MISSION BAY CAC | JULY 9, 2020
1450 OWENS STREET
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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: MCCINTOCK FACADE CONSULTING
LEED / ENERGY CONSULTING: THORNTON TOMASETTI
RENDERINGS: J&C CONSULTING
Project Introduction
Parcel 7, Blocks 41-43: 1450 Owens - Land Use & View Corridors
from the Approved Major Phase Application - 2005
Proposed Building Pad

PARCEL 7

15' WIDE PUBLIC STORM DRAIN EASEMENT
15' WIDE CITY STORM AND SEWER EASEMENT
233'-10" North Facade
255'-8" South Facade
282'-0" West Facade
233'-10" North Facade

15'-8" East Facade

15'-8" East Facade

31'-9" Bldg. To Lot Corner

62'-3" Bldg. To Lot Corner

CONTINUOUS 68'-1" HIGH FENCE AT PROPERTY LINE
15'-8" TEMP. DRAINAGE EASEMENT
15'-8" FREEWAY "NO BUILD" EASEMENT

LEGEND

Property Boundary
Site Boundary
Easements
Buildable Zone
Retail Zone

A STREET
I-280 FREEWAY
OWENS STREET

182'-0" West Facade

62'-3" Bldg. To Lot Corner

31'-9" Bldg. To Lot Corner

PUBLIC PLAZA
ENTRY
LOADING DOCKS
LOBBY

BLOCK 43

0' 20' 40'
proposed Amendment to the Major Phase Application for Blocks 41-43
1450 Owens

Project Facts:

- Life Science research building – less than 50,000 SF of office
- 176,360 GSF (OCII gross area) 169,810 SF - Leasable
- Includes Life Science Meeting Rooms and small retail space
- Seven (7) story building - Maximum height: 109 feet
- Entrance Plaza facing Owens
- No new parking needed
- Two freight loading spaces along RR track edge
- LEED Gold certified
Project Design
• 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.
ENTRY PLAZA DETAIL

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109’ Tall (7 floors)
Ground Level Height: 16’-0”
Typical Floor Height: 15’-6”
Developed Area: 206,846 GSF
Typical Floor Plate: 28,800 GSF
Maximum Plan Length: 255’-8”
SHADOW STUDY – 8AM

Summer Solstice

Spring/Autumn Equinox

Winter Solstice

Block 12: OCI
Affordable Housing (Proposed)

Block 14: SFUSD
(Proposed)

Field

1450 Owens

1550 Owens
Parking

1650 Owens

1500 Owens

UCSF
(Proposed)

John F.
Foran Pwy

1500 Owens

1650 Owens

1550 Owens
Parking

1650 Owens

UCSF
(Proposed)

John F.
Foran Pwy

1500 Owens

1650 Owens

1550 Owens
Parking

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UCSF
(Proposed)

John F.
Foran Pwy

1500 Owens

1650 Owens

1550 Owens
Parking
Project Schedule & Community Commitments
Community Commitments

• All Mission Bay required Community Commitments, i.e. the Art Fee, Open Space Maintenance (CFD No. 5), Infrastructure Development (CFD No. 6)

• First-source, local hire and workforce training programs

• Enter into MOU with SFUSD to make a one-time contribution to a Maintenance Fund for the new school, as well as participate in program development and life science community partnerships

• Provide an annual ongoing contribution to a MB Park Maintenance Fund

• Payment of fees, including Jobs-Housing Linkage Fee, Transportation Sustainability Fee, and Childcare Fee for the entire project
MB CAC Action Items
Action Items:

Amendment to the Mission Bay South Redevelopment Plan
- increase Commercial/Industrial Leasable area in plan from 5,953,600 SF to 6,123,600 SF, increasing FAR (Floor Area Ratio) from 2.9 to 3.0

Owner Participation Agreement
- increase Commercial/Industrial Leasable area for Blocks 41-43, Parcel 7
- approve all Community Commitments listed prior

Amendment to the Mission Bay South Design for Development
- increase maximum allowable height on Parcel 7 to 109'
- increase allowable floor plate from 20,000 SF to 30,000 SF above 90 feet
- increase maximum plan length from 200' to 260' above 90 feet
- revise street wall location where it crosses the force main easement

Amendment to the Major Phase for Blocks 41-43
- increase allowable height on Parcel 7 to 109'
- increase Commercial/Industrial Leasable area for Blocks 41-43, Parcel 7

Approval of the proposed BC/SD (Basic Concept/Schematic Design) for Parcel 7 of MBS Blocks 41-43