Mission Bay Block 12E
Residential Development

Combined Basic Concept and Schematic Design Submission

April 08, 2013

718 Long Bridge Street, San Francisco, CA
## Combined Basic Concept and Schematic Design Submission

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- Sections  
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- Material Images  
- Plants  

**Materials Images**
- Plants  

**12E Block Mission Bay**
Project Team

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Statement of Program

Located in Mission Bay District on Block 12 East, the site is bounded by Long Bridge Street on the South, El Dorado to the East, and Channel Street to the North.

The project is a condominium development and is being developed in accordance with all the requirements outlined in the Mission Bay Design for Development South Area Plan document and Basic Concept/Schematic Design Submission standards.

Additionally, the Mission Bay Mitigation Monitoring and Reporting Program (MMRP), a copy of which is included as Exhibit I to the Mission Bay FSEIR summarizes the measures that apply to the development of proposed residential projects. This proposed project will comply with each applicable mitigation measure outlined in the MMRP.

Block 12 East has a building footprint of 401.00' X 192.75' and a total area of 493,588 Sq. Ft. Consisting of a 4 story podium base that surrounds the internal parking structure, two 12 story towers over the podium with a 5 story mid-rise section connecting both towers. The base height of the building is 60'-3", the mid-rise portion of the building is 89'-3", and the tower height is 160'-0". Both pedestrian and vehicular access is along the Long Bridge Street with one loading bay adjacent to the parking garage entry. There are multiple residential units opening at ground level, each with their own entry stoops acting as a transition between the units and the street activities. A detailed signage plan will follow as a later submittal as part of the Design Development phase.

Block 12 East will be constructed as a single phase project. There are a total of 267 units, which vary from a one bedroom, a one bedroom with a den, two bedrooms, two bedrooms with a den, three bedrooms, and three bedrooms with a den, with 267 parking stalls provided. The building's construction will feature architectural concrete, stone masonry, textured composite engineered panels, glass balcony railings, accent colored glass, and floor to ceiling window-wall system. The structural system for the building will be a seismic building frame. This system consists of a concrete structure using shear walls and post-tension concrete slab. The foundation is founded on driven structural steel "H" piles.
Project Description

History

The Mission Bay area began as a natural salt marsh complete with vast quantities of fish and wildlife. It has been said that this area was quite immense and was home to Native Americans who fished these waters for centuries. But as is usually the case, a great city was rising and the speculation for growth demanded additional land to be created out of this shallow marsh. By 1867, sixty-six percent of Mission Bay’s tidelands and marsh were filled. With this infill and the increase in available land came industry, the main industries to locate here were the Pacific Rolling Mills, the Western Sugar Refinery, Atlas Iron Works, as well as hay, lumber, and the Del Monte Fruit business. All industry prospered in this district for many years and the Mission Bay district remained as the primary industrial sector of the city, until the 1950’s.

As industrial and shipping activities declined, the Mission Bay area fell into disuse. Several plans for reuse of the property were proposed in the 1980’s; however, in 1990 Santa Fe Pacific, the surviving railroad company that owned most of the land in Mission Bay transferred the property to Catellus Development Corporation. In 1998, the current Mission Bay Redevelopment Plan was approved. The 303 acre project area is currently being developed with 6,000 residential units, the new UCSF life science research campus, commercial/industrial space and open space.
Design Concept

The goal of this project is to bring together the image of the marsh and the rigid line patterns of the shipping industry along the waterfront into a livable unity. The theme of a marsh will be utilized in the design and types of flora used for all the landscaping throughout the project. Capturing a scenic impression from within the heart of the marsh, where populated green islands of tall grasses spotted with colorful flowers float along the horizon, our 5th level plaza attempts to recreate this scenic environment with the uses of expansive platform, opening up to the horizon and the waterway beyond, scattered with many islands of thick grasses conveying an oasis within the city. As for the shipping vernacular, this will be utilized via the iconic waterfront container crane and its associated stacked containers. The elevation of a container crane will be placed into the plan to create the advancement of both towers towards the Channel. References to the notion of stacking will become a major theme within this development. Previous industries like hay, lumber, and banana export all relied on the economy of stacking their product for shipment. Their randomness, rigidity, and often regular patterning will be showcased throughout the podium of the building and the tower above will reflect the container cranes that still stand tall among many of the world’s great port cities. Our design reflects this shipping vernacular with its use of numerous frames and folding planes prominently displayed, as they pop out along the different building elevations. The adoption of these repetitive geometries brings the strength and boldness to the overall impression of the façades. And in the end, this project will reflect and celebrate the journey it has taken to bring this once pristine marsh back into a livable place of growth and vitality.

Window frame treatment examples
Building Code Information
Code: 2010 California Building Code with San Francisco Amendments
Occupancy: Group R-2: Residential Apartment House, Group S-2: Parking Garage
Type of Construction: Type I
Number of stories: 16
Sprinkler: Full Sprinkler Coverage per NFPA13

Building Location
Parcel: Mission Bay, Block 12 East
Legal Description: Block 8710 Lot 7, (Mission Bay Block 12E)
Zoning: Mission Bay Residential, HZ-2
Site Size: 84,866 S.F.

Height
Base 65’ 60’-3”
Base S.F. Allowed for HZ-2 52,866 S.F. 35,069 S.F. *1
Mid-rise 90’ 89’-3”
Mid-rise S.F. Allowed for HZ-2 10,000 S.F. 10,000 S.F.
Tower 160’ 160’-0”
Tower S.F. Allowed for HZ-2 22,000 S.F. *2 22,000 S.F.
Rooftop*2a Max.16’ above roof 16’-0” above roof
Number of Towers for HZ-2 Max.7 (Max.2 for Block 12E) 2

Lot Coverage
Required / Allowed Proposed
Under 40’ 100% to 40’ 84.6% (L3-71,819 S.F.)
Over 40’ max.75% above 40’ 41.3% (L5-35,069 S.F.)

Streetwall
Min. Length Minimum 70% block length frontage required for streetwalls along primary streets. 70% refers to a total measurement from street to street with no exceptions for pedestrian pathways. 87.4% along Channel (Length = 373’-3”)
Min. Height 15’ 40’-0”
Max. Height Height not to exceed 65’ (except for mid-rise & towers). Average streetwall height along a block not to exceed 55’ to a depth of 20’ on designated neighborhood streets. 40’ height along Channel St. 40’ height along Long Bridge St. within 20’ from the property line.
Corner Zone At all intersections along primary streets, build to streetwall at all corners for a distance of 50’. Height of building at corner to be no less than 15’. Corner entries are exempted. Exempted. All corners are used for tower/ unit entries.

Stepback and Neighborhood Street
10’ variation within the streetwall frontage is allowed. Additional variations may be permitted subject to design review. Within required streetwall length, variations < 10’.

Required Pedestrian Walkway
Buildings in HZ-2 along P5 & P6 are required to use a stepback of 20’ from the property line at or below 65’ in height. 20’ setback on L5 & above along Long Bridge St. & El Dorado St.

Corner Zone
Exempted. All corners are used for tower/ unit entries.

Streetwall Variation

10’ variation within the streetwall frontage is allowed. Additional variations may be permitted subject to design review.
Within required streetwall length, variations < 10’.

Pedestrian Walkway
A min. of one north-south exclusively pedestrian public walkway 30’ wide & open to the sky required on block 12. Pedestrian walkways shall be publicly accessible during daylight hours. 20’ setback from property line between Block 12E & 12W.

Bulk (above 90’)
Max. Residential Plan Diagonal 190’ 170’-10”
Max. Residential Plan Length 160’ 155’-10”
Max. Residential Floor Plate 17,000 S.F.*2/tower 11,000 S.F./tower
Tower Separation 125’ 147’-1”

*1: Based on L5 floor area.
*2a: The roof top area is for mechanical equipment usage only, not for recreational usage.

Projections

- Architectural projections over a street shall provide a min. of 8’ of vertical clearance from the sidewalk or other surface above which it is situated.

- Projections of purely architectural or decorative character with a vertical dimension of no more than 2’-6” not increasing the floor area of the volume of space enclosed by the building, and not projecting more than 3’-0” over streets, alleys, and public open spaces.

- Bay windows, balconies, and similar features with a max. projection of 3’-0” over streets and public open spaces.

- The architectural feature frames and balconies along the west side of the building (grid line 1) provide min. of 10’-0” vertical clearance from the Pedestrian Mews.

- The architectural feature frames are 2’-0” in thickness, and projecting max. 2’-6” over Pedestrian Mews along the west side of the building (grid line 1).

- Balconies project 2’-6” over the Pedestrian Mews along the west side of the building (grid line 1).

Sunlight Access to Open Space

Additional shadow analysis will not be required unless a design concept seeks a variance from the Design Standards that establish the shape and location of buildings.

- No additional shadow analysis is required because the application does not request the approval of exceptions to height, bulk, coverage and streetwall standards.

Open Space

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Required</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>70 S.F. per dwelling unit (18,690 S.F. for 267 units)</td>
<td>(240 S.F. per dwelling unit) Total: 64,450 S.F.</td>
<td>L5 Plaza Open Space: 34,500 S.F. L1-L16 Private Balconies + Terraces: 29,950 S.F.</td>
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</table>

Parking/Bicycle/Loading

<table>
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<tr>
<th>Requirement</th>
<th>Proposed</th>
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<tr>
<td>Parking Spaces Max. one/unit = 267</td>
<td>267</td>
</tr>
<tr>
<td>Ratio Compact to Standard Min. 50% standard spaces 89.9% standard spaces</td>
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</tr>
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<td>Bicycle Spaces</td>
<td>14 Min. 23</td>
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<td>Required Loading Bays</td>
<td>2 Min. (SFRA agreed to reduce to 1)</td>
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Building Gross Floor Area Statistics

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Floors</th>
<th>Unit Area/ Floor (S.F.)</th>
<th>Total Unit Areas (S.F.)</th>
<th>Common Area/ Floor (S.F.)</th>
<th>Total Common Areas (S.F.)</th>
<th>Amenity Area/ Floor (S.F.)</th>
<th>Total Amenity Area (S.F.)</th>
<th>Total Residential Area all Floors (S.F.)</th>
<th>Total Parking Area/ Floor (S.F.)</th>
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<td>22,921</td>
<td>21,130</td>
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<td>L11-16</td>
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<td>Totals</td>
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<td>491,114</td>
<td>106,560</td>
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Unit Type Count Summary

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<tr>
<th>Floor Level</th>
<th>L1</th>
<th>L2</th>
<th>L3</th>
<th>L4</th>
<th>L5</th>
<th>L6</th>
<th>L7-8</th>
<th>L9</th>
<th>L10</th>
<th>L11-16</th>
<th>SubTotal</th>
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<tbody>
<tr>
<td>1 Bedroom</td>
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<td>5</td>
<td>8</td>
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<td>16</td>
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<td>3 Bedroom + Den</td>
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<td>0</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>267</td>
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</table>
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General Notes:
No additional shadow analysis is required because the application does not request the approval of exceptions to height, bulk, coverage and streetwall standards.
Mission Bay Blocks 11 & 12 Major Phase and Parks P2, P8, P10 & P12 Concept Design Application for Information Purposes.
Note: Excerpts taken from Focil-MB, LLC, Mission Bay Blocks 11 & 12 Major Phase and Parks P2, P8, P10 & P12 Concept Design Application for Information Purposes.

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Site Information

Note: Excerpts taken from Foci-MB, LLC, Mission Bay Blocks 11 & 12 Major Phase and Parks P2, P8, P10 & P12 Concept Design Application for Information Purposes.
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Site Information

Mission Bay

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Note: Excerpts taken from Focil-MB, LLC, Mission Bay Blocks 11 & 12 Major Phase and Parks P2, P8, P10 & P12 Concept Design Application for Information Purposes.
Mission Bay

**12EBLOCK**

**Combined Basic Concept and Schematic Design Submission**

**Site Plan**

- Residential
- Open Public Space

**Architectural Plans**

- **Project Site**
- **BLOCK 12 EAST**

**Key Points:**
- **North**
- **Pedestrian Entry**
- **Parking Entry**
- **West Tower**
- **East Tower**
- **Loading**

**Regions:**
- North
- Residential
- Open Public Space
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Architectural Plans

Mission Bay

12E Block

Level 10

North

Architectural Plans
Architectural Plans

Combined Basic Concept and Schematic Design Submission

Level 11-16

Mission Bay 12E Block