

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 35-2020

Adopted November 17, 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:

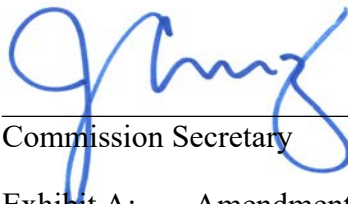
- (1) The implementation of the amendments to the Block 1 Major Phase Application and the Block 1 Hotel BC/SD do not require major revisions to the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant impacts;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

TABLE OF CONTENT

Schematic Progress Review

- Design Narrative 1
- Project Data 2
- Utility Site Plan 3
- Vicinity Maps 4
- Vicinity Maps 5
- Block 1 Site Plan 6
- Site Plan 7
- Loading Dock Screening Detail 8-10
- Public/Private Open Space 11
- Ground Level 12
- Level 2 - Parking and BOH 13
- Level 3 - Workspring and Guestrooms 14
- Level 4 - Fitness and Guestrooms 15
- Levels 5-6 Guestroom Floor 16
- Levels 7-8 Typical Guestroom Floor 17
- Levels 9-14 Typical Guestroom Floor and Junior Suites 18
- Levels 15-16 Typical Guestroom Floor and Presidential Suite 19
- Level 17 - Rooftop Community Space 20
- Level 18 - Mechanical Penthouse 21
- Section B-B 22
- Section C-C 23
- Materials Legend 24
- South Elevation 25
- East Elevation 26
- North Elevation 27
- West Elevation 28
- Wall Sections 29
- Wall Sections 30
- Wall Sections 31
- Perspective View | Third Street Looking North 32
- Perspective View | 3rd St. & Channel St. 33
- Perspective View | Channel Street Looking East 34
- Perspective View | Third Street Looking South 35
- Perspective View | Fourth Street Bridge 36
- Perspective View | Mission Creek at Promenade 37
- Perspective View | View from Park P3 38
- Isometric View 39
- Perspective View | Porte-Cochere 40
- South Elevation 41
- East Elevation 42
- Enlarged Window Types Detail 43-48

- Precedent Image 49
- Precedent Image 50
- Landscape Plan - Level 4 Podium Deck 51
- Landscape Plan - Level 17 Rooftop Community Space 52
- Landscape - Level 4 Sections 53
- Landscape - Design Reference Images 54
- Landscape - Design Reference Images 55
- Landscape - Plant Palette Level 4 56
- Landscape - Green Roof Palette 57
- Landscape Plan - Planting Legend 58



SOMA Mission Bay 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 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 connection 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 firepit 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 Podium Roof Deck
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 10 secure bicycle spaces provided at Level 2
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

	Allowed	Provided	outdoor deck	note
Site Area	22,957 sq. ft.			
Level 1 Area	22,957 sq. ft.	18,000 sq. ft.		
Level 2 Area	22,957 sq. ft.	19,677 sq. ft.		
Level 3 Area	22,957 sq. ft.	19,752 sq. ft.		
Level 4 Area	11,400 sq. ft.	10,687 sq. ft.		
Level 5-6 Area	11,400 sq. ft.	11,223 sq. ft.		
Level 7-8 Area	11,400 sq. ft.	11,369 sq. ft.		
Level 9-16 Area	11,400 sq. ft.	11,384 sq. ft.		
Level 17 Area	3,420 sq. ft.	2,657 sq. ft.		mechanical less than 30% of roof
	2,850 sq. ft.	2,456 sq. ft.		community space less than 25% of roof
			10,777 sq. ft.	private outdoor roof deck
Level 18 Area		214 sq. ft.		stair penthouse to roof
TOTAL		210,326 sq. ft.		

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' + 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"

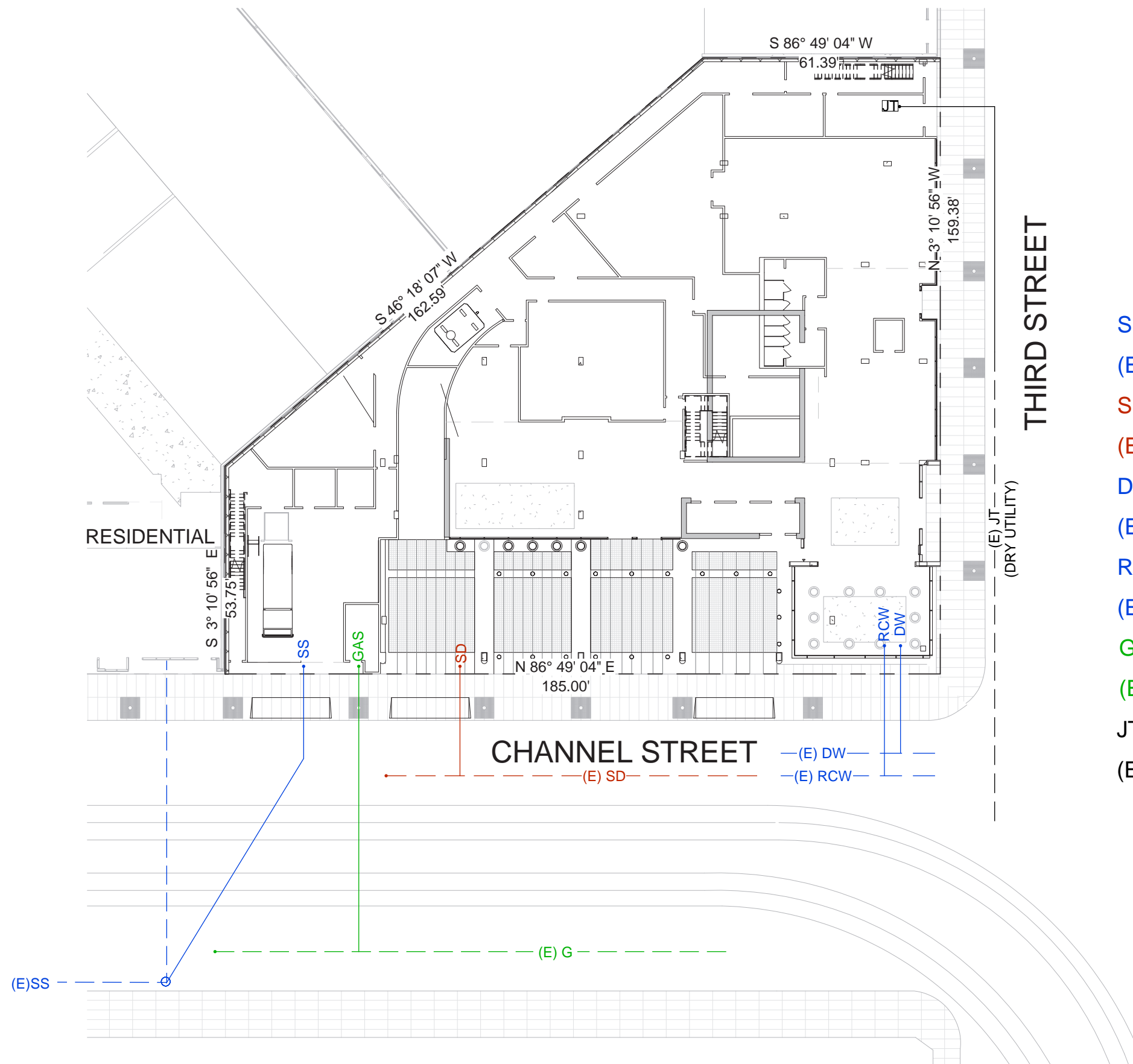
Tower Separation

3rd Street	125'-0"	132'-7"
Channel Street	125'-0"	186'-10"

Tower Orientation

Tower width along 3rd Street	160'-0"	105'-9"
-------------------------------------	---------	---------





- SS - SANITARY SEWER
- (E)SS - EXISTING SANITARY SEWER
- SD - STORM DRAIN
- (E)SD - EXISTING STORM DRAIN
- DW - DOMESTIC WATER
- (E)DW - EXISTING DOMESTIC WATER
- RCW - RECLAIMED WATER
- (E)RCW - EXISTING RECLAIMED WATER
- G - GAS
- (E)G - EXISTING GAS
- JT - JOINT TRENCH (DRY UTILITIES)
- (E)JT- EXISTING JOINT TRENCH

Schematic Design | Utilities Plan

Scale: 1" = 30'-0"



October 21, 2020 | 3



SOMA HOTEL

SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects

All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
© 2014 Hornberger + Worstell, Inc.



View Corridor Diagram

View Corridor 



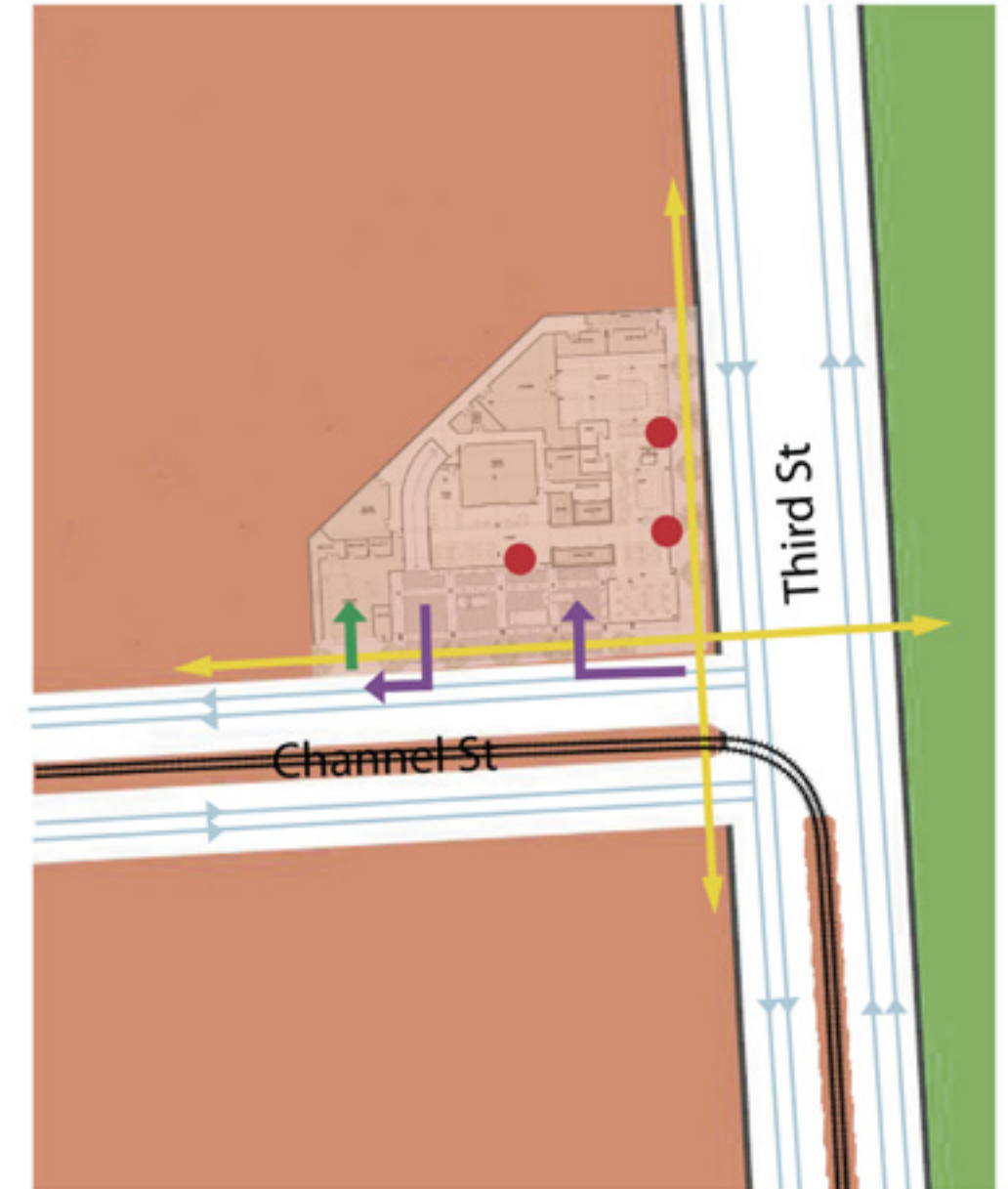
Open Spaces

 Open Spaces



Vehicular, Residential, Loading and Pedestrian Circulation

-  Vehicular Access
-  Loading Access
-  Building Access
-  Pedestrian Site Access
-  Travel Lane
-  MUNI Light Rail



Pedestrian Route

- Mission Bay Project Pedestrian Access and Jogging Trail
- Bay Pedestrian Trail



Bicycle Route

- Class I
- Class II
- Class III
- Existing City Wide Bicycle Route



Major Phase Vicinity Transit Route

- Muni Metro
- Muni 30/45
- Cal Train/Sam Tran
- Muni 10
- Muni 47
- Muni Metro Surface Station
- Muni 22
- Muni 80X, 81X, 82X





Schematic Design | Block 1 Site Plan

Scale: 1" = 60'-0"



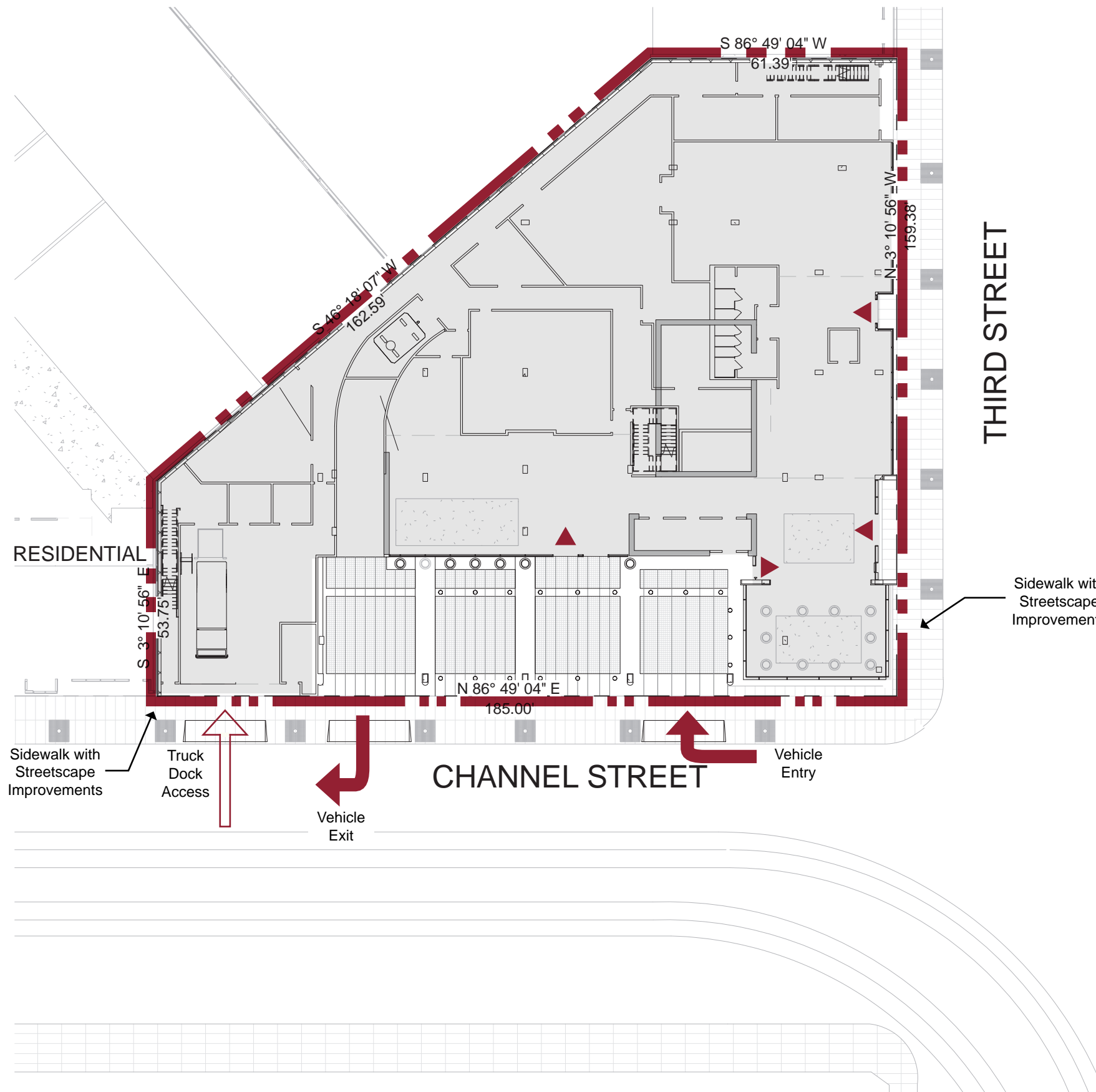
October 21, 2020 | 6

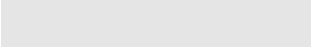






SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.





-  Building Footprint
-  Site Boundary
-  Pedestrian Entry
-  Vehicle Exit
-  Truck Dock Access

Schematic Design | Site Plan

Scale: 1" = 30'-0"



October 21, 2020 | 7

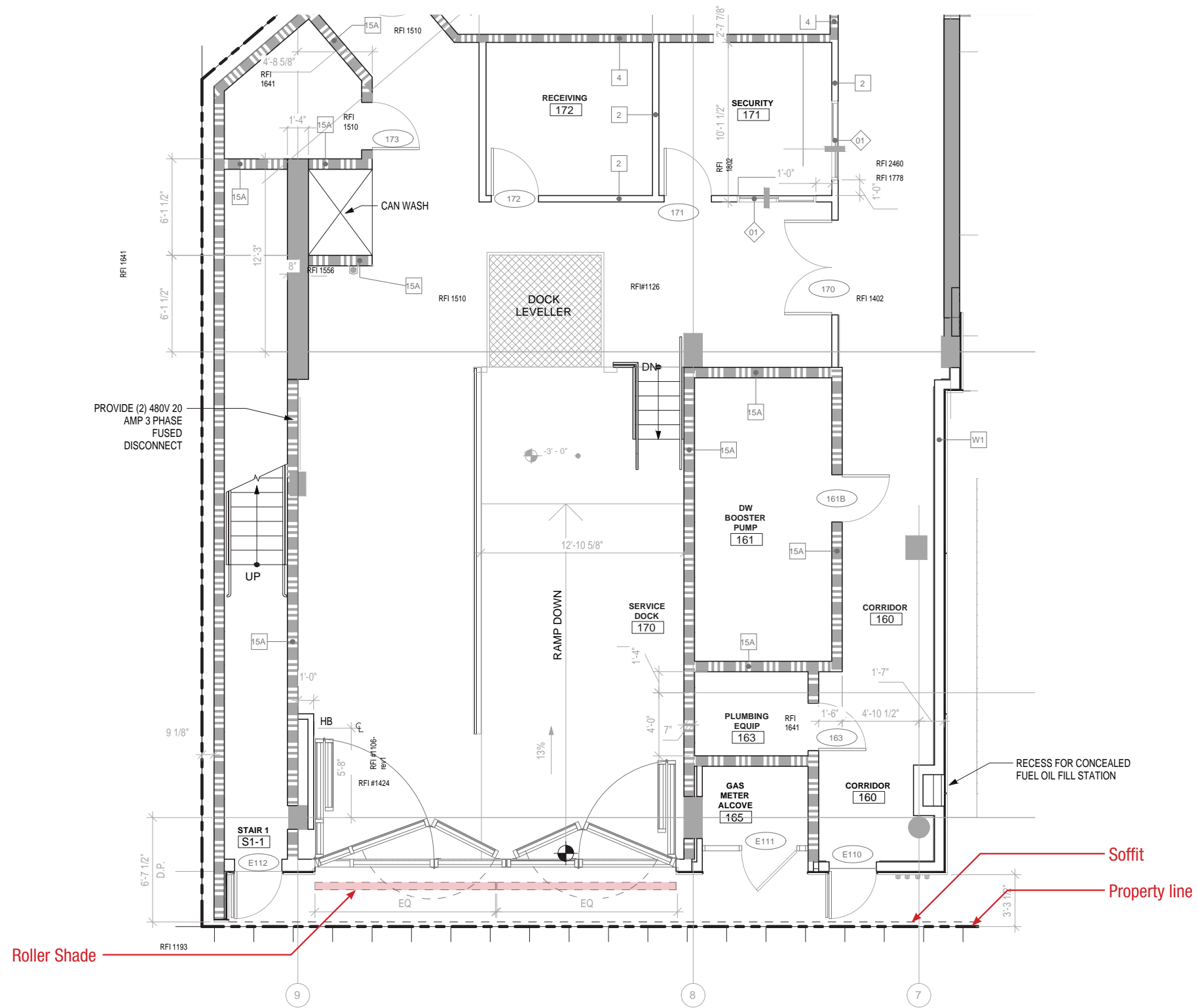


SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects

All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
© 2014 Hornberger + Worstell, Inc.



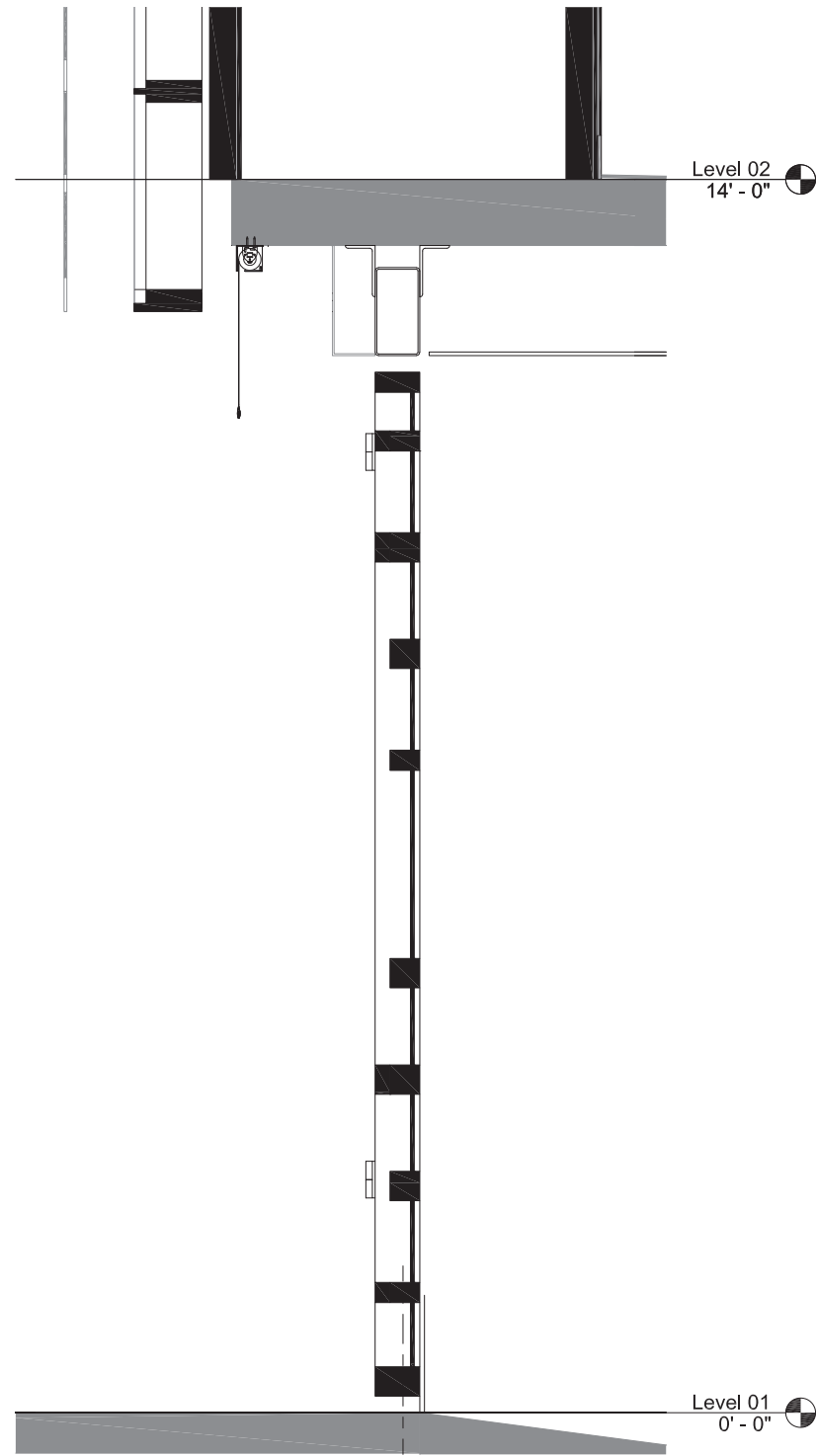


ROLLER SHADE LOCATION ON PLAN

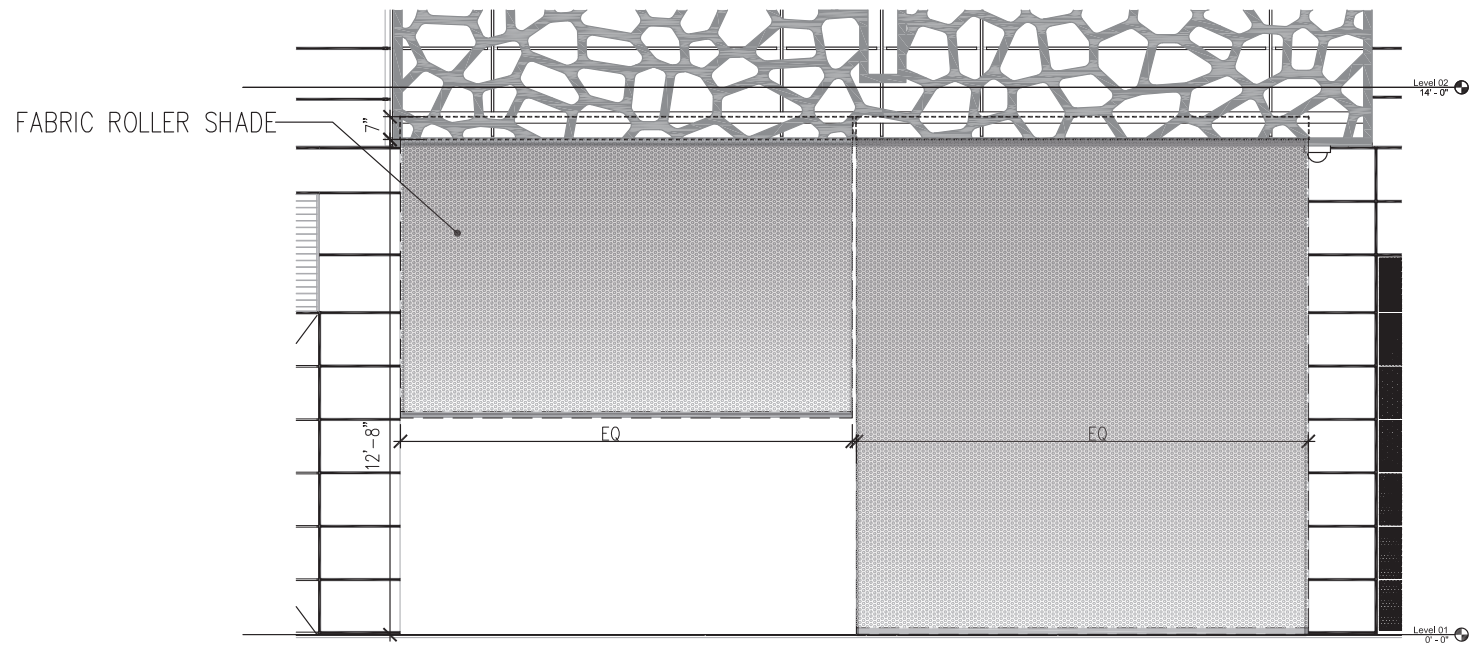
Schematic Design | Loading Dock Screening Detail



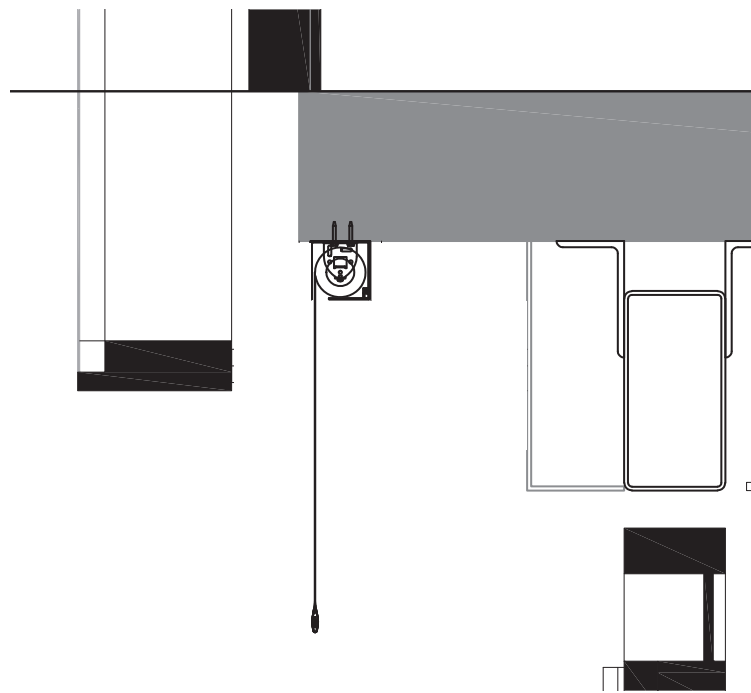
SOMA Mission Bay Hotel | San Francisco, California



3 SECTION - ROLLER SHADE @ SERVICE DOCK
Scale: N.T.S.



2 ELEVATION - ROLLER SHADE @ SERVICE DOCK
Scale: 1/4"=1'-0"



ENLARGED DETAIL



EXAMPLE IMAGE

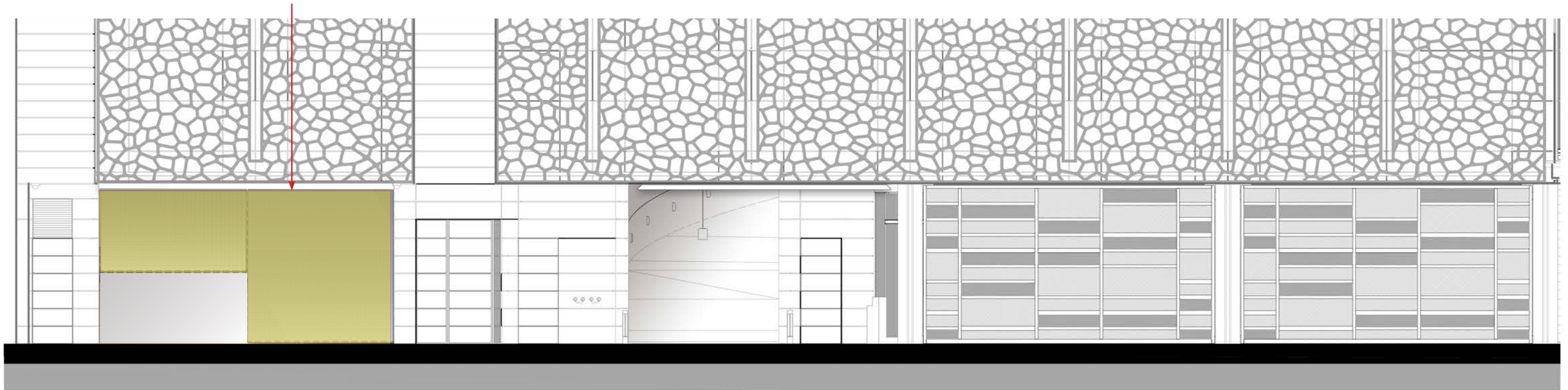
ROLLER SHADE SECTION AND ELEVATION

Schematic Design | Loading Dock Screening Detail



SOMA Mission Bay Hotel | San Francisco, California

ROLLER SHADE LOCATION



2

BUILDING EXTERIOR - SOUTH ELEVATION

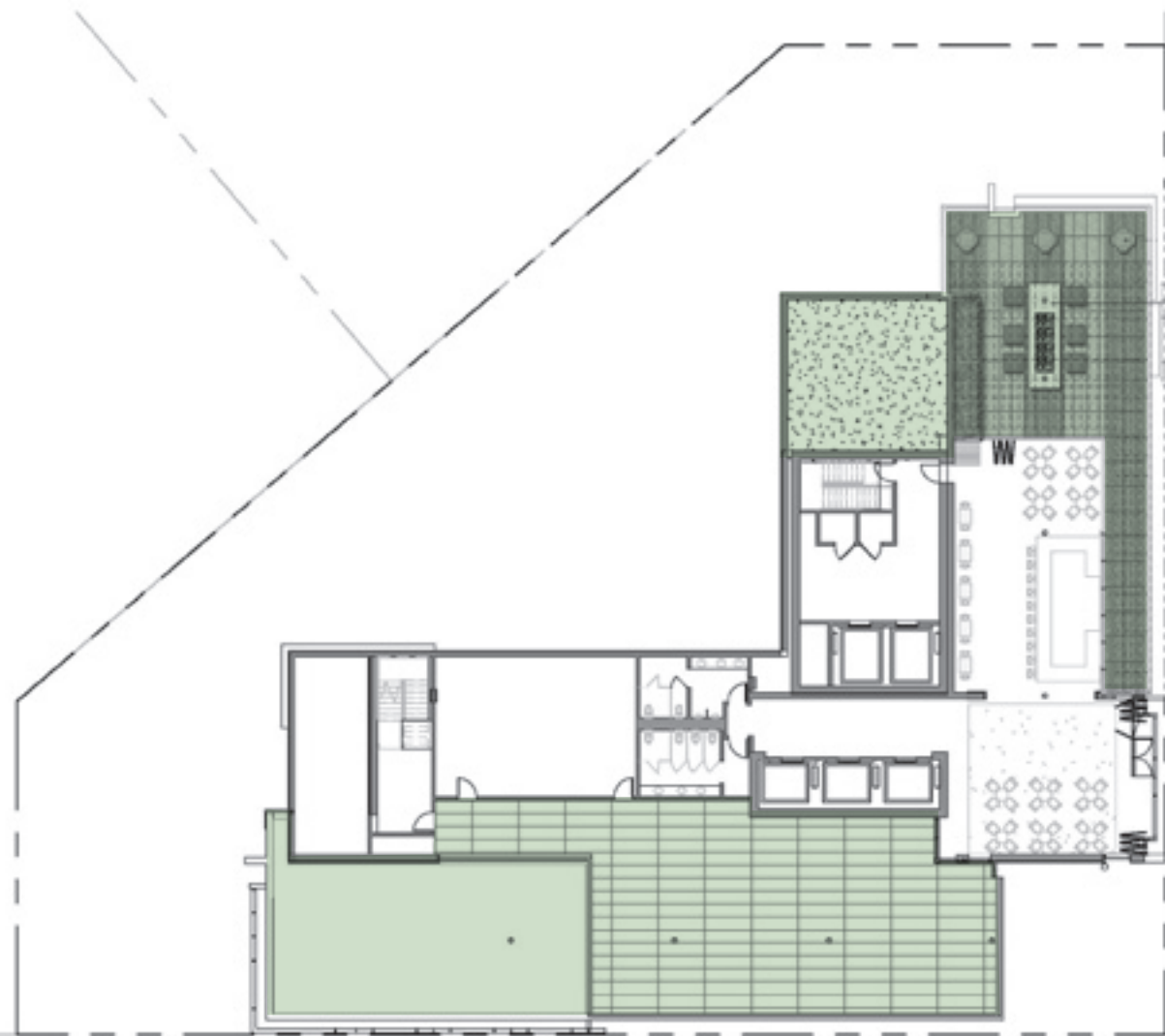
Scale: 1/8"=1'-0"

ROLLER SHADE ELEVATION

Schematic Design | Loading Dock Screening Detail



SOMA Mission Bay Hotel | San Francisco, California



LEVEL 17 | ROOF COMMUNITY SPACE



LEVEL 4 | PODIUM ROOF

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

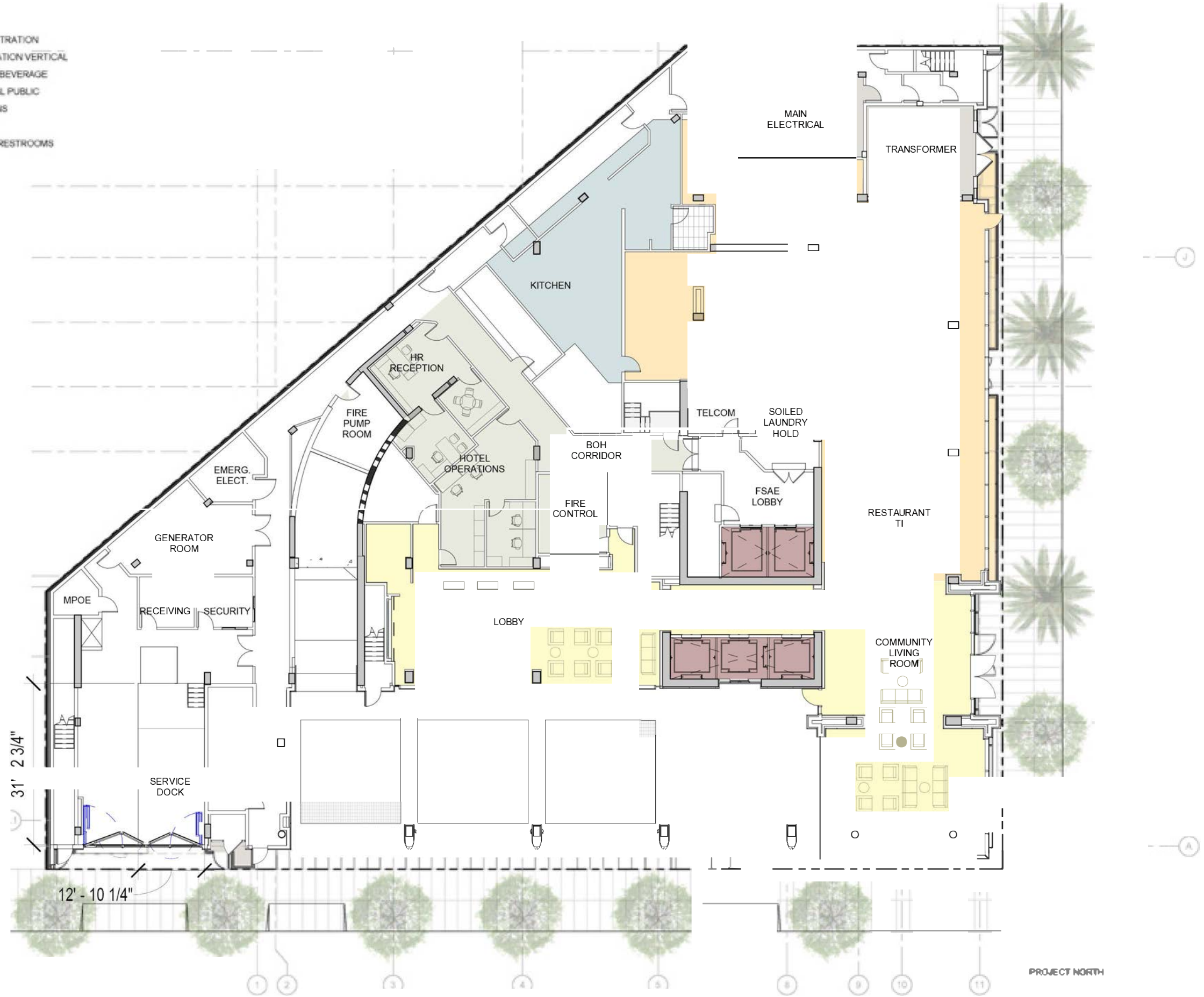
Schematic Design | **Public/Private Open Space**



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.

- ADMINISTRATION
- CIRCULATION VERTICAL
- FOOD & BEVERAGE
- GENERAL PUBLIC
- KITCHENS
- MEP
- PUBLIC RESTROOMS



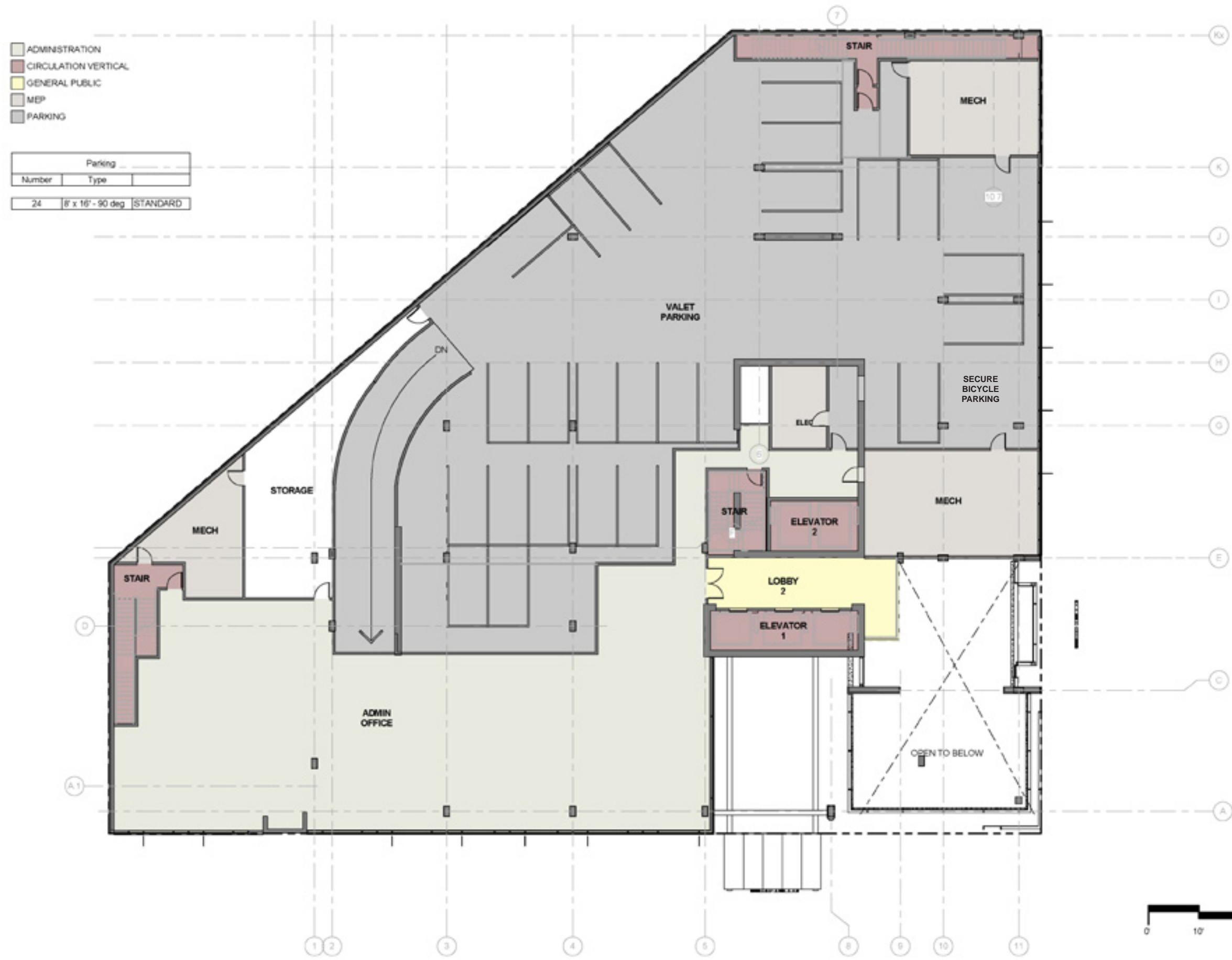
Schematic Design | Ground Level



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.





Schematic Design | Level 2 - Parking and BOH



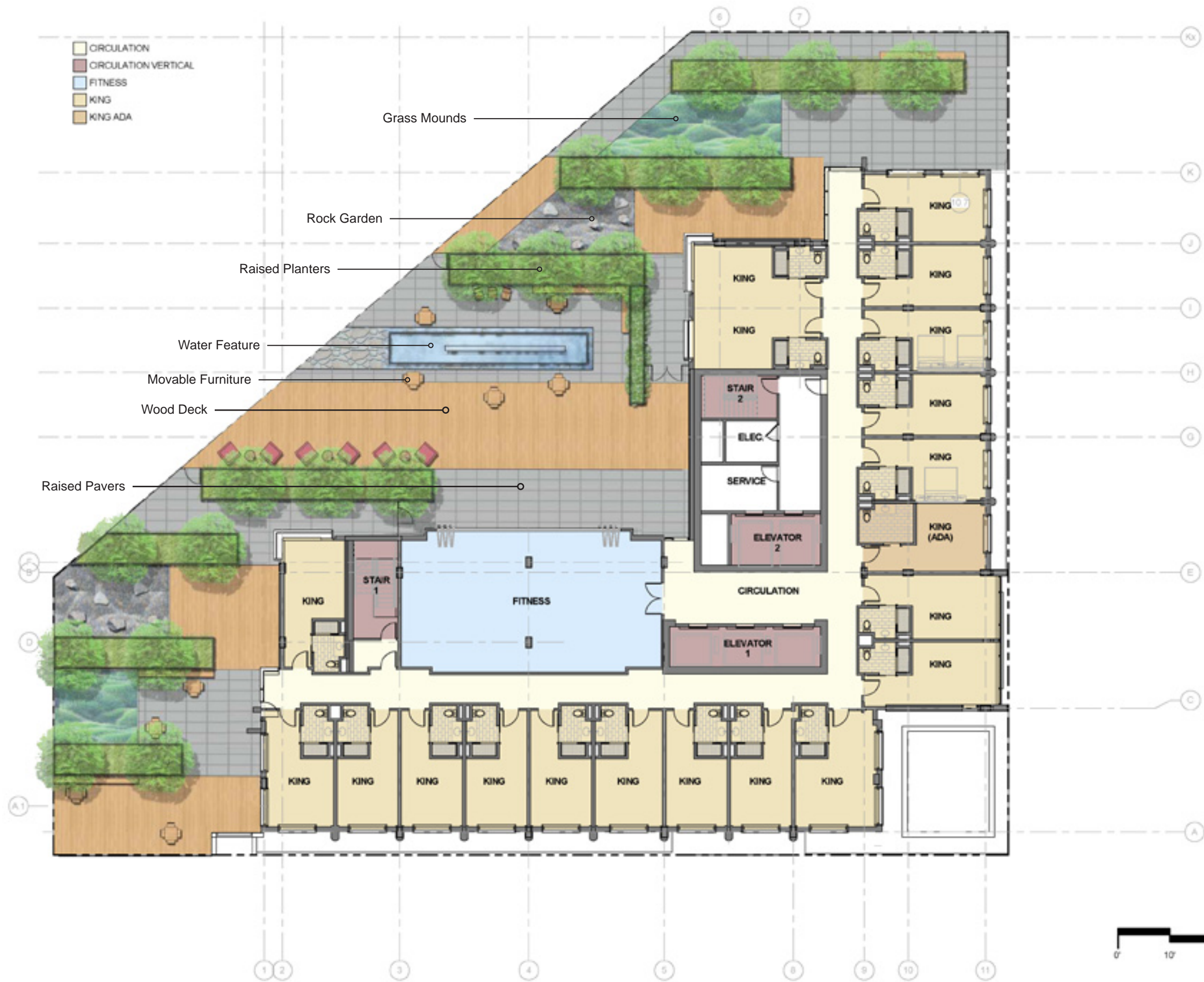


Schematic Design | Level 3 - Workspring and Guestrooms



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.



Schematic Design | Level 4 - Fitness and Guestrooms





Schematic Design | Levels 5-6 Typical Guestroom Floor



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.

October 21, 2020 16





Schematic Design | Levels 7-8 Typical Guestroom Floor





Schematic Design | Levels 9-14 Typical Guestroom Floor and Junior Suites



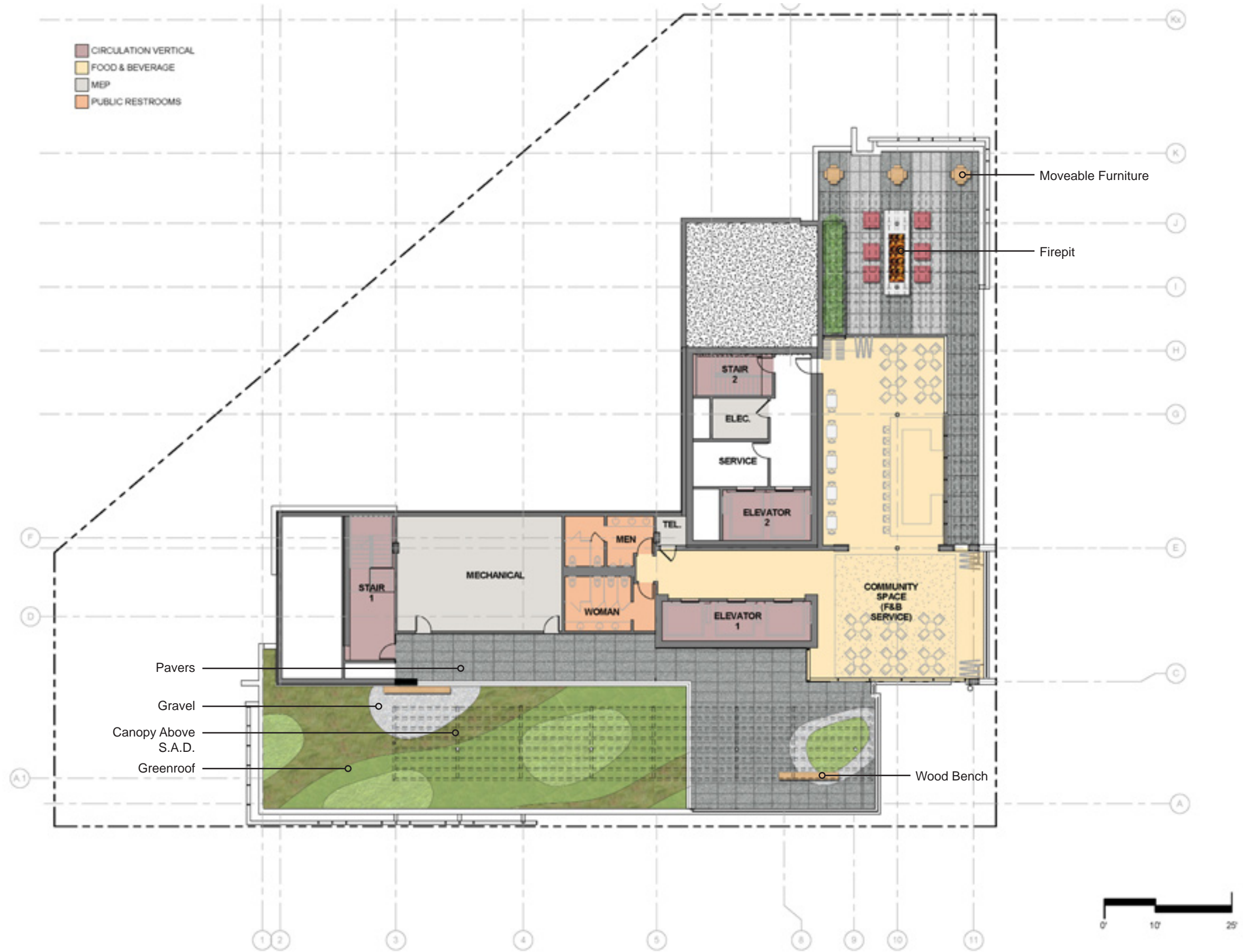
SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.



Schematic Design | Levels 15-16 Typical Guestroom Floor and Presidential Suite





Schematic Design | Level 17 - Rooftop Community Space

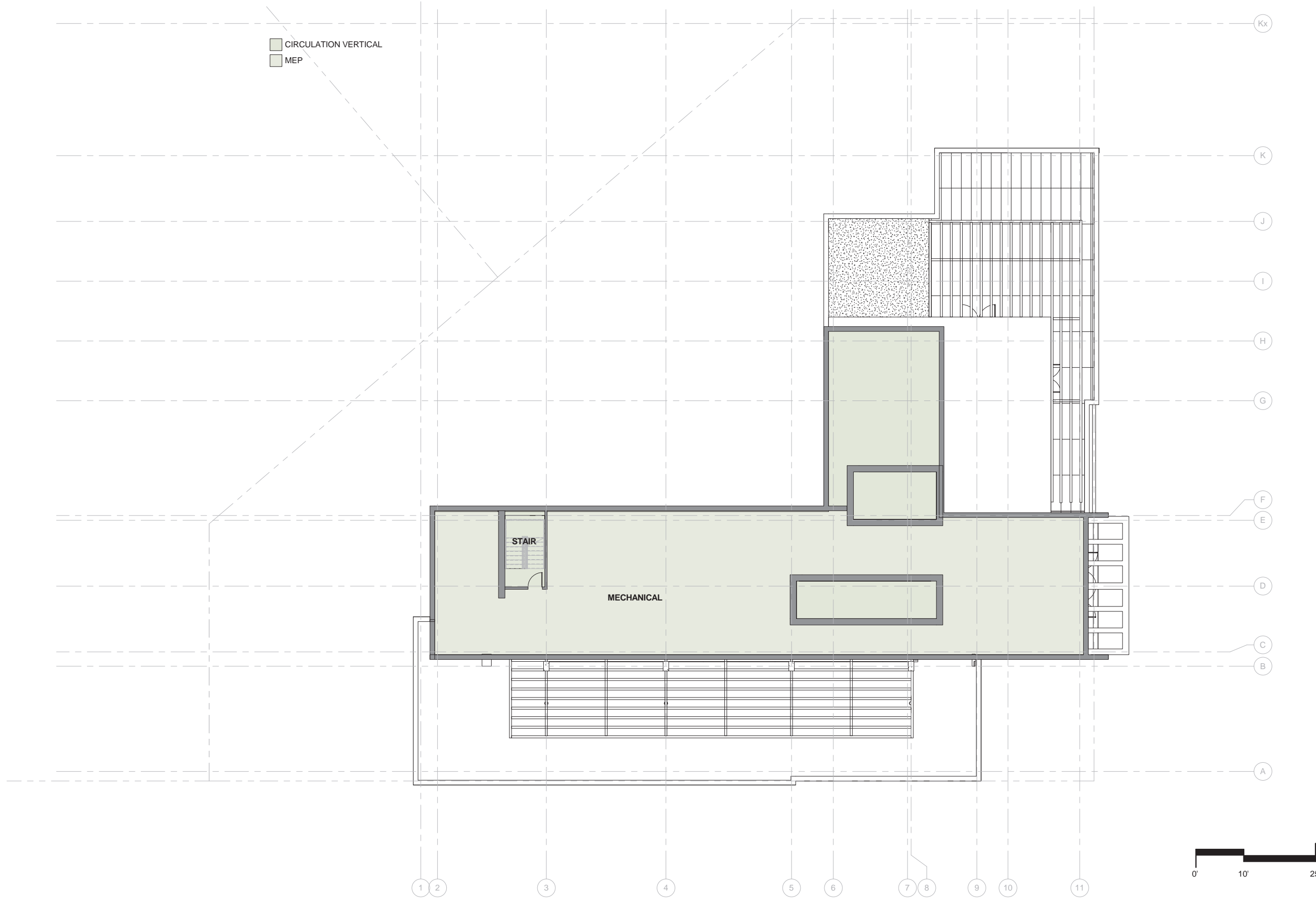


SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.

October 21, 2020 | 20
 Hornberger
 +
 Worstell

■ CIRCULATION VERTICAL
■ MEP



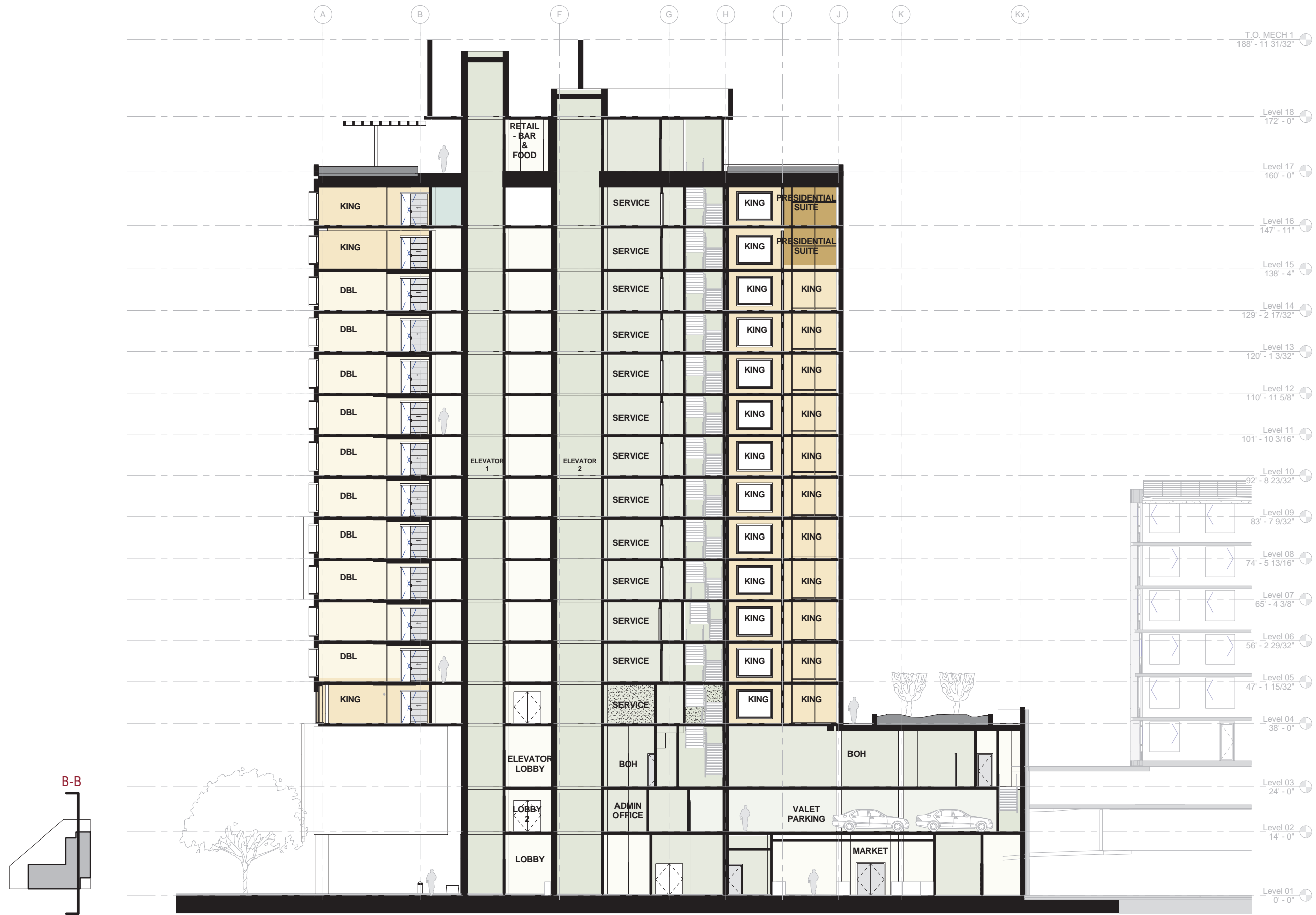
Schematic Design | Level 18 - Mechanical Penthouse



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
© 2014 Hornberger + Worstell, Inc.

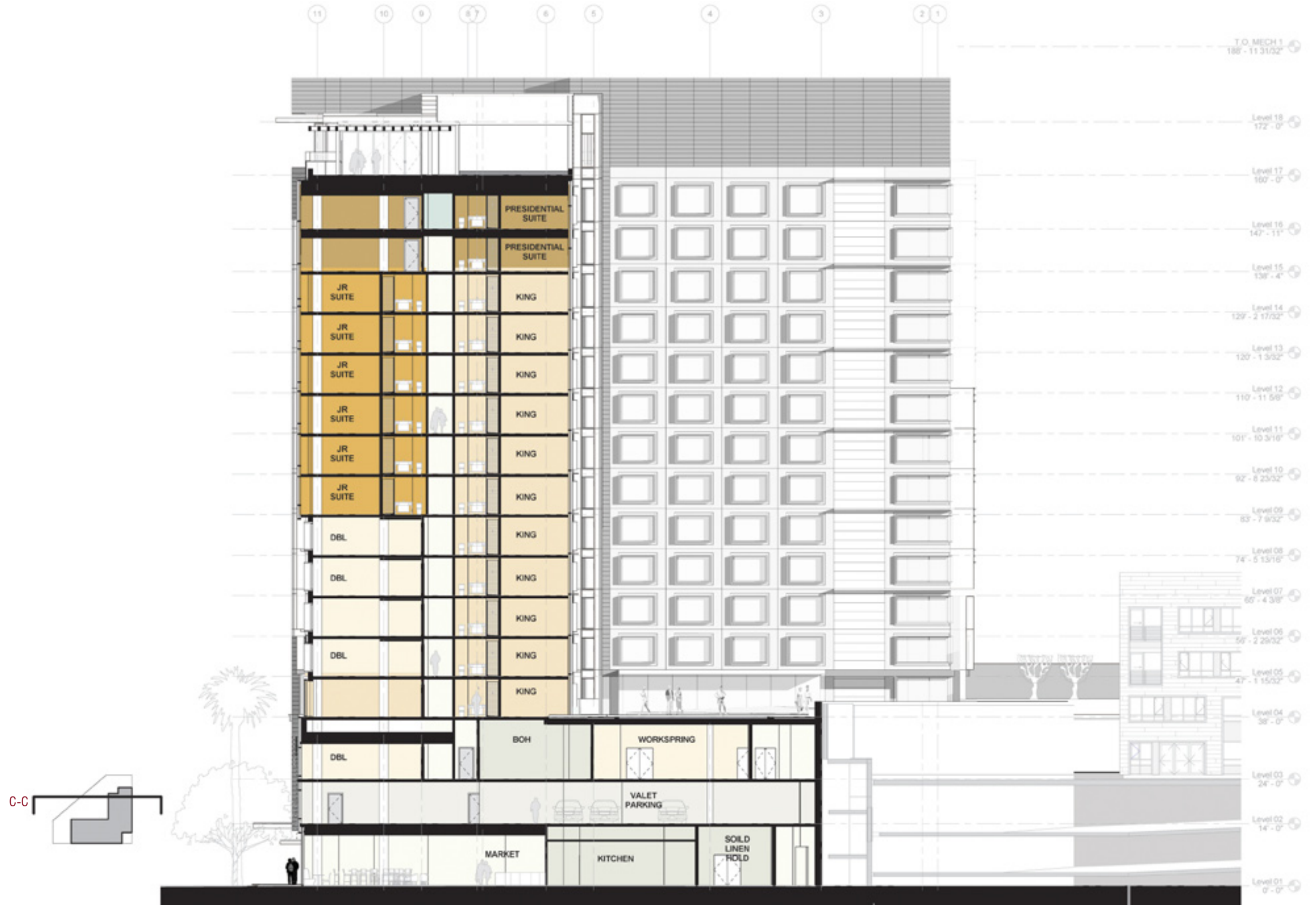
October 21, 2020 | 21
Hornberger
Worstell



Schematic Design | Section B-B



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | Section C-C



SOMA Mission Bay Hotel | San Francisco, California



- MATERIALS LEGEND:**
- ① Wall Panel, TYPE-1
 - ② FRP Panel, TYPE-2
 - ③ Wall Panel, TYPE-3
 - ④ Wall Panel, TYPE-4
 - ⑤ Wall Panel, TYPE-5
 - ⑥ Vision Glass
 - ⑦ Spandrel Glass
 - ⑧ White Alum. Panel wrap Stl. Struct., White Alum. Mullions
 - ⑨ Horz. Alum. Panel at Canopies,
 - ⑩ Laminated Glass Solar Fins with White Interlayer
 - ⑪ Painted Aluminum: Red
 - ⑫ Ceramic Frit Glass

Schematic Design | Materials Legend





Schematic Design | South Elevation



SOMA Mission Bay Hotel | San Francisco, California



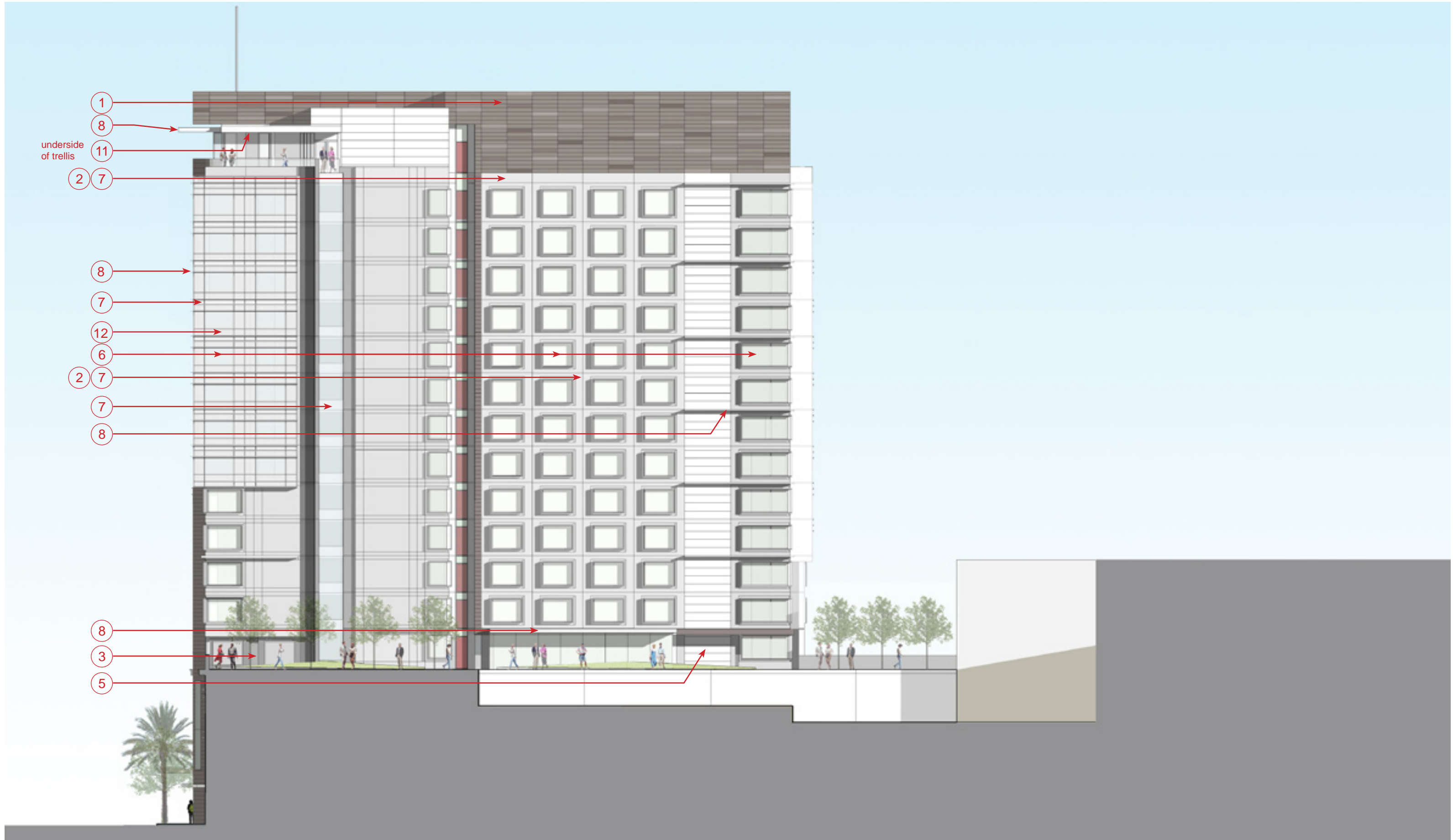


Schematic Design | East Elevation



SOMA Mission Bay Hotel | San Francisco, California





underside
of trellis

Schematic Design | North Elevation



SOMA Mission Bay Hotel | San Francisco, California



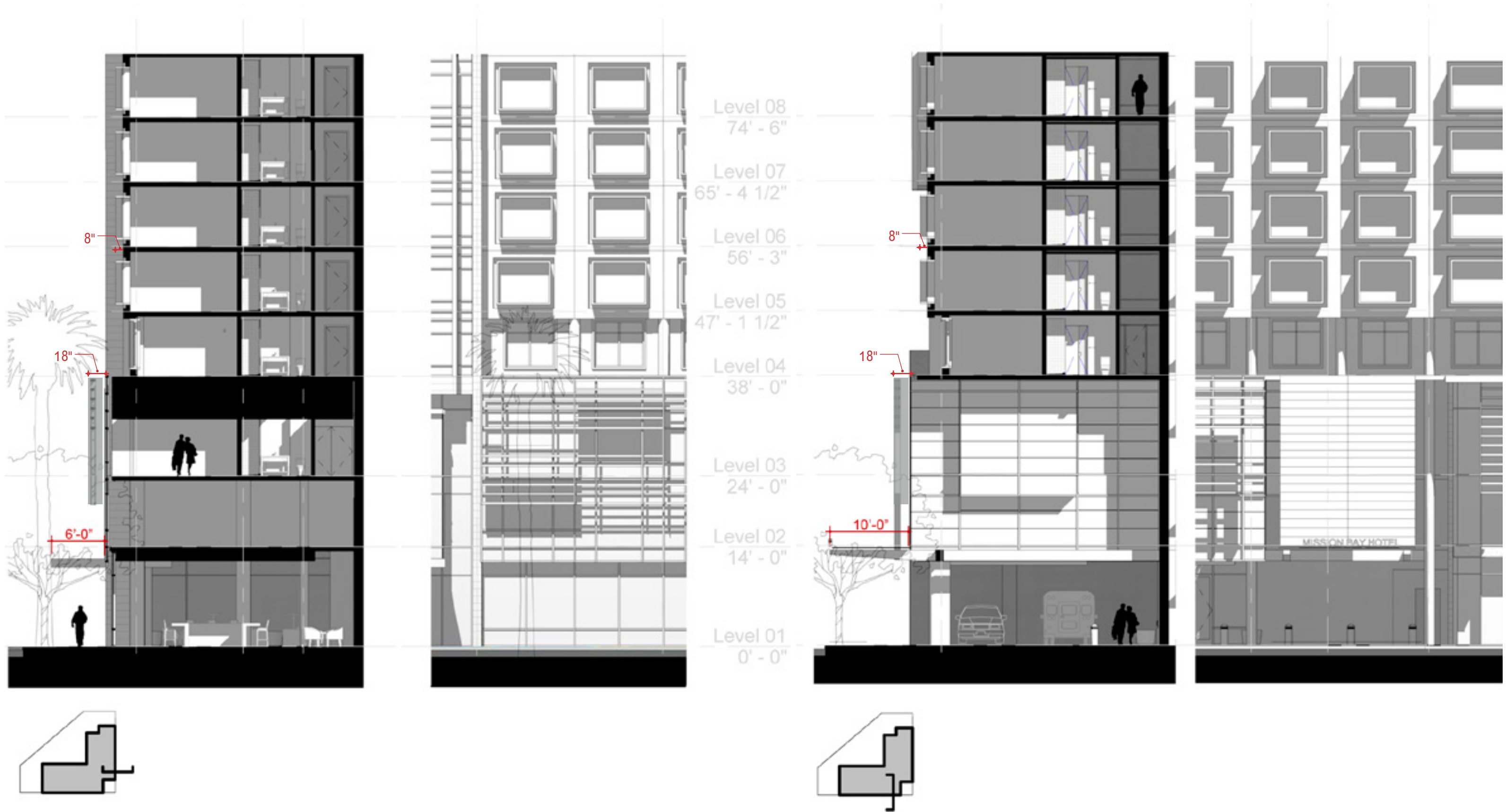


Schematic Design | West Elevation



SOMA Mission Bay Hotel | San Francisco, California

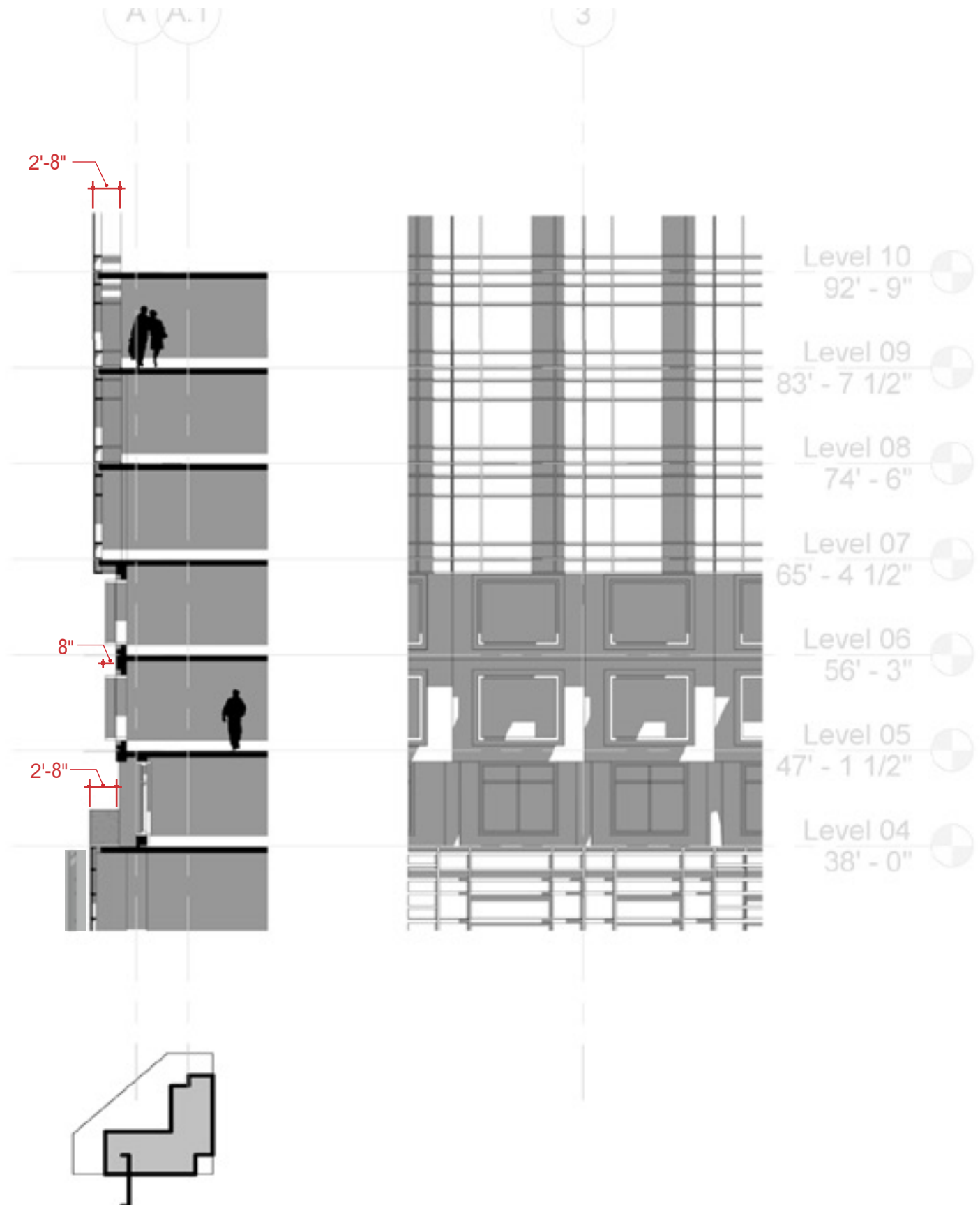
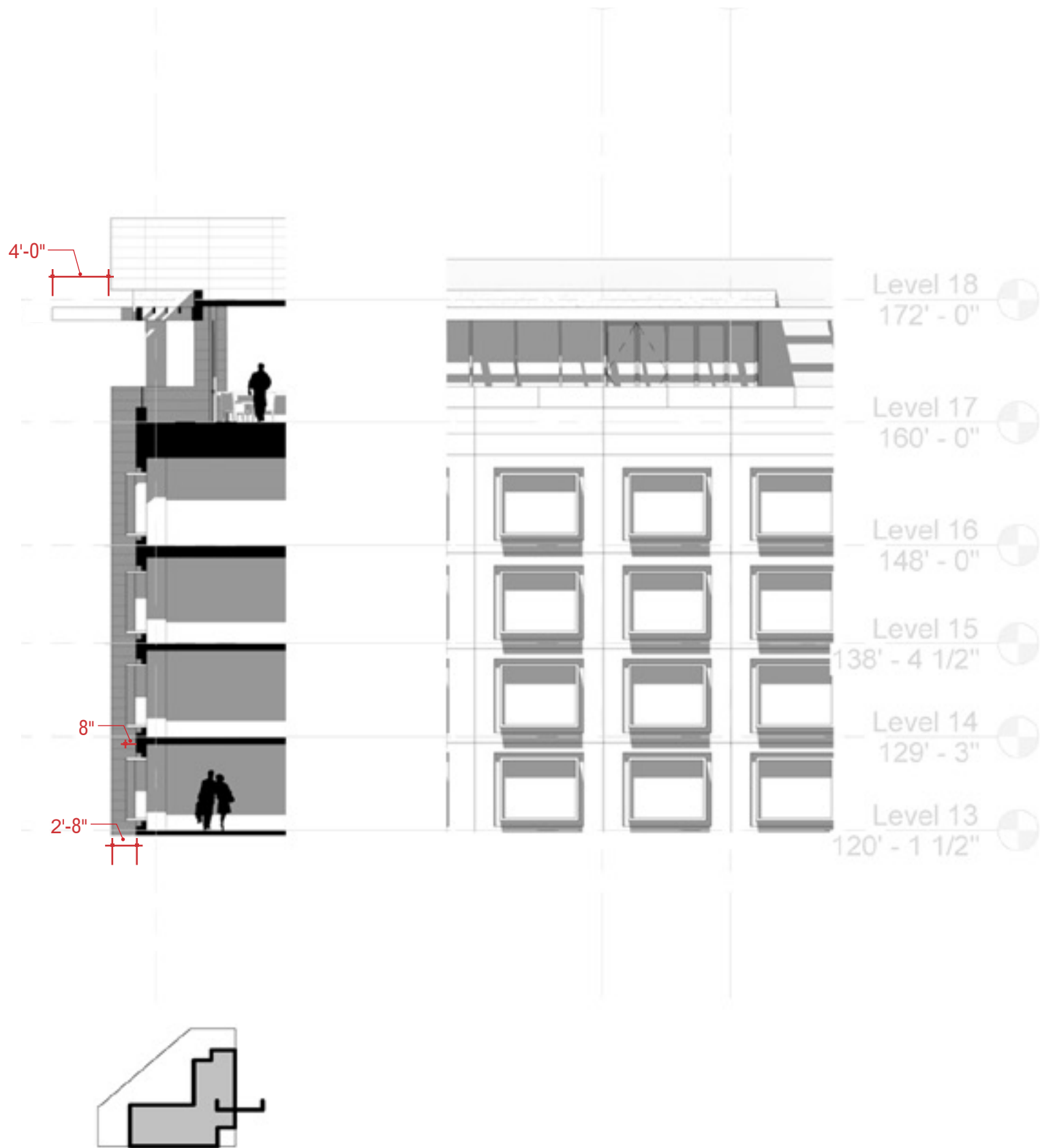




Schematic Design | Wall Sections



SOMA Mission Bay Hotel | San Francisco, California

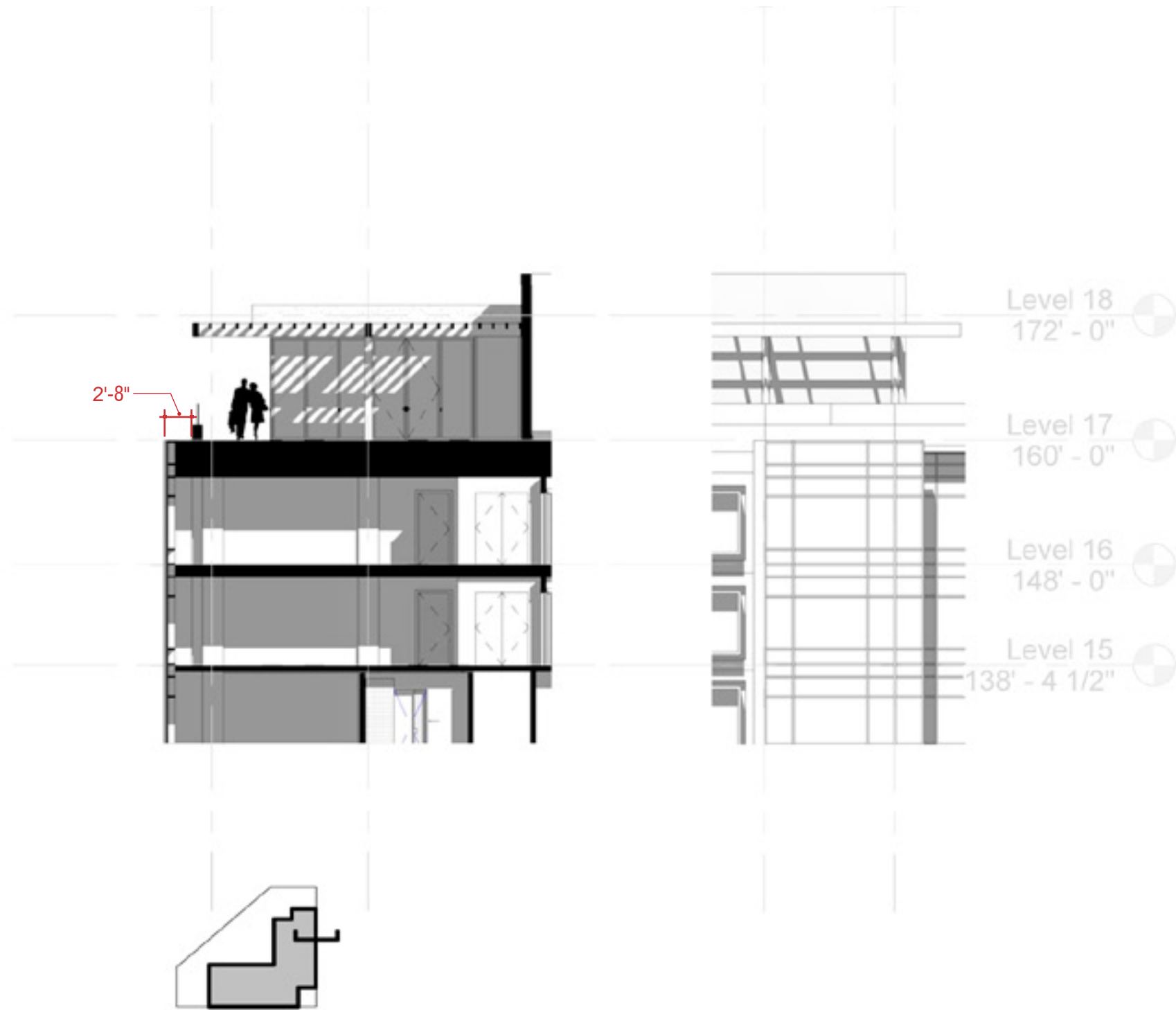


Schematic Design | Wall Sections



SOMA Mission Bay Hotel | San Francisco, California





Schematic Design | Wall Sections





Schematic Design | View from Third St. Looking North



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | View from Third St. & Channel St.



SOMA Mission Bay Hotel | San Francisco, California





Schematic Design | View from Channel St. Looking East



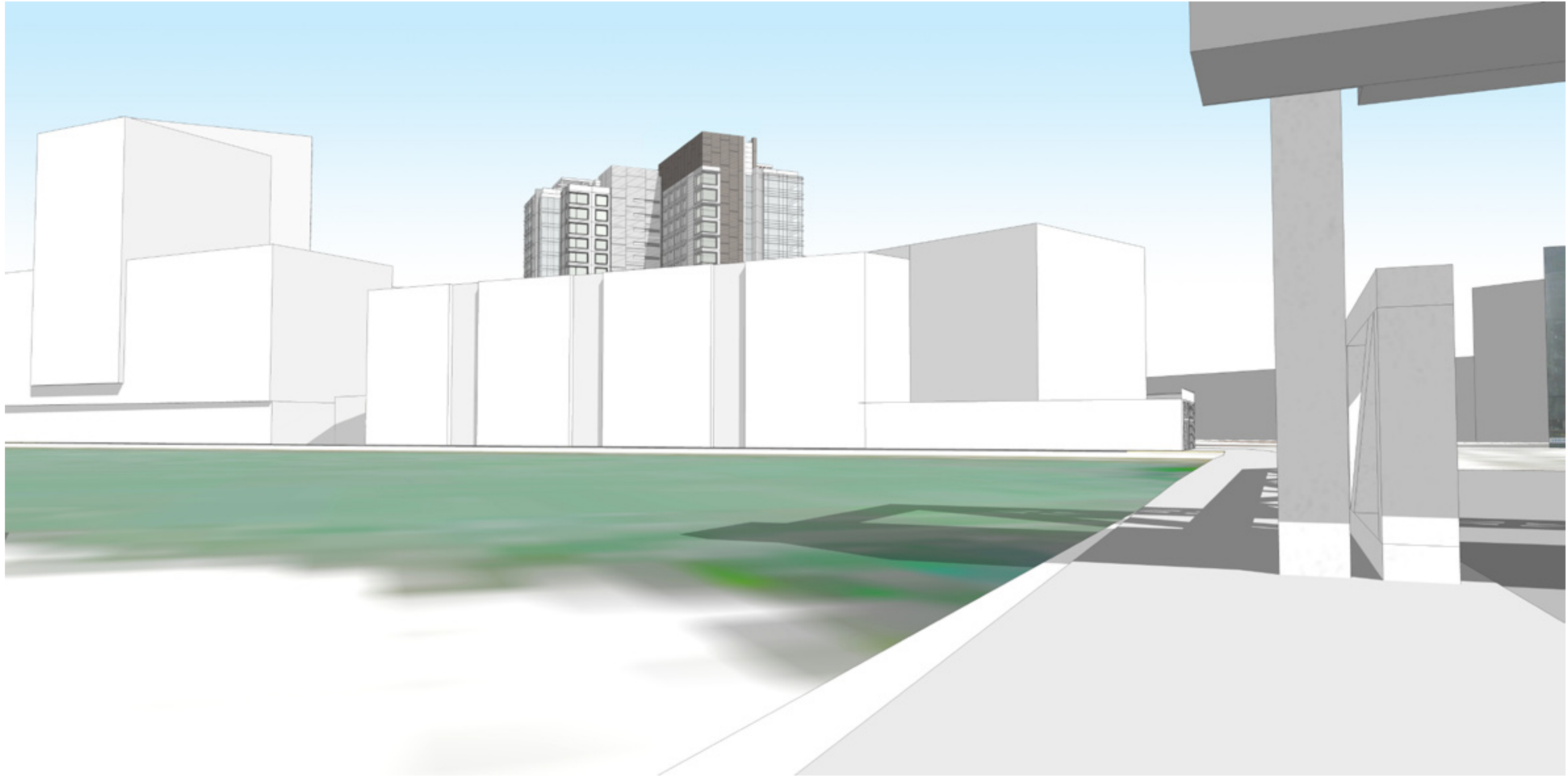
SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | View from Third St. Looking South



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | View from Fourth St. Bridge



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | View from Mission Creek Promenade



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | View from Park P3



SOMA Mission Bay Hotel | San Francisco, California



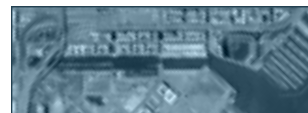
Schematic Design | Isometric View



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | Porte-Cochere Perspective View



SOMA Mission Bay Hotel | San Francisco, California



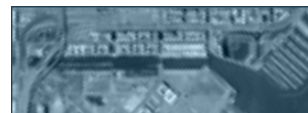
enlarged views
see pgs. 45

enlarged views
see pgs. 43

enlarged view
see pgs. 48

enlarged views
see pgs. 44

Schematic Design | South Elevation



SOMA Mission Bay Hotel | San Francisco, California



enlarged view
see pgs. 47

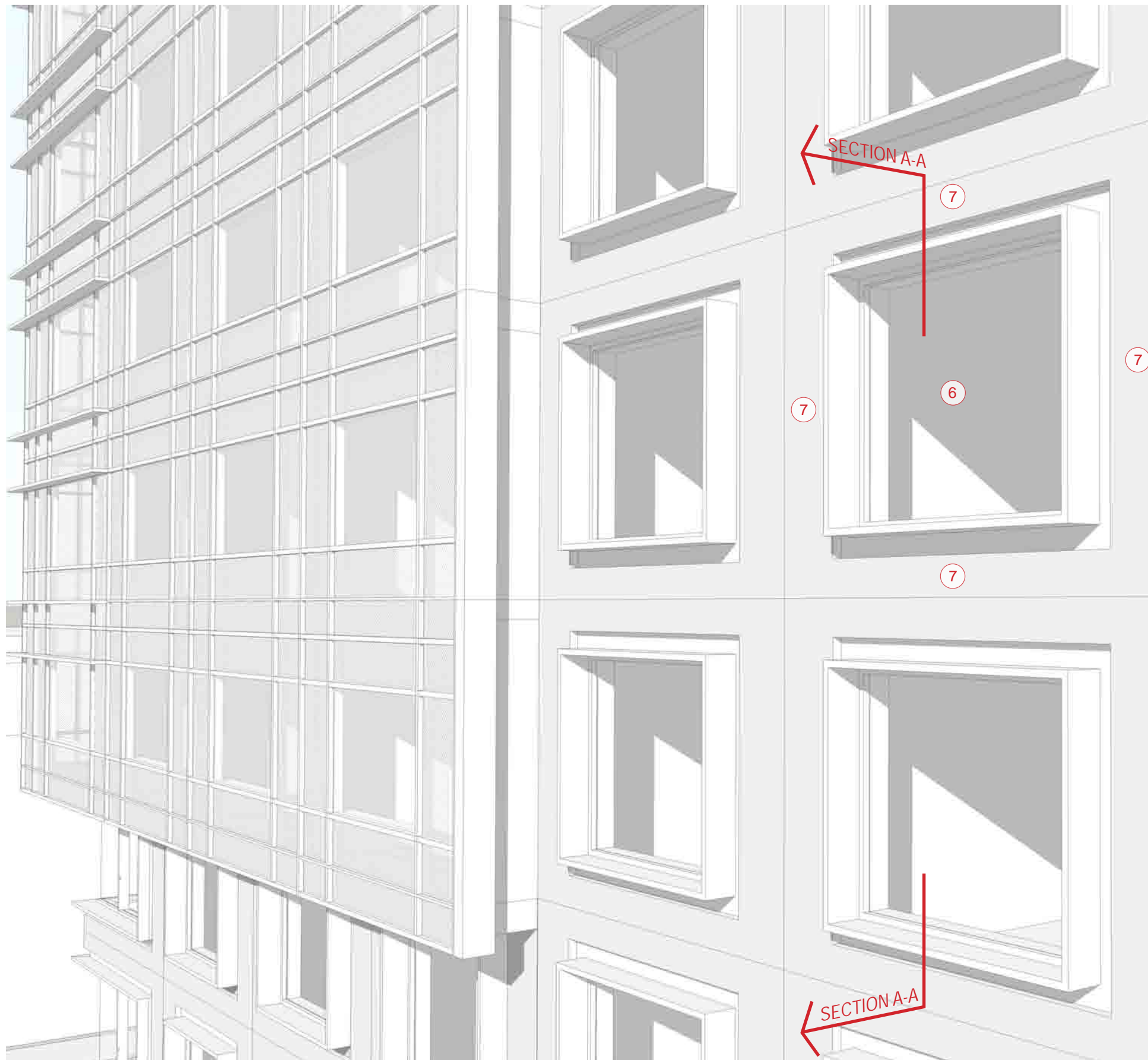
enlarged views
see pgs. 43

enlarged views
see pgs. 44

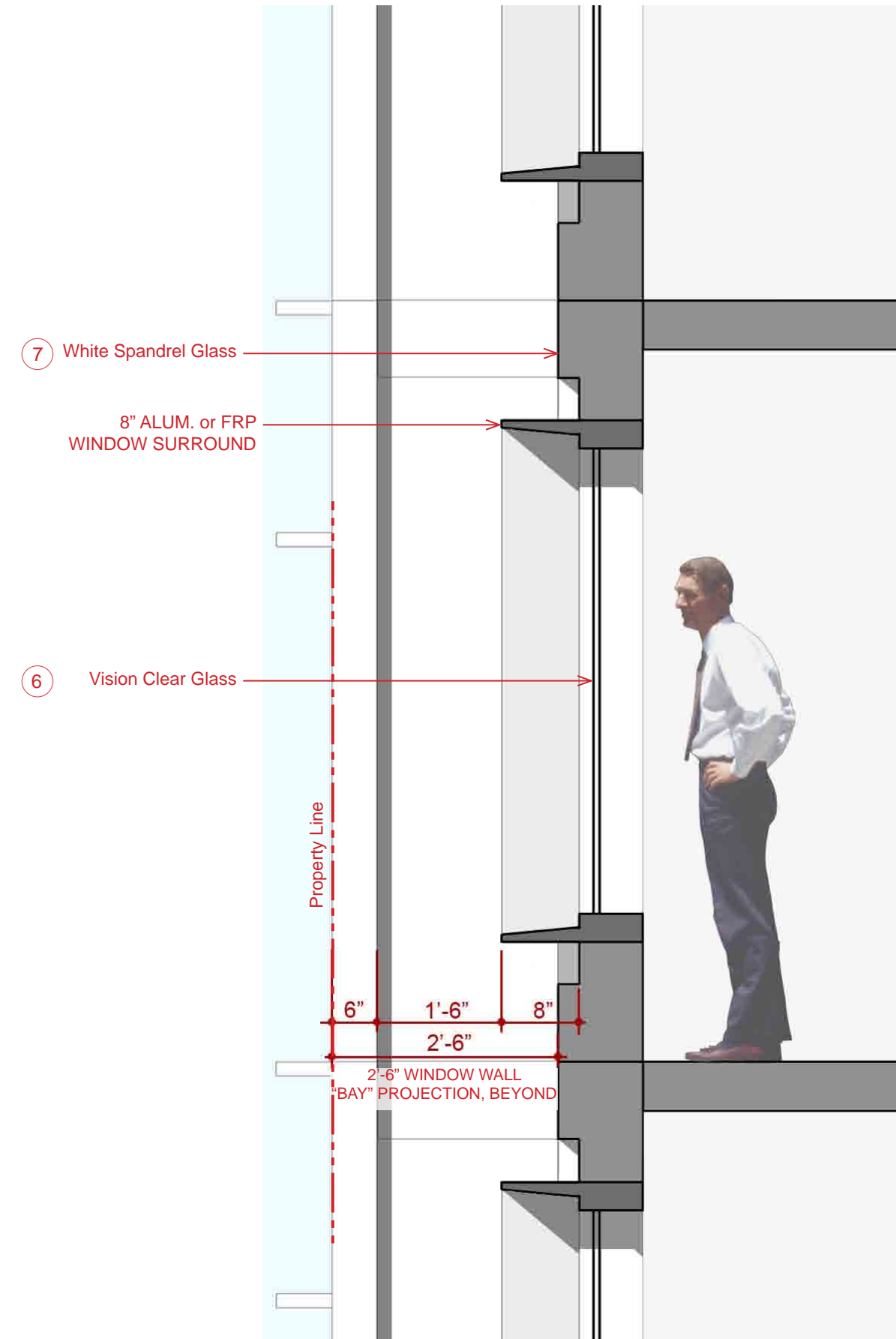
Schematic Design | East Elevation



SOMA Mission Bay Hotel | San Francisco, California



PERSPECTIVE VIEW OF TYPICAL PUNCHED WINDOW

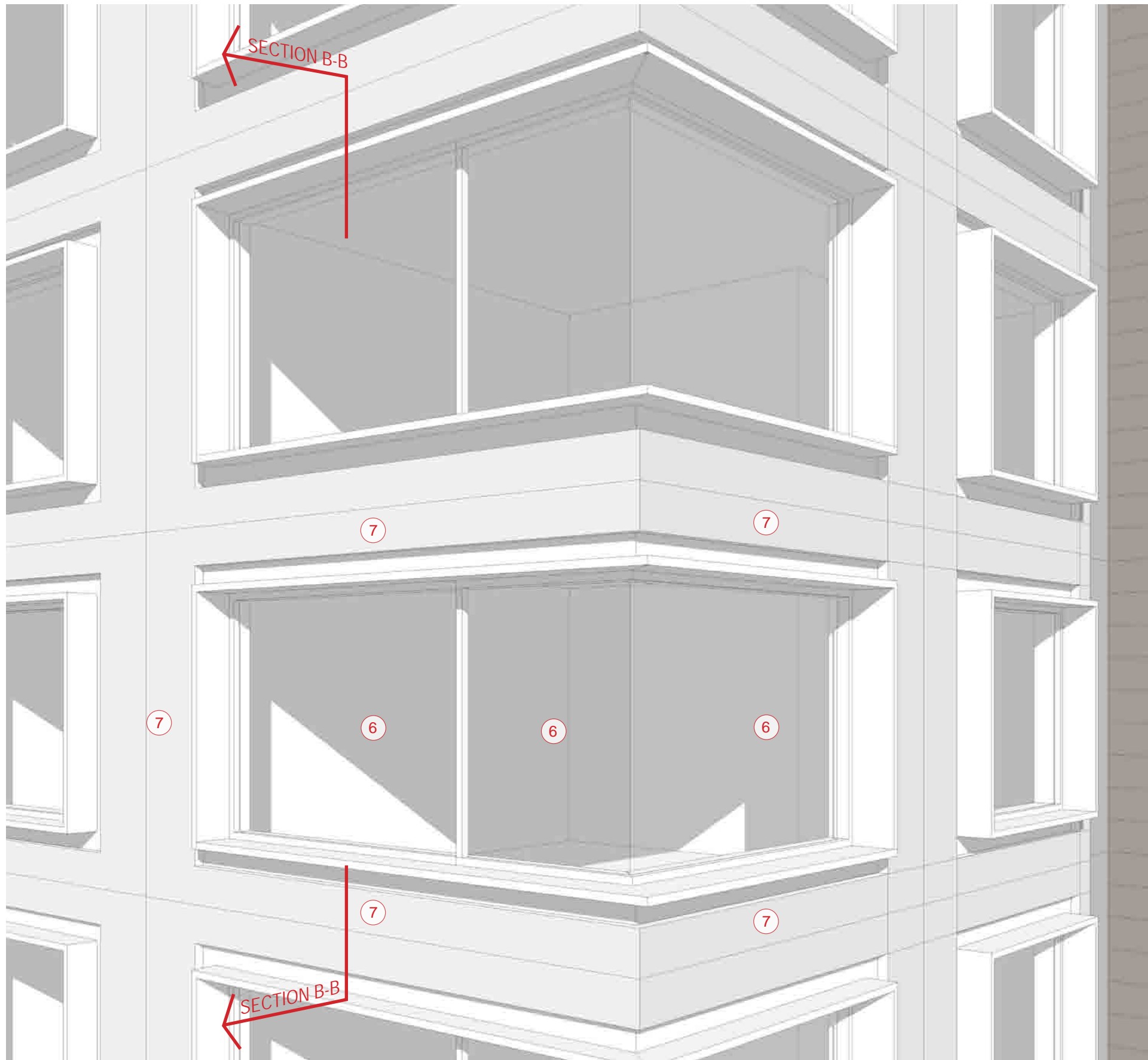


SECTION A-A

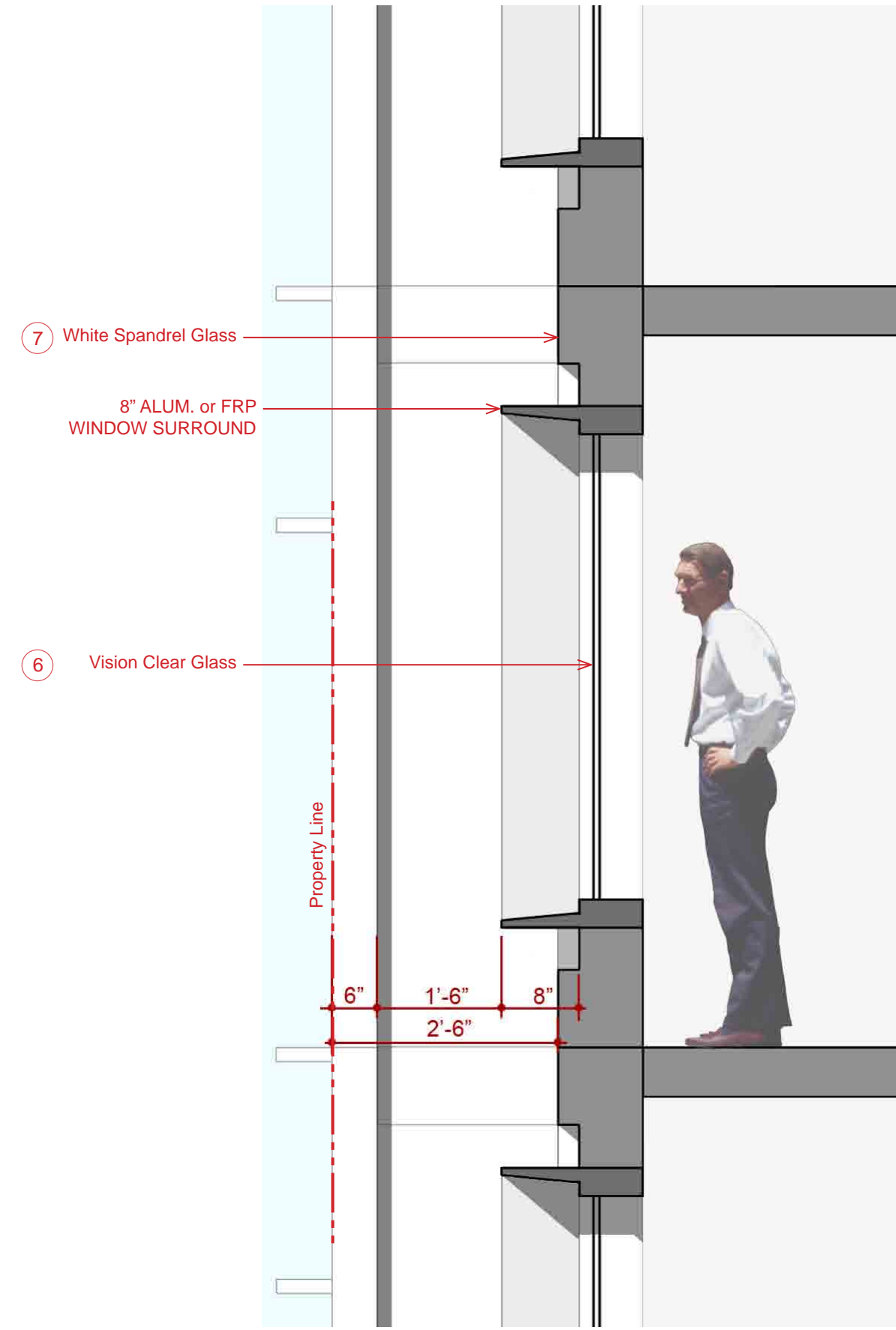
Schematic Design | Typical Window + Trim Surround Detail



SOMA Mission Bay Hotel | San Francisco, California



PERSPECTIVE VIEW OF TYPICAL CORNER WINDOW

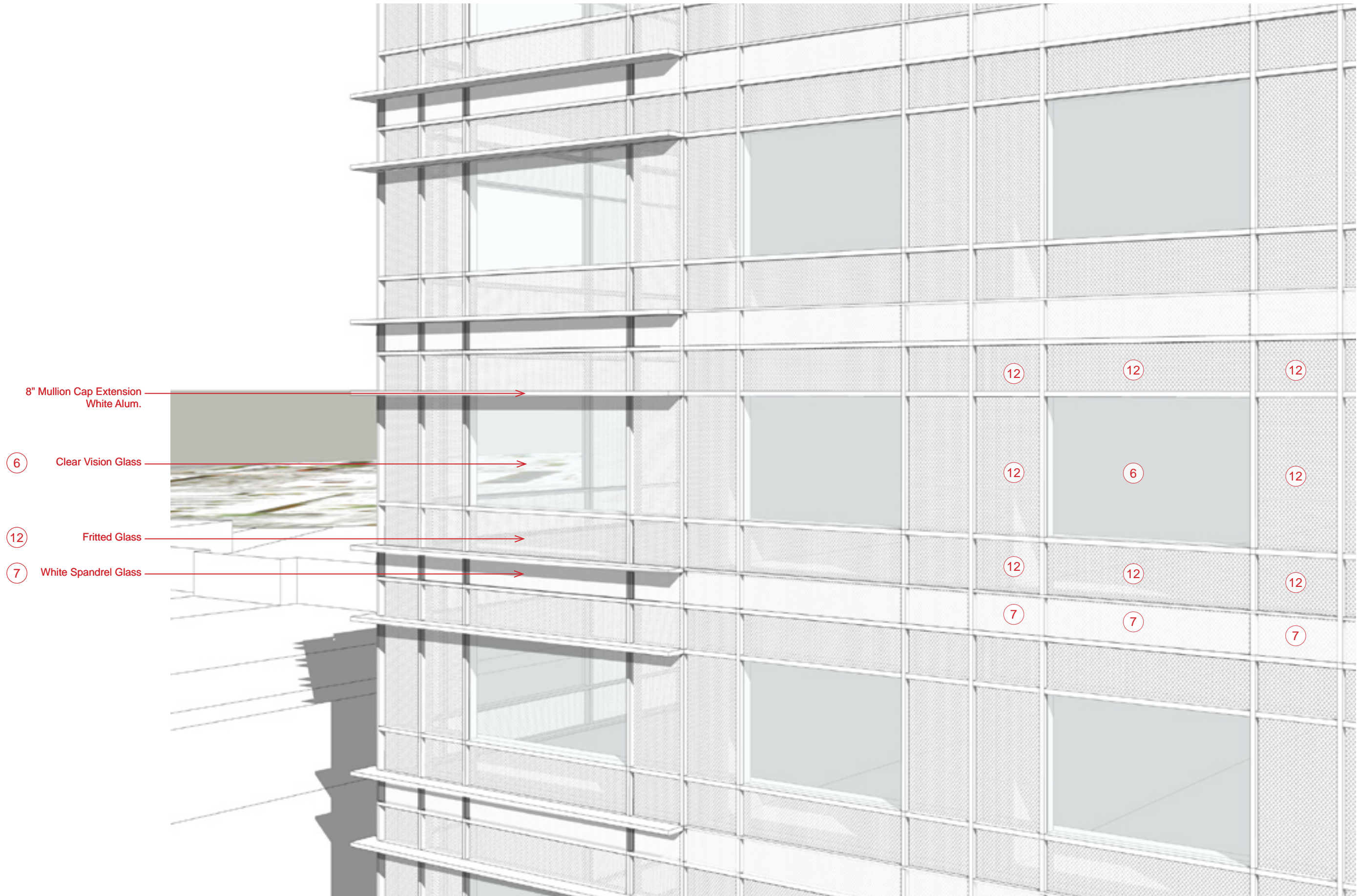


SECTION B-B

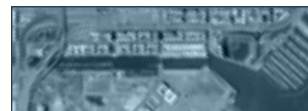
Schematic Design | Typical Corner Window Wall + Trim Surround Detail



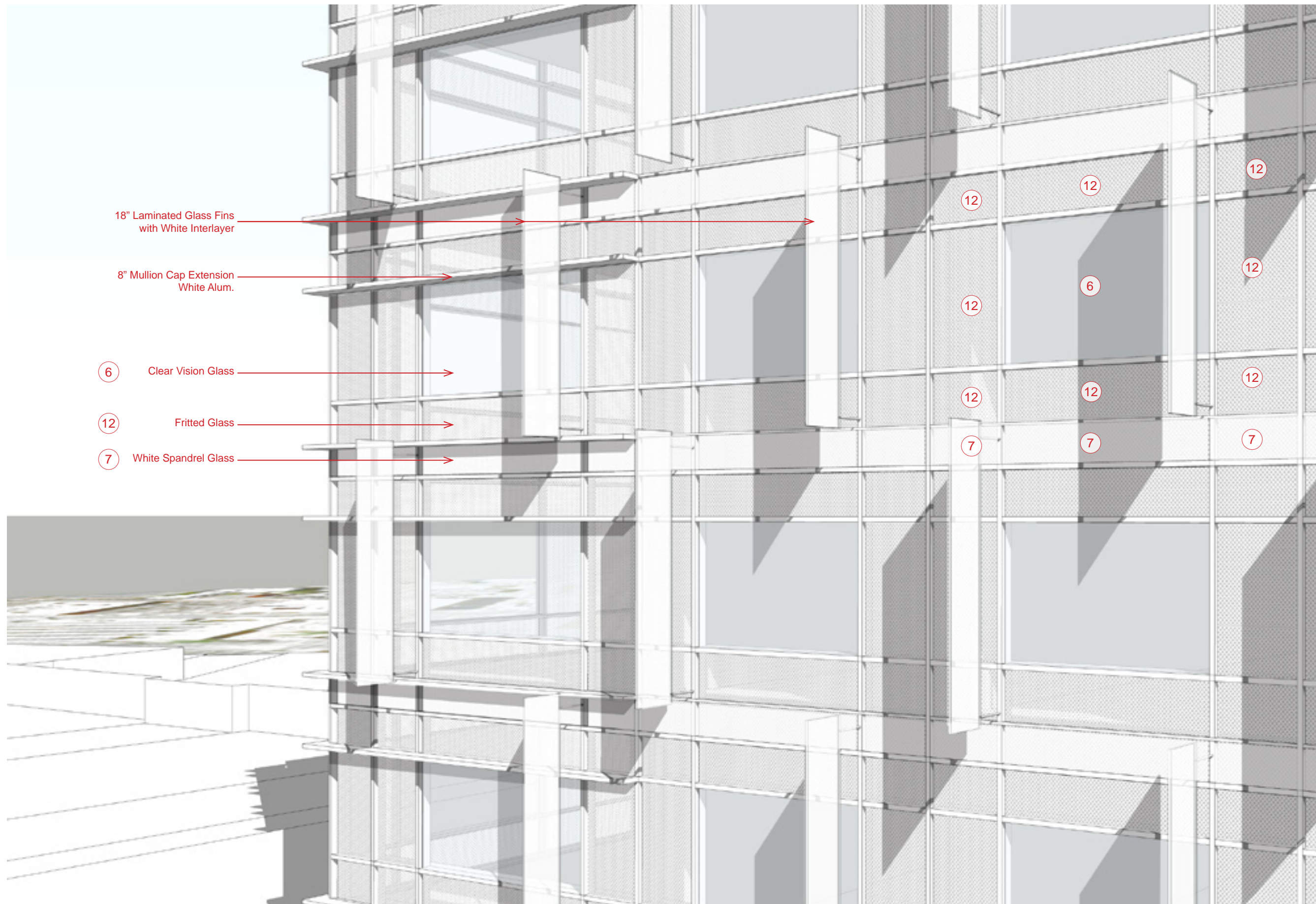
SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | Option 1 Tartan: Enlarged Window Wall with Mullion Cap Extensions



SOMA Mission Bay Hotel | San Francisco, California



18" Laminated Glass Fins
with White Interlayer

8" Mullion Cap Extension
White Alum.

⑥ Clear Vision Glass

⑫ Fritted Glass

⑦ White Spandrel Glass

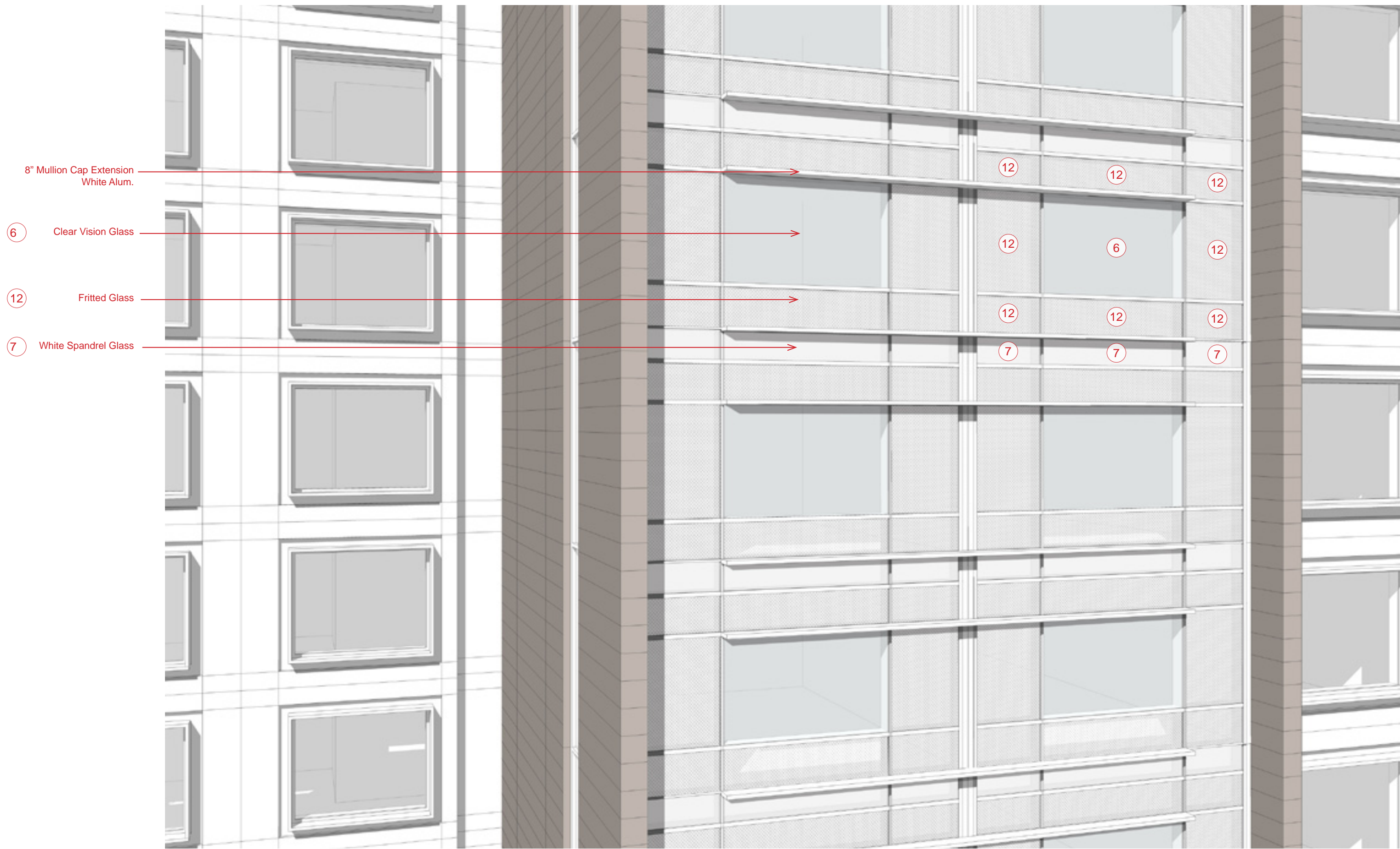
Schematic Design | Option 2 Tartan: Enlarged Window Wall with Mullion Cap Extensions and Vertical Solar Fins (if required by Energy Calculations)



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
© 2014 Hornberger + Worstell, Inc.





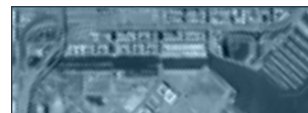
Schematic Design | Enlarged Tartan Window Wall with Mullion Cap Extensions at Tile Core Element

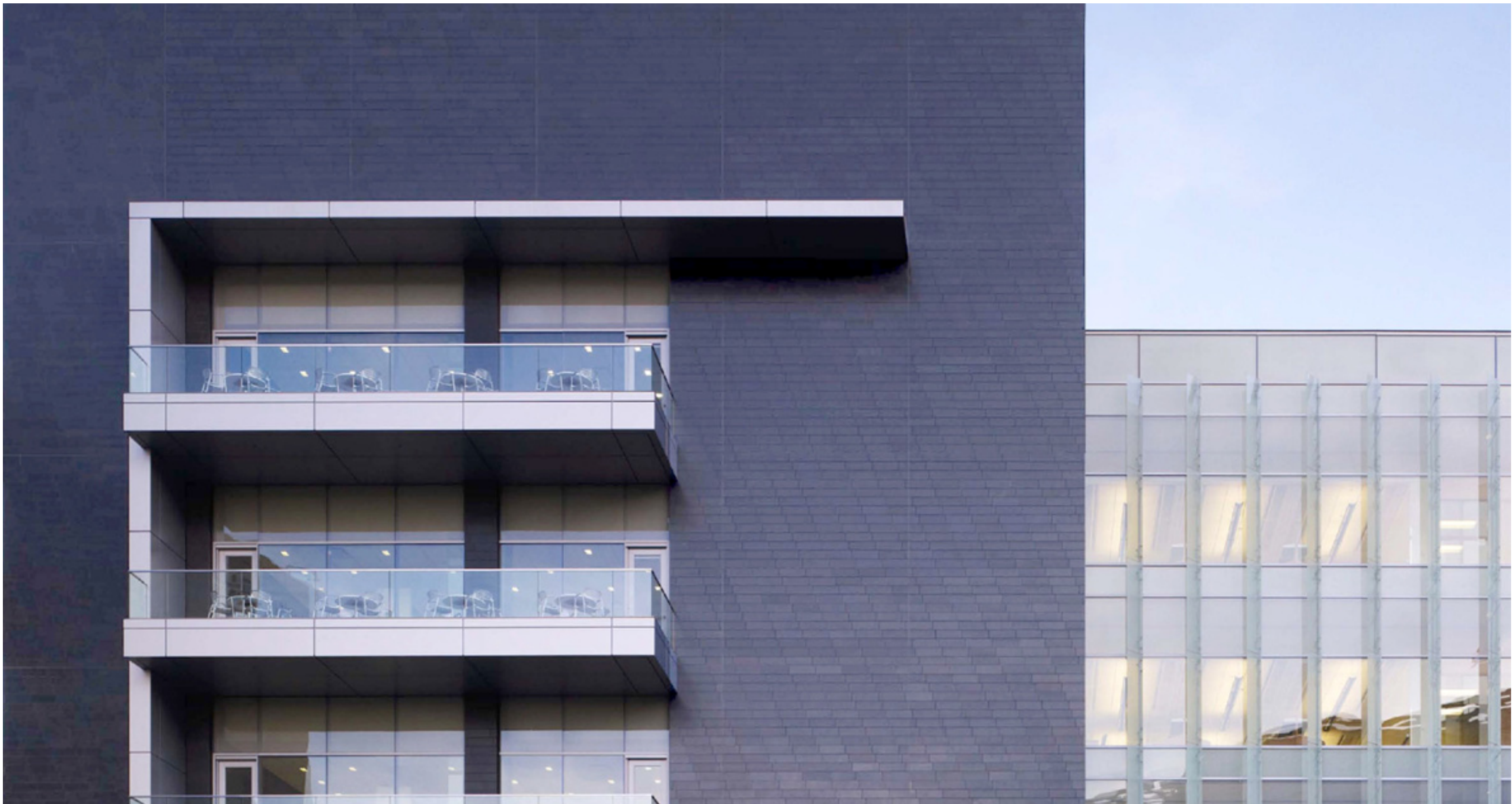


- 18" Laminated Glass Fins with White Interlayer
- 8" Mullion Cap Extension White Alum.
- ⑫ Fritted Glass
- ⑥ Clear Vision Glass
- ⑦ White Spandrel Glass



Schematic Design | Enlarged Tartan Window Wall at Podium with Vertical Solar Sunshades





Schematic Design | Precedent Image



SOMA Mission Bay Hotel | San Francisco, California

October 21, 2020 | 49

Hornberger + Worstell Architects
All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
© 2014 Hornberger + Worstell, Inc.

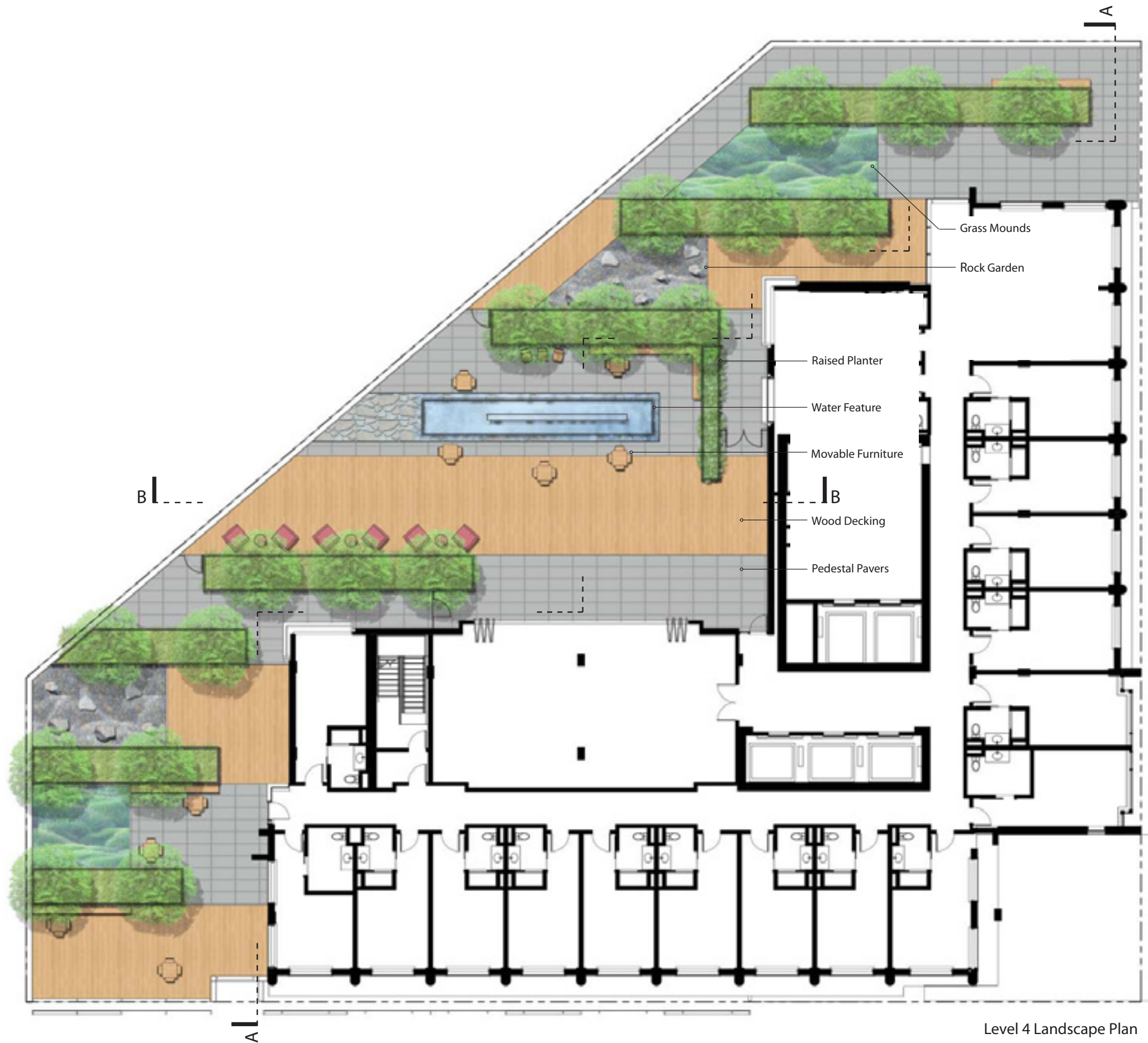




Schematic Design | Precedent Image



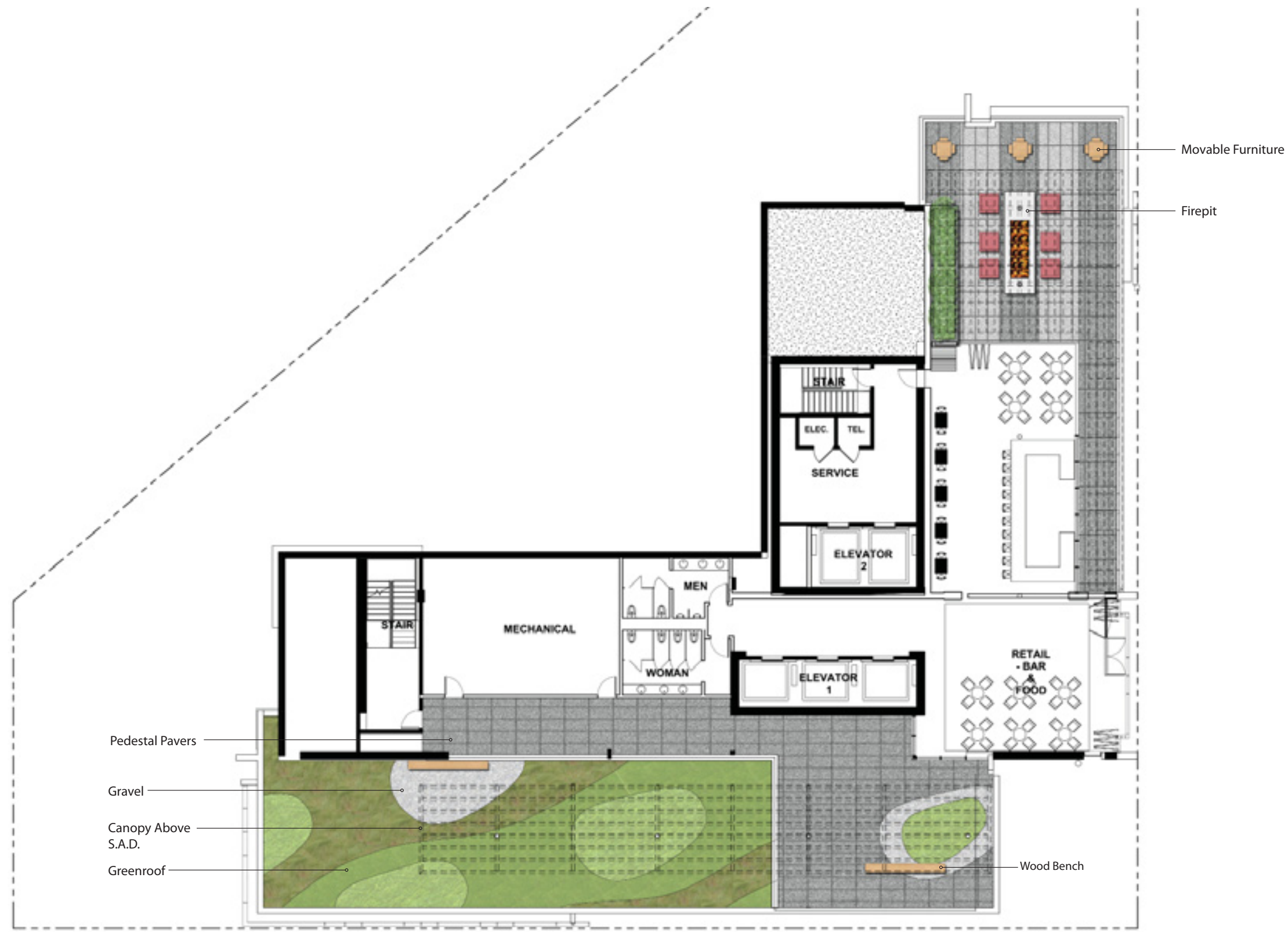
SOMA Mission Bay Hotel | San Francisco, California



Level 4 Landscape Plan

Schematic Design | Landscape Plan - Level 4 Podium Deck



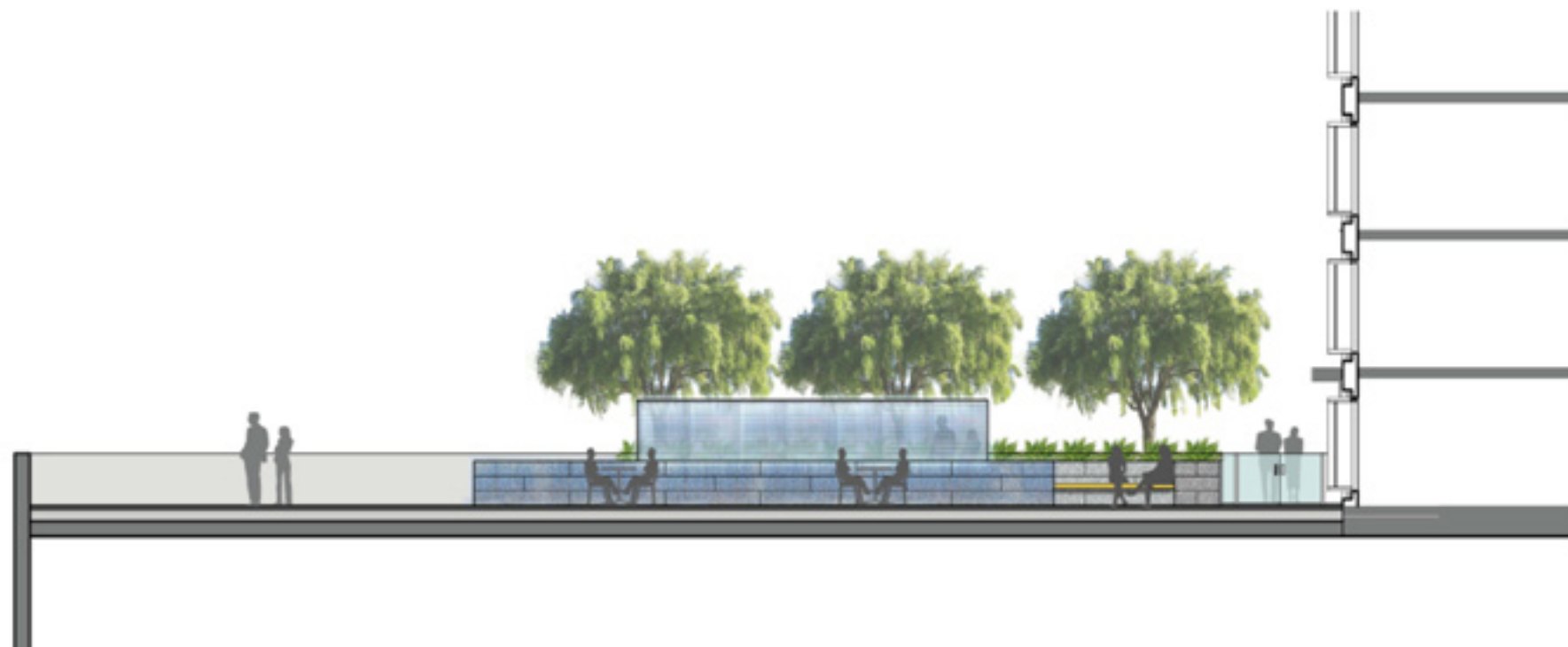
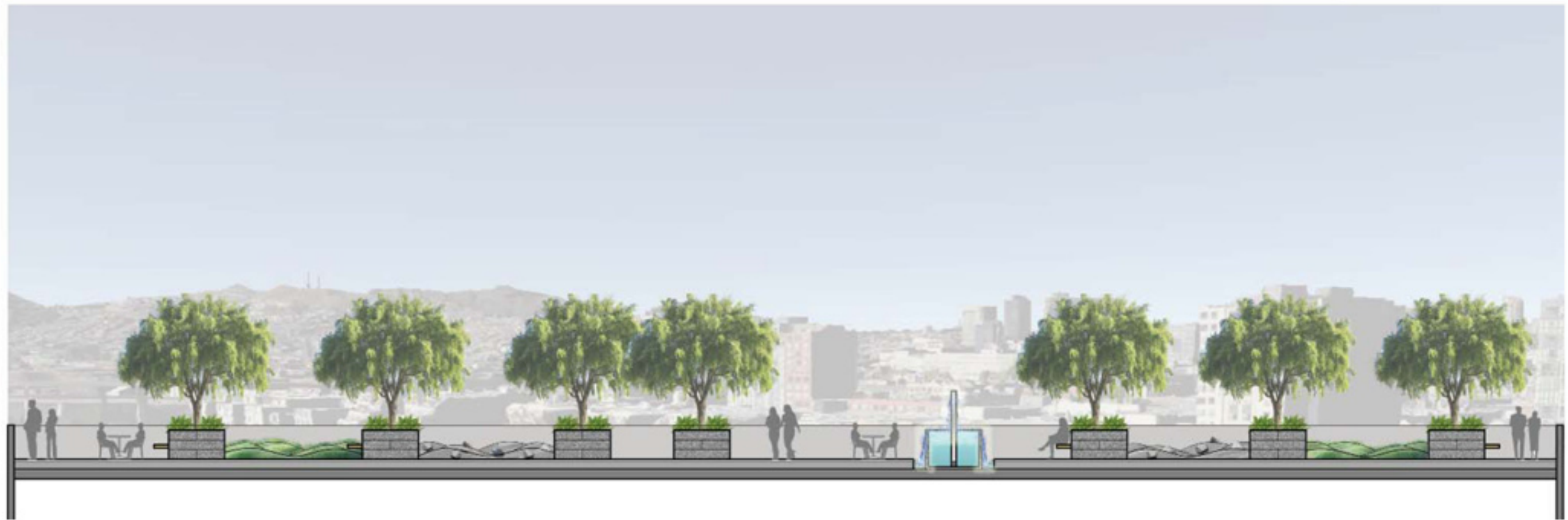


Level 17 Landscape Plan

Schematic Design | Landscape Plan - Level 17 Rooftop Community Space



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | Landscape - Level 4 Sections



SOMA Mission Bay Hotel | San Francisco, California



Schematic Design | Landscape - Design Reference Images



SOMA Mission Bay Hotel | San Francisco, California



Movable Furniture



Built-in Bench

Schematic Design | Landscape - Design Reference Images



SOMA Mission Bay Hotel | San Francisco, California

Hornberger + Worstell Architects
 All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect.
 © 2014 Hornberger + Worstell, Inc.





Schematic Design | Landscape - Level 4 Plant Palette



SOMA HOTEL

SOMA Mission Bay Hotel | San Francisco, California



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

Schematic Design | Landscape - Green Roof Plant Palette



SOMA Mission Bay Hotel | San Francisco, California

PLANTING LEGEND

TREE SPECIES						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ACA COG	ACACIA COGNATA	RIVER WATTLE	24" BOX		PER PLAN
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	MULTI-STEM	PER PLAN
	GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX		
	LEP LAE	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	24" BOX		PER PLAN
	MEL QUI	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX	STANDARD	PER PLAN
SHRUB SPECIES						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ASP DEN	ASPARAGUS DENSIFLORUS 'SPRENGERII'	SPRENGER ASPARAGUS	5 GAL	-	PER PLAN
	ART POW	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL	-	36"
	CAR ELA	CAREX ELATA 'BOWLES GOLDEN'	GOLDEN VARIEGATED SEDGE	5 GAL	-	30"
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	-	30"
	DIA CAS	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	5 GAL	-	24"
	EUP CHA	EUPHORBIA CHARACIAS 'WULFENII'	LARGE MEDITERRANEAN SPURGE	5 GAL	-	30"
	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	-	30"
	LEU SAF	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEBUSH	5 GAL	-	36"
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA	5 GAL	-	30"
	PHO ALI	PHORMIUM 'ALISON BLACKMAN'	NEW ZEALAND FLAX	5 GAL	-	36"
	PHO DUE	PHORMIUM 'DUET'	DWARF NEW ZEALAND FLAX	5 GAL		24"
	RHO GIG	RHODOCOMA GIGANTEA	DEKRIET	5 GAL	-	36"

GREEN ROOF PLANTS						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	ON-CENTER SPACING
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL		24" O.C.
	CAL ERI	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL		24" O.C.
	CEA HEA	CEANOOTHUS HEARSITORIUM	HEARST RANCH BUCKBRUSH	1 GAL		36" O.C.
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL		12" O.C.
	CEA MAR	CEANOOTHUS MARITIMUS	MARITIME CEANOOTHUS	1 GAL		36" O.C.
	CIS GRA	CISTANTHE GRANDIFLORA	ROCK PURSLANE	1 GAL		18" O.C.
	ERI UMB	ERIOGONUM UMBELLATUM	SULFUR BUCKWHEAT	1 GAL	-	12" O.C.
	KAL PUM	KALANCHLOE PUMILA	FLOWER DUST PLANT	1 GAL		18" O.C.
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	-	18" O.C.
	SAL LEU	SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE SAGE	1 GAL	-	24" O.C.

