COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 35-2020

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

WHEREAS, On September 17, 1998, the former Redevelopment Agency of the City and County of San Francisco (“Redevelopment Agency”) approved, by Resolution No. 190-98, the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”). The Redevelopment Agency also conditionally authorized, by Resolution No. 193-98, the execution of the Mission Bay South Owner Participation Agreement (“South OPA”) and related documents between Catellus Development Corporation, a Delaware corporation (“Catellus”), and the Redevelopment Agency. On November 2, 1998, the San Francisco Board of Supervisors (“Board of Supervisors”), adopted, by Ordinance No. 335-98, the Redevelopment Plan and amended it on July 9, 2013 by Ordinance 143-13 and on March 6, 2018 by Ordinance 032-18; and,

WHEREAS, On February 1, 2012, state law dissolved the former Redevelopment Agency and required the transfer of certain of its assets and obligations to the Successor Agency to the Redevelopment Agency (“Successor Agency”), commonly known as the Office of Community Investment and Infrastructure (“OCII”) (Cal. Health & Safety Code §§ 34170 et seq., “Redevelopment Dissolution Law”). On June 27, 2012, the Redevelopment Dissolution Law was amended to clarify that successor agencies are separate public entities from the city or county that had originally established a redevelopment agency; and,

WHEREAS, On October 2, 2012 the Board of Supervisors, acting as the legislative body of the Successor Agency, adopted Ordinance No. 215-12 (the “Implementing Ordinance”), which was signed by the Mayor on October 4, 2012, and which, among other matters: (a) acknowledged and confirmed that the Successor Agency is a separate legal entity from the City, and (b) established the Successor Agency Commission, commonly known as the Commission on Community Investment and Infrastructure (“Commission” or “CCII”) and delegated to it the authority to (i) act in place of the Redevelopment Commission to, among other matters, implement, modify, enforce and complete the Redevelopment Agency’s enforceable
obligations, (ii) approve all contracts and actions related to the assets transferred to or retained by the Successor Agency, including, without limitation, the authority to exercise land use, development, and design approval and the approval of amendments to redevelopment plans as allowed under the Redevelopment Dissolution Law, and (iii) take any action that the Redevelopment Dissolution Law requires or authorizes on behalf of the Successor Agency and any other action that this Commission deems appropriate, consistent with the Redevelopment Dissolution Law, to comply with such obligations; and,

WHEREAS, Mission Bay South Block 1 is bounded by Mission Bay park P3 to the north, Third Street on the east, Fourth Street on the west, and Channel Street on the south; and,

WHEREAS, FOCIL-MB, LLC, (“FOCIL-MB”), a subsidiary of Farallon Capital Management, LLC, has assumed all of Catellus’ obligations under the South OPA, as well as all responsibilities under the related public improvement agreements and land transfer agreements with the City and County of San Francisco (“City”). FOCIL-MB is bound by all terms of the South OPA and related agreements, including the requirements of the affordable housing program, equal opportunity program, and design review process; and,

WHEREAS, FOCIL-MB transferred its ownership interest in Mission Bay South Block 1 to Block 1 Associates LLC through an Assignment, Assumption and Release agreement dated May 17, 2012. The Redevelopment Plan and South OPA designated a 500-room hotel project to Block 1. In 2013, the Successor Agency and the Board of Supervisors approved amendments to the Redevelopment Plan and South OPA to allow for the construction of 350 dwelling units and a 250 room hotel based on the results of an economic feasibility analysis conducted by Block 1 Associates LLC. Later, Block 1 was subdivided into separate assessor’s parcels and Lot 8 Block 8715 (“Block 1 Hotel Parcel”) was transferred to SOMA Hotel LLC, its current owner (“Developer”); and,

WHEREAS, The Redevelopment Plan and the Plan Documents, including the Design Review and Document Approval Procedure, designated as Attachment G to the South OPA (“DRDAP”), provide that development proposals in Mission Bay South will be reviewed and processed in “Major Phases,” as defined in and consistent with the Redevelopment Plan and the Plan Documents. Submission of design plans and documents for any specific building (“Project”) must be consistent with the requirements established for each Major Phase, though the DRDAP allows for a Major Phase to be amended by a schematic design submittal if the overall submittal is still consistent with the Redevelopment Plan and Plan Documents. The DRDAP sets forth the review and approval process for Major Phases and Projects; and,

WHEREAS, Pursuant to the Redevelopment Plan and Plan Documents, including the DRDAP, the Mission Bay South Block 1 Major Phase Application (“Block 1 Major Phase Application”) was approved on May 21, 2013 through Resolution No 19-2013. The Block 1 Major Phase Application authorized the construction of up to 350 residential units, a hotel with up to 250 rooms, and up to 50,000 square feet of neighborhood-serving retail uses on Block 1; and,
WHEREAS, Developer submitted a Basic Concept / Schematic Design dated October 31, 2014 for the SOMA Mission Bay Hotel (“Block 1 Hotel BC/SD”) and on November 18, 2014, by Resolution No. 93-2014, the Commission approved the Block 1 Hotel BC/SD. Accordingly, the Developer has obtained all required approvals to construct the planned 250-room hotel and retail on the Block 1 Hotel Parcel. Construction of the project is underway and is anticipated to be complete in the first quarter of 2021. The project currently consists of a 160-foot-tall, 250-room hotel and 4,000 square feet of neighborhood-serving retail at the intersection of Channel and Third Street. Parking is provided in a multi-use podium that links the Block 1 Hotel Parcel with the Block 1 residential structure; and,

WHEREAS, The Conditions of Approval associated with Resolution No. 93-2014 remain valid Specifically, Condition #8 provided that “[t]he design of the porte-cochere shall be subject to further design review during the Design Development stage to ensure that the width of the curb cuts and openings along Channel Street is minimized and to better define the pedestrian entrance.” Condition #9 provided that “[t]he Developer shall also continue to explore programming and space for active, guest-service uses along the porte-cochere frontage. The design of the service/loading zone shall be subject to further design and review during the Design Development stage to minimize its expression along Channel Street.” These conditions are addressed through this amendment of the Block 1 Hotel BC/SD; and,

WHEREAS, On January 9, 2020, the Mission Bay Citizens Advisory Committee considered the amendments to Redevelopment Plan, the South OPA, and the proposal to amend the Block 1 Hotel BC/SD and the Block 1 Major Phase Application and recommended approval by the Commission; and,

WHEREAS, Pursuant to the Redevelopment Plan and Plan Documents, including the DRDAP, on February 21, 2020, Developer submitted an application to amend the Block 1 Major Phase Application and the Block 1 Hotel BC/SD to increase the maximum number of hotel rooms on the Block 1 Hotel Parcel from 250 to 299, which requires amendments to the Redevelopment Plan and the South OPA; and,

WHEREAS, On July 21, 2020, by Resolutions No. 18-2020 and 19-2020, the Commission approved amendments to the Redevelopment Plan (“Plan Amendment”) and the South OPA to increase the number of hotel rooms permitted on the Block 1 Hotel Parcel, consistent with the proposed Block 1 Hotel BC/SD amendment, from 250 to 300. On September 29, 2020, by Ordinance No. 209-20, the Board of Supervisors of the City and County of San Francisco approved the Plan Amendment. The Plan Amendment does not increase financing limits or the duration of the Redevelopment Plan. The DRDAP allows for the Block 1 Major Phase Application to be amended along with the Block 1 Hotel BC/SD amendment provided they are consistent with the Redevelopment Plan; and,

WHEREAS, On October 21, 2020, Developer submitted and OCII staff have reviewed, the final application to amend the Block 1 Major Phase Application and the Block 1 Hotel BC/SD. The amendments increase the number of hotel rooms from 250 to 299 and provide for additional detail on the loading space dimensions and garage door types; and,
WHEREAS, On September 17, 1998, the Redevelopment Agency Commission adopted Resolution No. 182-98 which certified the Final Subsequent Environmental Impact Report ("FSEIR") for Mission Bay North and South pursuant to CEQA and State CEQA Guidelines Sections 15168 (Program EIR) and 15180 (Redevelopment Plan EIR). On the same date, the Redevelopment Agency Commission also adopted Resolution No. 183-98, which adopted environmental findings (and a statement of overriding considerations), in connection with the approval of the Redevelopment Plan and other Mission Bay project approvals (the "Mission Bay Project"). The San Francisco Planning Commission ("Planning Commission") certified the FSEIR by Resolution No. 14696 on the same date. On October 19, 1998, the Board of Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the Former Agency, and Resolution No. 854-98 adopting environmental findings and a statement of overriding considerations for the Mission Bay Project; and,

WHEREAS, Subsequent to certification of the FSEIR, the Redevelopment Agency and the Successor Agency issued several addenda to the FSEIR (the "Addenda"). The Addenda do not identify any substantial new information or new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the FSEIR; and,

WHEREAS, The FSEIR is a program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. Authorizing amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD is consistent with the project analyzed in the FSEIR, is in furtherance of the Redevelopment Plan; and,

WHEREAS, OCII is making the necessary findings for the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD contemplated herein, considered and reviewed the FSEIR, and has made documents related to the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD and the FSEIR files available for review by the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, The FSEIR findings and statement of overriding considerations adopted in accordance with CEQA by the Redevelopment Agency Commission by Resolution No. 183-98 dated September 17, 1998, reflected the independent judgment and analysis of the Redevelopment Agency, were and remain adequate, accurate and objective and were prepared and adopted following the procedures required by CEQA, and the findings in said resolutions are incorporated herein by reference as applicable to the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD; and,

WHEREAS, Copies of the FSEIR, Addenda, and supporting documentation are on file with the Commission Secretary and are incorporated in this Resolution by this reference; and, now, therefore be it,
RESOLVED, The Commission has reviewed and considered the FSEIR and Addenda, and hereby adopts the CEQA findings set forth in Resolutions No. 182-98 and No. 183-98 and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it further

RESOLVED, The Commission finds and determines that its approval of the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD is within the scope of the Mission Bay Project analyzed in the FSEIR and requires no further environmental review beyond the FSEIR pursuant to the State CEQA Guidelines Sections 15180, 15162 and 15163 for the following reasons:

(1) The implementation of the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD do not require major revisions to the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant impacts; and,

(2) no substantial changes have occurred with respect to the circumstances under which the “Mission Bay Project” analyzed in the FSEIR will be undertaken that would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR; and,

(3) no new information of substantial importance to the project analyzed in the FSEIR will have significant effects not discussed in the FSEIR; such as, (i) the project as modified by the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD will have significant effects not discussed in the FSEIR (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (iv) mitigation measures or alternatives, which are considerably different from those in the FSEIR, will substantially reduce one or more significant effects on the environment that would change the conclusions set forth in the FSEIR; and, be it further

RESOLVED, Prior to the issuance of a temporary certificate of occupancy, Developer shall record a Notice of Special Restrictions (“NSR”) in the Official Records of the Recorder of the City and County of San Francisco for Block 1 Hotel Parcel located at 100 Channel Street or Lot 8 Block 8715. The NSR required is in furtherance of Conditions of Approval #8 and #9 associated with Resolution No. 93-2014 and is needed in order to establish conformance with the Design for Development for the Mission Bay South Project Area; and, be it further

RESOLVED, That the amendments to the Block 1 Major Phase and Block 1 Hotel BC/SD are consistent with, and advance, the objectives of the Redevelopment Plan. The amendments to the Block 1 Major Phase and Block 1 Hotel BC/SD are hereby approved by the Commission, subject to the following condition(s):
1. The Developer shall record a Notice of Special Restrictions, in a form approved by the OCII General Counsel and/or the Executive Director, or his or her designee, in the land records of the Block 1 Hotel Parcel located at 100 Channel Street or Lot 8 Block 8715 that, as laid out in its attached Driveway and Loading Operations Plan (DLOP), dictates loading guidelines for the lifetime of the building.

2. The Developer shall consult with OCII staff in finalizing the materiality and color of the loading dock’s mechanized screen.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of November 17, 2020.

___________________________
Commission Secretary

Exhibit A: Amendment to the Block 1 Major Phase Application and the Basic Concept / Schematic Design for the SOMA Mission Bay Hotel
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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SOMA Mission Bay Hotel | San Francisco, California
MISSION BAY SOUTH OF MARKET HOTEL
SAN FRANCISCO, CALIFORNIA

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. Typical 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’ slender, 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 fireplace 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

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

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

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Allowed</th>
<th>Provided</th>
<th>outdoor deck note</th>
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<tbody>
<tr>
<td>Level 1 Area</td>
<td>22,957 sq. ft.</td>
<td>18,000 sq. ft.</td>
<td>10,777 sq. ft. private outdoor roof deck</td>
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<tr>
<td>Level 2 Area</td>
<td>22,957 sq. ft.</td>
<td>19,677 sq. ft.</td>
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<tr>
<td>Level 3 Area</td>
<td>22,957 sq. ft.</td>
<td>19,752 sq. ft.</td>
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<td>Level 4 Area</td>
<td>11,400 sq. ft.</td>
<td>10,678 sq. ft.</td>
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<td>Level 5-6 Area</td>
<td>11,400 sq. ft.</td>
<td>11,223 sq. ft.</td>
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<td>Level 7-8 Area</td>
<td>11,400 sq. ft.</td>
<td>11,369 sq. ft.</td>
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<tr>
<td>Level 9-10 Area</td>
<td>11,400 sq. ft.</td>
<td>11,384 sq. ft.</td>
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<tr>
<td>Level 17 Area</td>
<td>3,420 sq. ft.</td>
<td>2,657 sq. ft.</td>
<td>mechanical less than 30% of roof community space less than 25% of roof public outdoor roof deck</td>
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<tr>
<td>Level 18 Area</td>
<td>214 sq. ft.</td>
<td>210,326 sq. ft.</td>
<td>stair penthouse to roof</td>
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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'-0" + 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"

Schematic Design | Project Data
PUBLIC OPEN SPACE
PRIVATE OPEN SPACE
SOMA Mission Bay Hotel | San Francisco, California

Schematic Design | Level 4 - Fitness and Guestrooms

- Grass Mounds
- Rock Garden
- Raised Planters
- Water Feature
- Movable Furniture
- Wood Deck
- Raised Pavers

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SOMA Mission Bay Hotel | San Francisco, California

October 21, 2020
SOMA Mission Bay Hotel | San Francisco, California

Schematic Design | Typical Corner Window Wall + Trim Surround Detail

SECTION B-B

PERSPECTIVE VIEW OF TYPICAL CORNER WINDOW

SECTION B-B

8" ALUM. or FRP WINDOW SURROUND

White Spandrel Glass

Vision Clear Glass

Property Line

6" 1'-6" 8'

2'-6"
Option 2 Tartan: Enlarged Window Wall with Mullion Cap Extensions and Vertical Solar Fins (if required by Energy Calculations)

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

Schematic Design | SOMA Mission Bay Hotel | San Francisco, California
Schematic Design | Landscape Plan - Level 17 Rooftop Community Space

Wood Bench
Gravel
Greenroof
Canopy Above
S.A.D.
Pedestal Pavers
Movable Furniture
Firepit
Movable Furniture

Schematic Design | Landscape - Design Reference Images

Built-in Bench
**Schematic Design | Landscape - Green Roof Plant Palette**

- **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
### PLANTING LEGEND

#### TREE SPECIES

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<th>KEY</th>
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<td>ACA C00</td>
<td>ACOA COGNATA</td>
<td>RIVER WATTLE</td>
<td>24&quot; BOX</td>
<td>PER PLAN</td>
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<td>AG0 FLE</td>
<td>AGONIS FLEXUOSA</td>
<td>PEPPERMINT TREE</td>
<td>24&quot; BOX</td>
<td>MULTI-STEM</td>
<td>PER PLAN</td>
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<td>G0I PAR</td>
<td>GEUM PARVIFLORA</td>
<td>AUSTRALIAN WILLOW</td>
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<td>LEP L0E</td>
<td>LEPTOSPERMUM LANIGERUM</td>
<td>AUSTRALIAN TEA TREE</td>
<td>24&quot; BOX</td>
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<td>MEL QUI</td>
<td>MELALEUCA QUINQUENervIA</td>
<td>CAJEPIT TREE</td>
<td>24&quot; BOX</td>
<td>STANDARD</td>
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#### SHRUB SPECIES

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<td>A03 D0N</td>
<td>ASPARAGUS DENSIFLORUS</td>
<td>Sprenger Asparagus</td>
<td>5 GAL</td>
<td>-</td>
<td>PER PLAN</td>
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<td>ART POW</td>
<td>ARTEMISIA POWS CASTLE</td>
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<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<td>CAR E1A</td>
<td>CAREX ELYTRA BOWLES</td>
<td>GOLDEN VARIEGATED SEED</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>CH0 C0E</td>
<td>CHONDROPETALUM TECTORUM</td>
<td>SMALL CAPE RUSH</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>08A CAS</td>
<td>DANELLA CASSA BLUE</td>
<td>BLUE FLAX</td>
<td>5 GAL</td>
<td>-</td>
<td>24&quot;</td>
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<td>EU0 CHA</td>
<td>EUPHORBIA CHARIADIS</td>
<td>WALTERS WRAFT</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<td>LEY C0N</td>
<td>LEUKOMIS CONDENSATUS</td>
<td>CANYON PRINCE</td>
<td>1 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>LEU SAF</td>
<td>LEUCADENDRON SAFARI GOLDFRIST</td>
<td>YELLOW CONEBUSH</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>LOM L0N</td>
<td>LOMANDRA LONGIFOLIA</td>
<td>LOMANDRA</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>PHO AL0</td>
<td>PHORMIUM ALISON BLACKMAN</td>
<td>NEW ZEALAND FLAX</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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<tr>
<td>PHO DUE</td>
<td>PHORMIUM &quot;DUET&quot;</td>
<td>DWARF NEW ZEALAND FLAX</td>
<td>5 GAL</td>
<td>-</td>
<td>24&quot;</td>
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<tr>
<td>RIV0 G00</td>
<td>RHODODENDRON GIGANTEA</td>
<td>SERRATUM</td>
<td>5 GAL</td>
<td>-</td>
<td>36&quot;</td>
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#### GREEN ROOF PLANTS

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<thead>
<tr>
<th>SYMBOL</th>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>COMMENTS</th>
<th>DI-CENTER SPACING</th>
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<tr>
<td>ARC EME</td>
<td>ARCTOSTAPHYLOS &quot;EMERALD CARPET&quot;</td>
<td>EMERALD CARPET MANZANITA</td>
<td>1 GAL</td>
<td>-</td>
<td>24&quot; D.C.</td>
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<td>CAL ERI</td>
<td>CALLANDRA ERIDOPHYLLA</td>
<td>FARY DUSTER</td>
<td>1 GAL</td>
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<td>24&quot; D.C.</td>
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<tr>
<td>CEA HEA</td>
<td>CEANOTHUS HEARTSIFORUM</td>
<td>HEARST RANCH BUCKRUSH</td>
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<td>-</td>
<td>36&quot; D.C.</td>
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<tr>
<td>CAR DIV</td>
<td>CAREX DIVISIBILIS</td>
<td>BERKELEY SEDGE</td>
<td>1 GAL</td>
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<td>12&quot; D.C.</td>
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<tr>
<td>CEA MAR</td>
<td>CEANOTHUS MARITIMUS</td>
<td>MARITIME CEANOTHUS</td>
<td>1 GAL</td>
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<tr>
<td>CIS GRA</td>
<td>CISSUS GRANDIFLORA</td>
<td>ROCK PURSLANE</td>
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<td>-</td>
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<tr>
<td>ENU AMB</td>
<td>ERIODICTYON UMBELLATUM</td>
<td>SULPHUR BUCKHEAT</td>
<td>1 GAL</td>
<td>-</td>
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<td>KAL PUM</td>
<td>KALANDHLOE PUARLA</td>
<td>FLOWER DUST PLANT</td>
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<tr>
<td>LOM LON</td>
<td>LOMANDRA LONGIFOLIA</td>
<td>DWARF MAT RUSH</td>
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<tr>
<td>SAL L0E</td>
<td>SALVINIA LEUCOPHYLLA &quot;POINT SAL SPREADER&quot;</td>
<td>PURPLE SAGE</td>
<td>1 GAL</td>
<td>-</td>
<td>24&quot; D.C.</td>
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