View from Northeast
View from Southeast
Mission Bay Block 40
22 February 2013
architecture
interiors
planning +
urban design
Client:
FOCIL-MB, LLC
Architect:
Perkins+Will
Landscape Architect:
CMG, Conger Moss
Gulliard

View From 280 Freeway

Rendering
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View along 16th Street
Architectural Materials

1. CURTAIN WALL SYSTEM WITH FOUR SIDED SILICONE VISION GLAZING (INSULATED, LOW-E) SHADOWBOX SPANDREL ASSEMBLY ELEVATORS
2. CURTAIN WALL SYSTEM EXPRESSED MULLION (WITH HORIZONTAL SUNSHADE SYSTEM ON SOUTH, EAST AND WEST FACADES)
3. CEMENT PLASTER
4. STOREFRONT GLAZING SYSTEM
5. PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS
6. GLASS SIDE BUILDING CORES AND UPPER LOBBIES
7. ROOFTOP WINTERGARDEN TERRACE
8. COMPOSITE CEMENT PANEL (SWISSPEARL) ORANGE / BROWN AND WHITE / GRAY AS SHOWN
9. METAL SUNSHADES
10. GROUND PLANTED VEGETATION W/ CABLE TYPE GREEN WALL SYSTEM
11. PAINTED METAL CLADDING AT EXPOSED EXTERIOR COLUMNS
12. FRITTED GLASS STOREFRONT
13. METAL PANEL SOFFIT
14. METAL TRELLIS OVER ROOF GARDENS
Planting Palette

**TREATMENT GARDEN TYPE 1**

- Libertia peregrinans 'Gold Leaf'
- Dietes iridioides
- Leymus condensatus 'Canyon Prince'

**TREATMENT GARDEN TYPE 2**

- Leymus condensatus 'Canyon Prince'
- Chondropetalum tectorum
- Carex morrowii

**PERIMETER PLANTING**

- Agave attenuata
- Fascicularia bicolor
- Senecio mandraliscae
- Beschorneria albiflora

**COURTYARD PLANTING - Bamboo Grove**

- Phyllostachys oldhamii
- Phyllostachys 'Robert Young'
- Asparagus densiflorus 'Myers'
- Rhapis excelsa

**POCKET PARK PLANTING - Bird & Butterfly Garden**

- Ceanothus griseus horizontalis 'Yankee Point'
- Zauschneria californica 'Ghostly Red'
- Salvia spathacea
- Myrica californica

**Key Plan**

- 1' 25' 50' 100'

**Planting Palette**

- A
- C
- D
- E

**Mission Bay Block 40**

- 22 February 2013
• Amended Design for Development (March 16, 2004), Section III, Design Standards, Height: The D for D allows a maximum building height for building towers of 160’ with an exemption for the mechanical equipment for 36’ (20’ for mechanical penthouse and 16’ for ventilation stacks) above the 160’ height. The resultant total allowable height (building and mechanical penthouse) is therefore maximized at 180’. The Block 40 project proposes that the height of the towers be allowed to reach up to 169’, instead of the current 160’ limit. However, the mechanical penthouse shall be limited to the area remaining between the new tower height and 180’, resulting in no change to the combined maximum height of 180’. This additional tower height allows for more space to be placed in the towers and less in the pinched corners of the triangular site, with the added benefit of freeing up these corners at the ground level for public open space.

• Amended Design for Development (March 16, 2004), Section III, Design Standards, Setbacks, Streetwall, Corner Zone Conditions: The D for D requires that all intersections along primary streets build to the streetwall at all corners for a distance of 50’. The proposed Block 40 project creates a unique public amenity at the corner of 16th and Owens Street, while mitigating an unfortunate condition on Owens Street where the Block 40 parcel will face UCSF’s large parking structures for its medical center. The proposed solution gives more presence to an otherwise tight and unforgiving corner, and enhances safety and visibility for vehicles and pedestrians approaching the high-volume intersection.
- **Amended Design for Development (March 16, 2004), Section III, Design Standards, Bulk:** The D for D limits the spacing between towers to 200’ or greater. Because the triangular site configuration pinches the southern edge of the property, the Block 40 project proposes placing the two towers 160’ apart towards the north end of the site. Instead of bookending the north and south ends of the site with towers to meet the 200’ separation, the proposed placement moves height away from the south and the height-sensitive neighborhoods of Potrero Hill and Dogpatch. The 40’ of infringement within the 200’ separation is only occupied by the glassy side-core of the north tower, minimizing the intrusion on the baseline spacing. It is worth noting that in most other parts of Mission Bay, the tower spacing is allowed at 100’ or greater, whereas the proposed project preserves 160’ of separation.

- **Amended Design for Development (March 16, 2004), Section III, Design Standards, Bulk:** The D for D limits the footprint of the towers to 20,000gsf. Because the triangular site configuration pinches the southern edge of the property, the Block 40 project proposes pushing more of the building square footage northward into two towers with enlarged footprints (3,000-6,000gsf) above the 20,000 gsf limit. The additional square footage accommodated by larger tower footprints allows for less lower-rise space, leaving room at the ground level of both corners along 16th and multiple points along Owens Street for public amenity open space and entry plazas, providing important visual relief and physical respite for pedestrians and bicyclists.

- **Amended Design for Development (March 16, 2004), Section III, Design Standards, Bulk:** The D for D limits the length of towers on this site to 200’. Because the triangular site configuration pinches the southern edge of the property, the Block 40 project proposes that more of the building square footage be located toward the north end of the site. To accommodate this shift, the project includes a gateway tower along the north property line that is 249’ in length. This additional tower length creates a tower that addresses both the eastern corner and the western gateway to Mission Bay along 16th Street. The additional square footage accommodated by a longer tower allows for less lower-rise space, leaving room at the ground level of both corners on this key transportation route for public amenity open space, providing important visual relief and physical respite for pedestrians and bicyclists.