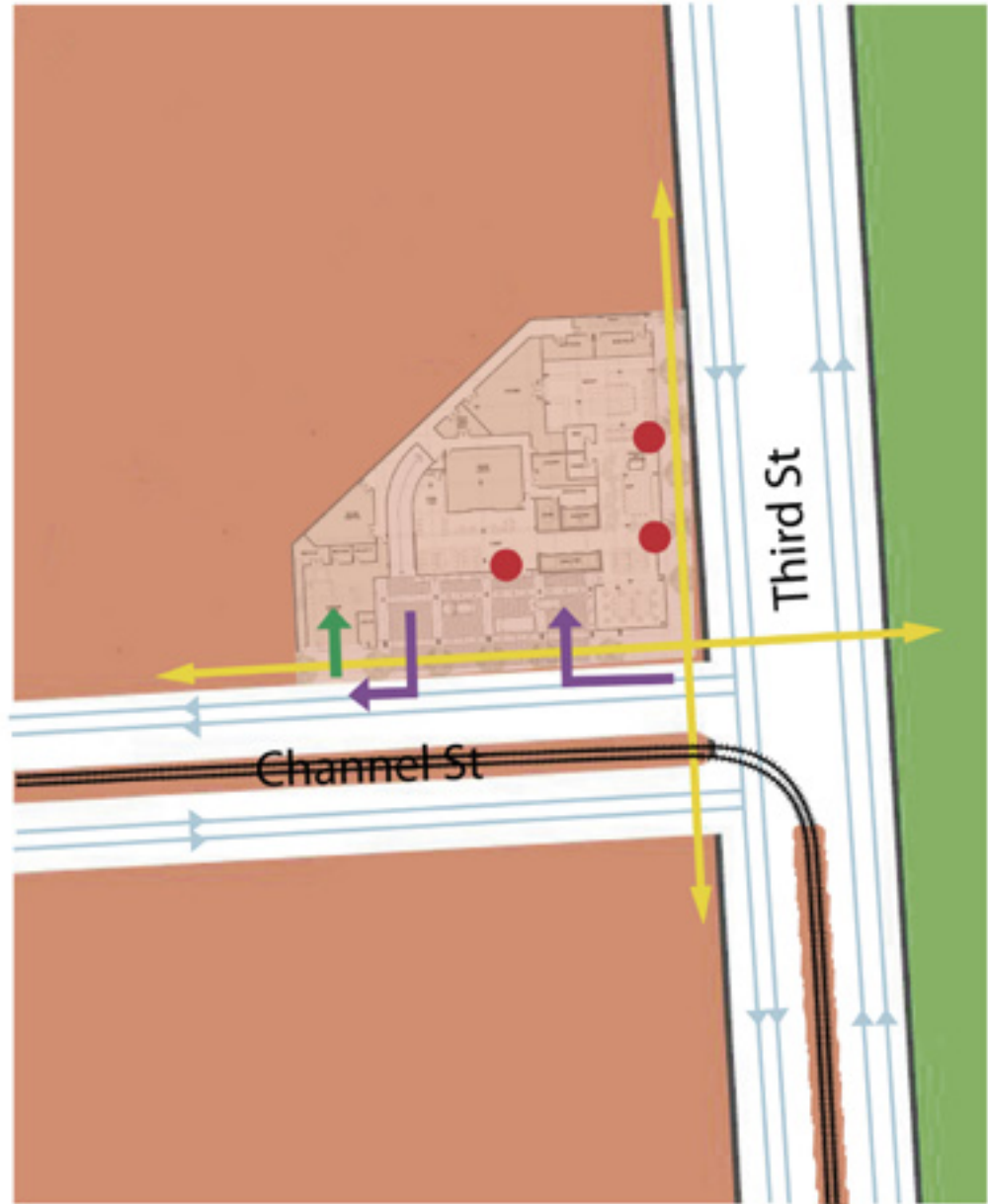
Open Spaces

Open Spaces



Vehicular, Residential, Loading and Pedestrian Circulation

- ➡ Vehicular Access
- ➡ Loading Access
- Building Access
- ➡ Pedestrian Site Access
- Travel Lane
- MUNI Light Rail



SOMA HOTEL LLC

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Pedestrian Route

- Mission Bay Project Pedestrian Access and Jogging Trail
- Bay Pedestrian Trail



Bicycle Route

- Class I
- Class II
- Class III
- Existing City Wide Bicycle Route



Major Phase Vicinity Transit Route

- Muni Metro
- Muni 30/45
- Cal Train/Sam Tran
- Muni 10
- Muni 47
- Muni Metro Surface Station
- Muni 22
- Muni 80X, 81X, 82X





Scale: 1" = 60'-0"



Schematic Design | **Block 1 Site Plan**



SOMA Mission Bay Hotel | San Francisco, California

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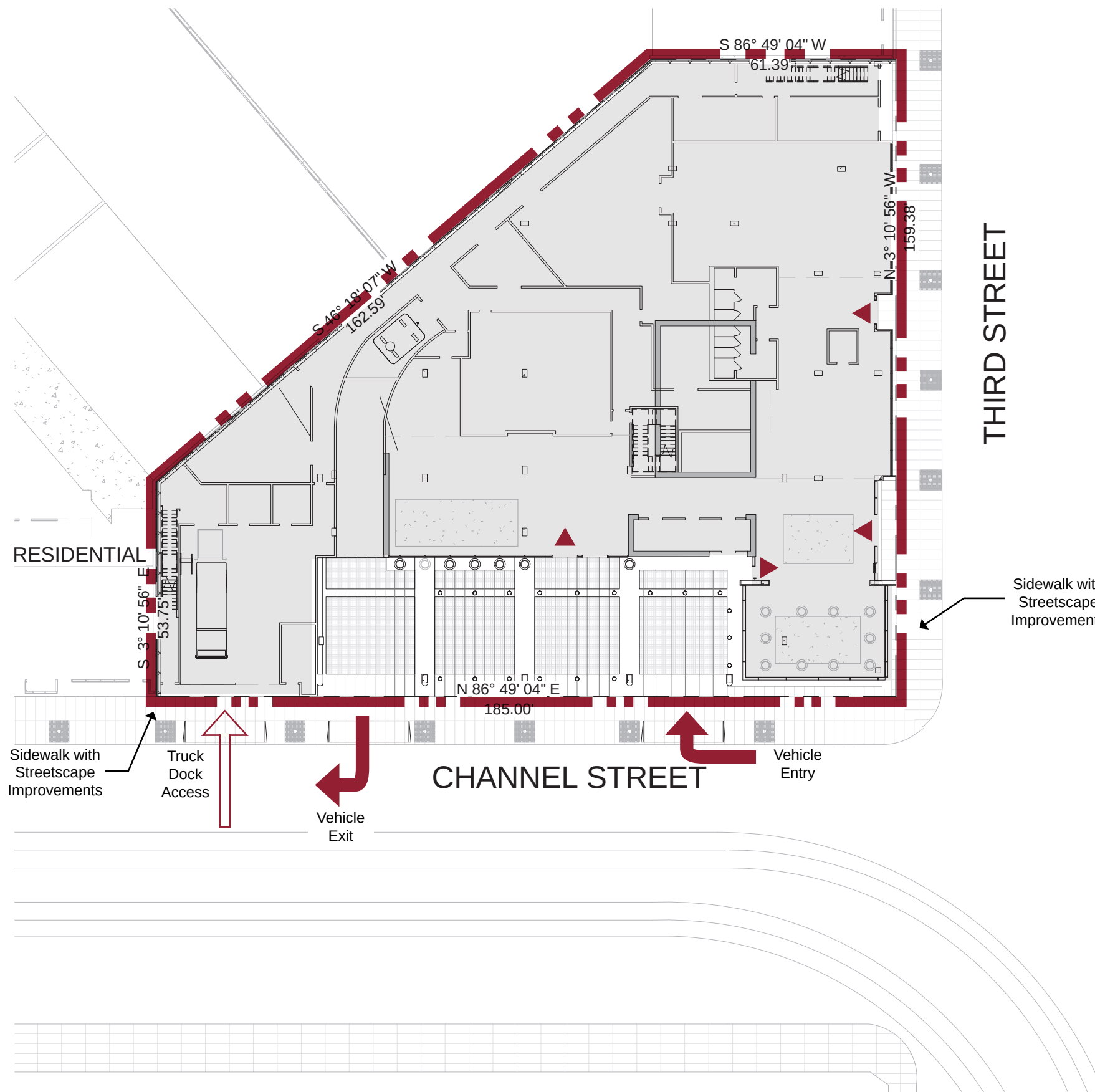
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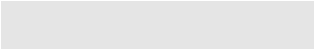
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Hornberger



Worstell



-  Building Footprint
-  Site Boundary
-  Pedestrian Entry
-  Vehicle Exit
-  Truck Dock Access

Scale: 1" = 30'-0"



Schematic Design | Site Plan

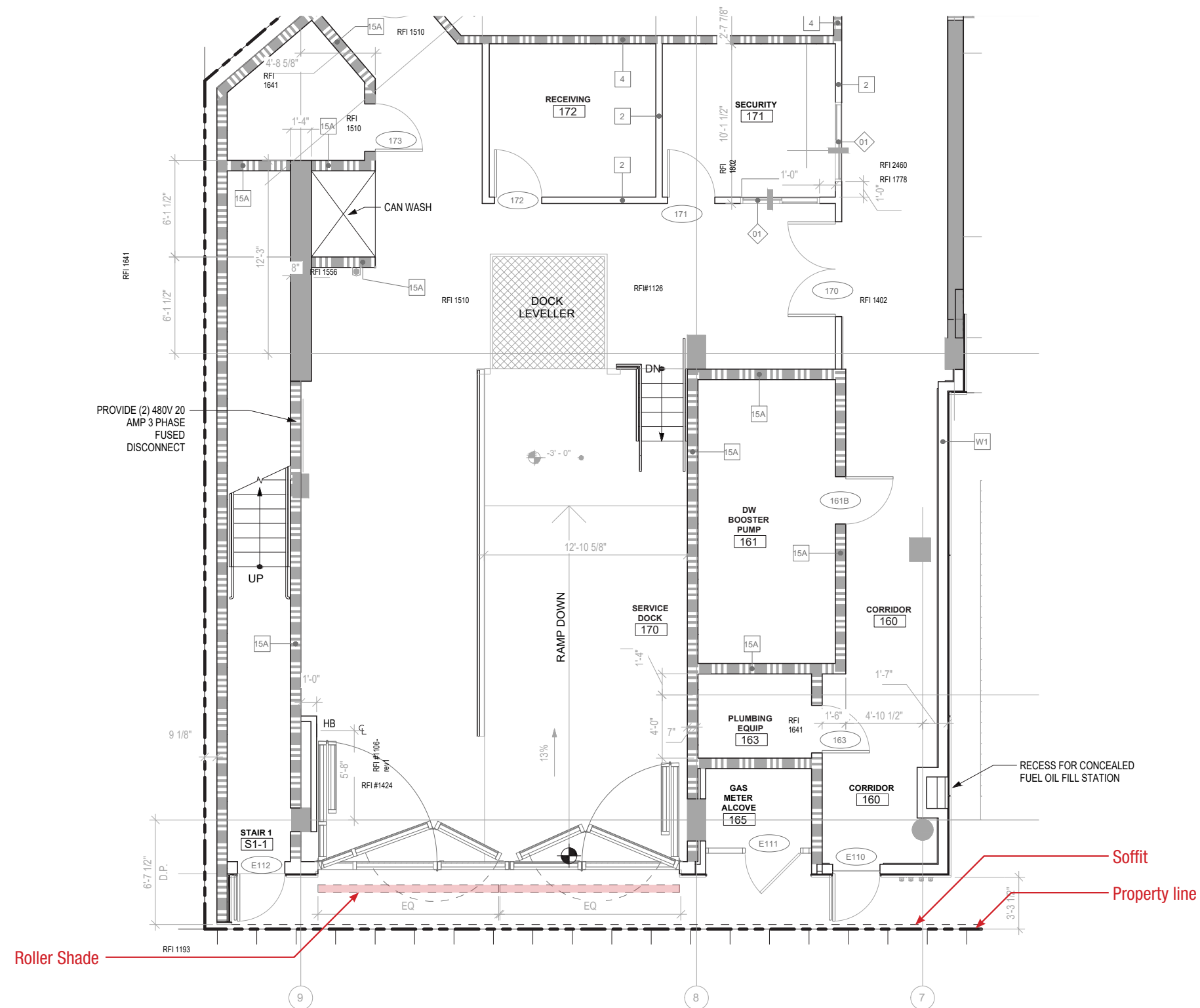


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ROLLER SHADE LOCATION ON PLAN

Schematic Design | Loading Dock Screening Detail

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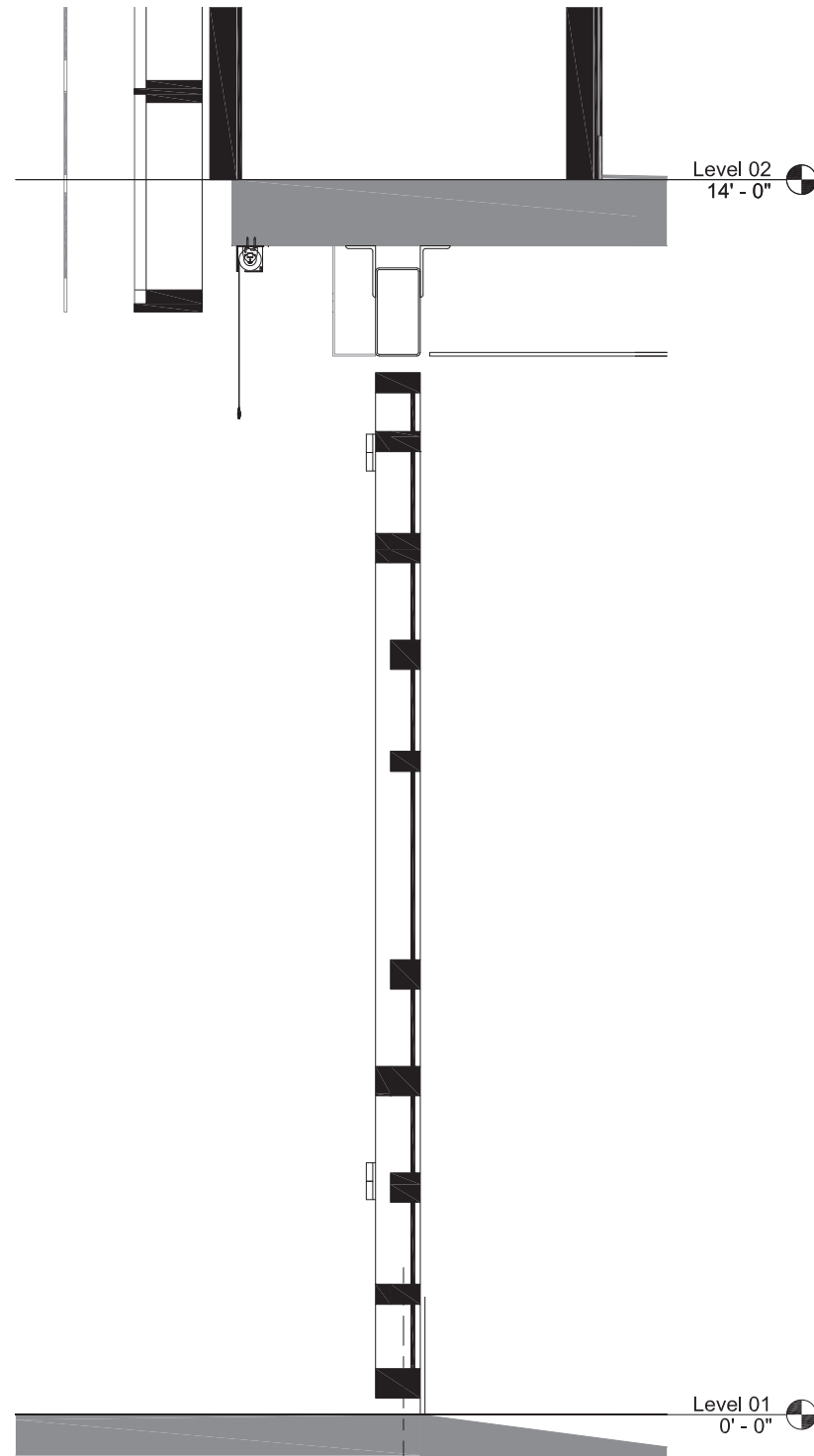
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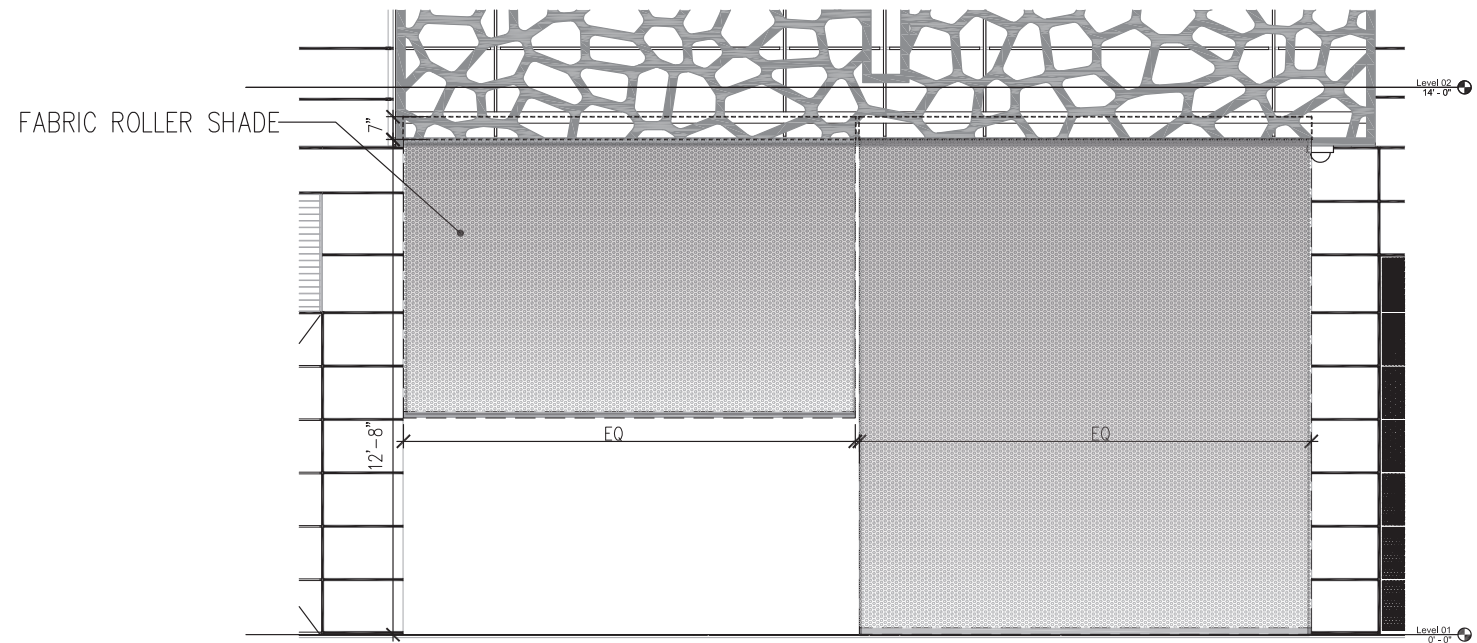
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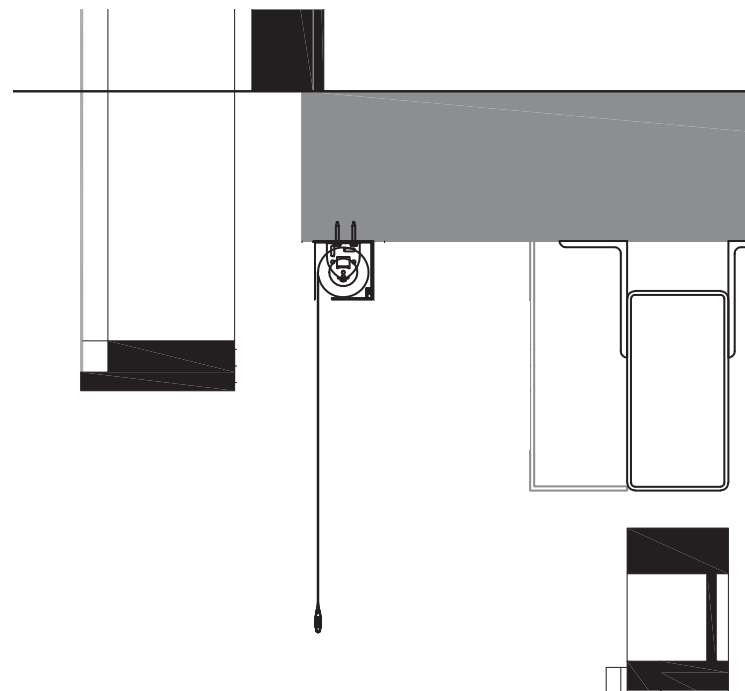
Worstell



3 SECTION - ROLLER SHADE @ SERVICE DOCK
Scale: N.T.S.



2 ELEVATION - ROLLER SHADE @ SERVICE DOCK
Scale: 1/4"=1'-0"



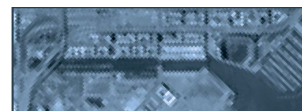
ENLARGED DETAIL



EXAMPLE IMAGE

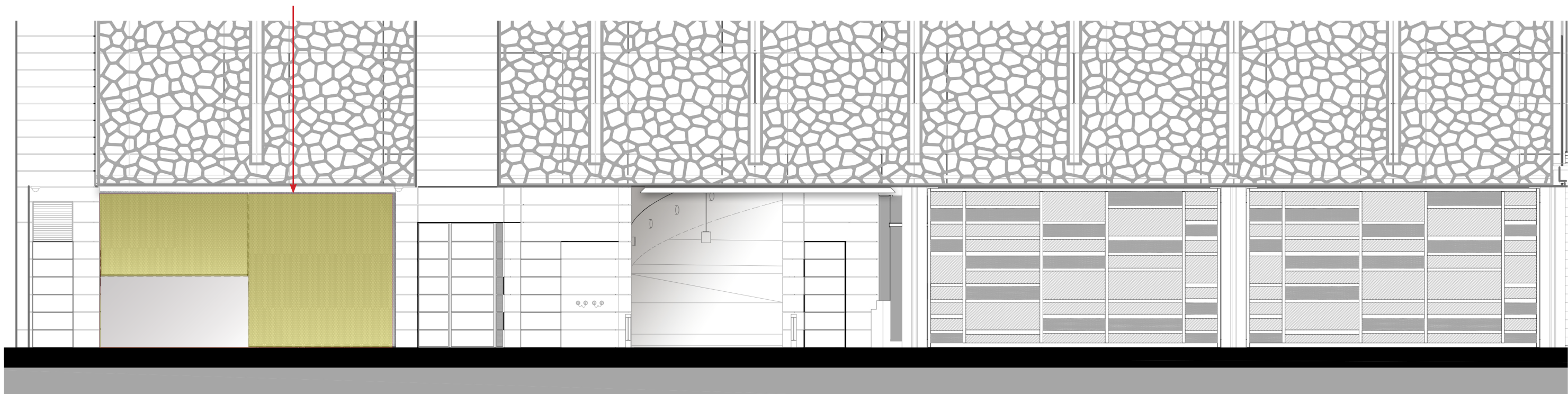
ROLLER SHADE SECTION AND ELEVATION

Schematic Design | Loading Dock Screening Detail



SOMA Mission Bay Hotel | San Francisco, California

ROLLER SHADE LOCATION

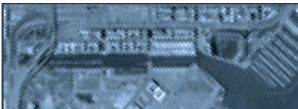


2 BUILDING EXTERIOR - SOUTH ELEVATION

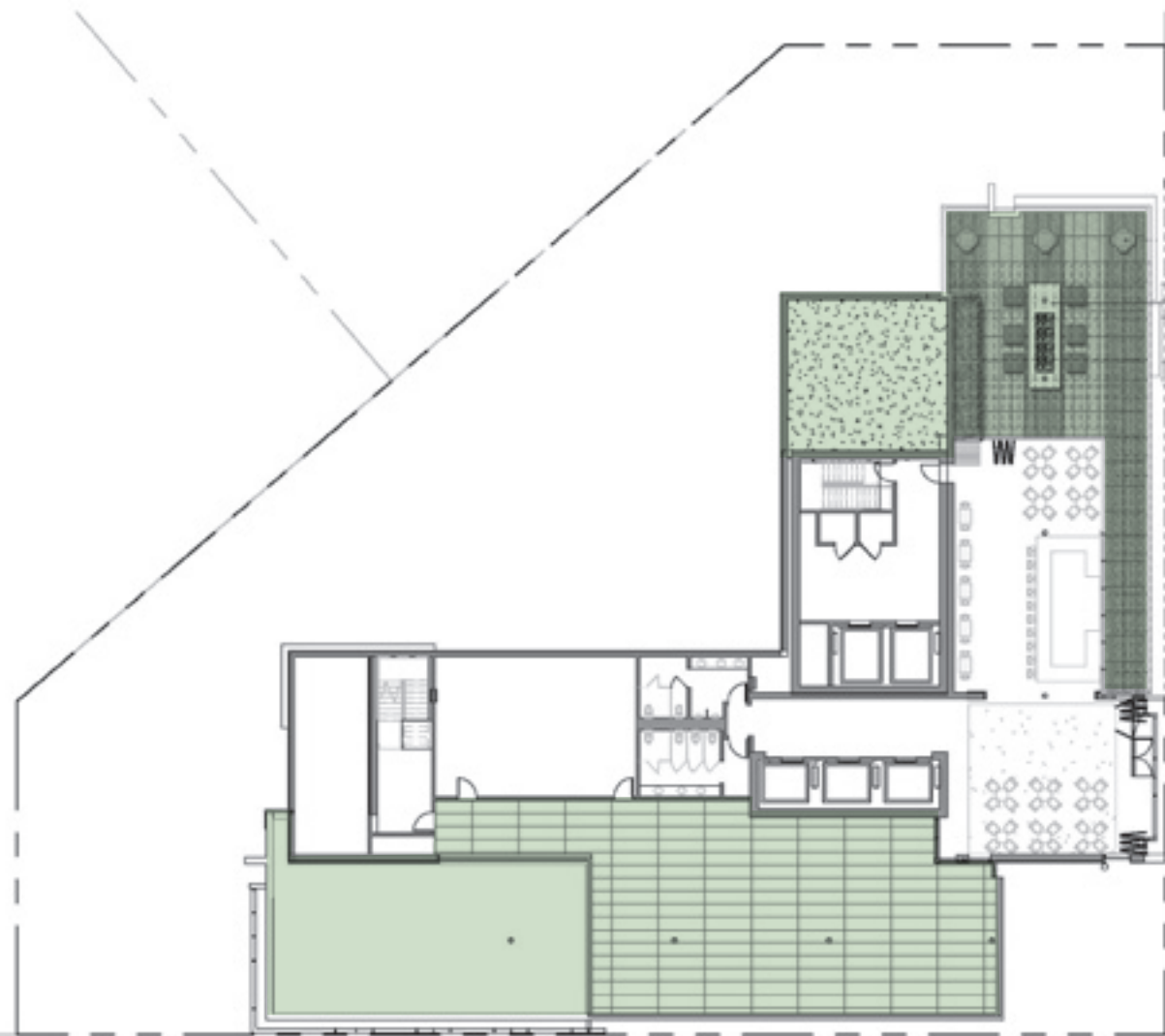
Scale: 1/8"=1'-0"

ROLLER SHADE ELEVATION

Schematic Design | Loading Dock Screening Detail



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LEVEL 17 | ROOF COMMUNITY SPACE



LEVEL 4 | PODIUM ROOF

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

Schematic Design | **Public/Private Open Space**



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- ADMINISTRATION
- CIRCULATION VERTICAL
- FOOD & BEVERAGE
- GENERAL PUBLIC
- KITCHENS
- MEP
- PUBLIC RESTROOMS



Schematic Design | Ground Level



Schematic Design | Level 2 - Parking and BOH



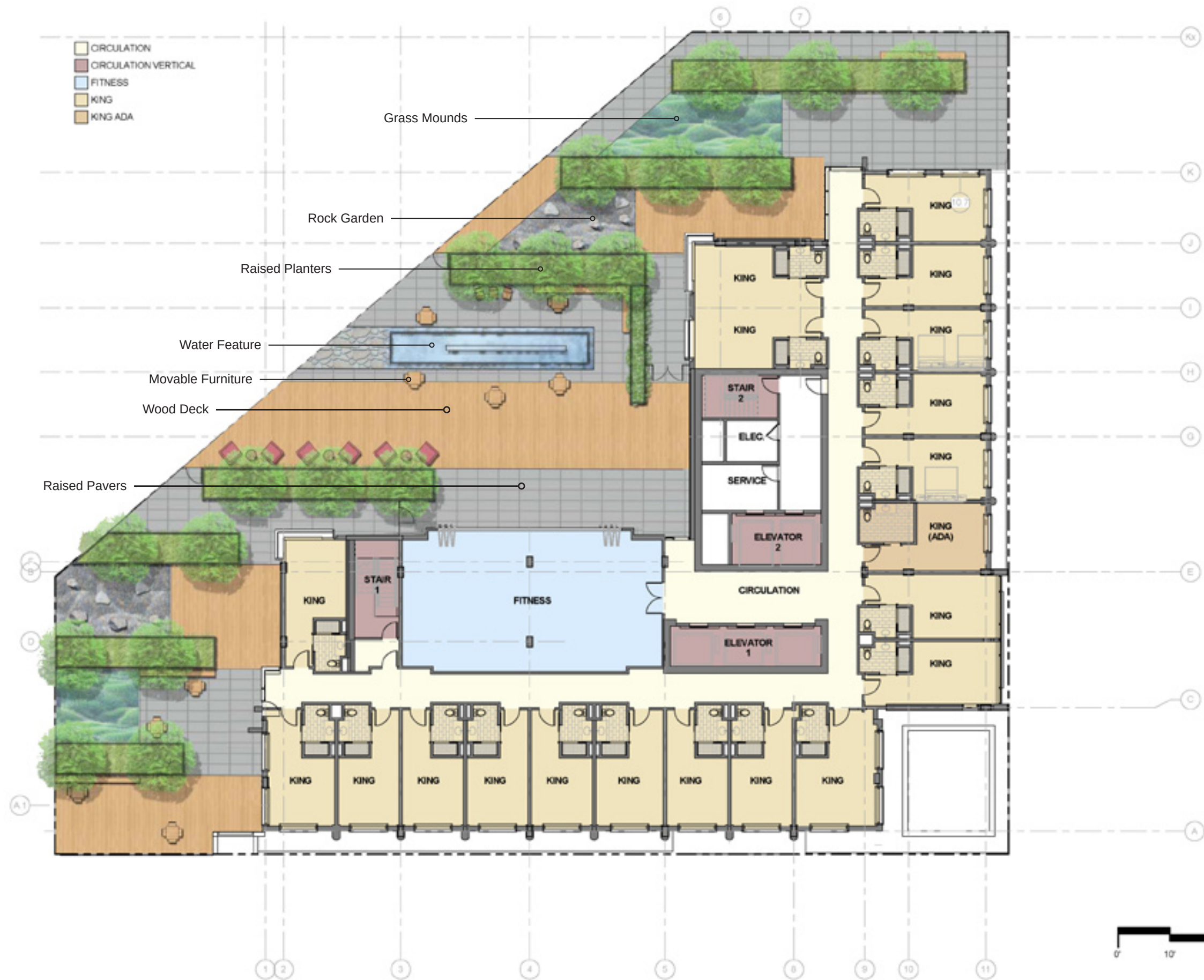


Schematic Design | Level 3 - Workspring and Guestrooms



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Schematic Design | Level 4 - Fitness and Guestrooms



Schematic Design | Levels 5-6 Typical Guestroom Floor



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Schematic Design | Levels 7-8 Typical Guestroom Floor





Schematic Design | Levels 9-14 Typical Guestroom Floor and Junior Suites



Schematic Design | Levels 15-16 Typical Guestroom Floor and Presidential Suite

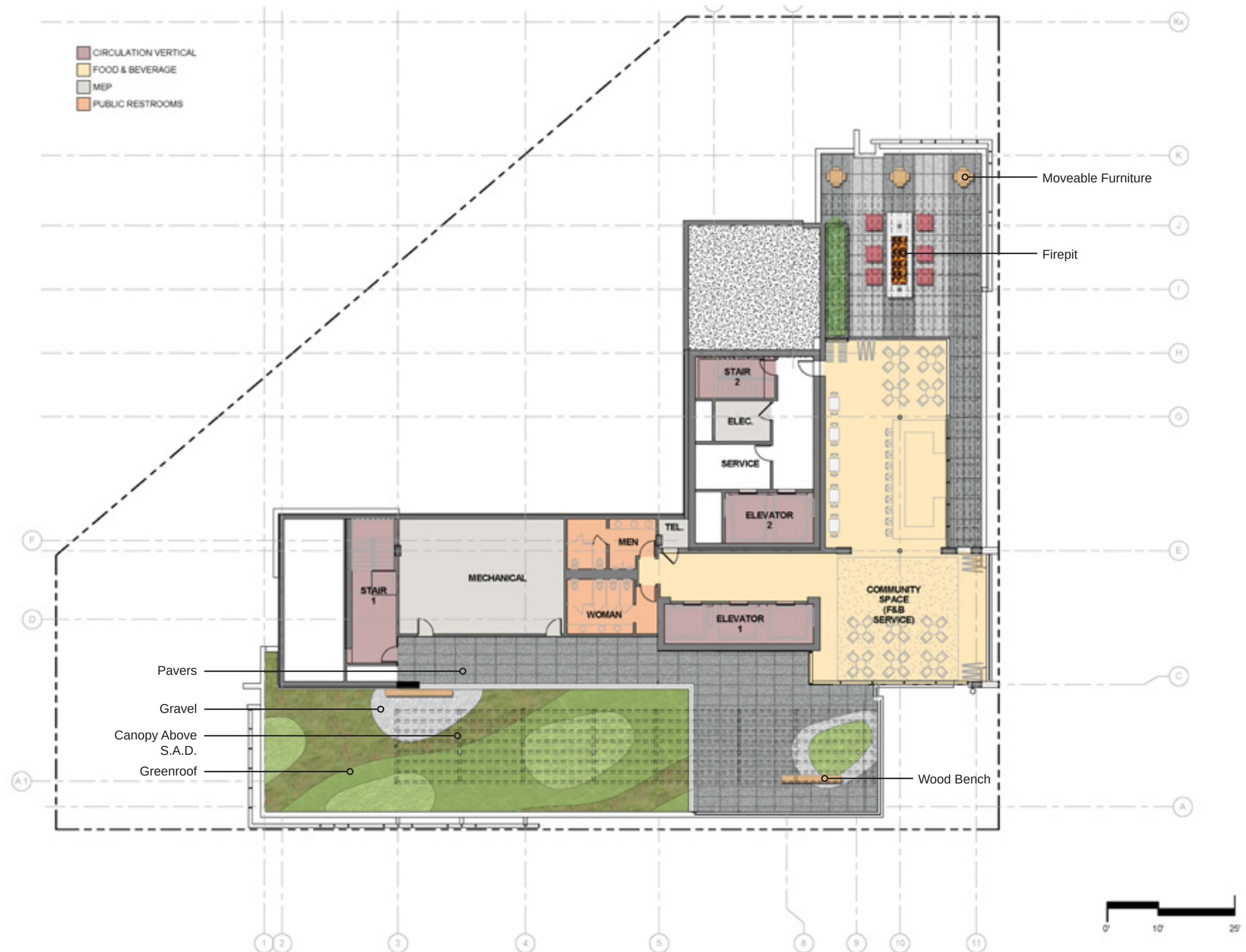


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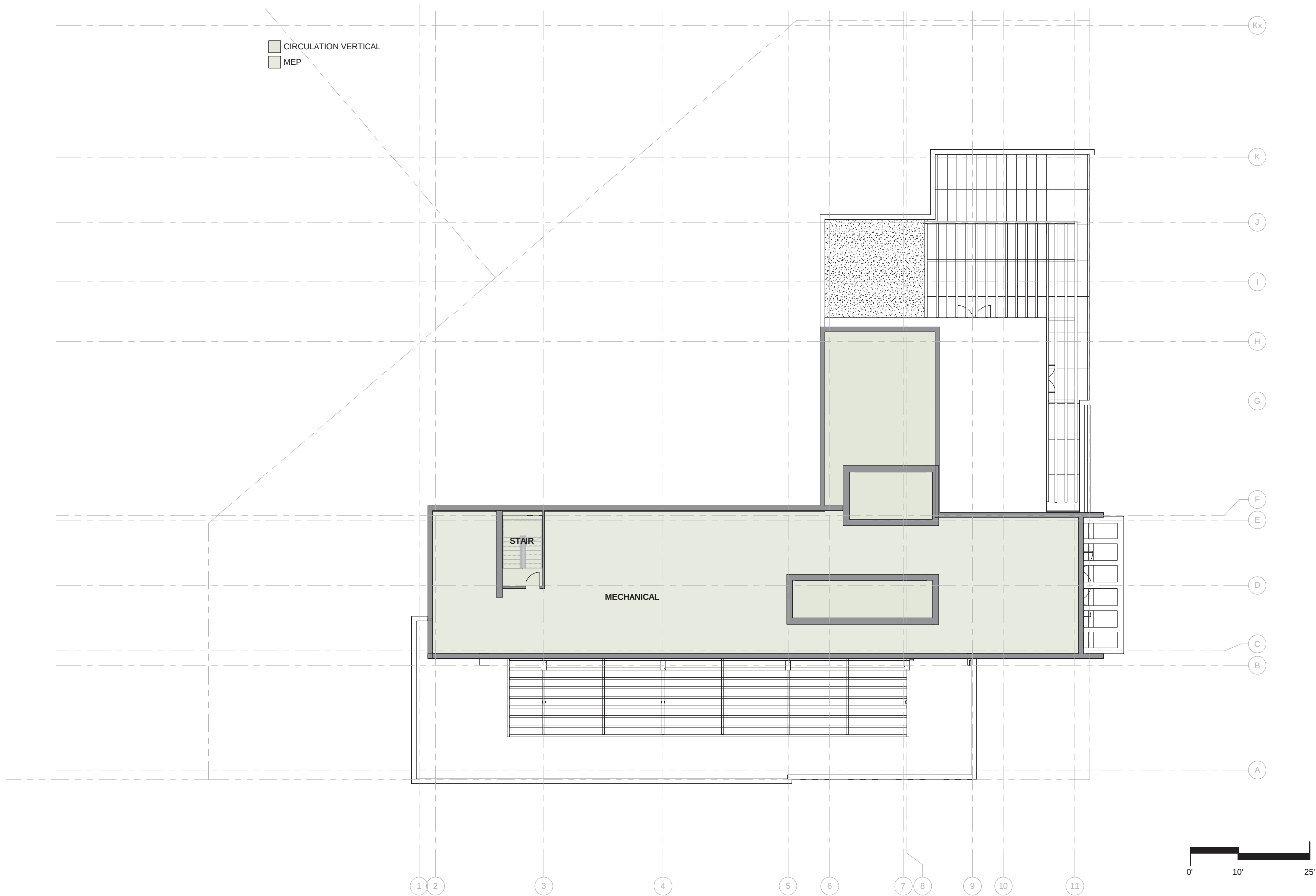


Schematic Design | Level 17 - Rooftop Community Space



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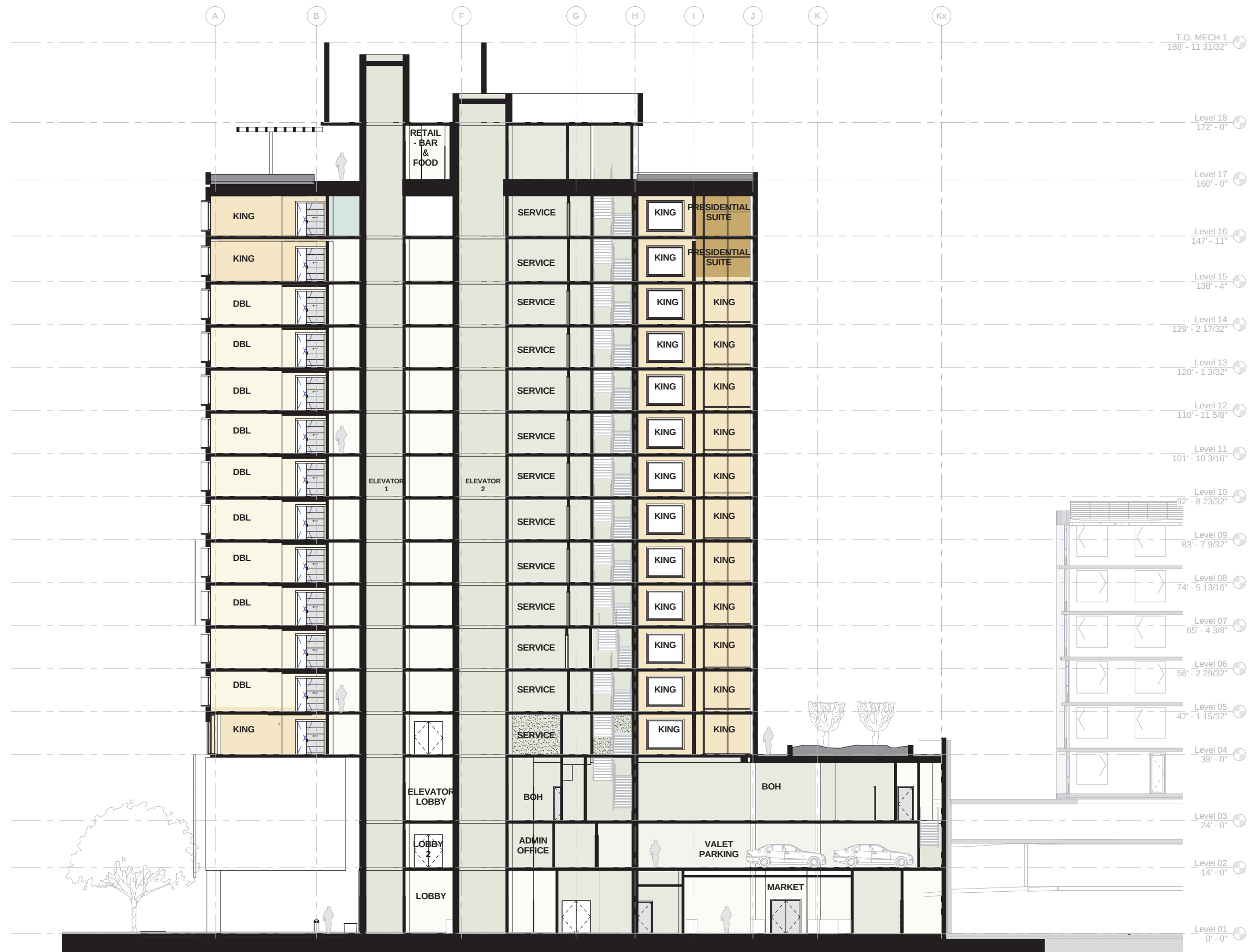
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Schematic Design | Level 18 - Mechanical Penthouse



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Schematic Design | Section B-B



Schematic Design | Section C-C



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MATERIALS LEGEND:

- ① Wall Panel, TYPE-1
- ② FRP Panel, TYPE-2
- ③ Wall Panel, TYPE-3
- ④ Wall Panel, TYPE-4
- ⑤ Wall Panel, TYPE-5
- ⑥ Vision Glass
- ⑦ Spandrel Glass
- ⑧ White Alum. Panel wrap Stl. Struct., White Alum. Mullions
- ⑨ Horz. Alum. Panel at Canopies,
- ⑩ Laminated Glass Solar Fins with White Interlayer
- ⑪ Painted Aluminum: Red
- ⑫ Ceramic Frit Glass

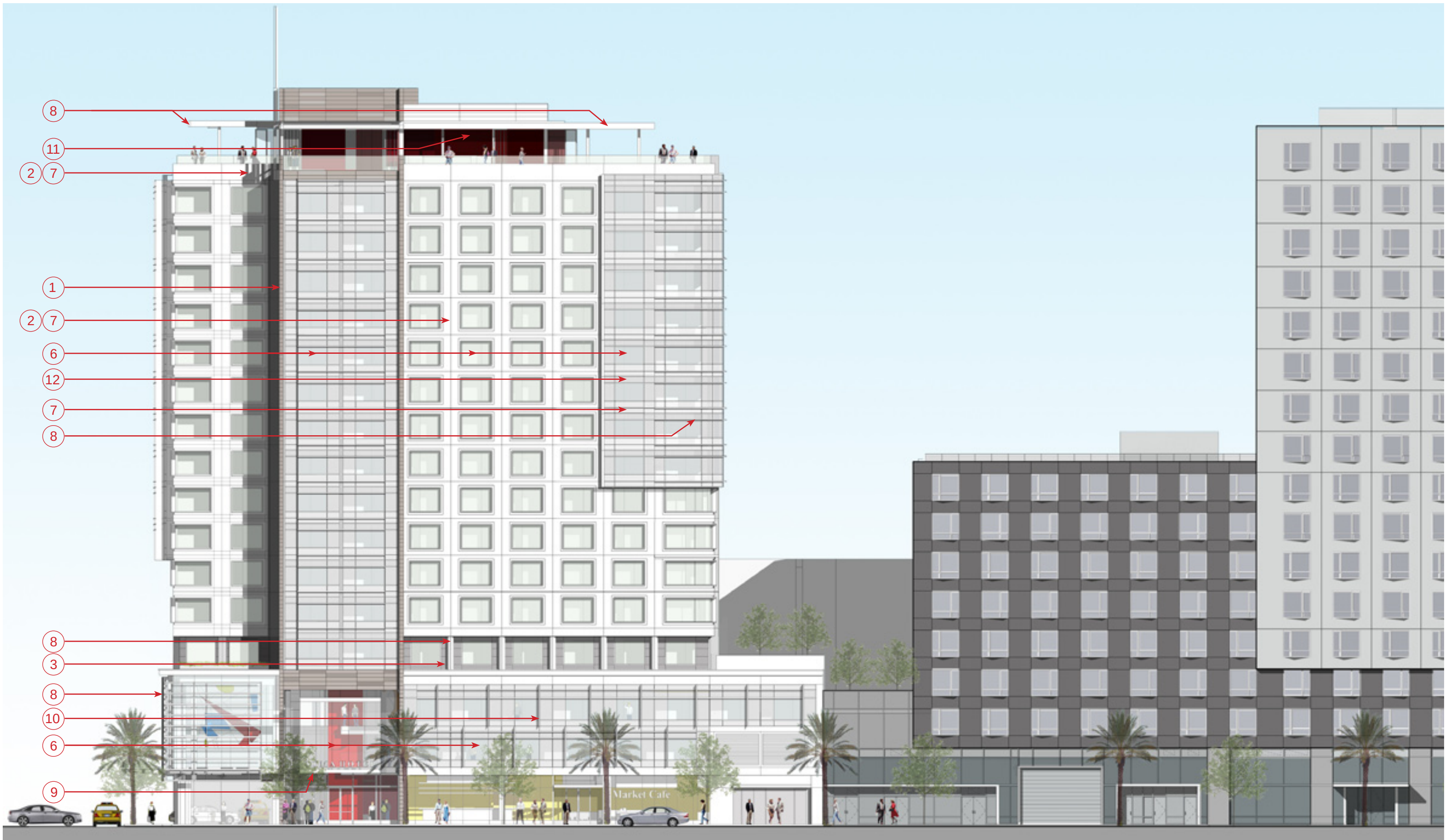




Schematic Design | South Elevation



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Schematic Design | East Elevation



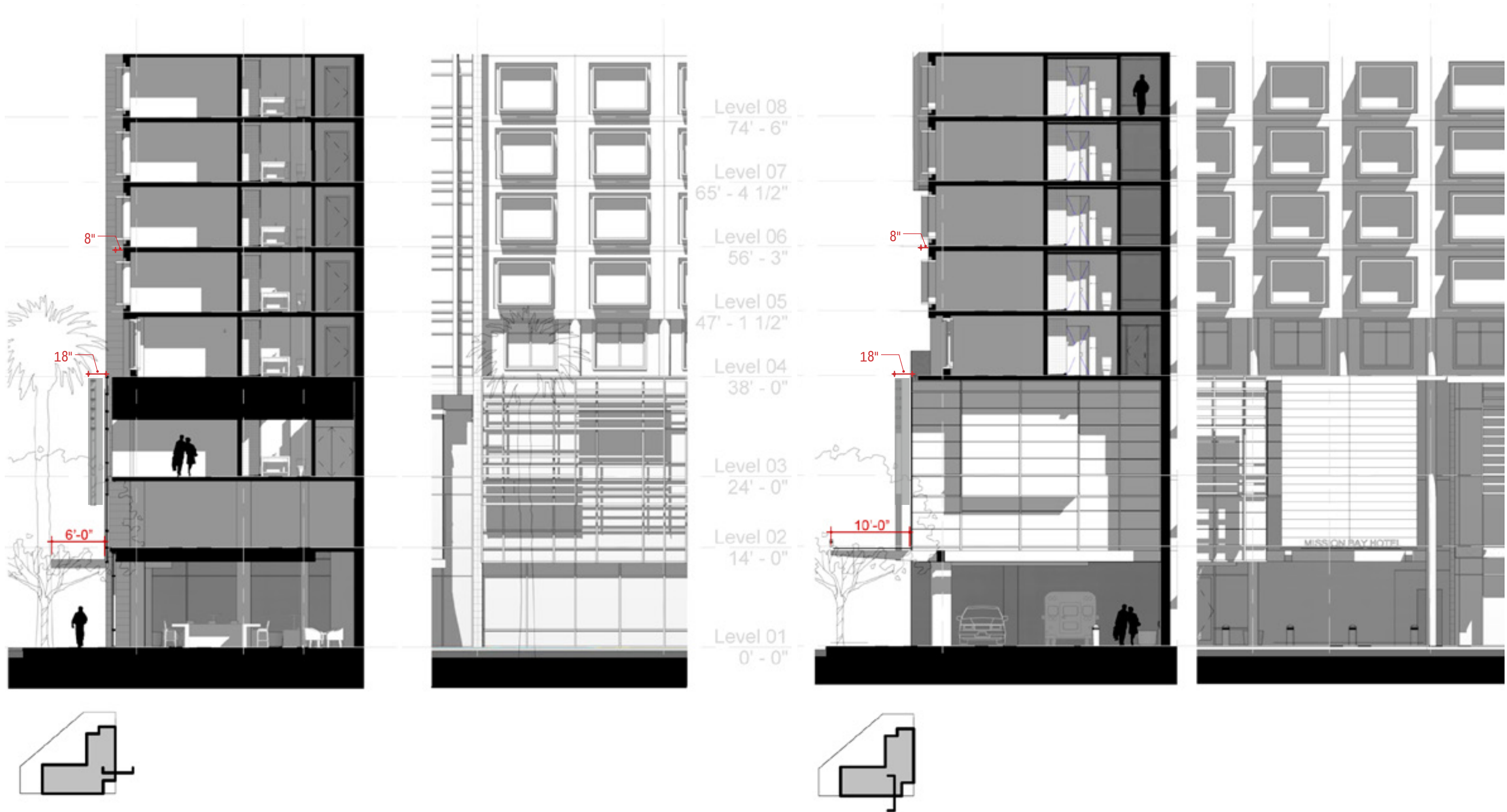
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Schematic Design | North Elevation



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Schematic Design | Wall Sections



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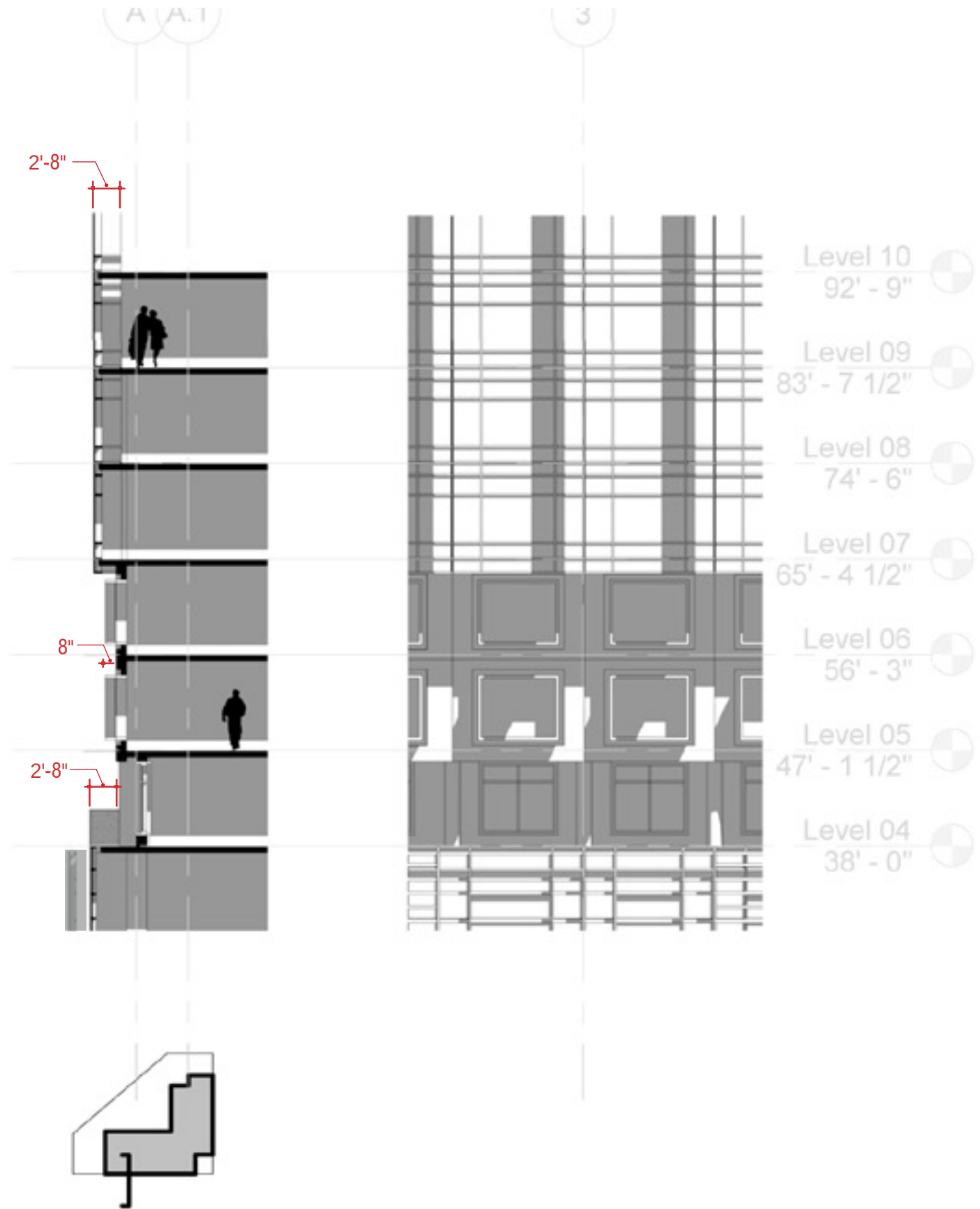
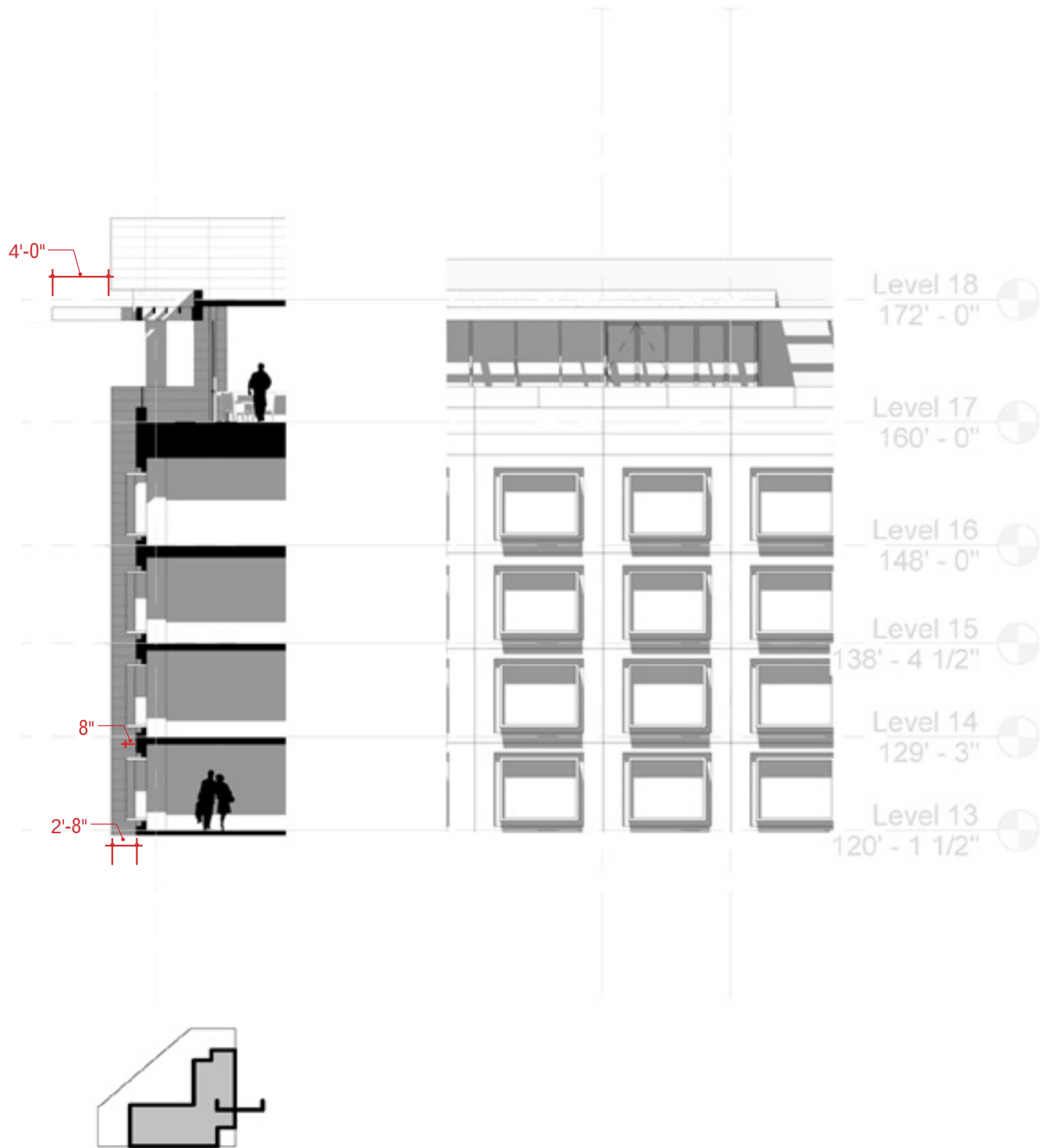
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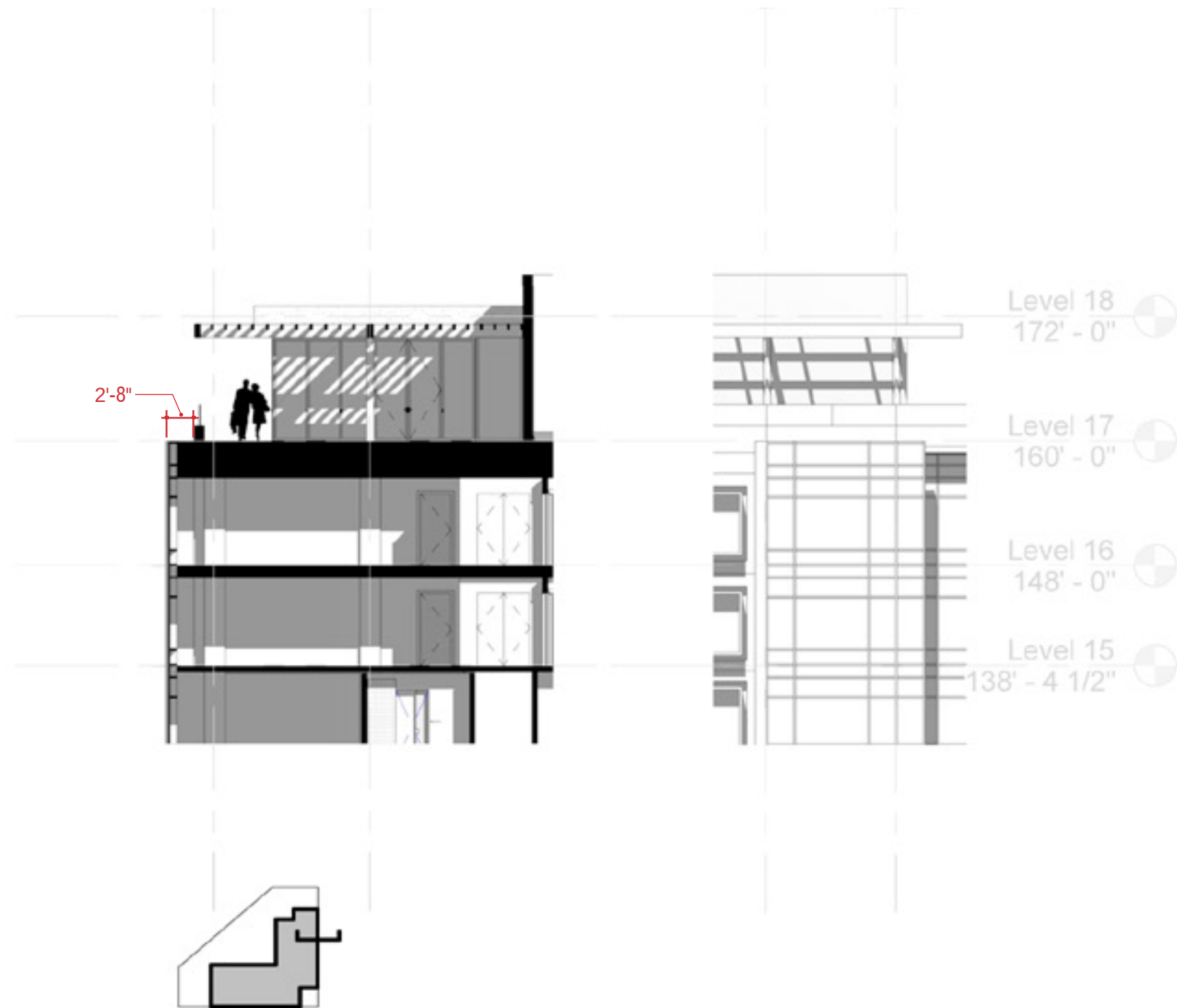
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Schematic Design | Wall Sections



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Schematic Design | Wall Sections



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Schematic Design | View from Third St. Looking North



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Schematic Design | View from Third St. & Channel St.



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Schematic Design | View from Channel St. Looking East



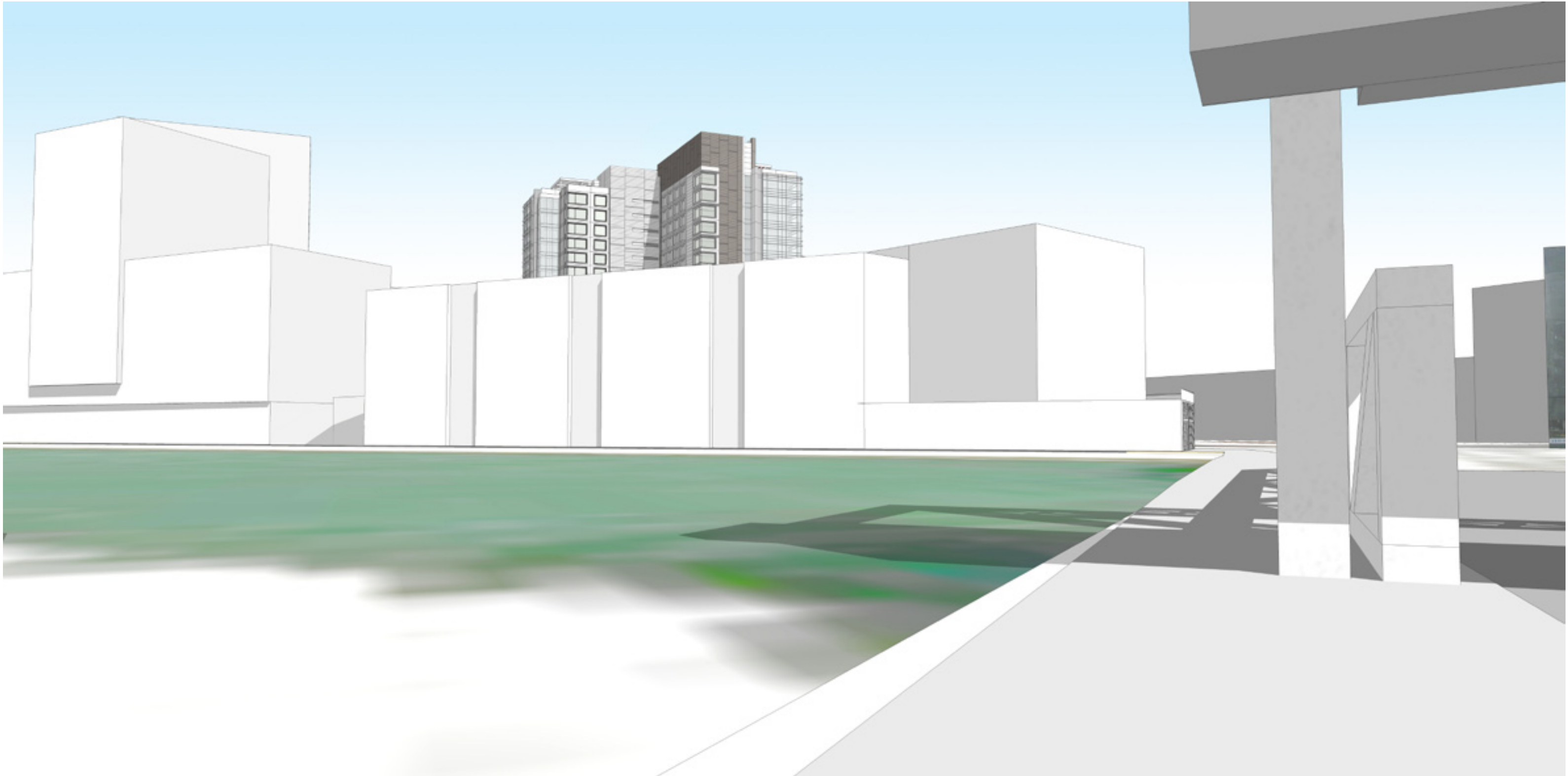
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Schematic Design | View from Third St. Looking South



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Schematic Design | View from Fourth St. Bridge



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Schematic Design | **View from Mission Creek Promenade**



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Schematic Design | View from Park P3



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Schematic Design | Isometric View



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Schematic Design | Porte-Cochere Perspective View



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Schematic Design | **South Elevation**



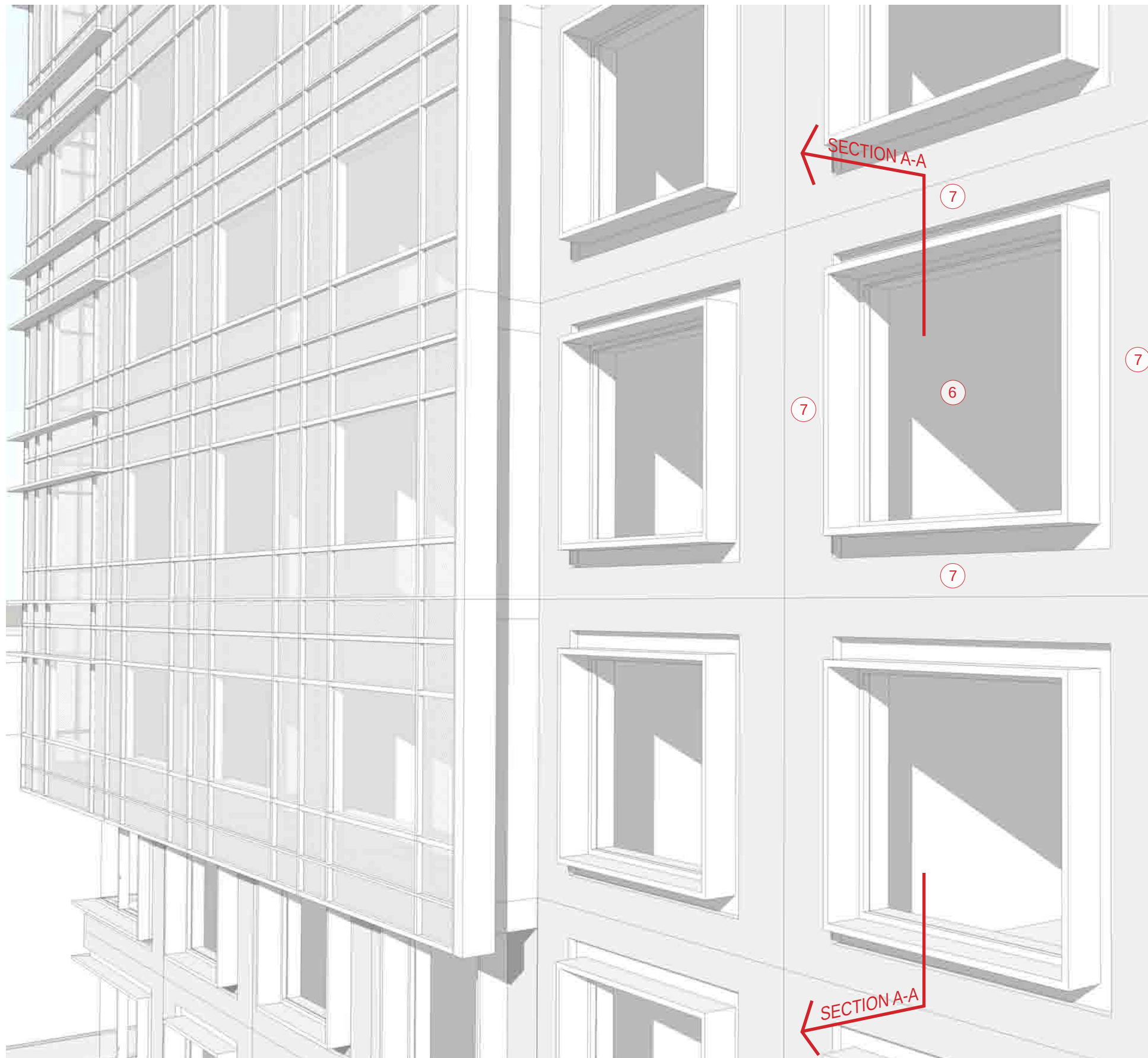
SOMA Mission Bay Hotel | San Francisco, California



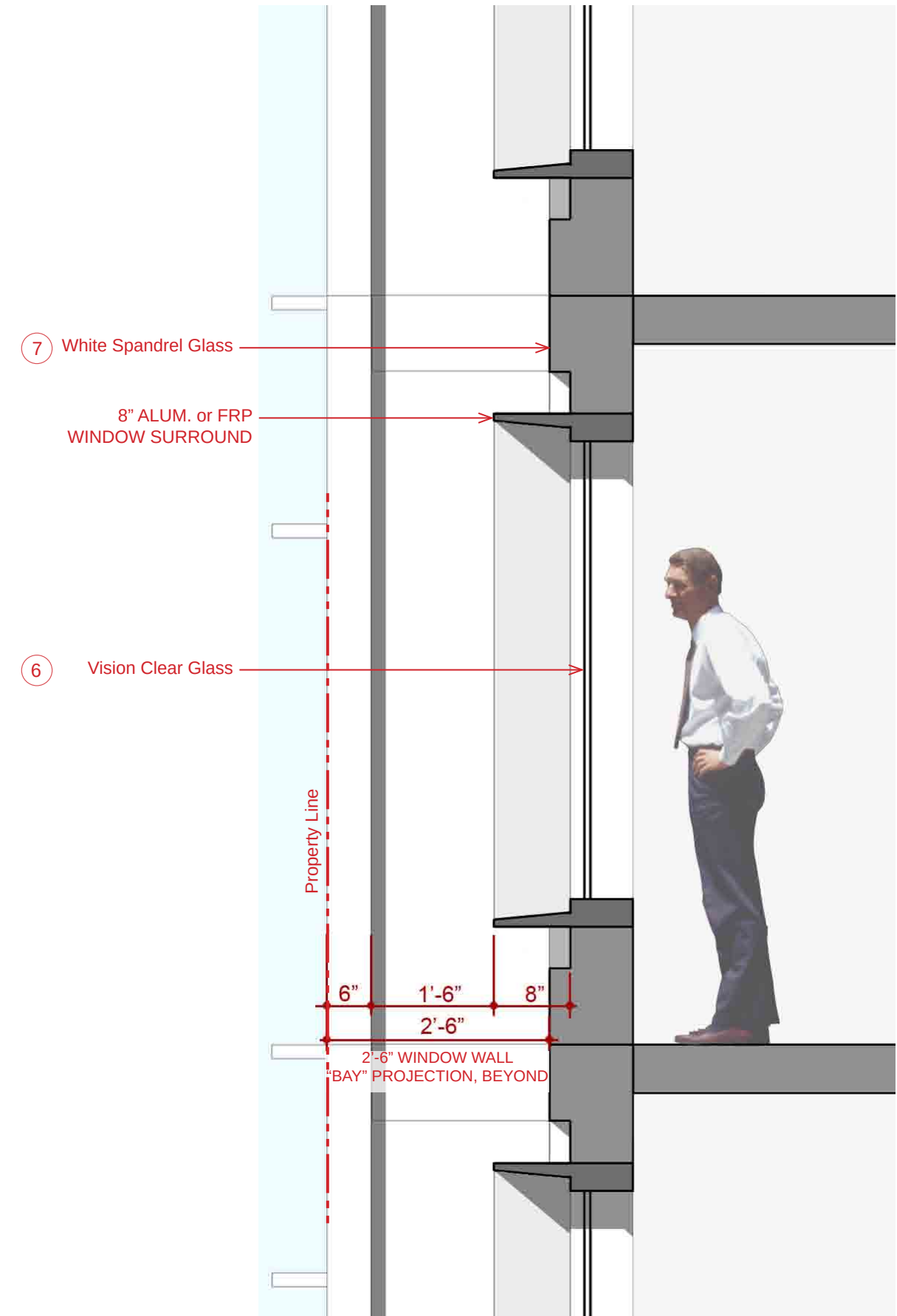
Schematic Design | East Elevation



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PERSPECTIVE VIEW OF TYPICAL PUNCHED WINDOW

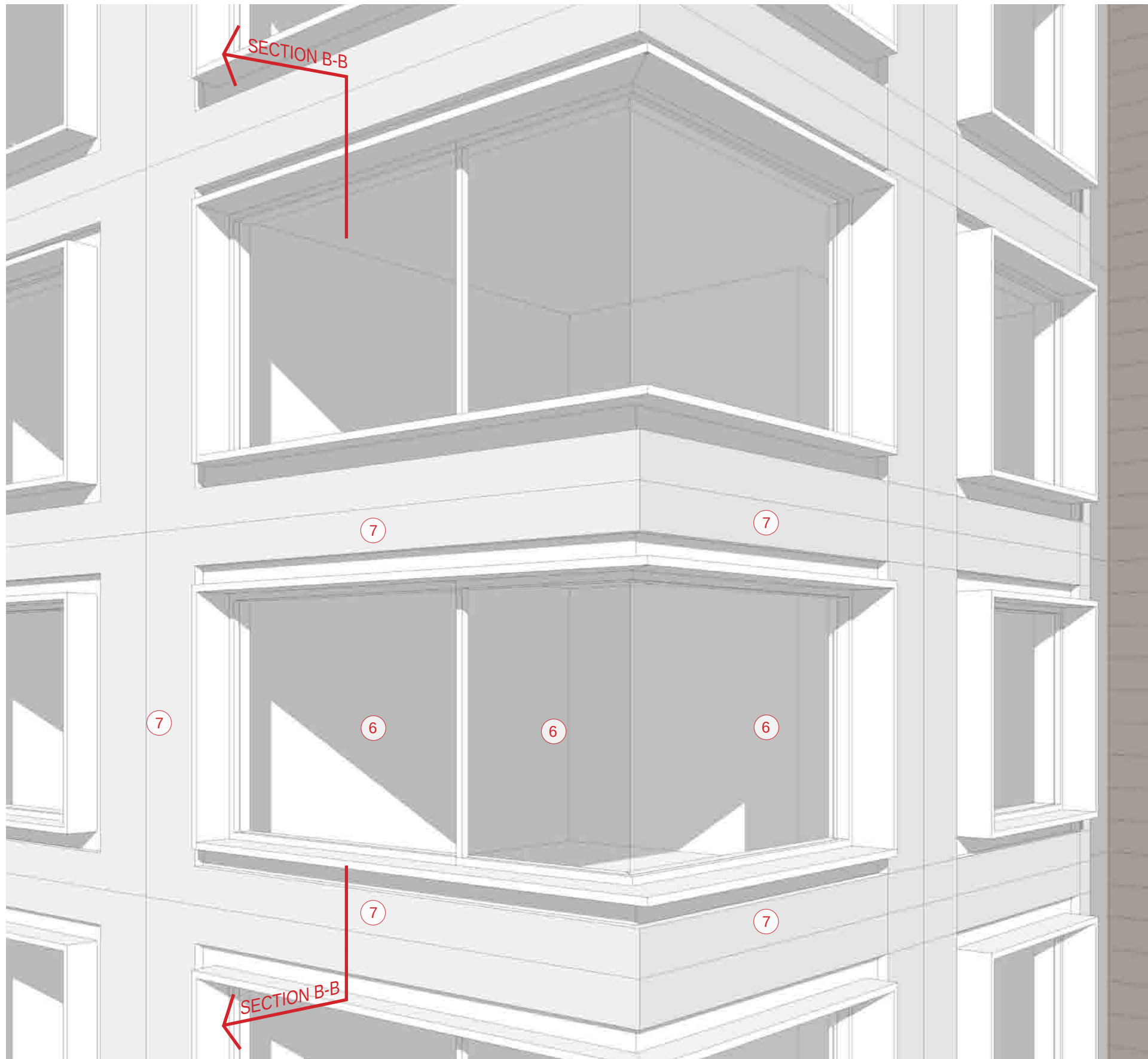


SECTION A-A

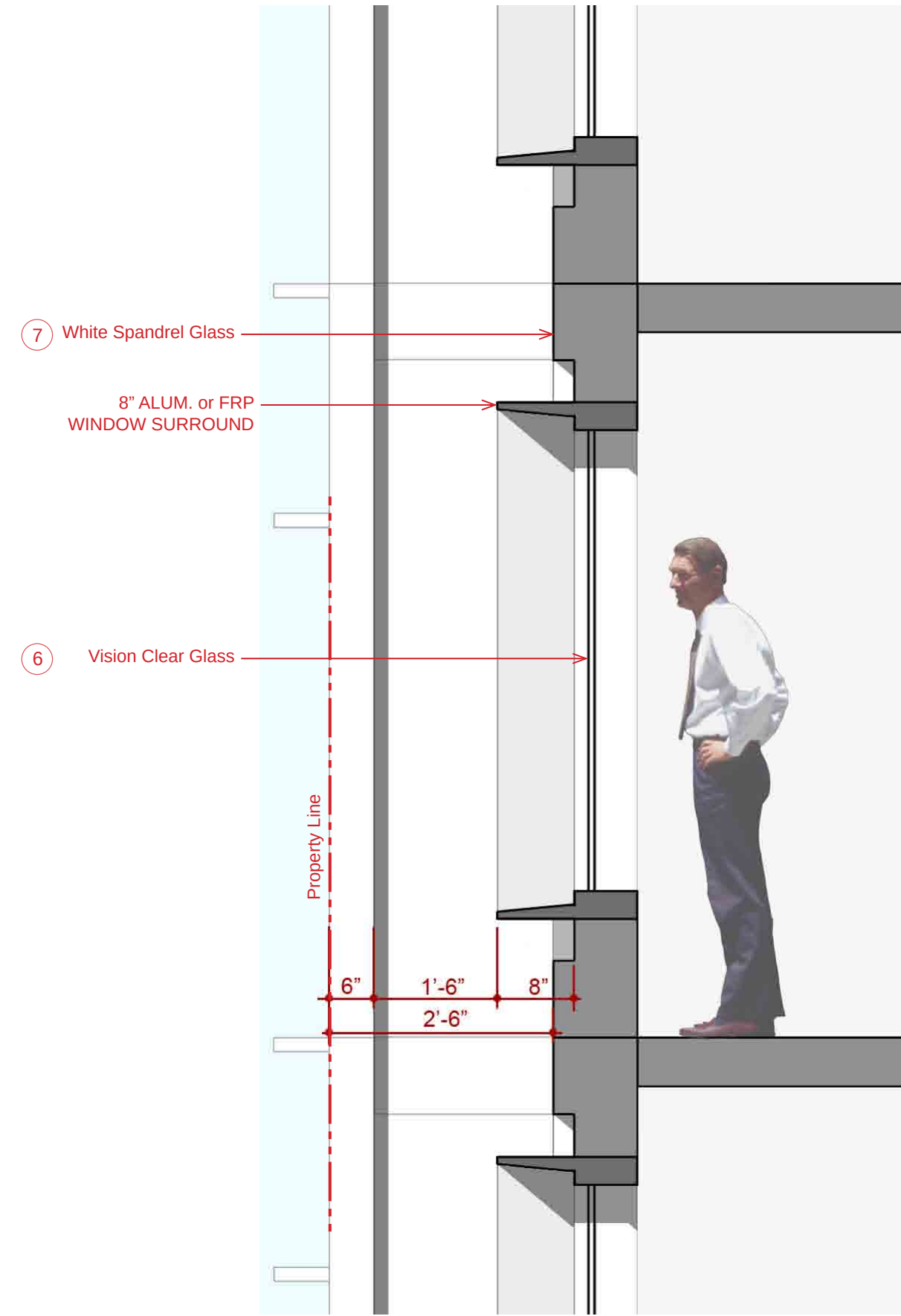
Schematic Design | **Typical Window + Trim Surround Detail**



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PERSPECTIVE VIEW OF TYPICAL CORNER WINDOW



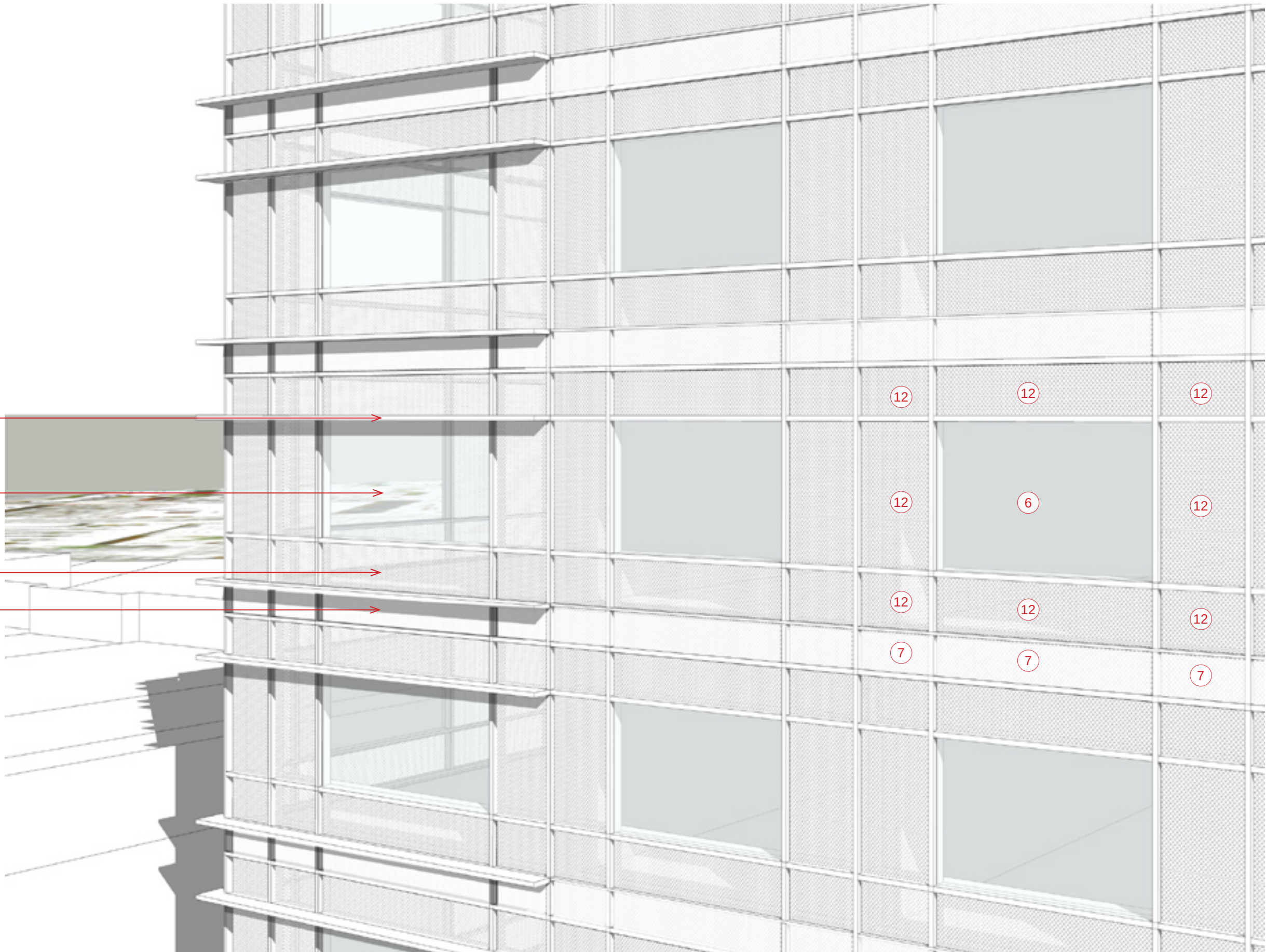
SECTION B-B

Schematic Design | Typical Corner Window Wall + Trim Surround Detail



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- 8" Mullion Cap Extension
White Alum.
- ⑥ Clear Vision Glass
- ⑫ Fritted Glass
- ⑦ White Spandrel Glass



Schematic Design | Option 1 Tartan: Enlarged Window Wall with Mullion Cap Extensions



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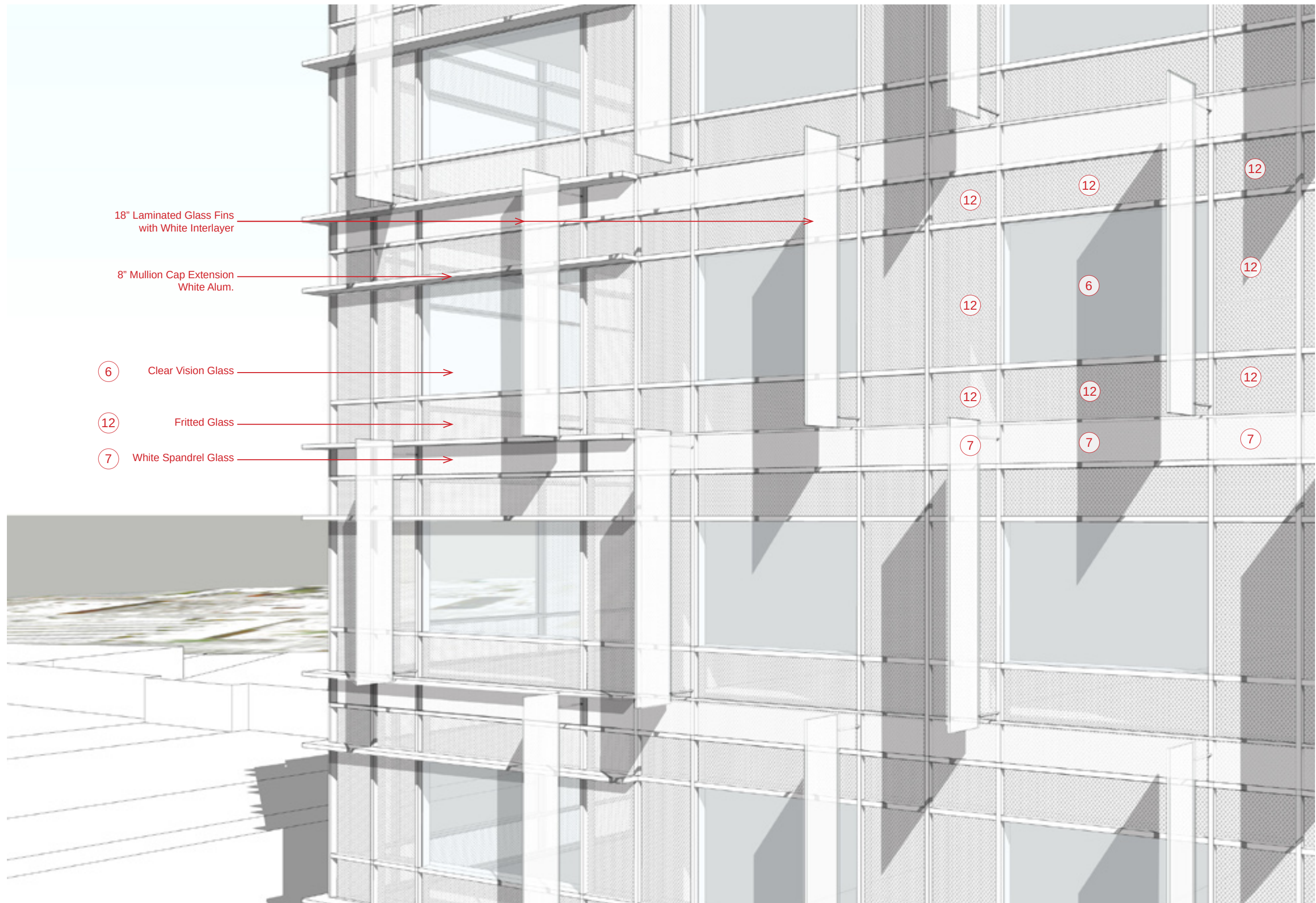
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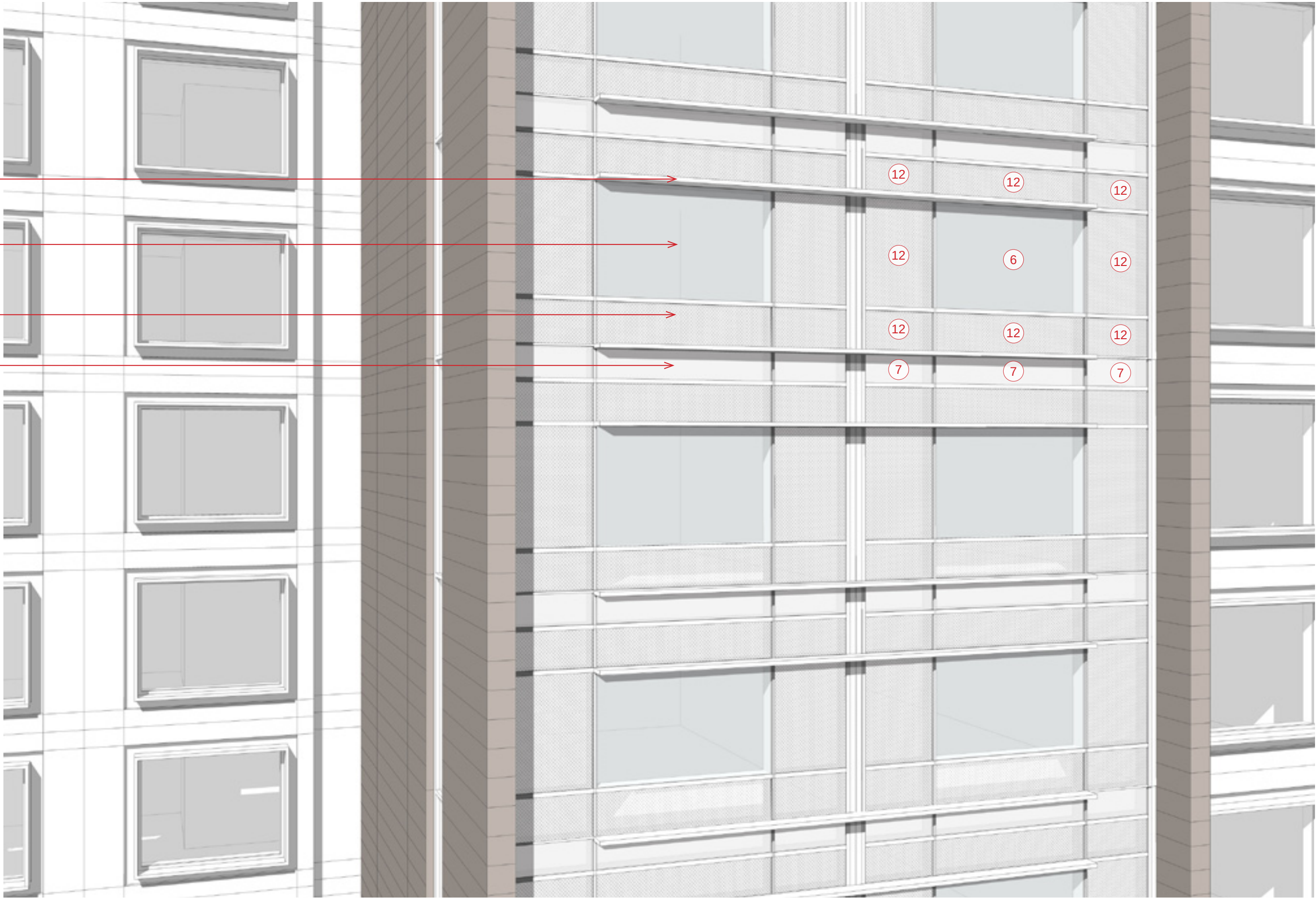


Schematic Design | **Option 2 Tartan: Enlarged Window Wall with Mullion Cap Extensions and Vertical Solar Fins (if required by Energy Calculations)**

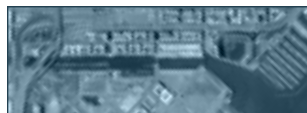


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- 8" Mullion Cap Extension
White Alum.
- 6 Clear Vision Glass
- 12 Fritted Glass
- 7 White Spandrel Glass



Schematic Design | Enlarged Tartan Window Wall with Mullion Cap Extensions at Tile Core Element



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- 18" Laminated Glass Fins
with White Interlayer
- 8" Mullion Cap Extension
White Alum.
- ⑫ Fritted Glass
- ⑥ Clear Vision Glass
- ⑦ White Spandrel Glass



Schematic Design | Enlarged Tartan Window Wall at Podium with Vertical Solar Sunshades



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Schematic Design | **Precedent Image**



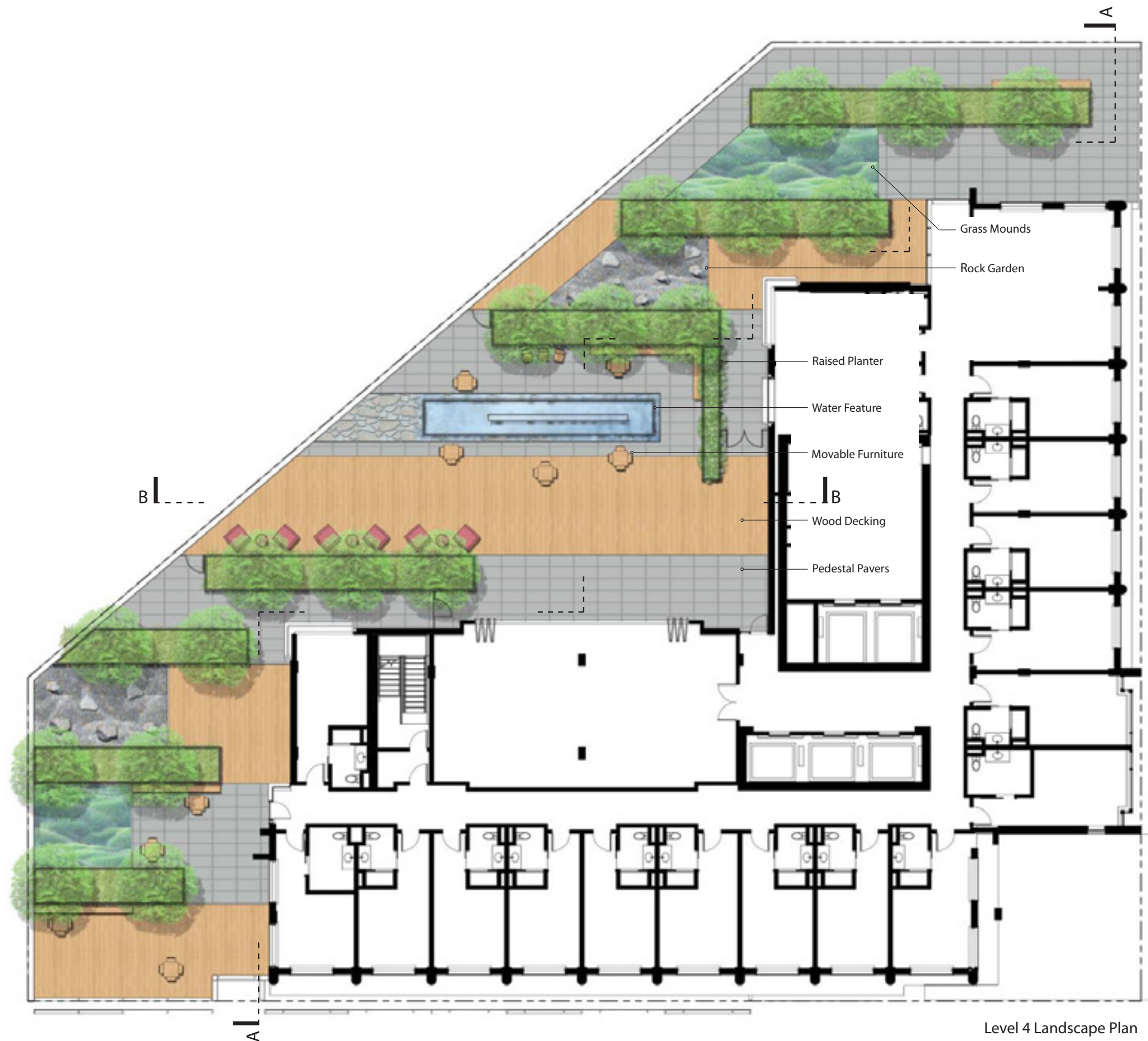
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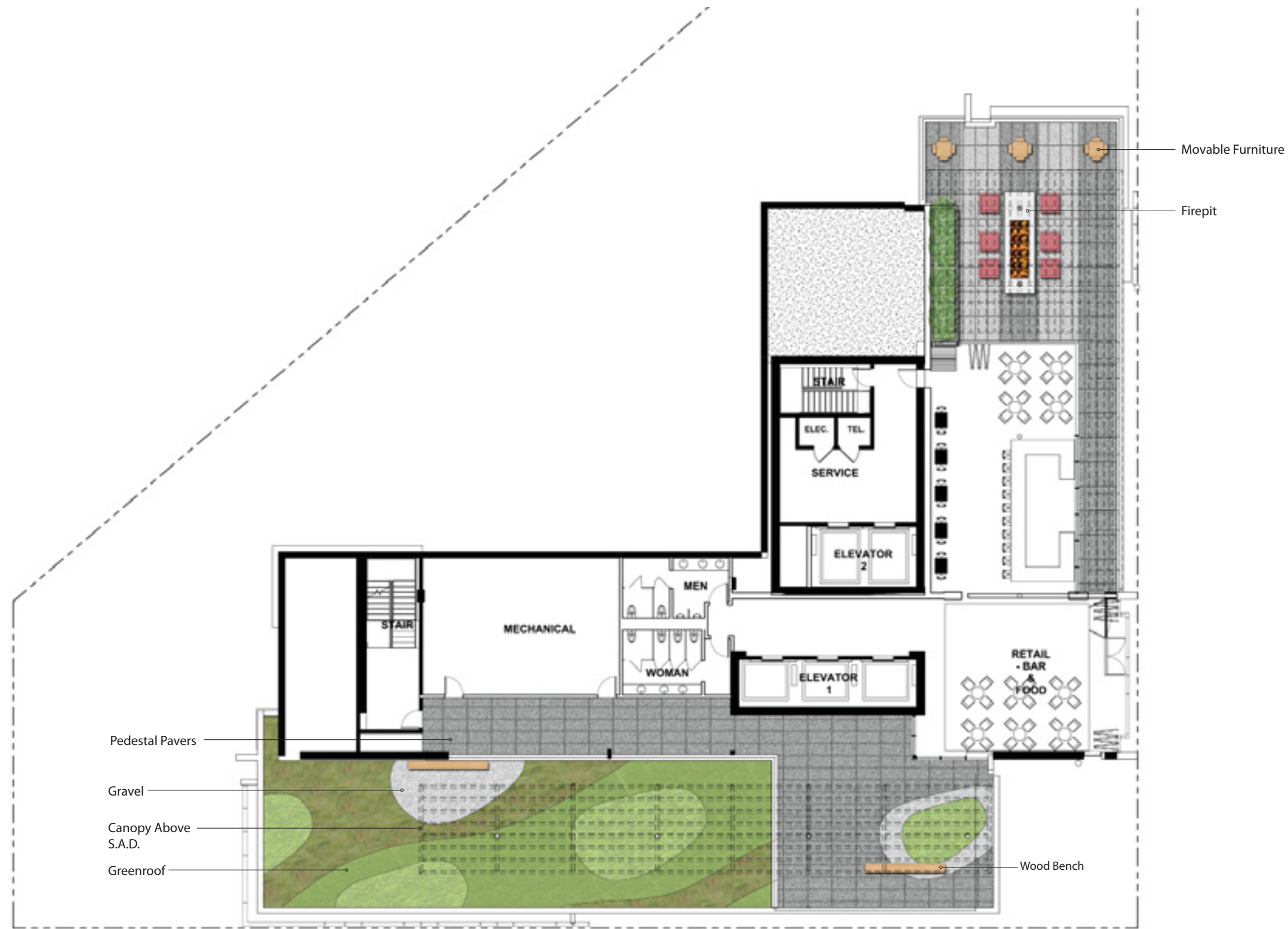
Schematic Design | **Precedent Image**



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Schematic Design | Landscape Plan - Level 4 Podium Deck

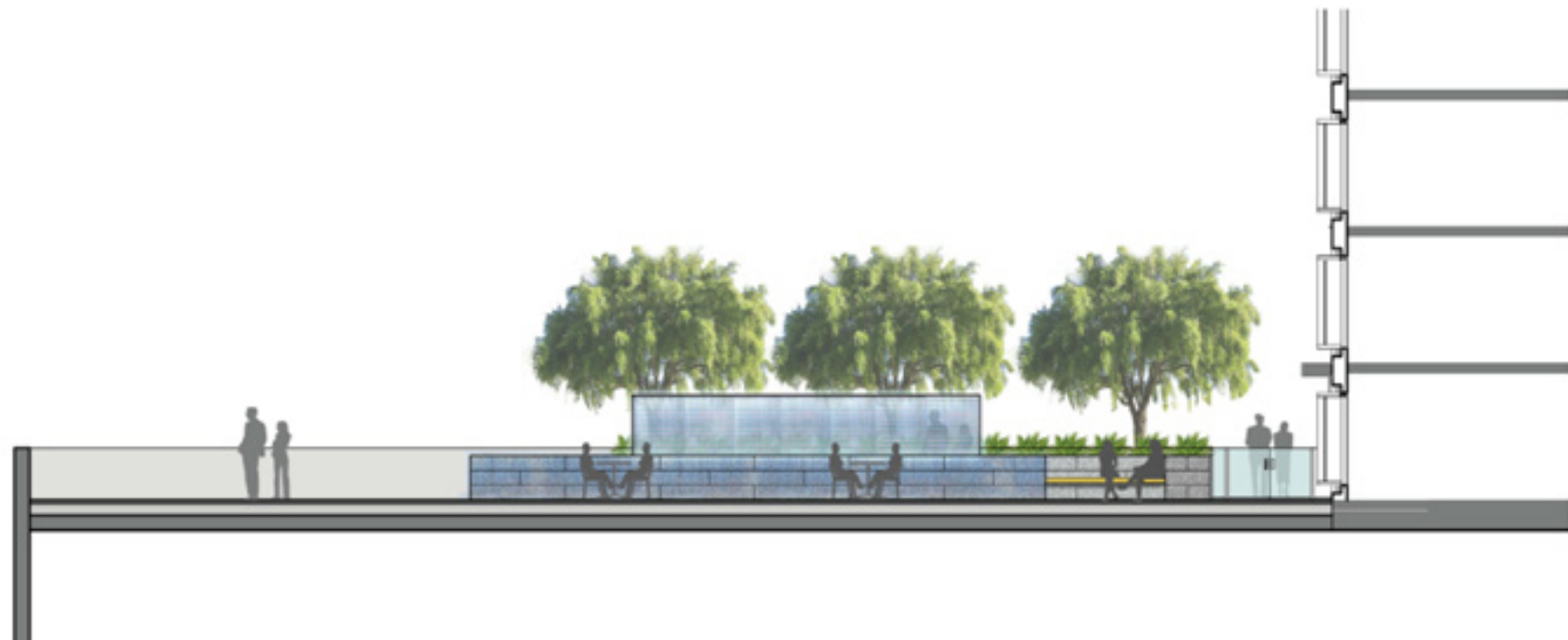
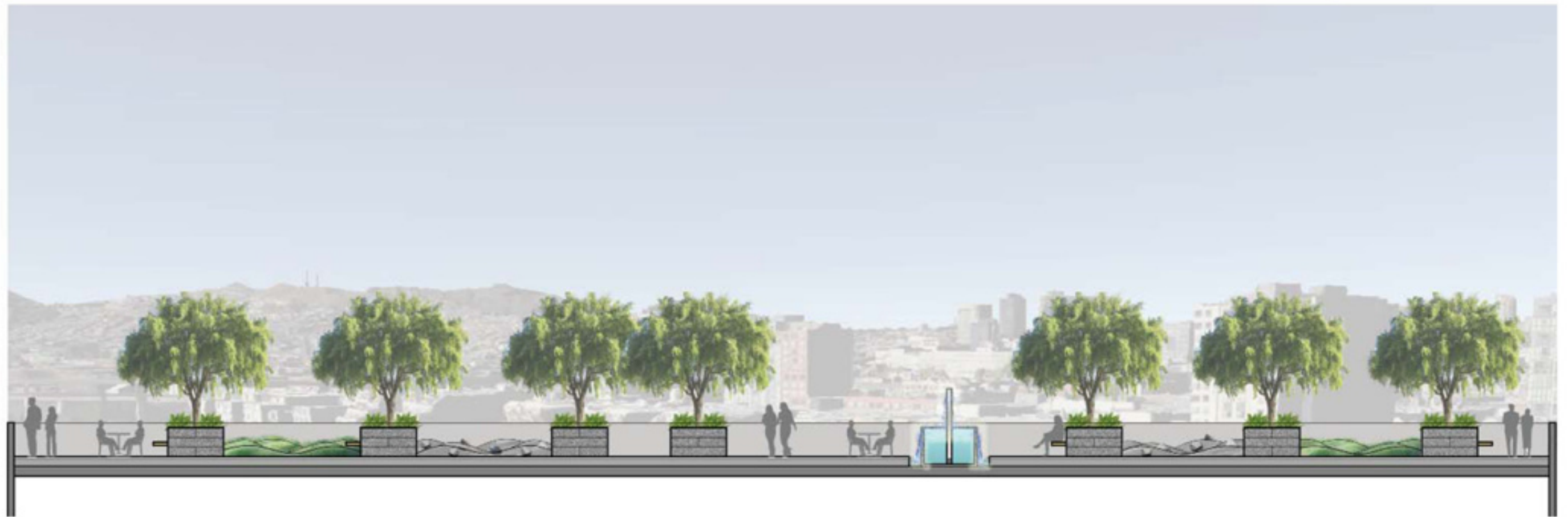


Level 17 Landscape Plan

Schematic Design | Landscape Plan - Level 17 Rooftop Community Space



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Schematic Design | Landscape - Level 4 Sections



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Schematic Design | Landscape - Design Reference Images



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Movable Furniture



Built-in Bench

Schematic Design | Landscape - Design Reference Images



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Schematic Design | Landscape - Level 4 Plant Palette



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Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita



Carex divulsa
Berkeley Sedge



Calliandra eriophylla
Fairy Duster



Ceanothus hearsitorium
Hearst Ranch Buckbrush



Salvia leucophylla 'Point Sal Spreader'
Purple Sage



Sedum angelina
Angelina Stonecrop

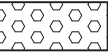
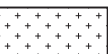
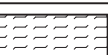
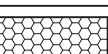
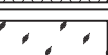
Schematic Design | Landscape - Green Roof Plant Palette



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PLANTING LEGEND

TREE SPECIES						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ACA COG	ACACIA COGNATA	RIVER WATTLE	24" BOX		PER PLAN
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	MULTI-STEM	PER PLAN
	GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36 " BOX		
	LEP LAE	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	24" BOX		PER PLAN
	MEL QUI	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX	STANDARD	PER PLAN
SHRUB SPECIES						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ASP DEN	ASPARAGUS DENSIFLORUS 'SPRENGERII'	SPRENGER ASPARAGUS	5 GAL	-	PER PLAN
	ART POW	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL	-	36"
	CAR ELA	CAREX ELATA 'BOWLES GOLDEN'	GOLDEN VARIEGATED SEDGE	5 GAL	-	30"
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	-	30"
	DIA CAS	DIANELLA ' CASSA BLUE	BLUE FLAX LILY	5 GAL	-	24"
	EUP CHA	EUPHORBIA CHARACIAS 'WULFENII'	LARGE MEDITERRANEAN SPURGE	5 GAL	-	30"
	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	-	30"
	LEU SAF	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEBUSH	5 GAL	-	36"
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA	5 GAL	-	30"
	PHO ALI	PHORMIUM 'ALISON BLACKMAN'	NEW ZEALAND FLAX	5 GAL	-	36"
	PHO DUE	PHORMIUM "DUET"	DWARF NEW ZEALAND FLAX	5 GAL		24"
	RHO GIG	RHODOCOMA GIGANTEA	DEKRIET	5 GAL	-	36"

GREEN ROOF PLANTS						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL		24" O.C.
	CAL ERI	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL		24" O.C.
	CEA HEA	CEANOTHUS HEARSITORIUM	HEARST RANCH BUCKBRUSH	1 GAL		36" O.C.
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL		12" O.C.
	CEA MAR	CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	1 GAL		36" O.C.
	CIS GRA	CISTANTHE GRANDIFLORA	ROCK PURSLANE	1 GAL		18" O.C.
	ERI UMB	ERIOGONUM UMBELLATUM	SULFUR BUCKWHEAT	1 GAL	-	12" O.C.
	KAL PUM	KALANCHLOE PUMILA	FLOWER DUST PLANT	1 GAL		18" O.C.
	LOM LON	LOMANDRA LONGIFOLOIA 'BREEZE'	DWARF MAT RUSH	1 GAL	-	18" O.C.
	SAL LEU	SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE SAGE	1 GAL	-	24" O.C.

