Mission Bay Blocks 29-32
GSW Event Center and Mixed-Use Development

Commission on Community Investment and Infrastructure
Basic Concept & Schematic Design Update Presentation
November 3, 2015
Program

- 18,064-seat multi-purpose Event Center
- 513,000 leasable sq. ft. of office
- ~50,000 leasable sq. ft. of retail
- 3.2 acres of plazas and public space (approx. 30% of the site)
- 950 parking spaces on three underground levels, with 132 additional spaces in an existing South Street garage
Design Updates: Soffits, Perforations

May 2015 - Commission Workshop

Fall 2015 - Current Design
Design Updates: Bayfront Terrace

May 2015 - Commission Workshop

Fall 2015 - Current Design
Design Updates: Pedestrian Path

May 2015 - Commission Workshop

Fall 2015 - Current Design
Design Updates: 16th Street

May 2015 - Commission Workshop

Fall 2015 - Current Design
Design Updates: Landscape Materials

3rd Street Gardens

Main Plaza

SE Plaza

2015.11.03 | GSW Event Center & Mixed-Use Development at Blocks 29-32 | Commission on Community Investment & Infrastructure
Design Updates: Streetscape

- **Trash receptacles**: Locations updated to reflect pedestrian circulation patterns
- **Bike racks**: Additional racks provided
- **Media pedestals**: Four (4) provided along 16th Street
- **Sidewalks**: Widened Terry Francois Boulevard sidewalk via an additional voluntary setback
- **Street trees**: Modifications to Third Street and Terry Francois Boulevard
  - *Third Street*: Alternating pattern of fan palms and marina strawberry replaced with Fan Palms at 50’ spacing on center
  - *Terry Francois Blvd*: Tea tree spacing modified to 35’ on center, with ginkgo biloba groves and planters at corners
# Design Updates: Parking By Use

<table>
<thead>
<tr>
<th></th>
<th>Commercial/Industrial</th>
<th>Retail/Restaurant</th>
<th>Event Center</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-site Garage</td>
<td>546 Office</td>
<td></td>
<td>162</td>
<td>230</td>
</tr>
<tr>
<td></td>
<td>12 Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>450 South Street Garage</td>
<td>0</td>
<td>0</td>
<td>132</td>
<td></td>
</tr>
<tr>
<td><strong>Total Spaces</strong></td>
<td></td>
<td></td>
<td>162</td>
<td>362</td>
</tr>
</tbody>
</table>

*Parking may also be shared amongst users (e.g., parking spaces provided for daytime office employees may be used by Event Center on nights and weekends).*
Design Updates: 3rd Street Plaza Variant
Views: NW Aerial
Views: NW Corner
Views: NW Corner
Views: 3rd Street Approach
Views: Main Plaza

Image courtesy of MANICA Architecture.
Views: Main Plaza
Views: Main Plaza
Views: SW Corner
Views: 16th Street
Views: 16th Street
Views: SE Corner
Views: East Frontage
Views: NE Corner

Image courtesy of MANICA Architecture.
Views: Bayfront Overlook
Views: Pedestrian Path
Views: Pedestrian Path
Views: Pedestrian Path
Views: East Frontage (Night)
Views: SE Corner (Night)
Views: Event Center Interior

Image courtesy of MANICA Architecture.
Views: Event Center Interior

Image courtesy of MANICA Architecture.
Materials: Event Center

"Clear" Glass Panel
(vill be treated for energy efficiency and bird strike prevention)

Metal Panel
(rain screen system with fixed % of perforation pattern, backlit at night - see image on opposite page)

Glass Fiber Reinforced Concrete (GFRC)
(located at pedestrian level for durability, texture, and color)
Materials: Event Center

Metal Mesh
(located at 10th street window punches to protect from bird nesting, natural elements, etc.)

Sustainable Wood
(applied under soffits to soften the facade palette)

Metal Louver Screen
Materials: Retail/Food Hall

Stone/Concrete Panels

Metal Storefronts
(with or without wood infill)

“Clear” Glass
(Will be treated for energy efficiency and bird strike prevention)
Materials: Retail Kiosks

Sustainable Wood

Metal Roof Framing

Metal Panel

“Clear” Glass
Materials: Offices

- Resin-coated Wood
- Clear Glass (will be treated for energy efficiency and bird strike prevention)