**COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**RESOLUTION NO. 07-2021**
***Adopted February 16, 2021***

**CONDITIONALLY APPROVING AN AMENDMENT TO THE 2004-APPROVED MAJOR PHASE FOR BLOCKS 8- 10A, AND PARKS P18, P19, AND P20, AND A BASIC CONCEPT AND SCHEMATIC DESIGN FOR MISSION BAY SOUTH BLOCK 9A, TO DEVELOP AN AFFORDABLE HOUSING PROJECT OF APPROXIMATELY 148 FOR-SALE UNITS; PROVIDING NOTICE THAT THESE APPROVALS ARE WITHIN THE SCOPE OF THE MISSION BAY REDEVELOPMENT PROJECT APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("FSEIR"), A PROGRAM EIR, AND ARE ADEQUATELY DESCRIBED IN THE FSEIR FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"); AND, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO CEQA; 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 Area ("Redevelopment Plan"). The Redevelopment Agency Commission also adopted related documents, including Resolution No. 193-98 conditionally authorizing execution of an Owner Participation Agreement ("South OPA") with Catellus Development Corporation, a Delaware corporation ("Catellus"). On November 2, 1998, the San Francisco Board of Supervisors ("Board of Supervisors") adopted, by Ordinance No. 335-98, the Redevelopment Plan. The Redevelopment Plan and its implementing documents, as defined in the Redevelopment Plan, constitute the "Plan Documents," and,

WHEREAS, The South OPA provides that the Master Developer will contribute land to the former Agency, at no cost, for the development of affordable housing and the Agency will oversee the development one thousand one hundred eight (1,108) affordable housing units in the Mission Bay South Redevelopment Project Area (the "Project Area"), with the ability to construct an additional 110 affordable housing units, pending assessment of the development impacts and any necessary approvals, for a maximum total of one thousand one hundred and eight (1,218) affordable housing units. and,

WHEREAS, On February 1, 2012, state law dissolved all redevelopment agencies, including the Former Agency, and created successor agencies to complete the enforceable obligations of the former redevelopment agencies and to wind down redevelopment affairs. California Health and Safety Code §§ 34170 *et seq*. (the "Redevelopment Dissolution Law"); and,

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure) (the "Successor Agency" or "OCII") is completing the enforceable obligations of the Former Agency in the Project Area, consistent with the Redevelopment Dissolution Law and San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission ("Commission") and delegating to the Commission the state authority under the Redevelopment Dissolution Law); and,

WHEREAS, On January 24, 2014, the California Department of Finance ("DOF") determined "finally and conclusively" that the South OPA, including its affordable housing obligations and tax allocation pledge agreement, is an enforceable obligation under the Redevelopment Dissolution Law; 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"), describe the review process for projects and 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 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 1) the project approval request involves a deviation that does not constitute a material change; 2) the project approval will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the project; and 3) the project approval will be consistent with the general purposes and intent of the Redevelopment Plan and Plan Documents. DRDAP, Section V. at p. 13; and,

WHEREAS, On February 17, 2004, the Former Agency approved, by Resolution No 25-2004, the Major Phase for Blocks 8 - 10a, and Parks P18, P19, and P20 ("2004 Major Phase") that included Mission Bay South Block 9a as an affordable housing site; and,

WHEREAS, On April 7, 2020, the OCII Commission authorized, by Resolution No. 01-2020, the Executive Director to enter into a $3,500,000 predevelopment loan agreement and promissory note, and an exclusive negotiations agreement 350 China Basin Partners, LLC ("Developer") for the development of approximately 140 affordable for-sale residential units at Mission Bay South Block 9a ("MBS 9a"); and,

WHEREAS, On February 16, 2021, the Commission adopted, by Resolution No. 06-2021 amendments to the Design for Development ("D for D Amendment") for Mission Bay South Project Area ("Project Area") in connection with Mission Bay South Block 9a. The D for D Amendment includes: 1) Increasing the maximum developable area allocated to midrise buildings between 65 feet and 90 feet in height within Height Zone HZ-4 from 28,824 square feet to 39,656 square feet, with the increase available to be used by MBS 9a; and 2) Allowing increased height of no more than 90 feet on MBS 9a's street-fronting facades along China Basin Street and Bridgeview Way; and,

WHEREAS, Pursuant to the Plan and Plan Documents, including the DRDAP, the Developer submitted a Combined Basic Concept and Schematic Design application for MBS 9a ("BCSD"). The residential building consists of 148 affordable for-sale units and associated parking and open space; and,

WHEREAS, As allowed by the DRDAP, the BCSD application also includes an application for an amendment to the 2004 Major Phase (the "Major Phase Amendment"). The Major Phase Amendment would reflect changes to the number of residential units on MBS 9a from 62 to 148 as well as an increase in proposed height from 65 feet to 90 feet, amongst other changes identified in the BCSD application; and,

WHEREAS, In accordance with the DRDAP, OCII staff has determined that the MBS 9a BCSD submission, subject to the satisfaction of the conditions of approval set out in this Resolution (and incorporated herein by reference) (the "Conditions of Approval") does not constitute a material change to the 2004 Major Phase, will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the Project, and will be consistent with the general purposes and intent of the Redevelopment Plan and Plan Documents; and,

WHEREAS, In addition to its review, OCII staff informed the Mission Bay Citizens Advisory Committee ("CAC") of the details of the Major Phase Amendment and the BCSD during its January 2021 meeting. At that meeting, the CAC recommended Commission approval of the same; and,

WHEREAS, OCII's remaining discretionary approvals for MBS 9a consist of approval of a commitment of permanent financing and a disposition and development agreement; 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 approved Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the Former Agency, and approved 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. Approving the Major Phase Amendment and the BCSD for MBS 9a is consistent with the project analyzed in the FSEIR, is in furtherance of the Redevelopment Plan and applicable redevelopment documents; and,

WHEREAS, OCII is making the necessary findings for the conditional approval of the Major Phase Amendment and the BCSD for MBS 9a contemplated herein, has considered and reviewed the FSEIR, and has made documents related to the Major Phase Amendment, the BCSD 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 conditional approval of the Major Phase Amendment and of the BCSD; and,

WHEREAS, On November 3, 2015, the Commission certified the Event Center FSEIR, a project EIR pursuant to CEQA and CEQA Guidelines Section 15161, and on the same date, adopted environmental findings, including a statement of overriding considerations for the significant and unavoidable impacts of the Event Center project, rejected project alternatives, and adopted a mitigation and monitoring program; and,

WHEREAS, The Event Center FSEIR provided project-specific environmental analysis for a multi-purpose event center and related office, retail, parking and open space uses within the Project Area. The Event Center FSEIR also considered a development program consistent with the Major Phase Amendment and the BCSD in its analysis of cumulative construction and operational impacts of the Event Center; and,

WHEREAS, Subsequent to certification of the Event Center FSEIR, the Successor Agency issued an addendum to the Event Center FSEIR; and,

WHEREAS, Copies of the FSEIR and its Addenda, the Event Center FSEIR and its addendum, 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, has reviewed and considered the Event Center FSEIR and its addendum, 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 conditional approval of the Major Phase Amendment and of the BCSD is within the scope of the Mission Bay Project analyzed in the FSEIR and requires no further environmental review beyond the FSEIR or the Event Center FSEIR pursuant to the State CEQA Guidelines Sections 15180, 15162 and 15163 for the following reasons:

(1) The implementation of the Major Phase Amendment and of the BCSD does not require major revisions to the FSEIR or the Event Center 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 or the Event Center FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR and the Event Center 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 or in the Event Center FSEIR; such as, (i) the project as modified by the Major Phase Amendment and the BCSD will have significant effects not discussed in the FSEIR or in the Event Center 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 or in the Event Center FSEIR, will substantially reduce one or more significant effects on the environment that would change the conclusions set forth in the FSEIR or in the Event Center FSEIR; and, be it further

RESOLVED, That the Commission conditionally approves the Major Phase Amendment and BCSD for MBS 9a, a copy of which is on file with the Secretary of the Commission and attached hereto as Exhibit A, subject to the following Conditions of Approval, which require further review and approval by the Executive Director or her designee:

During Design Development, as defined in the DRDAP, the Developer shall:

1. Livability of Units: In coordination with OCII Staff, further study the unit layout, floor to ceiling heights, calculation of net square footage, and other residential elements that may impact the livability, marketability, and successful sales and re-sales of the units. This may include but is not limited to:

    a. Review the location of structural columns in the living spaces of the units and methods to minimize or mitigate undesirable column protrusions or creation of "dead spaces" or otherwise unusable square footage.

    b. Close coordination of structural, mechanical, electrical, and plumbing elements to ensure the nine feet floor-to-ceiling heights are maintained to the greatest extent possible.

c. Review of the calculation of the net and sellable square footage of the units for the purposes of pricing for-sale units and marketing to prospective below market rate homebuyers.

2. Site Coordination: In coordination with OCII Staff, Mission Bay Development Group, and the affordable housing developers of Mission Bay Block 9, continue to refine ground floor designs to integrate with the designs of the pedestrian mews on Bridgeview Way to the west of the site and the public park, P19, to the east of the site.

3. Bike Room: Further study the interior layout of Bike Room at the ground floor corner of Bridgeview Way and Mission Rock Street that enables screening of bike parking facilities while allowing transparency at the storefront glazing.

4. Building Color, Materials and Planting Palate: Continue to develop and refine the building color, materials and planting palette, including wall systems, glazing, awnings, and other materials, in coordination with OCII Staff.

   a. Residential Stoops: Further study the material finish of the stoops at ground floor residential units along Bridgeview Way, to indicate a cohesive yet distinct pedestrian experience from the rest of the building base.

   b. Residential Stoop Railing: Provide design and materiality of the railing at ground floor residential stoops for OCII approval, if DBI makes a determination at the subsequent Pre-application Meeting that a railing is required.

   c. Building Rooftop Railing: Further study the design and materiality of railing at the roof that adds to the architectural character of the façade while offering the residents a close-up and uninterrupted view of water and surrounding neighborhood.

   d. Material Samples: Provide samples of all proposed materials to verify their color, pattern and texture to aid in the determination of their quality, stability, and durability.

   e. Building Exterior Color: Continue to refine the building's exterior color template for harmony with the context of existing neighborhood.

5. Screening: Further develop the materiality and architectural treatment of the screening, in coordination with OCII Staff.

   a. Screening with appropriate percentage of perforation, at the ground floor frontage along Terry François Boulevard that will allow ventilation and light to percolate through, indicating activity behind the screening and engaging the landscape of P19 by avoiding effect of blank wall.

   b. Screening (sunshade) for windows with appropriate percentage of perforation on the Terry François Boulevard façade.

   c. Any mechanical equipment and/or utilities facilities, including connections and meters on the rooftop and ground floor shall be architecturally screened from the roof and street level respectively.

6. Lighting Plan: Develop a detailed lighting plan. Lighting for stoops, courtyard and roof amenities should be subtle, facing downwards and reinforce the overall building design.

7. Signage: All building signage shall be subject to further OCII staff review and approval. The Developers shall submit a signage plan prior to or concurrent with the Design Development submittal, pursuant to the Mission Bay South Signage Master Plan.

8. Environmental: Developers shall comply with all applicable mitigation measures in the adopted Mitigation Monitoring and Reporting Program ("MMRP") as provided by the schedule in the MMRP.

In advance of the submittal of Construction Documents, as defined in the DRDAP, the Developer shall provide:

9. Architectural Mock-Up Scope. Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for performance design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping.

In advance of the start of construction and before procurement of materials, the Developer shall provide:

10. Architectural Mock-Up. Prior to procuring façade materials, construct a physical material performance mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.

11. Noise. Prior to the start of construction, the Developer and its general contractor shall meet with OCII staff to discuss noise regulations and hours of construction operation to ensure that they understand the existing regulations and do not work outside the allowed hours of operations. During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Mission Bay and other stakeholders; and, be it further

RESOLVED, That the Commission authorizes the Executive Director to take such other actions as may be necessary or appropriate, in consultation with OCII counsel, to effectuate the purpose of the intent of this resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of February 16, 2021.

Commission Secretary

Exhibit A: Mission Bay South Block 9A Basic Concept / Schematic Design Submittal

# Mission Bay Block 9A

## Basic Concept Design & 100% Schematic Design

**February 10, 2021**

# TABLE OF CONTENTS

# CONCEPT NARRATIVE

**ARCHITECTURE**

The proposed design for Block 9A fulfills the intent of the Mission Bay Design for Development and responds to the opportunities and challenges of this unique site. As an affordable home-ownership model it breaks new ground in social responsibility and sets the City of San Francisco apart in offering a spectacular waterfront setting to families and essential workers that may be struggling to meet the rising costs of living in the city on limited incomes. Home ownership brings a rare and unique opportunity for those residents to establish a strong economic foundation for themselves and their children into the future.

The design of the 8 story concrete building prioritizes activation of the street level while taking advantage of spectacular bay and city views to the east and north respectively to create "the Commons" - multiple amenity spaces at levels 1, 2, 8, and on the roof terrace. A simple C-shaped footprint embraces these common spaces while yielding the maximum number of units with water views. The form is defined vertically by a base, a middle, and a projecting roof plane. The building's middle emphasizes the top of the 6th floor with a projecting slab relating to the height of the adjacent buildings.

The design of 9A is inspired by close observations from visiting the site. Distant views across the bay to Mount Diablo, the shimmering surface of the water, fractal reflections of clouds and sun, and the crossing wave patterns of a busy harbor are decoded into an architectural language. The façade is formed of horizontal origami-like folds of 2 or 3 stories that help break down the mass and scale of the building into more elegant proportions.

THE BASE

The building design employs a resiliency strategy addressing climate change and sea level rise through its construction and design. The entry level is raised 4 feet above the current grade to mitigate future flooding due to sea level rise. Hinged slabs will be designed at all entry points including the garage entry from China Basin, the main entry ADA ramp and stairs, and the bike room.  Additional stair treads will be precast at the main entry stair and at stoop entries along Bridgeview.

The main residential building entry is located at the corner of Bridgeview and China Basin, with the entry doors set back creating a large covered "front porch" overlooking the pedestrian oriented streets. The form of the building further emphasizes the inviting corner entry with sculptural branching concrete columns emerging from and softened by raised planters and flanked by a wide stair and ADA ramp. The entry doors are set into a free-form storefront glazing allowing clear visibility into the lobby space and the warm wood interiors. Elevators, business center, and mail and package areas are all immediately visible from the entry. Sculptural light forms illuminate and enliven the lobby and front porch and create a sense of indoor/outdoor flow.

A pedestrian scale is emphasized at the ground level of the building through color and material, fenestration, and form. The one-story base uses dark grey walls with semi-transparent metal screen elements to give the functional service spaces a sense of lively urbanity, while relating to the folds of the façade above. The base is set back several feet in places to create a more pedestrian-friendly scale. The 5 residential units facing Bridgeview have simple elegant stoops set into raised planters creating a space that is both open and protected. The individual unit entries are set in even further with a bright warm accent color surround.  The warm glow of the entry lobby and bike room lounge provide especially inviting pedestrian entries along Bridgeview, and the incorporation of plantings into the façade along Terry Francois connects to the adjacent P19 open space.

At the Northwest corner the Bike Room/Teen Lounge is located to provide an additional active use along Bridgeview.

The exterior is mostly surrounded by glazing and painted metal screens with views in and out of a dynamic and colorful interior space. Teen recreational activities such as ping pong or pool will share this space with a lounge and bike repair area.

The east façade along Terry Francois is bordered by P19, a landscaped City parklet/stormwater detention basin. A visual connection is drawn from this park to the second level terrace by having tiers of planters holding similar plants to those in P19.  The 9A design proposes a filtration planter with metal screen elements shielding the parking garage while offering filtered light and air to that space. The screens extend up to the second floor terrace to form the guardrail elements. An observation terrace is also introduced to serve as a point of focus and resident feature further activate the building façade facing Terry Francois Blvd.

Service and mechanical spaces are mostly clustered along the north at Mission Rock. Service and exit doors are set back into alcoves and the design of planters along the sidewalk edge will create a varied pedestrian experience.

The parking garage for 34 cars will be raised 2' above existing grade and will enter off China Basin adjacent to the main entry. Full height truck loading areas are proposed along China Basin and for trucks needing a clearance of 12' minimum, a loading zone can be accommodated along the garage entry ramp adjacent to the fire pump room.

THE MIDDLE

The WAVE pattern of the building's exterior skin at levels 2-8 is broken up into 3 horizontal bands each with a unique geometry.  The folds create groups of the same floor plates on levels 2-4, 5-6, and 7-8. Each group of floors overlaps the other in interesting ways. The slight angles relative to the property boundaries and street grid offer different perspectives to the street and the bay from within the units. This brings a great variety of spatial experiences while maintaining the rigorous efficiency of stacking kitchens and bathrooms. Large floor-to-ceiling windows in Living and Bedrooms expands the sense of space, light, and connection to the outdoors. Windows are staggered slightly from band to band to enhance the reading of the wave patterns. Materials used on the wave are neutral light grey cement plaster walls with dark painted aluminum windows and sheet metal. A bright colored vertical accent piece brings additional warmth at certain window mullions along the facades.

On the east façade facing the courtyard, the elevation is somewhat calmer than the dynamic wave pattern and a grey cement board panel is used. Windows on this wall are still associated with the 3 horizontal bands and continue to shift from band to band to reinforce this relationship. Vertical anodized aluminum shade fins enliven the elevation with shadow patterns and reflections.

The design of 9A develops multiple common amenity spaces at the upper floors. At level 2 a large east-facing courtyard serves the residents and is accessed just off the elevators and an adjacent children's play and yoga lounge. This courtyard is intended as a safe creative space for children to play, and for families to gather and enjoy a protected space with expansive views of the bay. A natural playground concept will be developed for this area with plantings to enhance a warm sensory experience. Seating and gathering spaces for parents will be created with good sight lines to the entire space. Pet areas will also be developed. Additional design development will draw connections between the terrace space and the parklet it overlooks below.

The 8th floor Community room is the jewel of the building design. By bringing this space to the upper level the ceilings of this room can gently slope up to 12' and offer a grand expansive view across the bay through floor to ceiling glass storefront windows. The indoor-outdoor experience started with the lobby entry is expanded here with an elegant outdoor terrace. The terrace connects to the roof terrace amenity spaces above via a sculptural outdoor stair. The Community Room will be a comfortable place for lounge seating with a full kitchen and storage for occasional event furnishings.

# CONCEPT NARRATIVE

THE ROOF

The plane of the roof projects out over the wave bands below. This acts as a neutral foil and enhances the reading of the wave patterns against it. The southern portion of the large roof pitches up to signify entry at the SW corner of the building and gracefully expresses a welcoming gesture in the urban environment of Mission Bay.

The landscape of the roof has two primary functions. The first is as a roof terrace amenity space with planters that could be used for community gardening, areas for grilling, outdoor dining, and lounge seating. The amenity space is oriented to maximize views towards the bay and the city skyline. The other primary function is for renewable energy generation. A substantial portion of the roof is also dedicated to PVs. Access to the roof terrace is by both stairs and elevators. The communicating outdoor stair down to the spectacular 8th floor community room deck creates a dynamic and useful series of spaces to enjoy larger community gatherings and more intimate social interactions.

BUILDING USE, FACILITIES, AND AREA DESCRIPTION

Block 9A consists of 148 affordable for sale Condo Units. The building consists a mix of (50) 1 BR Units, (63) 2BR Units, and (35) 3BR units. 34 full size vehicle parking spaces will be provided at the ground floor with 76 Bicycle Parking spaces. In addition to the Lobby, other Building Amenities include: Business Center (L1), Bike Lounge (L1), Package Room (L1), Children's Play and Yoga Lounge (L2), and a large Community Room and viewing terrace (L8). The building also includes 2 large outdoor terraces on Level 2 and Level 8 designed to be used by the diverse population of the building at all times of the day.

General Gross Floor area by use break down as follows:

| | |
|---|---|
| Residential: | 135,360 sq ft. |
| Amenity: | 5,766 sq ft |
| Parking: | 11,936 sq ft |
| Circulation: | 21,551 sq ft |
| Back of House / Utilities: | 5,324 sq ft. |
| Terraces : | 14,567 sq ft. |

See page 6 of this submittal for additional information and area breakdown by floor.

**LANDSCAPE**

The landscape design is intended to serve many functions. Its overall function is to reinforce the building's place within the larger Mission Bay context, to respond appropriately to the future Mission Rock Development just to the north, and take advantage of its close proximity to the water's edge just a few blocks away. More immediately at the building's ground floor, the landscape serves to complement the façade at the pedestrian scale and provide high quality paving and furnishing materials that benefit residents and neighbors passing by. The entire eastern edge of the building features a linear raised storm water planter whose varied plant textures and sizes blur the line between the 9A project and the adjacent plantings in P19 Park. A visual connection between the project and P19 is strengthened by incorporating plantings into the stormwater planter and level 2 terrace above which are similar in form, color, and texture to those in P19.

The level 2 terrace landscape provides a visual connection with the P19 Park by stepping down through a series of ramps that extend the play area to a cantilevered lookout over the park intentended as a desirable destination for residents. Planted 'landforms' provide several layers of medium-sized plants that separate the ramps and 'cascade' visually from the terrace to the Park below. Further, raised planters step up from the Park to screen the first floor garage wall and provides additional planted connection between the two levels.

Envisioned to serve children, families and mostly daytime uses, the terrace is bounded on three sides by several floors of residential units overlooking the courtyard. Raised planters at edges provide privacy to ground floor units, and spaces between the planters offer smaller intimate spaces intended primarily for small groups to socialize, work remotely, and watch their children. A sunny play area with sculptural play elements, colorful surfacing, planting, seating and a possible shade structure occupy the central courtyard, and stretches onto a portion of the courtyard cut away to provide an east-facing sunken overlook destination to view P19 Park. Colorful play surfacing extends down the ramps from the main courtyard to the overlook destination creating a play 'circuit' and elevating the play area from designated area to a more integrated component of the courtyard.

The rooftop terrace features expansive views in all directions is designed with spaces that take advantage of this amenity. Planned for more adult activities and evening uses, spaces for informal gathering, outdoor dining, cocktail hour and morning yoga are provided. Gently sloping planes of synthetic turf and planting complement sloping roofs elsewhere on the building, and provide elevated seating for sunny days. Raised planters around perimeter of the rooftop provide protection from wind while framing views and obscuring sight of rooftop utilities and guardrails.

Plantings throughout the landscape will be a native or adapted palette requiring minimal irrigation and owner maintenance. Species that provide habitat, nesting, pollinator benefit, etc. will also be prioritized.

**GREEN STRATEGIES**

Our proposal's green strategies focus on the elements most meaningful to affordable housing providers and residents. A robust building envelope and efficient Heating and Ventilation systems will allow the building to surpass state energy code requirements by at least 2%. Energy Star appliances will help reduce energy costs. Interior materials and finishes will be selected for their durability, ease of maintenance, and contribution to good indoor air quality. Low VOC and low formaldehyde finishes, walk-off entry mats at grade, resilient flooring in corridors and in the main-living areas of the residential units along with careful construction practices will also contribute to indoor air quality. Ample daylighting will reduce the need for use of electric lights, and low-E window glazing will reduce solar heat gain. Low-flow fixtures and efficient irrigation on separate meters will reduce water use. High fly-ash concrete, headers sized for load, and engineered lumber will make the most of construction material resources. Contractors will be required to provide construction storm water management and a high rate of waste diversion during construction. Native and climate-change tolerant landscape plants will be selected to reduce irrigation.

Our team's holistic philosophy on green design goes beyond building checklists and recognizes the power of design to support healthy living. The principle routes through the building are arranged to bring residents in contact with the outdoors, daylight and views. The 2nd level courtyard and upper terrace and roof deck are designed as enticing outdoor rooms. The low parking ratio, availability of car share options, and quantity of bike parking in a convenient and prominent location encourage residents to make the most of the easy topography of Mission Bay, nearby parks, and flat connections to Citywide bike routes. The recreation and gathering spaces encourage safe outdoor play, and nurture both the social life of the building and its connection to the larger community.

**STRUCTURE**

Design of the structure for 9A is Type 1-A fully sprinklered cast-in place concrete with post-tension slabs. The column grid is optimized for comfortable unit layouts, maximum parking, and minimum cost. Steel piles will be driven to bedrock some 250' below grade.

Each ground floor entrance/exit will address the differential settlement to the extent possible. We are still waiting for the settlement estimates and geotech report from the geotechnical engineer. Once we have these estimates, we can address the design and potential for hinged slab and other strategies for addressing settlement issues at each

# CONCEPT NARRATIVE

location.

**BUILDING MATERIALS**

Middle - The principal material for 9A from floors 2-8 is comprised of light colored, smooth finish, cement plaster walls with dark grey aluminum window mullions and bright orange accent mullion caps. At the east elevation facing the 2nd floor terrace, the building wall material is primarily made up of dark grey cement fiber panels highlighted with vertical clear anodized aluminum sun screen elements. Exposed concrete slab edges are expressed at Levels 2, 5, and 7 with the underside of the slabs painted in a gradation from light to dark going up the building.

Base - At the ground floor, the building materials is a composition of perforated metal screen and exposed board formed concrete along the North, East and South building walls. Along Bridgeview Way, at the 5 residential entries, the primary wall is a dark colored cement plaster with light colored inset with a highlighted orange border. At the Entry Lobby, a wood ceiling is introduced to highlight the primary building entry. The planters and wall base along Bridgeway will also be board formed concrete to tie the scale and texture in with the rest of the Building material at the ground floor.

Roof – the underside of the building roof is dark painted exposed concrete with dark metal slab edge cover. The underside of the level 8 Community Room will receive a natural wood ceiling which will be visible from Terry Francois Blvd.

**MEP**

The mechanical systems will be designed to provide a cost effective and functional system that meets the energy performance and low maintenance targets of the project. There will be no natural gas in this project, which enables the building to achieve a net zero carbon emissions goal as electricity in California strives to be fossil fuel free.

Renewable energy will be provided by a photovoltaic system on the roof.

9A is located within the SF Planning Article 38 Air Filtration Zone and as such a hermetic air filtration system is required. Units will be ventilated via energy recovery ventilators (ERV Units) in each unit with supply and exhaust louvers located at the façade.

The corridors will be served either by a central tempering roof mounted AHU or supply fans without cooling. This decision will be based on the Title 24 model. Based on early thermal analysis there will be no cooling required in the dwelling units. The common areas will be provided with Air Conditioning though a variable refrigerant flow (VRF) heat recovery system. Technical spaces will be ventilated by supply and exhaust fans.

Based on ASHRAE climate zone 3, 0.1% cooling / 0.2 % heating design data, the dwelling units will be heated by electric fan convectors (BOD Cadet Wall Registers). These convectors are recessed into the wall and contain an electric heating element and a small fan. They should be located at low level in each room of the unit. All dwelling unit exhaust distribution will be horizontal to the façade. Each restroom will be provided with an ERV connection for exhaust to temper incoming outside ventilation air. The units will be equipped with electric clothes dryers. The dryer exhaust will be vented to the exterior at each unit. All residential kitchen areas will be served by non-circulating type 2 hoods with an estimated airflow of between 200 and 300 CFM each. A separate exhaust duct from the Kitchen hood to the exterior wall of each of the units will be provided. The Exhaust duct from the ERV unit and exhaust duct from the Kitchen hood can share the same soffit.

The enclosed corridors will be provided with either tempered air from a roof top unit or unheated ventilation air from a roof supply fan.

The common area spaces such as the business center and community room will be air conditioned by the VRF heat pump heat recovery system, due to its high-efficiency, flexibility in location and ability to function with long refrigerant pipe lengths. This type of system allows for the common heat pump units to be located on the roof and allows multiple room fan coils in the respective rooms to provide individual zone controls.

9A will have individual electric hot water heaters in each unit & an electric hot water heater for the shared uses.

**REFUSE PLAN**

Waste, recycling, and compost refuse will be collected separately through chutes from the upper floors and gathered in the level 1 trash and recycling room. Refuse will be compacted and stored in bins within the trash room, and design decisions will prioritize safety, cost, odor control, and acoustics. Bins will be brought out by staff to an established and safe loading area near the trash room on Mission Rock Street for pick up several times a week. Given the design it will be possible for the HOA and trash pick-up company to arrange an agreement where having large receptacles left obstructing sidewalks can be minimized or avoided.

**DRAINAGE**

The Mission Bay South Block 9A Project is subject to stormwater management program requirements developed in accordance with the Federal Clean Water Act (CWA) and the State of California National Pollutant Discharge Elimination (NPDES) Phase II Municipal Separate Storm Sewer System Permit (MS4 Permit). The stormwater management program is administered by the San Francisco Public Utilities Commission (SFPUC) and specifies a suite of storm water management activities that municipalities must undertake to reduce pollution in stormwater runoff. The SFPUC storm water management program is currently referred to as the 2016 Stormwater Management Requirements and Design Guidelines (SMR).

The SMR includes stormwater management Best Management Practices (BMPs) and the associated performance requirements. BMPs include “green infrastructure” technology used to infiltrate, evapo-transpire, treat, and/or reuse stormwater such as rainwater harvesting, vegetated roof, infiltration, bioretention and detention. BMPs applicable to the Project site are limited to BMPs that are not infiltration based due to the Project’s location in a Maher Ordinance Area and the Mission Bay South Owner Participation Agreement. Maher Ordinance Areas include areas suspected or known to be underlain by contaminated soil or groundwater. The area covered by the Maher Ordinance is regulated by the San Francisco Department of Public Health (SFDPH) under the Maher Ordinance (San Francisco Health Code Article 22A). The Maher Area Map is available from the SDDPH at https://www.sfplanning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf. The Project will manage stormwater by directing runoff from impervious surfaces (such as the roof and podium decks) into lined bioretention basins prior to discharge to the City storm drain. The bioretention basins will comply with SMR specifications including minimum dimensions, thickness of bioretention soil and aggregate storage. Treated stormwater will be collected within the bioretention basin using a slotted underdrain pipe (with cleanouts) for discharge to the City storm drain. The bioretention basins will also include an overflow structure in the event the underdrain pipe becomes blocked. The locations of the bioretention planters will be determined in collaboration with the architects, landscape architects and civil engineers, once a landscape architect is selected. Treated stormwater from the bioretention basin will also pass through a sand trap in accordance with City of San Francisco Plumbing Code prior to discharge to the City storm drain.

# PROJECT DATA

**PARCEL:** **Mission Bay South Block 9A**
**BLOCK / LOT:** Block 8719 / Lot 5
**HEIGHT ZONE:** HZ-4 (90')
**LAND USE:** Mission Bay Residential
**LOT SIZE:** 29,939 sq ft
**BUILDING TYPE:** I-A Fully Sprinklered
**BLDG HEIGHT:** 89'-4" (mid point of sloped roof)
**NUMBER OF STORIES:** 8 Stories - no basement
**GROSS FLOOR AREA:** 179,937 sq ft
**LOT COVERAGE:** 25,267 sq ft

**LOT COVERAGE**

| | MaxAllowed | Actual |
|---|---|---|
| Below 40'-0" | 100% | 84.40% |
| Above 40'-0" | 75% | 73.60% |

**STREET WALL ANALYSIS**

| Street Name | Min Legth | Actual length | Max Height | Actual Height |
|---|---|---|---|---|
| China Basin Street | 70% | 100% | 55'-0" | 89'-4" avg ht (92'-2" highest point of roof) |
| Mission Rock Street | 70% | 100% | 90'-0" | ~86'-6" |
| Bridgeview Way | 70% | 100% | 55'-0" | ~86'-6" |

Amedment requested - refer to D4D amendment request pg 10

**RESIDENTIAL UNIT MIX**

| | Count | % of Overall | Avg area / Unit |
|---|---|---|---|
| **1 BR** | 50 | 33.8% | 658 nsf |
| **2 BR** | 63 | 42.6% | 932 nsf |
| **3 BR** | 35 | 23.6% | 1220 nsf |
| **Total** | **148** | **Units** | |

**AREA BREAKDOWN BY FLOOR AND USE**

| | Proposed Floor Area by Use per Floor | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Residential | Circulation | Amenity | Parking | BOH / Utilities | Total | Open Space | T.O. slab to s.w. |
| 1st Floor | 3,728 | 2,030 | 3,361 | 11,936 | 3,697 | 24,752 | 0 | 4'-0" |
| 2nd Floor | 18,642 | 2,811 | 465 | 0 | 199 | 22,117 | 5,835 | 17'-0" |
| 3rd Floor | 19,291 | 2,626 | 0 | 0 | 199 | 22,116 | 0 | 26'-8" |
| 4th Floor | 19,291 | 2,626 | 0 | 0 | 199 | 22,116 | 0 | 36'-4" |
| 5th Floor | 19,216 | 2,626 | 0 | 0 | 199 | 22,041 | 0 | 46'-0" |
| 6th Floor | 19,216 | 2,626 | 0 | 0 | 199 | 22,041 | 0 | 55'-8" |
| 7th Floor | 19,132 | 2,626 | 0 | 0 | 199 | 21,957* | 0 | 65'-4" |
| 8th Floor | 16,929 | 2,664 | 1,855 | 0 | 199 | 21,647* | 778 | 75'-0" |
| Roof | 0 | 916 | 0 | 0 | 234 | 1,150* | 7,250 | 86'-8" |
| **GSF by use** | **135,445** | **21,551** | **5,681** | **11,936** | **5,324** | **179,937** | **13,863** | |

* Indicates floor area above 65' height is up to 21,957 sq ft each floor which exceeds D4D's current area allocation of 11,125 sq ft for 9A by 10.832 sq ft
Amendment requested - refer to D4D amendment request pg 10

**OPEN SPACE**

| | | |
|---|---|---|
| **Required** | 70 sq ft / unit @ 148 Units = 10,360 sq ft | |
| **Provided** | L2 Terrace* | 5,835 sq ft |
| | 8th flr terrace | 778 sq ft |
| | Roof Terrace* | 7,250 sq ft |
| | **Total provided** | **13,863 sq ft** |

*Planter depth at Level 2 courtyard and roof to be able to accommodate minimum 24" box trees. Planter walls are currently 18" above roof terrace walking surface. Soil at planters will be mounded to accommodate 24" box trees.

**ROOF STRUCTURE AT OPEN SPACE**

| | Area | % Open Space | Height |
|---|---|---|---|
| **LEVEL 2** | 879 | 12.10% | ~15' |
| **ROOF** | 300 | 5.10% | ~15' |

**CAR PARKING**

| | | |
|---|---|---|
| **Standard** | 32 | |
| **Compact** | 0 | |
| **ADA** | 2 | |
| **Total** | **34 Spaces** | 23% of units |

**BICYCLE PARKING**

| | | |
|---|---|---|
| **Total Required** | 74 Spaces | 50% of Units |
| **Total Provided** | 76 Spaces | 51% of units |

**OFF STREET LOADING**

| | | |
|---|---|---|
| **Total Required** | 1 space | |
| **Total Provided** | 1 space* | 10'X35' loading on China Basin Street east of the driveway<br>Refer to Alternate Loading Strategy pg # 80 |

**BUILDING AMENITIES**

| | |
|---|---|
| **Level 1** | Lobby, Business Center, Bike Room Lounge |
| **Level 2** | Outdoor terrace and Children and Fitness lounge |
| **Level 8** | Large Amenity Room with communal kitchen and outdoor viewing deck |
| **Roof** | Roof Terrace |

**LOT COVERAGE**

| | Allowed | Actual |
|---|---|---|
| Below 40'-0" | 100% | 83.20% |
| Above 40'-0" | 75% | 73.60% |

# PROJECT DATA

**UNIT MIX AND AREA MATRIX**

**December 4th, 2020**

| | 1 Bed | 2 Bed | 3 Bed | Total |
|---|---|---|---|---|
| **Total Unit Mix** | **50** | **63** | **35** | **148** |
| | 33.8% | 42.6% | 23.6% | |
| **Total NSF by Unit Type** | 32,910 SF | 58,734 SF | 42,712 SF | **134,356 SF** |
| **Average NSF by Unit type** | 658 SF | 932 SF | 1,220 SF | **908 SF** |

Mobility and Communication Units Provided

| | 1 Bed | 2 Bed | 3 Bed | Total |
|---|---|---|---|---|
| Mobility | 5 | 7 | 4 | **16** |
| Comm | 2 | 3 | 2 | **7** |

| Level | | 1 Bed | 2 Bed | 3 Bed | Total | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **8** | **Condo** | | | | | Unit # | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | | | |
| | **Affordable Condo** | 6 | 7 | 5 | 18 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 1B / 1 | | | |
| | | | | | | 16,929 SF | 1,173 SF | 904 SF | 883 SF | 623 SF | 1,210 SF | 1,020 SF | 1,285 SF | 1,066 SF | 1,048 SF | 772 SF | 1,206 SF | 615 SF | 875 SF | 892 SF | 1,170 SF | 633 SF | 602 SF | 952 SF | | | |
| | | | | | | | | | | | | | **MOB** | | | | | | | | | **COMM** | | | | |
| **7** | **Affordable Condo** | | | | | Unit # | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 |
| | Unit mix | 7 | 9 | 5 | 21 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 1B / 1 |
| | | | | | | 19,132 SF | 1,173 SF | 904 SF | 883 SF | 623 SF | 1,210 SF | 1,020 SF | 1,285 SF | 1,066 SF | 1,048 SF | 772 SF | 1,206 SF | 615 SF | 875 SF | 892 SF | 1,170 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | 649 SF |
| | | | | | | | | | | | | | | | | | | | | | | | | **MOB** | **COMM** | | **MOB** |
| **6** | **Affordable Condo** | | | | | Unit # | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 |
| | Unit mix | 7 | 9 | 5 | 21 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 1B / 1 |
| | | | | | | 19,216 SF | 1,120 SF | 898 SF | 901 SF | 619 SF | 1,241 SF | 945 SF | 1,409 SF | 1,047 SF | 1,047 SF | 857 SF | 1,247 SF | 617 SF | 886 SF | 901 SF | 1,091 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | 649 SF |
| | | | | | | | | | | | | | **MOB** | | | | | | | | | **COMM** | | **MOB** | **MOB** | | **MOB** |
| **5** | **Affordable Condo** | | | | | Unit # | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 |
| | Unit mix | 7 | 9 | 5 | 21 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 1B / 1 |
| | | | | | | 19,216 SF | 1,120 SF | 898 SF | 901 SF | 619 SF | 1,241 SF | 945 SF | 1,409 SF | 1,047 SF | 1,047 SF | 857 SF | 1,247 SF | 617 SF | 886 SF | 901 SF | 1,091 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | 649 SF |
| | | | | | | | | | | | | | **COMM** | | | | | | | | | | | | **COMM** | | **MOB** |
| **4** | **Affordable Condo** | | | | | Unit # | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 |
| | Unit mix | 7 | 9 | 5 | 21 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 1B / 1 |
| | | | | | | 19,291 SF | 1,166 SF | 915 SF | 876 SF | 621 SF | 1,281 SF | 1,004 SF | 1,308 SF | 1,095 SF | 1,028 SF | 852 SF | 1,218 SF | 604 SF | 875 SF | 895 SF | 1,163 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | 649 SF |
| | | | | | | | | | | | | | **MOB** | | | | | | | | | | | **MOB** | **MOB** | | **MOB** |
| **3** | **Affordable Condo** | | | | | Unit # | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 |
| | Unit mix | 7 | 9 | 5 | 21 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 1B / 1 |
| | | | | | | 19,291 SF | 1,166 SF | 915 SF | 876 SF | 621 SF | 1,281 SF | 1,004 SF | 1,308 SF | 1,095 SF | 1,028 SF | 852 SF | 1,218 SF | 604 SF | 875 SF | 895 SF | 1,163 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | 649 SF |
| | | | | | | | | | | | | | **COMM** | | | | | | | | | | | | **COMM** | | **MOB** |
| **2** | **Affordable Condo** | | | | | Unit # | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | |
| | Unit mix | 6 | 9 | 5 | 20 | Total NSF | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 2B / 1.5 | 3B / 2 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | 3B / 2 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 3B / 2 | 1B / 1 | 1B / 1 | 2B / 1.5 | 2B / 1.5 | 1B / 1 | |
| | | | | | | 18,642 SF | 1,166 SF | 915 SF | 876 SF | 621 SF | 1,281 SF | 1,004 SF | 1,308 SF | 1,095 SF | 1,028 SF | 852 SF | 1,218 SF | 604 SF | 875 SF | 895 SF | 1,163 SF | 633 SF | 602 SF | 952 SF | 952 SF | 602 SF | |
| | | | | | | | | | | | | | **MOB** | | | | | | | | | | | **MOB** | **MOB** | | |
| **1** | **Affordable Condo** | | | | | Unit # | 101 | 102 | 103 | 104 | 105 | | | | | | | | | | | | | | | | |
| | Unit mix | 3 | 2 | 0 | 5 | Total NSF | 2B / 1.5 | 1B / 1 | 1B / 1 | 1B / 1 | 2B / 1.5 | | | | | | | | | | | | | | | | |
| | | | | | | 3,643 SF | 737 SF | 698 SF | 679 SF | 642 SF | 887 SF | | | | | | | | | | | | | | | | |

# DESIGN FOR DEVELOPMENT COMPLIANCE

| D4D ITEM | D for D Standards | D4D pg# | Verification of Design | Compliance to D4D | Reference page |
|---|---|---|---|---|---|
| **HEIGHT LIMIT** | 90' height limit | 22 | Midpoint of sloped roof does not exceed 90' | **Complies** | **6, 39,40** |
| **ROOF STRUCTURE** | Rooftop recreation Structures allowed above height limited to 16' and 25% of roof area | 23 | Rooftop sunshade trellis structure is 879 sq ft which is 12.1% of the overall Roof Open Space area.<br>Level 2 sunshade trellis structure is 300 sq ft, which is 5.1% of the overall L2 Open Space area. | **Complies** | **6, 28** |
| **MIDRISE DEVELOPABLE AREA** | Midrise developable area calculated above 65' of approximate limit of 11,125 sq ft | 23 | Area of building exceeds maximum midrise developable area by approximately 33,629 sq ft - see calculation on page #6 | **Not Compliant (refer to D4D amendment pg #10)** | **6, 8, 10** |
| **BULK** | Bulk controls shall apply as follows: Bulk (above 90')<br>Max. residential plan diagonal 190'<br>Max. residential plan length 160'<br>Max res. floor plate 17,000 sq. ft.<br>Max. hotel plan length 200'<br>Max. hotel floor plate, 20,000 sq. ft. | 26 | Not Applicable - proposed building height does not exceed 90' | **Not Applicable** | **Not Applicable** |
| **LOT COVERAGE** | For buildings above 40' in height, a maximum of 75% lot coverage is allowed for those portions of the building above 40' | 28 | Lot coverage above 40' is 73.6% | **Complies** | **6** |
| **STREET WALL** | Max street wall Height not to exceed 65' (except for mid-rise and towers). Average streetwall height along a block not to exceed 55' to a depth of 20' on designated neighborhood streets (See Map 7: Neighborhood Streets) | 28 | Massing along China Basin Street and Bridgeview Way exceeds 55'. D4D amendment requested for allowing full building height at 90' above 65'. | **Not Compliant (refer to D4D amendment pg #10)** | **6, 9, 10** |
| **PROJECTIONS** | Architectural projections over a street, alley, park, or plaza shall provide a minimum of 8 feet of vertical clearance from the sidewalk or other surface above which it is situated. Projections include: Projections of purely architectural or decorative character such as cornices, eaves, sills, and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area of the volume of space enclosed by the building, and not projecting more than three feet over streets, alleys, and public open spaces. | 28 | Roof overhangs not to extend 3' over the street or Park to the east. Confirm Park is considered public open space per D4D | **Complies** | **28** |
| **OPEN SPACE (PRIVATE)** | Private Open Space: Private open space shall be provided for each dwelling unit in the amount of 70 square feet. | 34 | Private open space not provided | **NA** | **NA** |
| **OPEN SPACE** | Common open space: mid-block lanes (provide they do not permit through traffic other than emergency vehicles), gardens, building courtyards at grade level, rooftop and park-ing podium level gardens, decks, solaria, and atria open to sun and air, open terraces or recreational facilities for use by residents. | 34 | 10,360 sq ft open space required / 13,085 sq ft provided | **Complies** | **6, 21, 28** |
| **OPEN SPACE (LANDSCAPE)** | • Sufficient soil depth shall be provided to ensure adequate growth and health for planting within open space on roof decks. The minimum size of trees at installation should be 24" box, and irrigation and under-drainage should be provided for all planting. | 34 | Planter walls are currently designed to be between 18" to 24". Landscaped areas will be mounded to accommodate minimum 24" box trees | **Complies** | **6, 40** |

# DESIGN FOR DEVELOPMENT COMPLIANCE

| D4D ITEM | D for D Standards | D4D pg # | Verification of Design | Compliance to D4D | Reference page |
|---|---|---|---|---|---|
| **SHADOW ANALYSIS** | Shadow analysis on Public Open Space only required if variance sought for shape and location of building | 36 | D4D Amendment for Street Face requirement is for west side of building. Shadowing on P19 park on east side of project is not affected. | **Complies** | **64** |
| **WIND ANALYSIS** | Wind Analysis required for projects over 100' | 38 | NA | **Complies** | **NA** |
| **VEHICULAR PARKING** | Parking: Maximum of one space for each dwelling unit. • One secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof. • The required ratio of compact spaces to standard size spaces is 50%. • The minimum size requirement for parking spaces is: compact = 127.5 s.f.; standard = 160s.f. | 43 | 34 spaces provided. | **Complies** | **6, 20** |
| **OFF STREET LOADING** | Loading: 1 off-street loadings space required with dimension 10'w x 35'l x14'h | 44 | Proposed loading to be provided at Loading Zone on China Basin Street. | **Complies** | **80** |
| **SIGNAGE** | Signage: Residential Land Use District:<br>• Flashing signs, moving signs and roof signs are not permitted.<br>• Business signs are allowed for retail uses.<br>• No business signs are permitted above 1/2 of the base height of the building. | 45 | Signage design deferred to signage permit stage | **Deferred** | **NA** |

# DESIGN FOR DEVELOPMENT COMPLIANCE

| D4D ITEM | D for D Guidelines | D4D pg # | Verification of Design | Compliance to D4D | Reference page |
|---|---|---|---|---|---|
| **OPEN SPACE GUIDLEINES** | Where feasible, the residential open space should maximize sunlight and be oriented to significant natural features such as the Channel and the Bay. Private open space, where feasible, should enhance public open space areas utilizing design features such as: views to private open space from sidewalks and parks, enhanced walkways and pedestrian linkages, and similar measures. | 55 | MBS Block 9A has 2 main open spaces:<br>Open space at the roof is located at the north half of the building with views towards the bay and the San Francisco skyline. The roof terrace is primarily open to the sky to maximize sunlight exposure.<br>Open space at Level 2 terrace is surrounded on 3 sides by the building mass and open towards the east, facing the Bay and the Terry Francois Blvd. The east part of the open space steps down using a series of terracing ramps to enhance the connection to the adjacent P19 park and waterfront promenade. | **Complies** | **6, 21, 28** |
| **STREETWALL AND SETBACKS** | Residential buildings should be continuous at the property line on streets, except for occasional breaks in the streetwall for entry to a courtyard, building, or mid-block lanes.<br>• Other streets not specifically mentioned in the Design Standards are also encouraged to have continuous streetwalls.<br>• While mid-block lanes should also be designed to generally adhere to these guidelines, they may include more generous setbacks to create additional open space.<br>• Certain streets have mandatory setbacks from the property line and are identified in the section on Setbacks in the Design Standards. Streetwall guidelines should be observed at the boundary of these setbacks. | 62 | The massing of the building is generally located at the property line along China Basin, Bridgeview Way, and Mission Rock Street. The exposed slab conditions at Level 2 and Level 7 are located at the propoerty line and the building walls undulated from the slab edge to a point no more than ~5' from the slab edge.<br>An amendment is being sought for street wall compliance along neighborhood streets at China Bain Street and Bridgeview Way | **Partially Complies Amendment sought for streetwall height at Neighborhood Streets (see pg 10)** | **6, 10, 21-28, 49, 52** |
| **RESIDENTIAL GUIDELINES: PEDESTRIAN SCALE** | Design Guidelines: Residential Design Guidelines. Pedestrian Scale:<br>At the ground level, the design and scale of building facades and sidewalks should enhance the pedestrian experience by being visually interesting, active, and comfortable.<br>• Residential uses at or near street level enliven the pedestrian experience, as well as foster a sense of community and safety. Privacy issues for residents should be considered along with opportunities for direct access to the street.<br>• Buildings at street level should create pedestrian scale and interest by minimizing the use of blank walls and incorporating architectural and landscape features of interest and utility.(See following sub-section on Architectural Details for suggested design character for building bases at the street level.)<br>• Attention should be given to the choice of trees, sidewalk details, and street furniture in order to maintain pedestrian scale. | 63 | At China Basin Street and Mission Rock Street A combination of building recesses and above grade landscaped planters are used to provide envoke a sense of pedestrian scale.<br>Bridgeview Way is lined with Pedestrian level residential entries which area elevated to emulate residential stoops. The entries are recessed and highlighted with accent colors to provide visual interest. Landscaped planters with textured planter walls front the stoops to provide additional visual interest and texture to this pedestrian thoroughfare. | **Complies** | **20, 46, 47, 50, 51, 53, 54** |
| **RESIDENTIAL GUIDELINES: ENTRIES** | Entries: • For larger buildings with shared entries, entry should be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards can provide visual interest, orientation, and a sense of invitation. | 64 | An elevated Building Lobby serving as the Primary Building Entry is located at the corner of Bridgeview Way and China Basin Street. A decorative ceiling and column cluster provides the entry with a sense of prominence | **Complies** | **49, 50** |
| **RESIDENTIAL GUIDELINES: BUILDING BASE** | Building Base: For pedestrians, the character of the building base is particularly important in establishing a comfortable scale and environment.<br>• Variety at street level for pedestrian scale can be achieved through the use of design features such as stairs, stoops, porches, bay windows, rusticated materials and landscaping. | 67 | Stoops and landscape planters provided along residential entries along Bridgeview Way.<br>On the east side of the building facing Terry Francois, folded perforated metal screen panels establish and architectural language distinct from the upper mass of the building. | **Complies** | **46, 47, 48, 50, 51, 53** |

# DESIGN FOR DEVELOPMENT COMPLIANCE

| D4D ITEM | D for D guidelines | D4D pg # | Verification of Design | Compliance to D4D | Reference page |
|---|---|---|---|---|---|
| **RESIDENTIAL GUIDELINES: ROOFSCAPE** | Roofscape: Recognizing that Mission Bay South building roofs may be visible from higher surrounding locations, they should be designed consistent with the architecture of the building.<br>• Roofs should be visually interesting and should use non-reflective, low intensity colors.<br>• Mechanical equipment should be organized and designed as a component of the roofs-cape and not appear to be a leftover or add-on element. Mechanical equipment should be screened as provided in the Design Standards.<br>• Upper level terraces on residential buildings, particularly on the roof of parking podiums, are encouraged, and if improved, may qualify as required private open space. | 68 | The roofscape at the north portion of the proposed building is comprised of sculptural planters, vegetation including trees, and a sculptural perforated trellis structure to provide shading for the residents.<br>The south portion of the roof is comprised mostly of photovoltaic panels required to provide renewable energy to the building and meet Title 24.<br>The upper roof will have very little mechanical equipment as most of the building exhaust and MEP systems are located within the building.<br>The 2nd floor roof terrace above the garage is landscaped with a more playful architectural aesthetic and colors. This space will be used primarily by the building resident's child population and is mostly only visible from above by the building's residents. | **Complies** | **48, 55, 67, 68, 69** |
| **RESIDENTIAL GUIDELINES: VISUAL INTEREST** | Visual Interest:<br>To mitigate the scale of development and create a pedestrian friendly environment, building massing should be modulated and articulated to create interest and visual variety.<br>• A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, window reveals and forms, color, and location of garage and residential entries, as appropriate to each site can create shadows and texture and add to the character of a building. | 69 | The building is divided betwene the base and upper mass of the building. The upper massing is further articulated by dividing the 7 floors into 3 groupings of 3 + 2 + 2 stories. Each grouping level's exterior wall undulates to provide interesting plays on shadow and depth.<br>On the east facde facing the Level 2 terrace, the vertical sun shade devices double as both shading elements provide additional depth and interest to the elevation.<br>At the building base, a series of recesses and planters help articulate the building to a pedestrian scale. | **Complies** | **46, 47, 49, 52, 53, 54** |
| **COLOR AND MATERIALS** | Extreme contrasts in materials, colors, shapes and other characteristics which will cause<br>buildings to stand out in excess of their public importance should be avoided.<br><br>Taller buildings should avoid dark tones thereby reinforcing the visual unity and special character of the City. | 70 | Majority of the colors used on the building is a combination of white cement plaster defining the overall building form, dark gray window mullions, and gray exposed concrete slab conditions defining the 2nd, 5th, 7th floors, and roof.<br>The east facing elevation facing the terrace uses a dark warm gray cement plaster panel to contrast with the lighter color of the overall building form.<br>Accent colors and materials are employed judiciously to define the residential stoop entries along Bridgeview Way and used on limited areas of the stair and elevator cores and community room ceiling to provide visual interest and moment of surprise when the building is viewed from the waterfront promenade. | **Complies** | **58-61** |
| **RESIDENTIAL GUIDELINES: CORNER ZONE** | Corner Zone:<br>Each street corner site in the Plan Area offers an opportunity to maximize views and sunlight exposure. To realize this advantage and encourage architectural variety, each corner should hold the streetwall by building to the street face for a minimum distance of 50’ as outlined in the Design Standards.<br>• Corner buildings should be given special architectural treatment to make them stand out from the building pattern along the rest of the block. | 71 | At the southeast and northeast corners of the building with access to views of the bay to the east, corner windows have been provided for the east facing corner units to maximize daylight and view. The corner windows also provide a different Architectural language defining these special conditions from the rest of the building mass.<br>The northwest and southwest corners of the building has limited views and the cement plaster corners are maintained to maintain the continuity of the build mass as it wraps from China Basin Street to Bridgeview Way and around to Mission Rock Street.<br>The southwest corner at the building is highlighted by a sloped raised roof identifying this corner of the building as the primary shared entry for the building.<br>Corner zones at all 4 block corners are maintained for minimum of 50'. | **Complies** | **46, 47, 49, 52** |

# DESIGN FOR DEVELOPMENT AMENDMENTS

## MBS BLOCK 9A D4D AMENDMENTS

| D4D ITEM | D4D Standards | Amendments sought |
|---|---|---|
| **MAXIMUM BUILDING HEIGHT AT 90' FOR PORTION OF BUILDING** | Footprint above 65' limited to 13% area of Zone HZ4 or approximately 11,125 sq ft calculated for Block 9A as remaining area of Footprint) | Seek amendment to reassign the percentage of developable area in Height Zone HZ-4 that can be built at the Base Height of 65 feet to the Midrise Height of between 65 and 90 feet. This is an increase from 13% to 17.8% of the developable area that can be built up to 90 feet within Height Zone HZ-4. This is equal to an additional 10,832 square feet of developable area at the 90-foot height limit, to be used on MBS 9a, which is the last block to be entitled in Height Zone HZ-4.<br><br>Amendment to increase midrise developable floor area above 65' sought in order to allow for development to maximize the number of affordable units that can be constructed on this lot. By allowing the building area to exceed the footprint of building area above 65' limit, allows for efficient stacking of residential units to optimize efficiency in layout, structural systems, and construction of MEPS systems in an effort to reduce average construction cost per affordable residential unit. |
| **STREET WALL** | Max street wall Height not to exceed 65' (except for mid-rise and towers). Average streetwall height along a block not to exceed 55' to a depth of 20' on designated neighborhood streets. | Allowing increased height of no more than 90 feet on the Project's street-fronting facade along China Basin Street and Bridgeview Way.<br><br>**China Basin Street:** Allowable height for Street wall is 55' per the D4D as China Basin Street is shown as a neighborhood Street per the D4D. The proposed height along China Basin Street is 89'-4" measured to the midpoint of the sloped roof. Although the majority of the building roof is at 86'-6", the roof pitches upwards at the south end of the building to establish a strong corner presence per the residential design guideline as outlined in the D4D.<br><br>**Bridgeview Way:** Allowable height for Street wall is 55' per the D4D as Bridgeview Way is shown as a neighborhood Street per the D4D. The majority of the proposed height along Bridgeview Way is 86'-6" with the south side of building pitching up towards the south end of the building. The amendment is sought in order to maintain the clarity of the proposed building mass and form. The amendment also allows for the design to maximize the number of residential units in the building in order to reduce the cost per unit of this 100% affordable project.<br><br>Amendment to increase streetwall height up to 90 feet height sought in order to allow for development to maximize the number of affordable units on site. By allowing the building mass to exceed the average 55' street wall limit along China Basin and Bridgeview and construct building to the maximum height limit of 90' will allow for stacking of residential units for maximum efficiency in layout, structural systems, and construction of MEPS systems in an effort to reduce average construction cost per affordable residential unit. |

# AMENDMENTS TO MAJOR PHASE FOR BLOCKS 8-10A

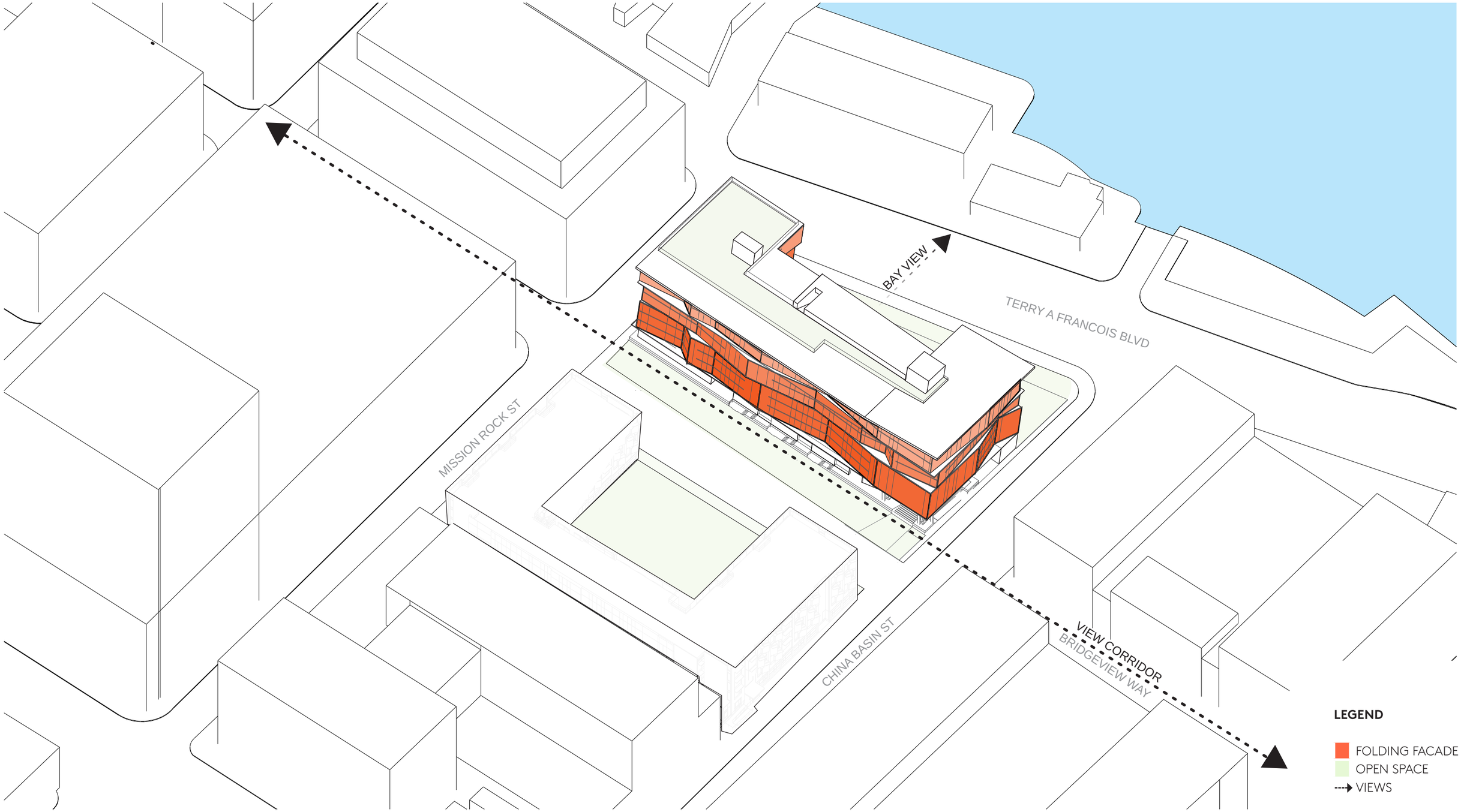
| LOCATION | TOPIC | APPROVED MAJOR PHASE APPLICATION | PROPOSED BC/SD FOR MISSION BAY SOUTH BLOCK 9A | COMPLIANCE OR PROPOSED REVISION TO THE MAJOR PHASE APPLICATION* | REVISIONS TO 2004 MAJOR PHASE APPLICATION |
|---|---|---|---|---|---|
| MISSION BAY SOUTH BLOCK 9A<br><br>BLOCK: 8719 / LOT 5<br><br>ZONING: HZ-4 | SITE AREA | .69 ACRES | .69 ACRES | Complies with MPA | * Per the current Major Phase Application (MPA) for Blocks 8 thru 10A dated Feb 10, 2004, when the Building at 350 China Basin (Parcel 9A) breaks ground, the proposed building at 350 China Basin Street (Block 9A), the following revisions to the 2004 MPA will be required.<br><br>(A) Increase MPA proposed number of Units for Parcel 9A from 62 to 148 units.<br><br>(B) Increase MPA proposed building height on Parcel 9A in the Mission Bay South D4D for Parcel 9A from 65'-0" to 90'-0".<br><br>(C) Increase MPA proposed lot coverage between 66' to 90' in height for Parcel 9A from 0 to 75%.<br><br>(D) Increase MPA proposed floor area above 65' for Parcel 9A from 0 to 21,957 sq ft<br><br>(E) Increase MPA proposed average height of street wall at Mission Rock Street, China Basin Street, and Bridgeview Way in the Mission Bay South D4D for Parcel 9A to 90'-0"<br><br>(F) Decrease MPA proposed vahicle parking space from 62 to 34.<br><br>(G) Increase MPA proposed minimum number of bicycle parking space from 3 to 74, and proposed maximum number of bicycle parking space from 3 to 76. |
| | | 29,939 S QFT | 29,939 S QFT | Complies with MPA | |
| | | | | | |
| | USE | SFRA RESIDENTIAL | SFRA Residential | Complies with MPA | |
| | RESIDENTIAL UNITS | 62 Units (90 units / acre) | 148 Units (214 units / acre) | Revision to MPA proposed (A) | |
| | | | | | |
| | PROPOSED BUILDING HEIGHT | 65'-0" | 90'-0" | Revision to MPA proposed (B) | |
| | | | | | |
| | BUILDING COVERAGE: 66'-90' | 0 sq ft | 22,454 sq ft (75%) | Revision to MPA proposed (C) | |
| | BUILDING COVERAGE: 41'-65' | 29,939 sq ft | 22,454 sq ft (75%) | Complies with MPA | |
| | BUILDING COVERAGE: 0'-44' | 29,939 sq ft | 29,939 sq ft (100%) | Complies with MPA | |
| | | | | | |
| | FLOOR AREA ABOVE 65' | 0 sq ft | 21,957 sq ft | Revision to MPA proposed (D) | |
| | | | | | |
| | AVG HT OF STREET (TO 20' DEEP) | | | | |
| | MISSION ROCK STREET | 59'-6" | 90'-0" | Revision to MPA proposed (E) | |
| | CHINA BASIN STREET | 50'-0" | 90'-0" | Revision to MPA proposed (E) | |
| | BRIDGEVIEW WAY | 50'-0" | 90'-0" | Revision to MPA proposed (E) | |
| | | | | | |
| | PROPOSED PARKING SPACE (MIN) | 62 | 34 | Revision to MPA proposed (F) | |
| | PROPOSED PARKING SPACE (MAX) | 62 | 34 | Revision to MPA proposed (F) | |
| | | | | | |
| | PROPOSED BICYCLE PARKING (MIN) | 3 | 74 | Revision to MPA proposed (G) | |
| | PROPOSED BICYCLE PARKING (MAX) | 3 | 76 | Revision to MPA proposed (G) | |
| | | | | | |
| | LOADING ZONE | 0 | 0 | Complies with MPA | |
| | | | | | |

# NEIGHBORHOOD MAPS

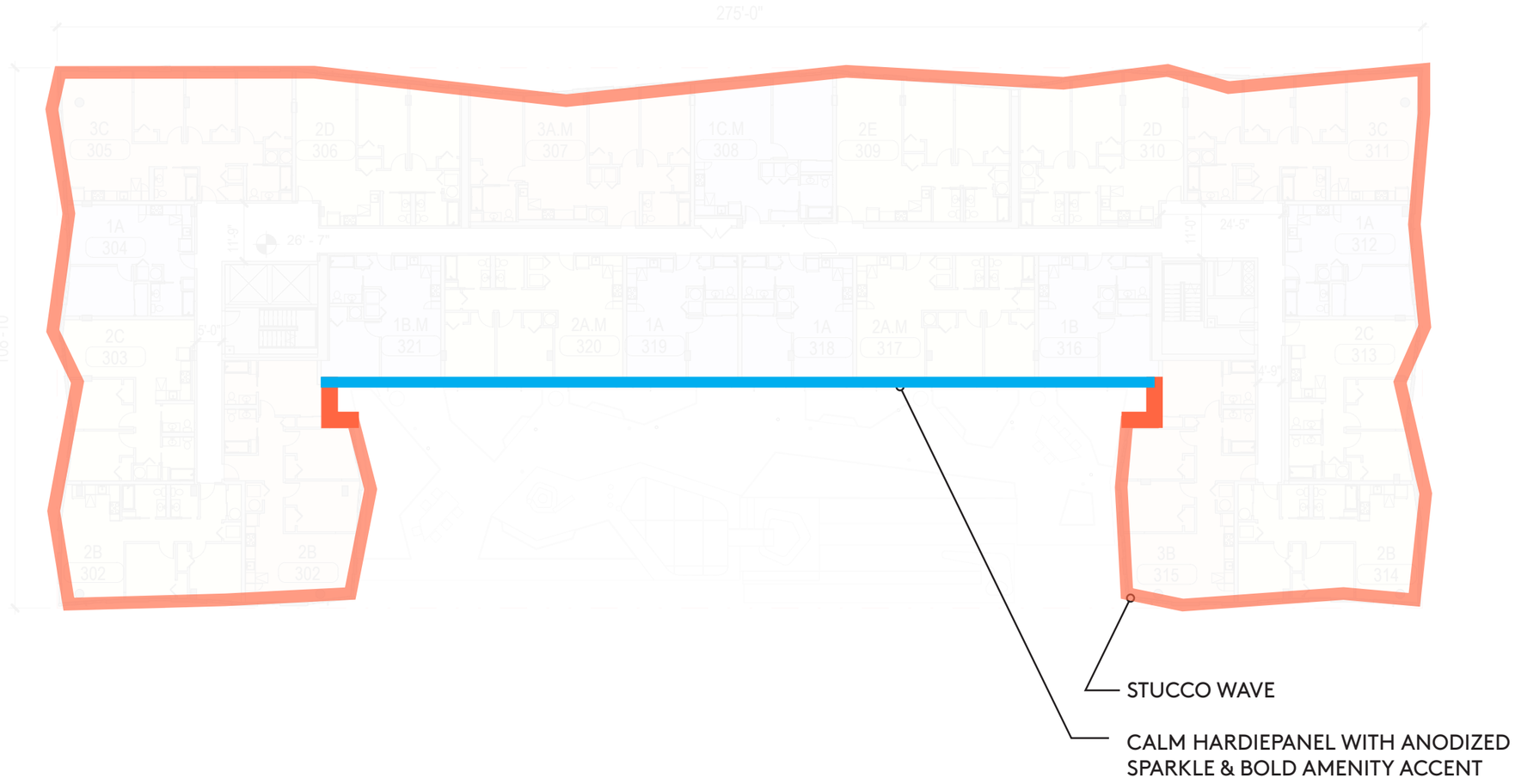
## ZONING


## TRANSIT

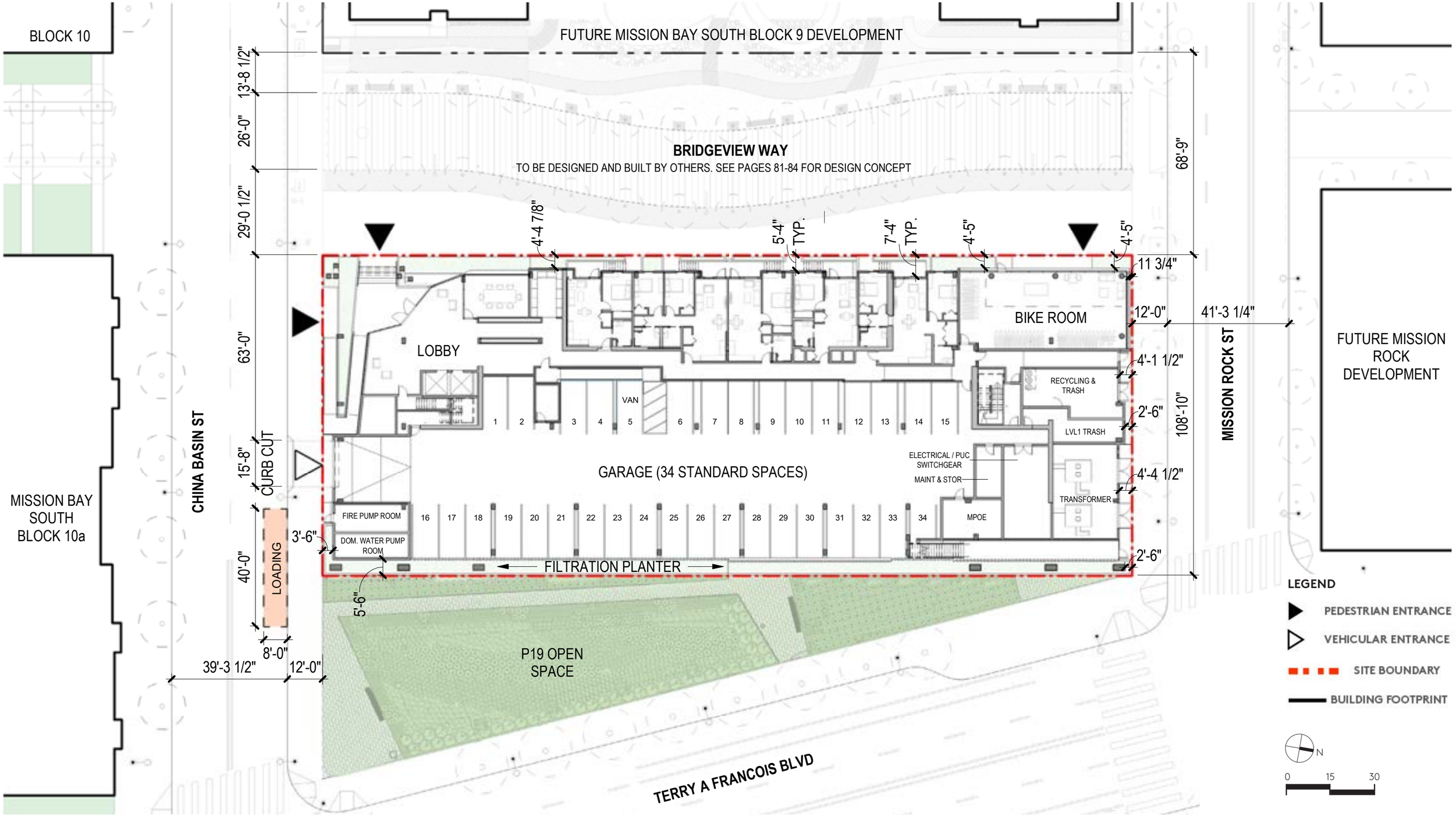
# CONCEPT DIAGRAM



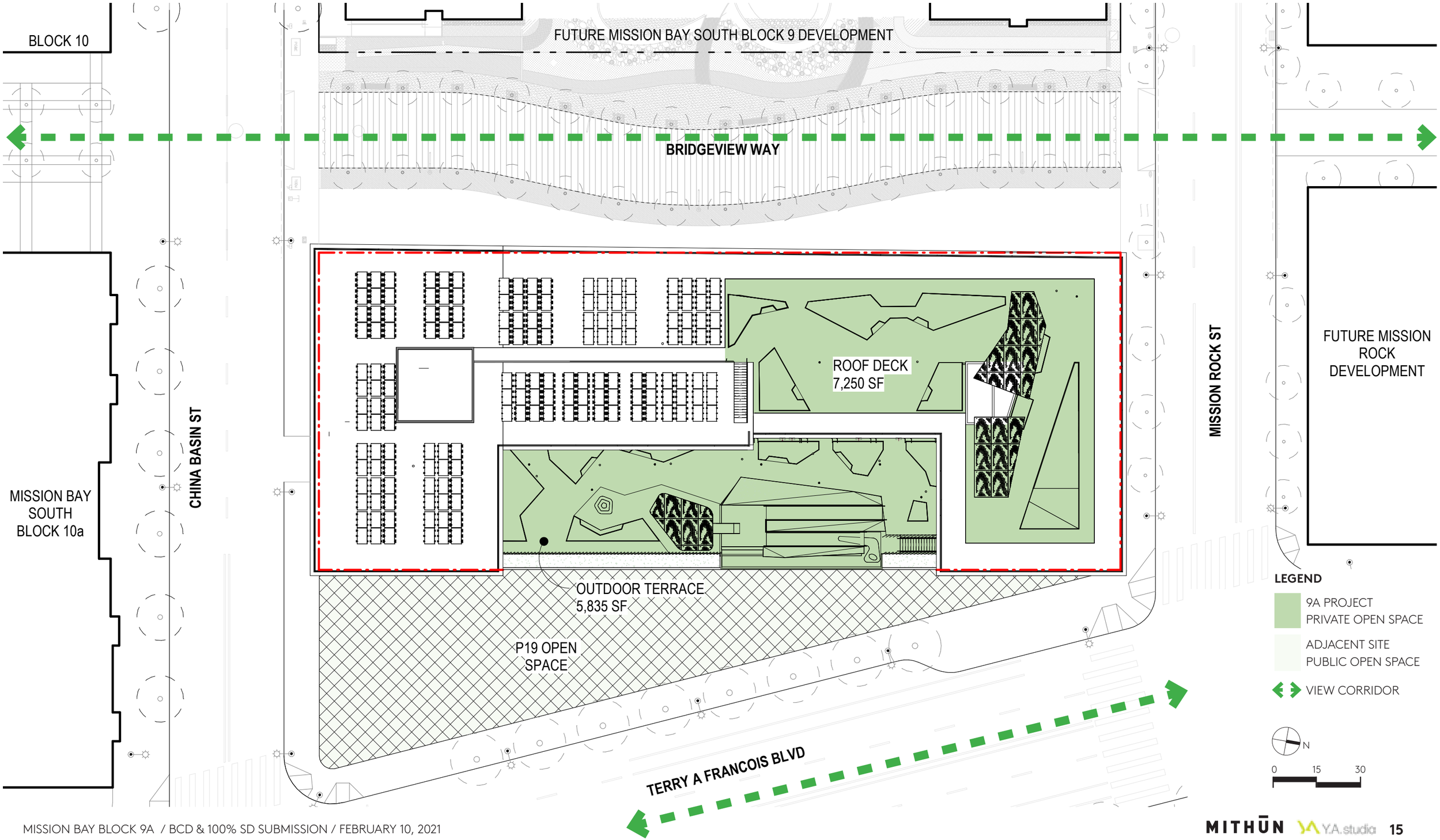
# FACADE WAVE DIAGRAM



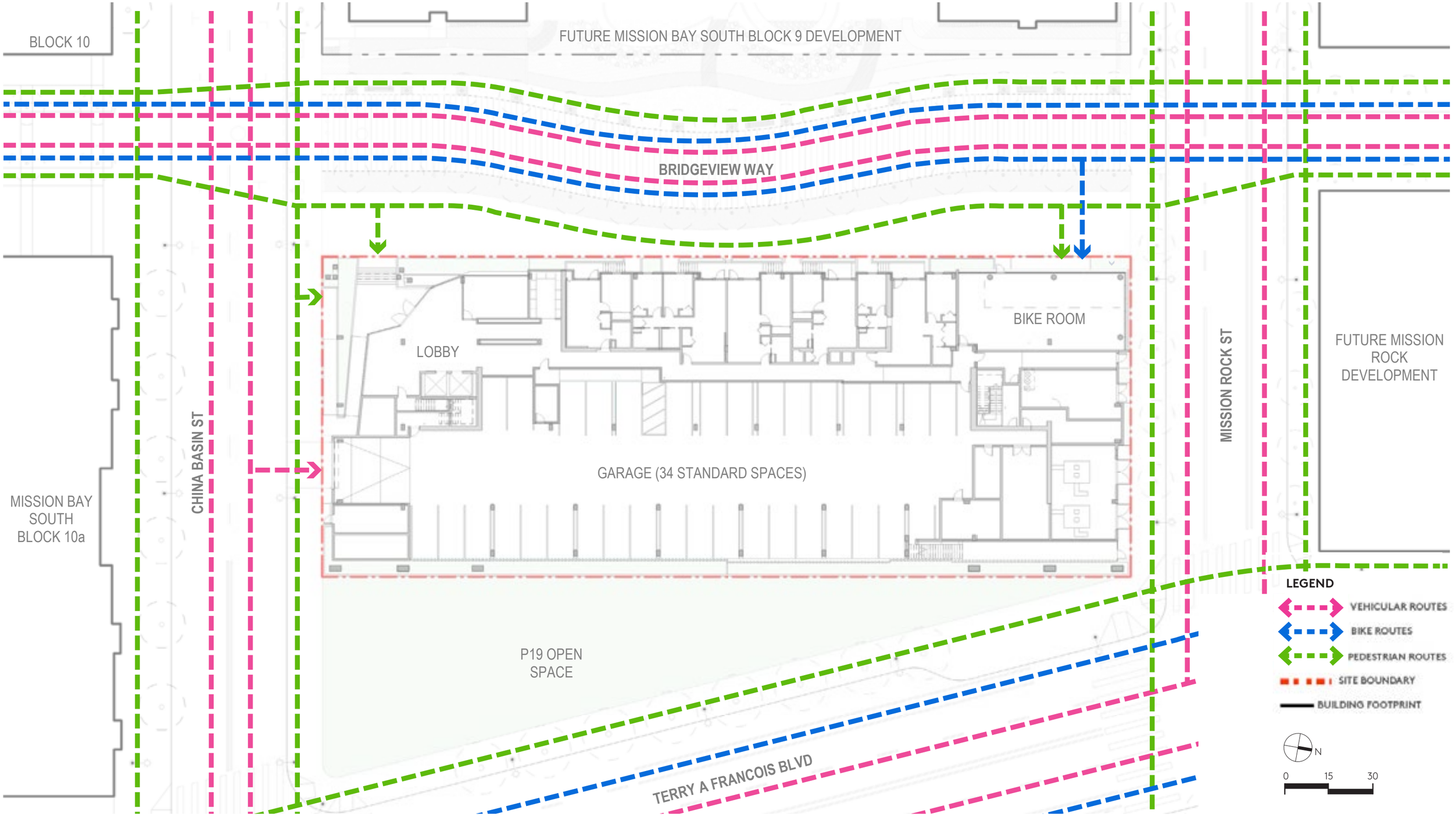
# SITE PLAN


BLOCK 10
FUTURE MISSION BAY SOUTH BLOCK 9 DEVELOPMENT
BRIDGEVIEW WAY
TO BE DESIGNED AND BUILT BY OTHERS. SEE PAGES 81-84 FOR DESIGN CONCEPT
13'-8 1/2"
26'-0"
29'-0 1/2"
63'-0"
15'-8"
CURB CUT
40'-0"
LOADING
3'-6"
5'-6"
8'-0"
39'-3 1/2"
12'-0"
CHINA BASIN ST
MISSION BAY SOUTH BLOCK 10a
4'-4 7/8"
5'-4" TYP.
7'-4" TYP.
4'-5"
4'-5"
11 3/4"
68'-9"
12'-0"
41'-3 1/2"
LOBBY
BIKE ROOM
RECYCLING & TRASH
4'-1 1/2"
2'-6"
LVL1 TRASH
108'-10"
VAN
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
GARAGE (34 STANDARD SPACES)
ELECTRICAL / PUC SWITCHGEAR
MAINT & STOR
TRANSFORMER
4'-4 1/2"
FIRE PUMP ROOM
DOM. WATER PUMP ROOM
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34
MPOE
2'-6"
FILTRATION PLANTER
P19 OPEN SPACE
TERRY A FRANCOIS BLVD
MISSION ROCK ST
FUTURE MISSION ROCK DEVELOPMENT
LEGEND
PEDESTRIAN ENTRANCE
VEHICULAR ENTRANCE
SITE BOUNDARY
BUILDING FOOTPRINT
N
0
15
30

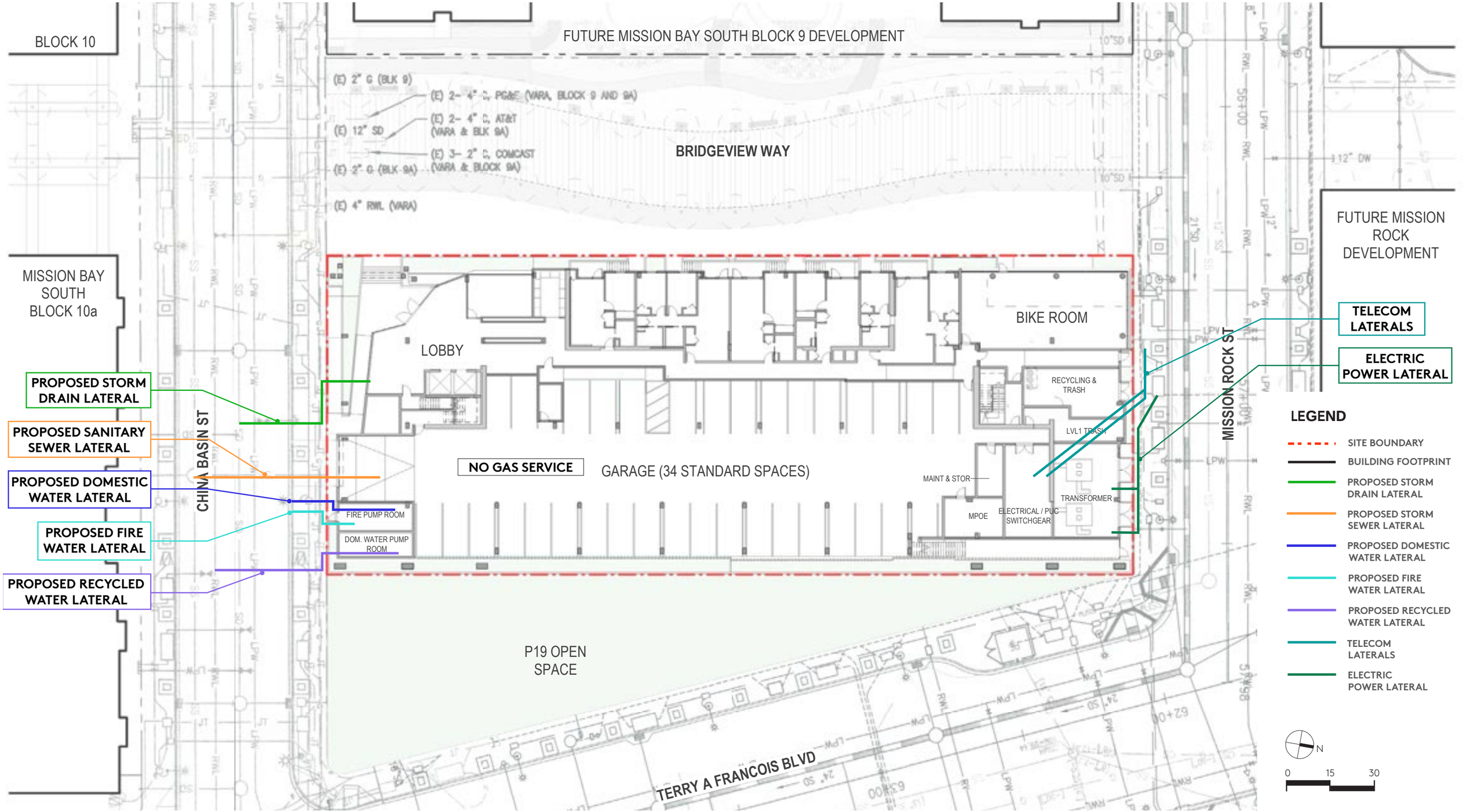
# OPEN SPACE SITE PLAN



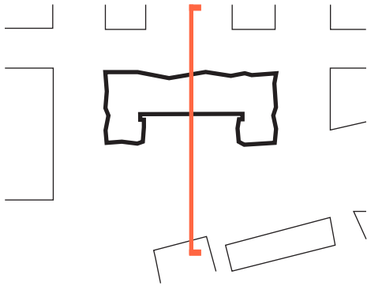
# SITE CIRCULATION DIAGRAM

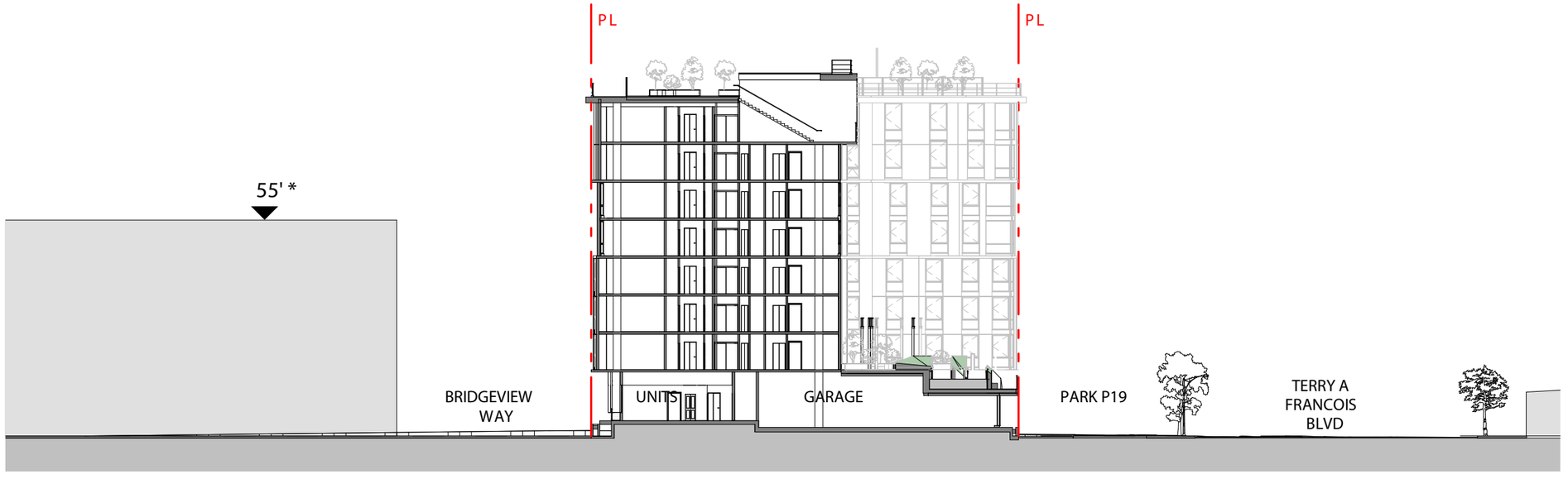


# UTILITY PLAN



# SITE CROSS SECTION

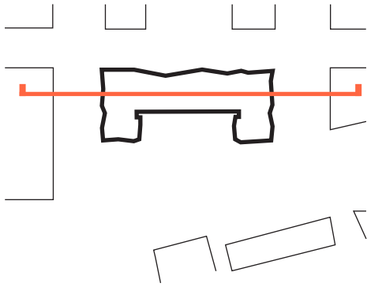


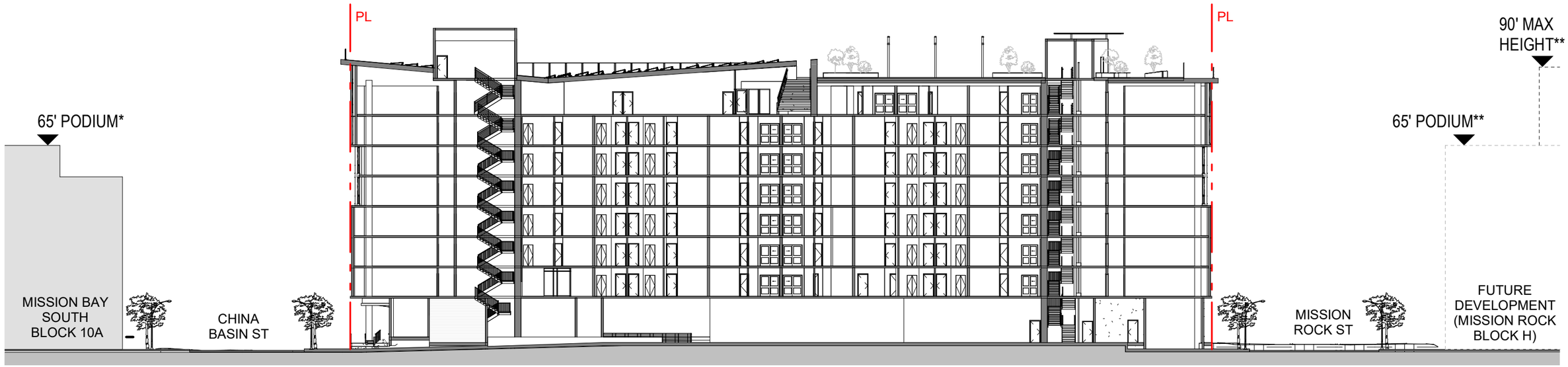



*ESTIMATE BASED ON MISSION BAY SOUTH D4D REQUIREMENTS

0 20 40

# SITE LONGITUDINAL SECTION

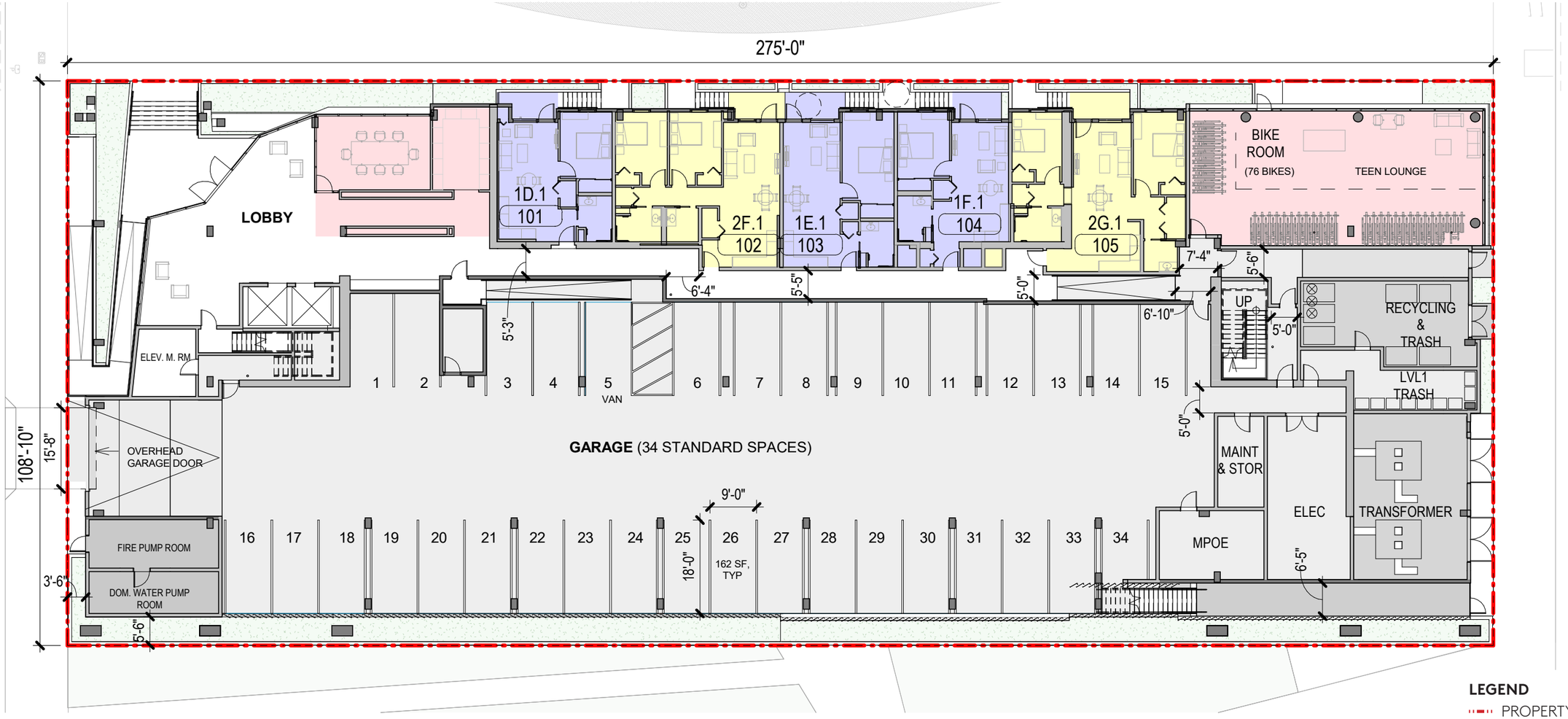





*ESTIMATE BASED ON MISSION BAY SOUTH D4D REQUIREMENTS
**ESTIMATE BASED ON MISSION ROCK DESIGN CONTROLS

0 20 40

# GRADE - LEVEL 1



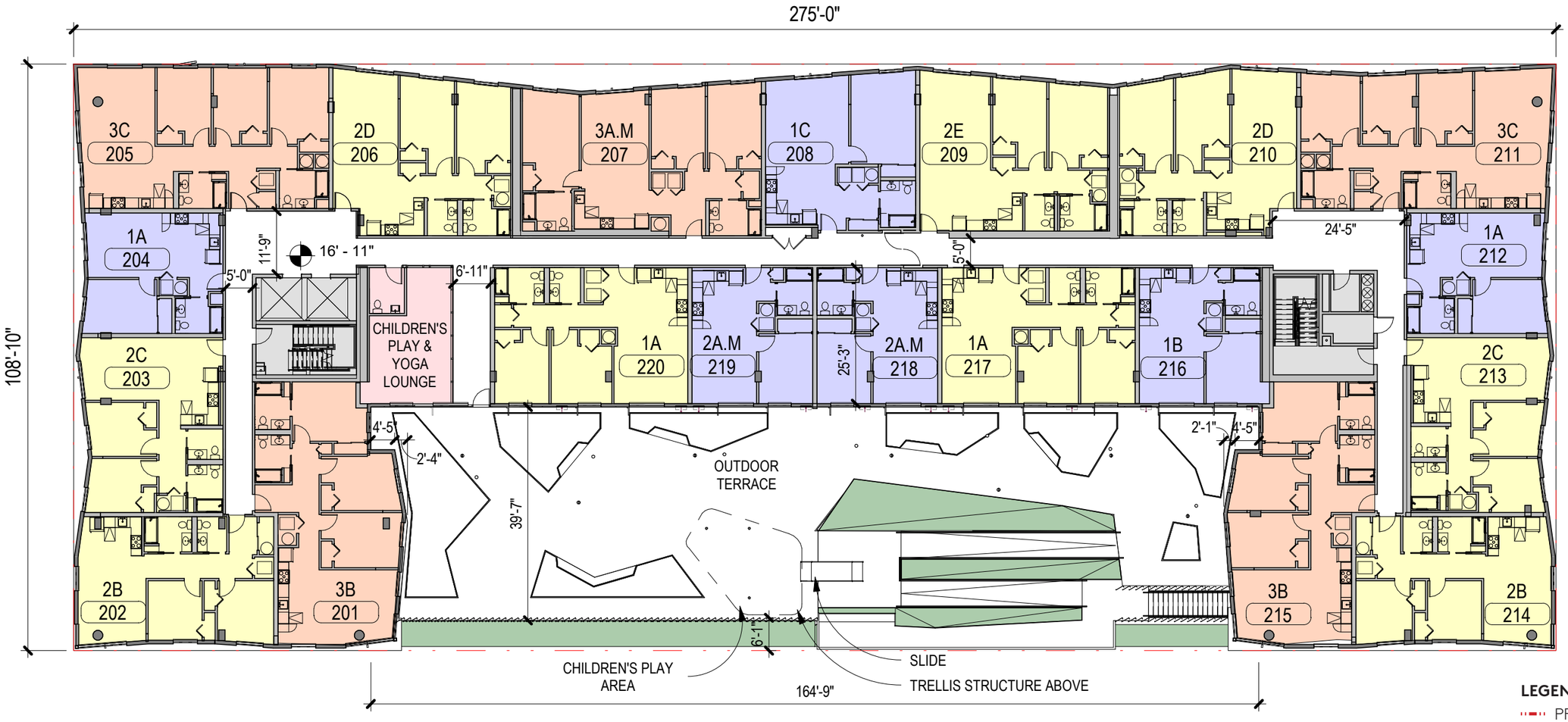

**LEGEND**

- PROPERTY LINE
- + 4'-0"
- + 2'-0"
- + 0'-0"
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

N

0 20 40

# LEVEL 2



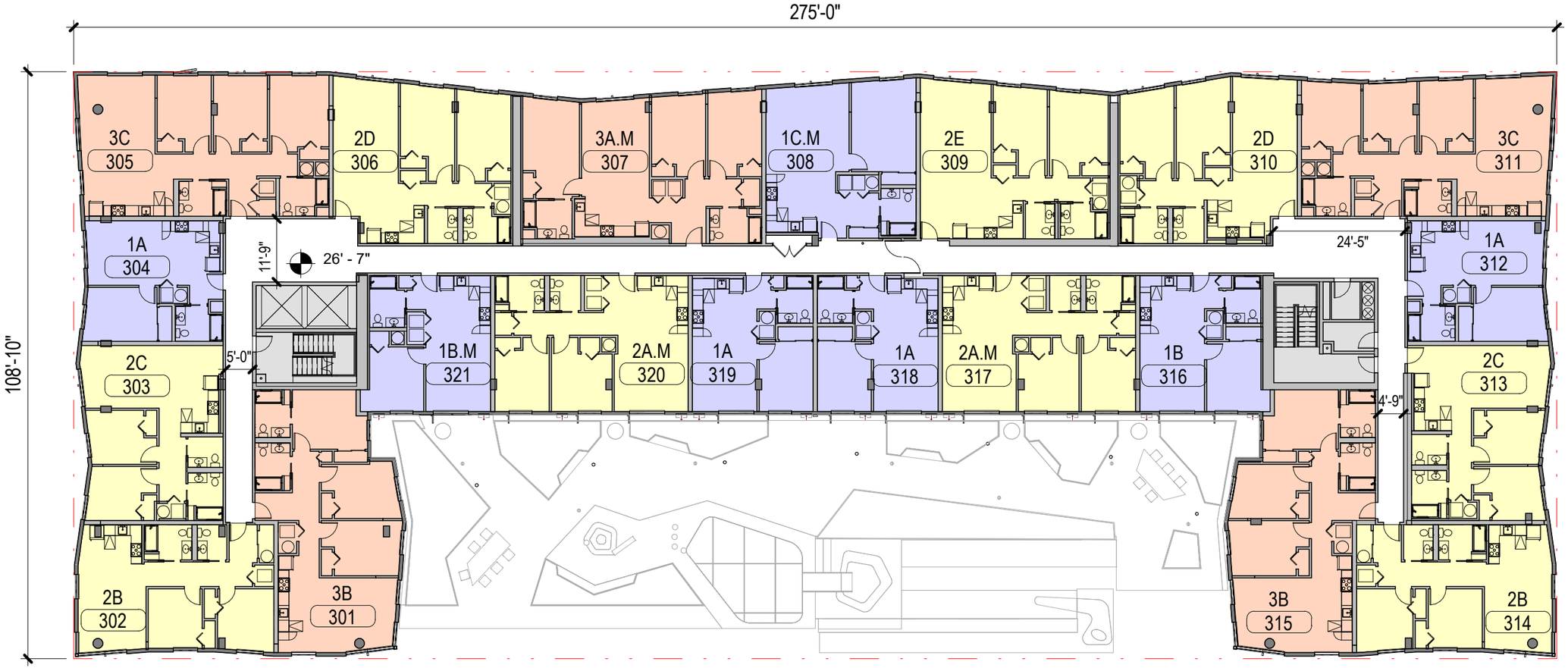

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 3



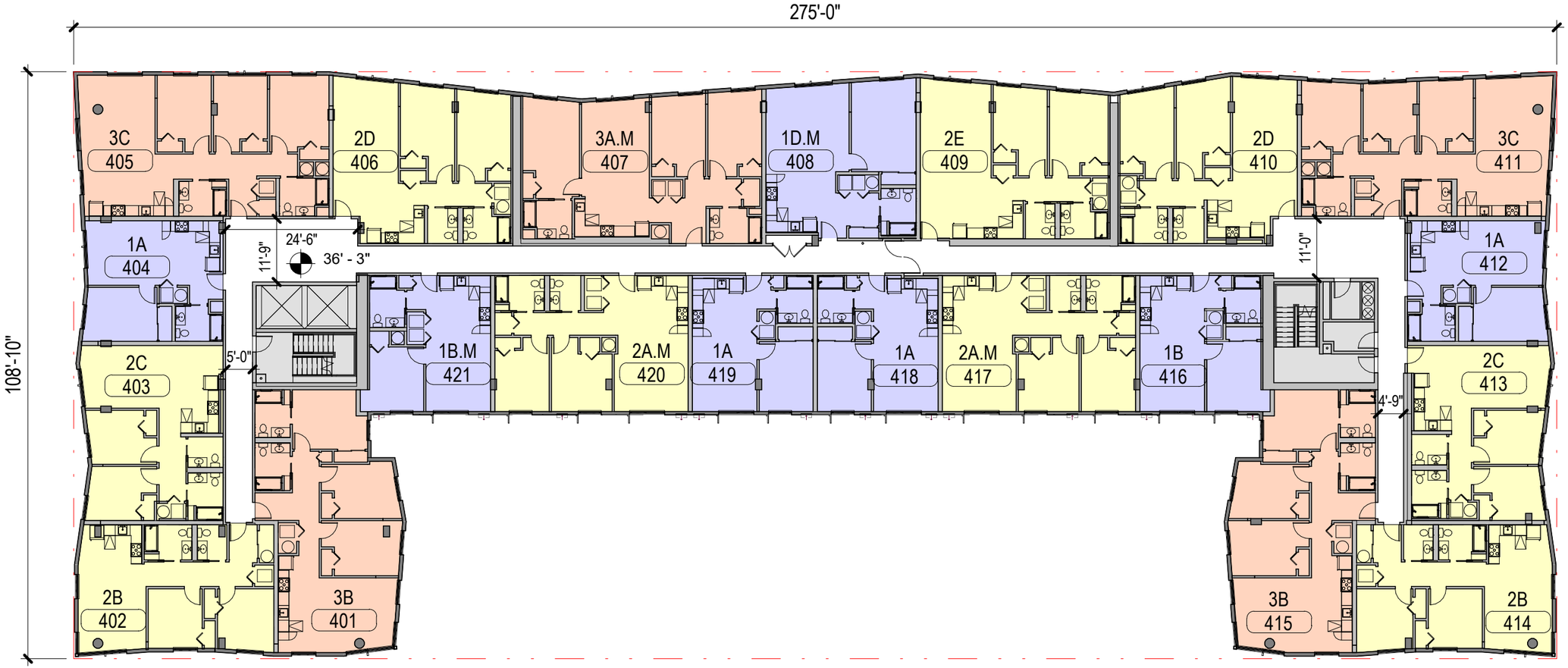

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 4



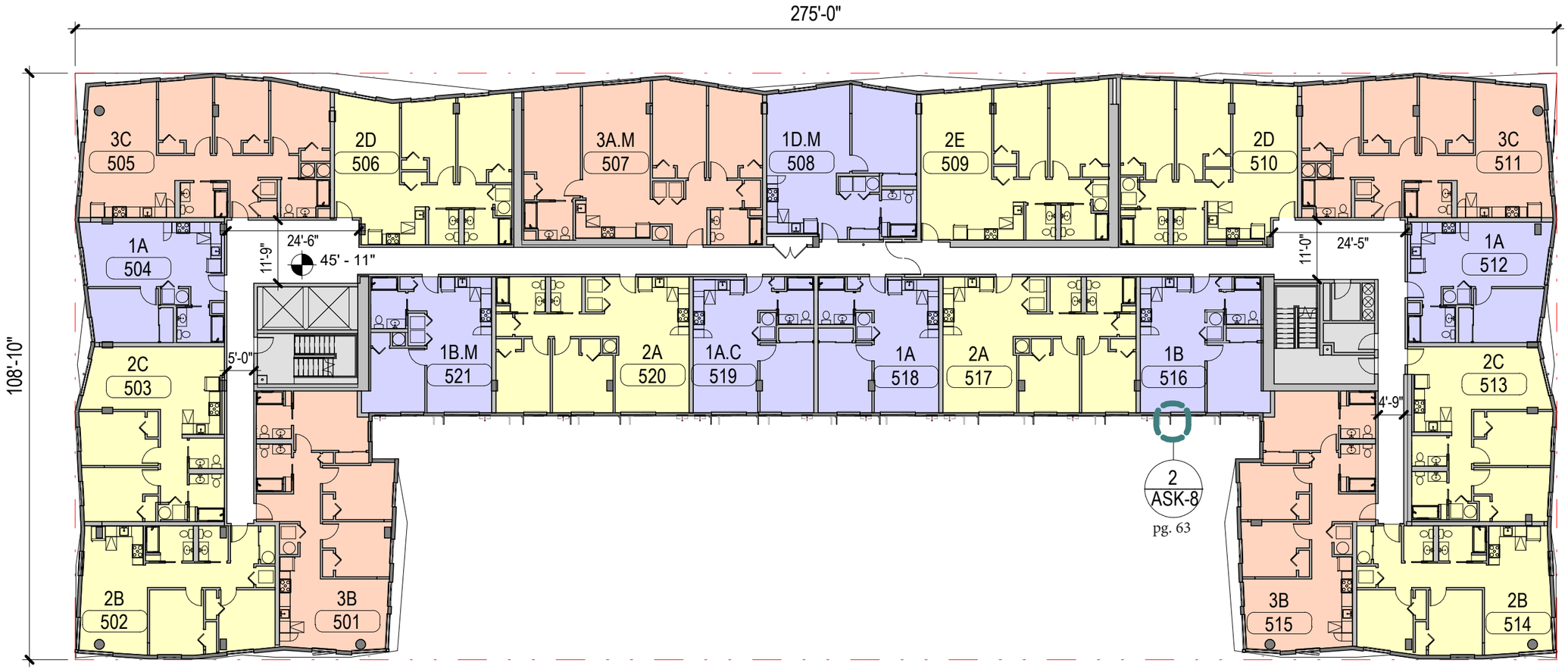

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 5



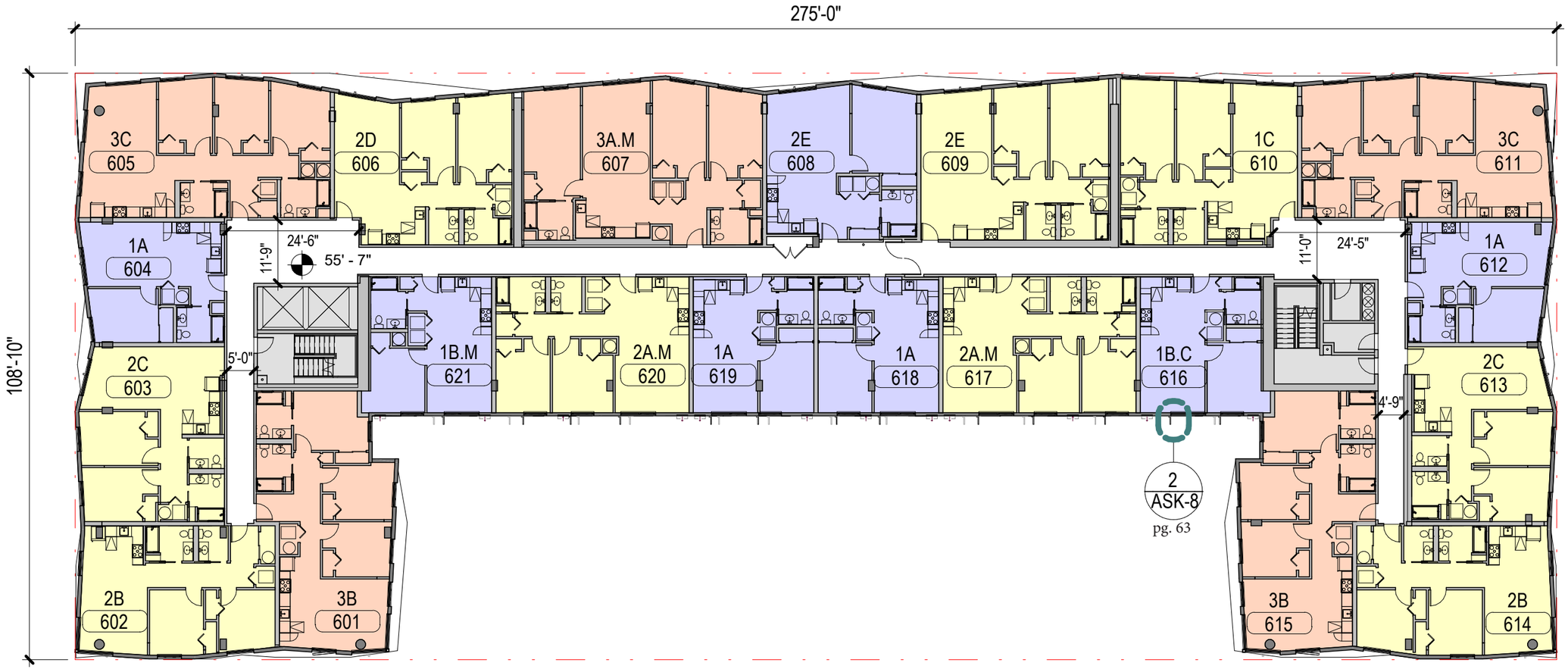

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 6



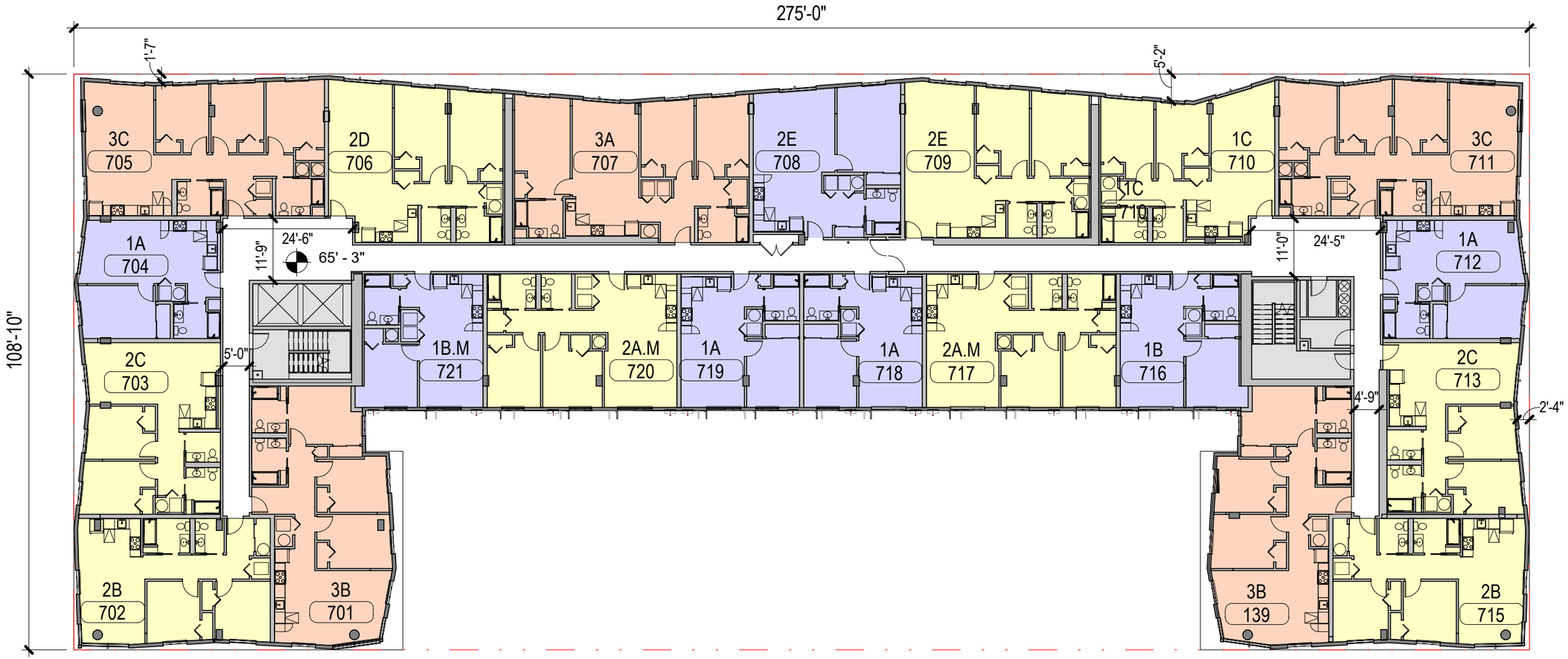

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 7



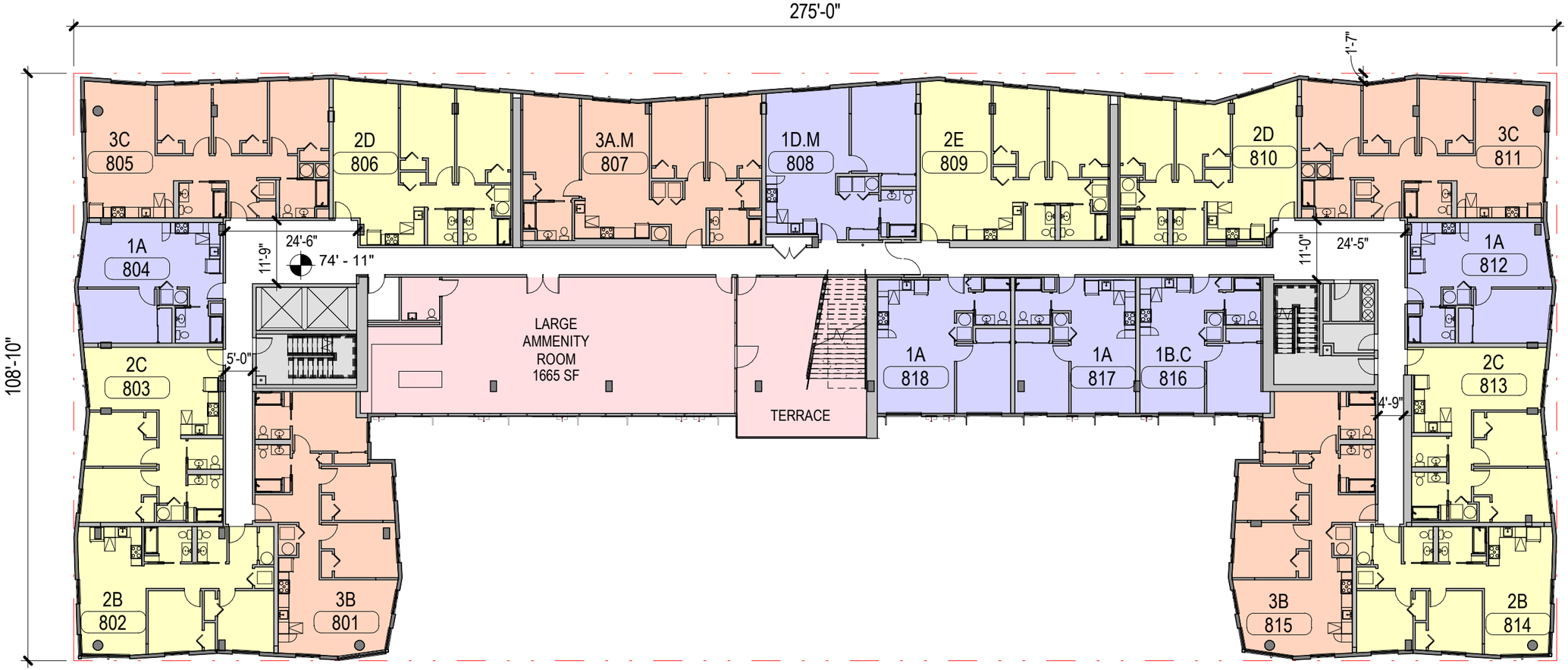

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL 8



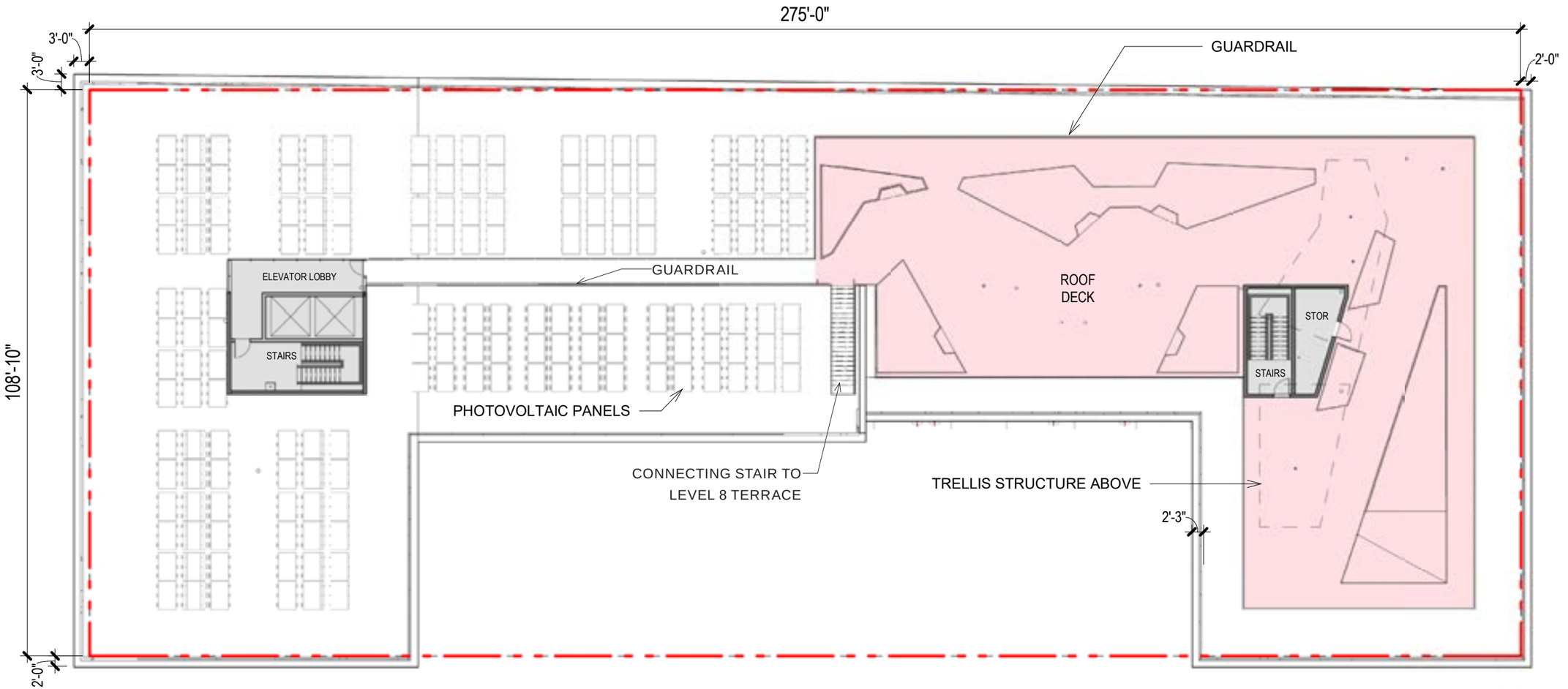

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

N

# LEVEL ROOF



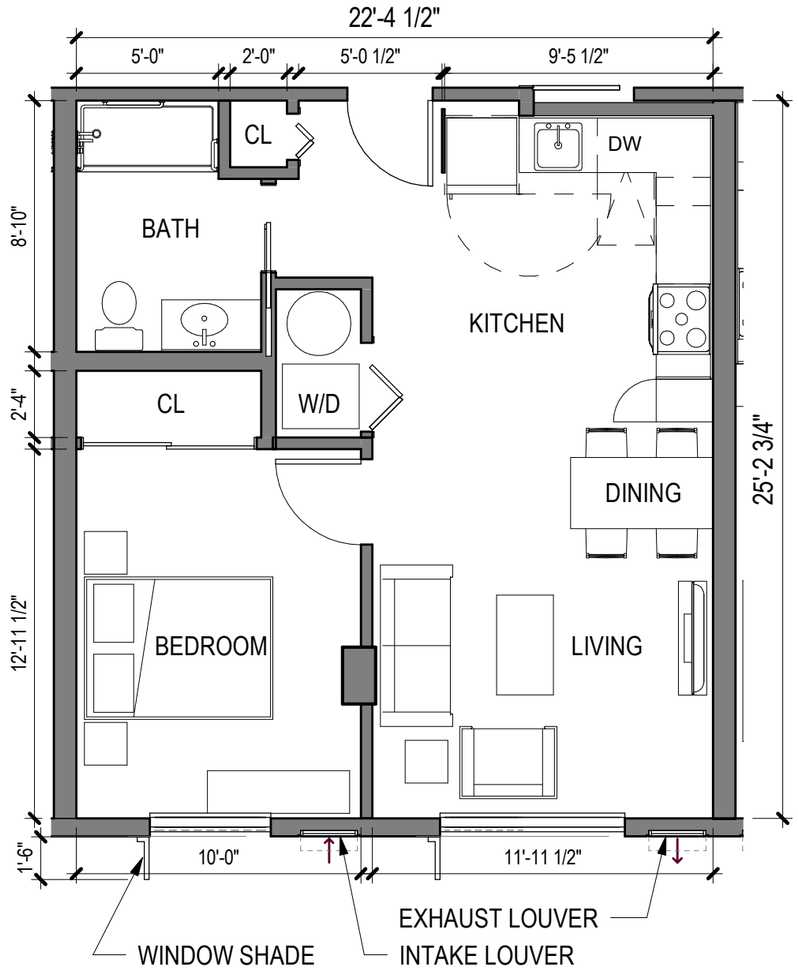

**LEGEND**

- PROPERTY LINE
- AMENITY SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- CORE

0 20 40

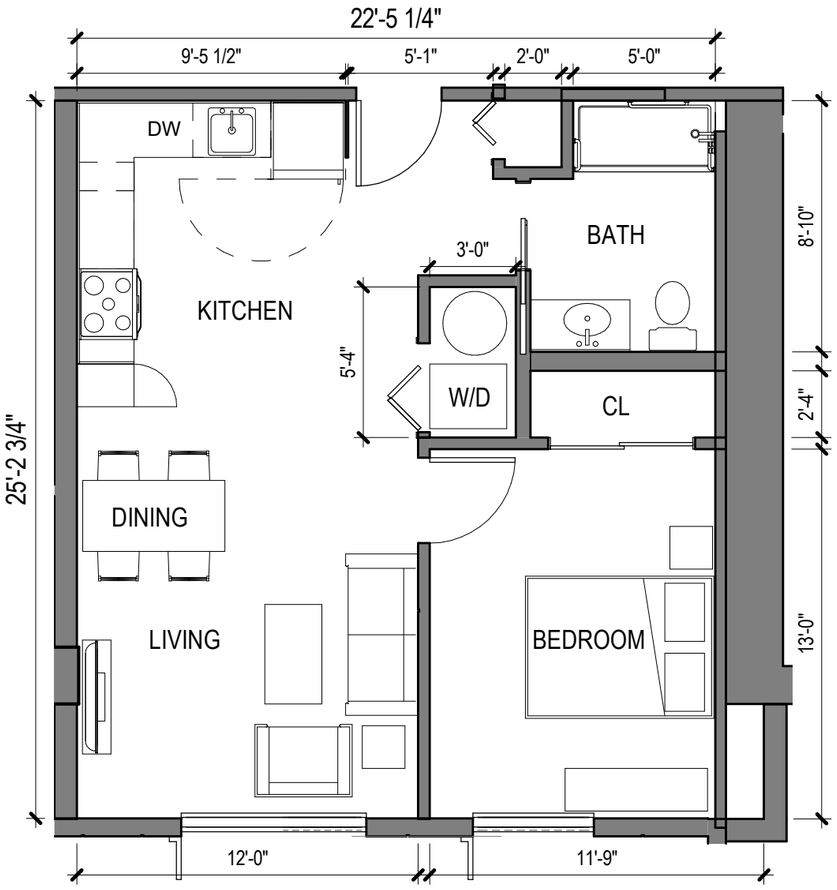
N

# UNIT PLANS



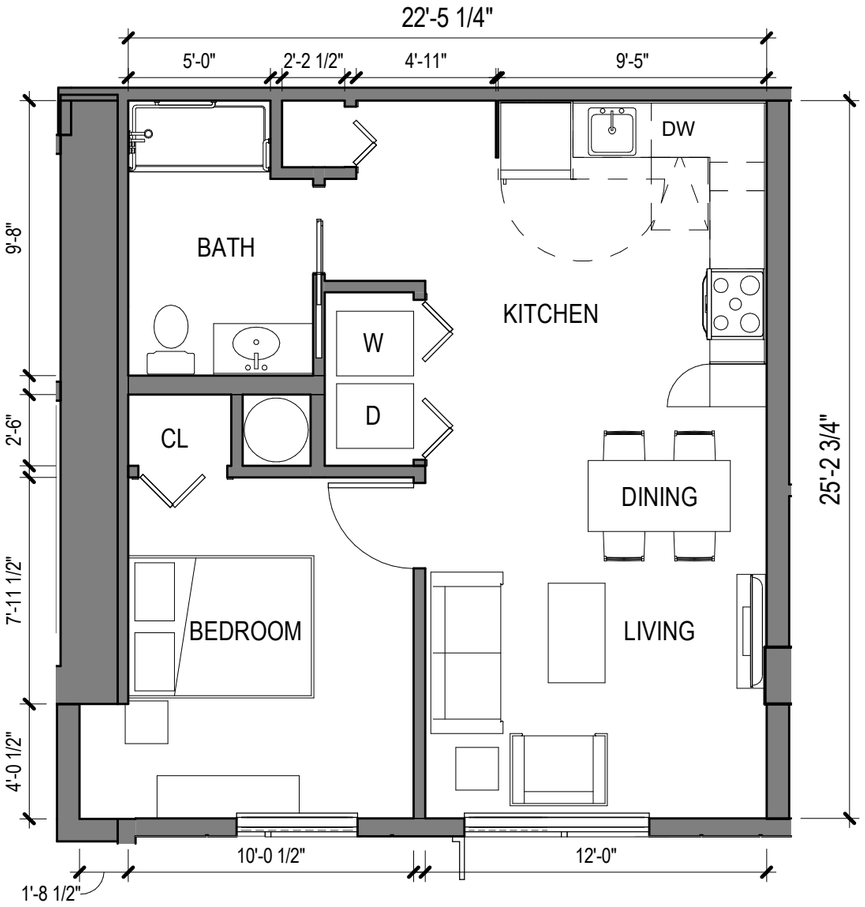

## UNIT 1A

3/16" = 1'-0"




## UNIT 1B

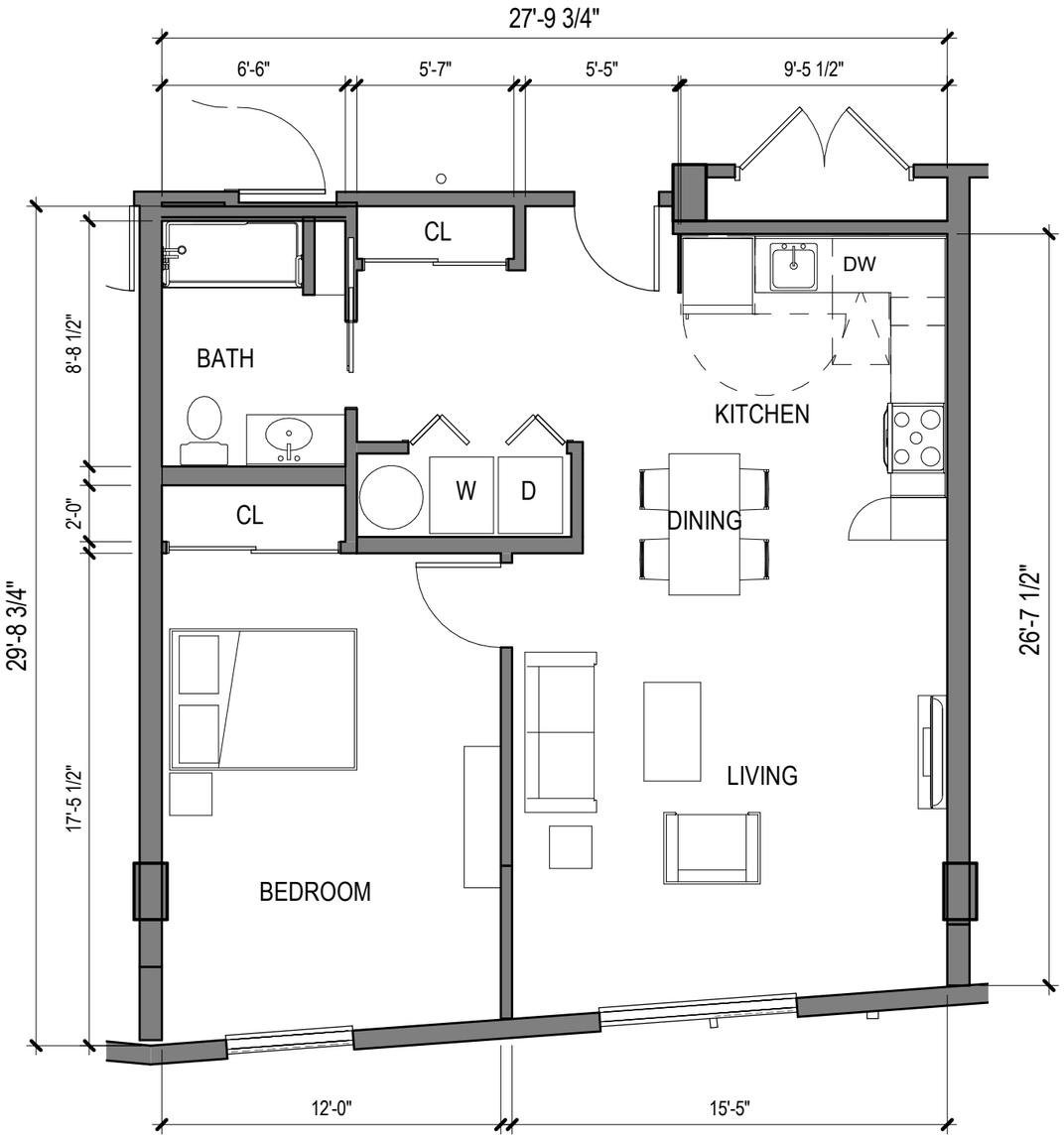
3/16" = 1'-0"




## UNIT 1B.M

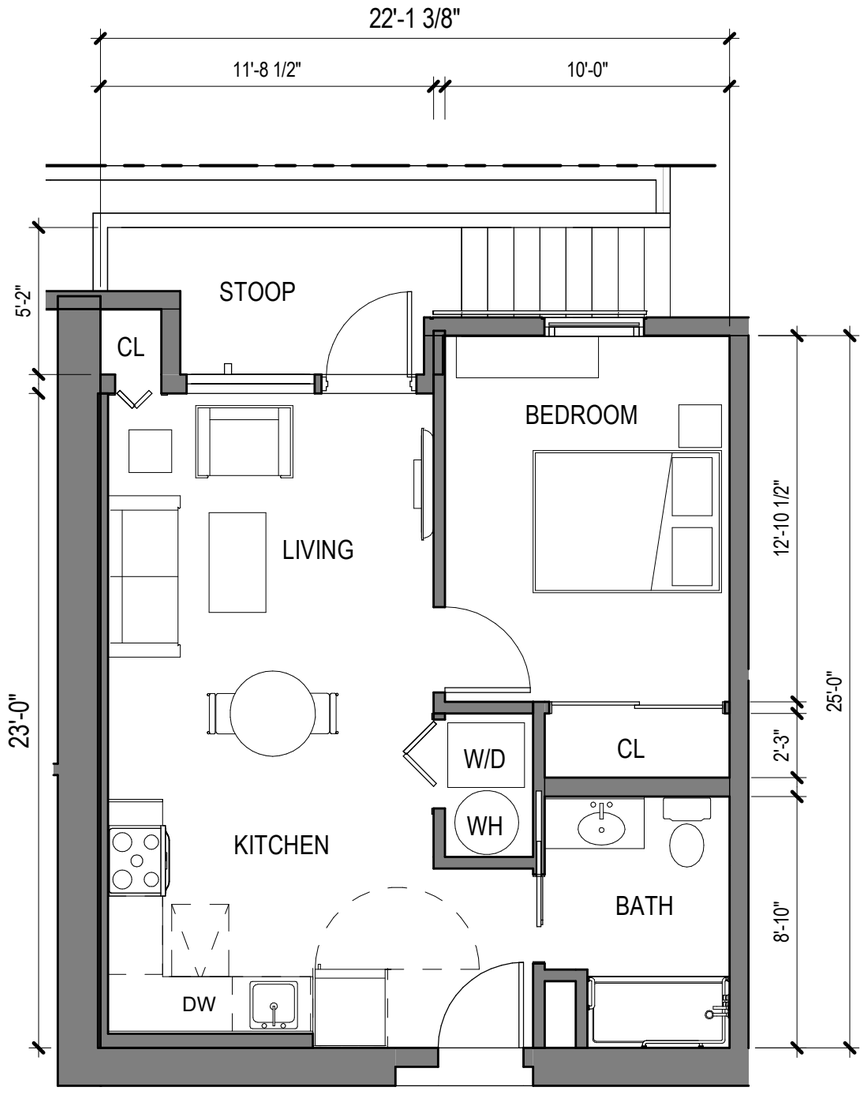
3/16" = 1'-0"

# UNIT PLANS




## UNIT 1C.M

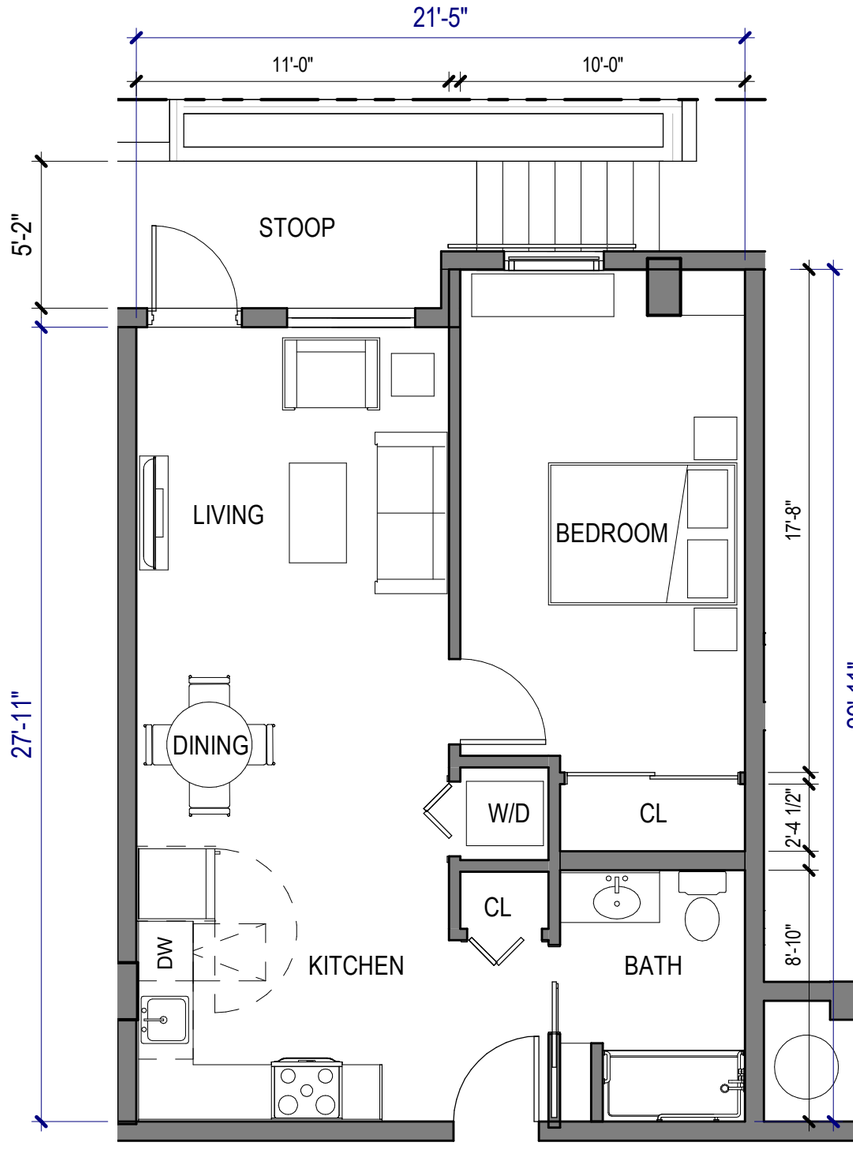
3/16" = 1'-0"




## UNIT 1D.1

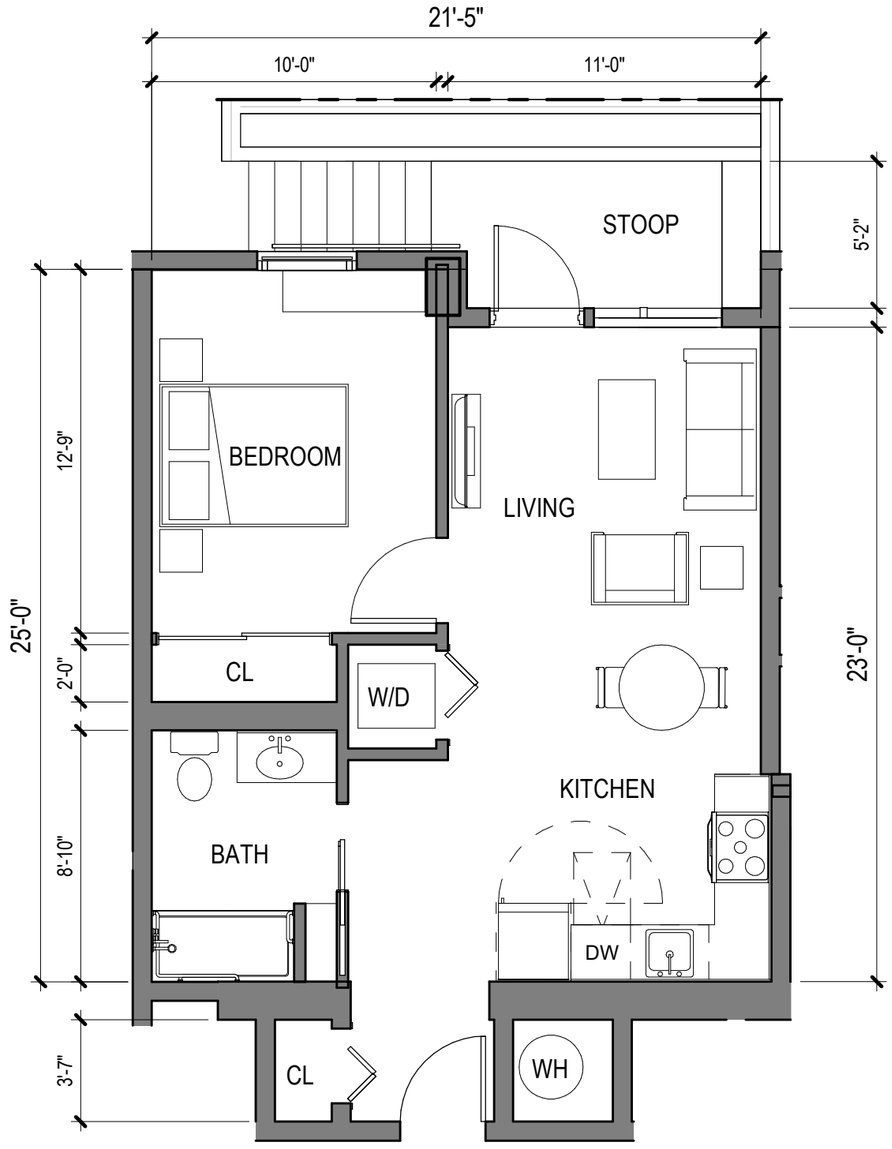
3/16" = 1'-0"

# UNIT PLANS




## UNIT 1E.1

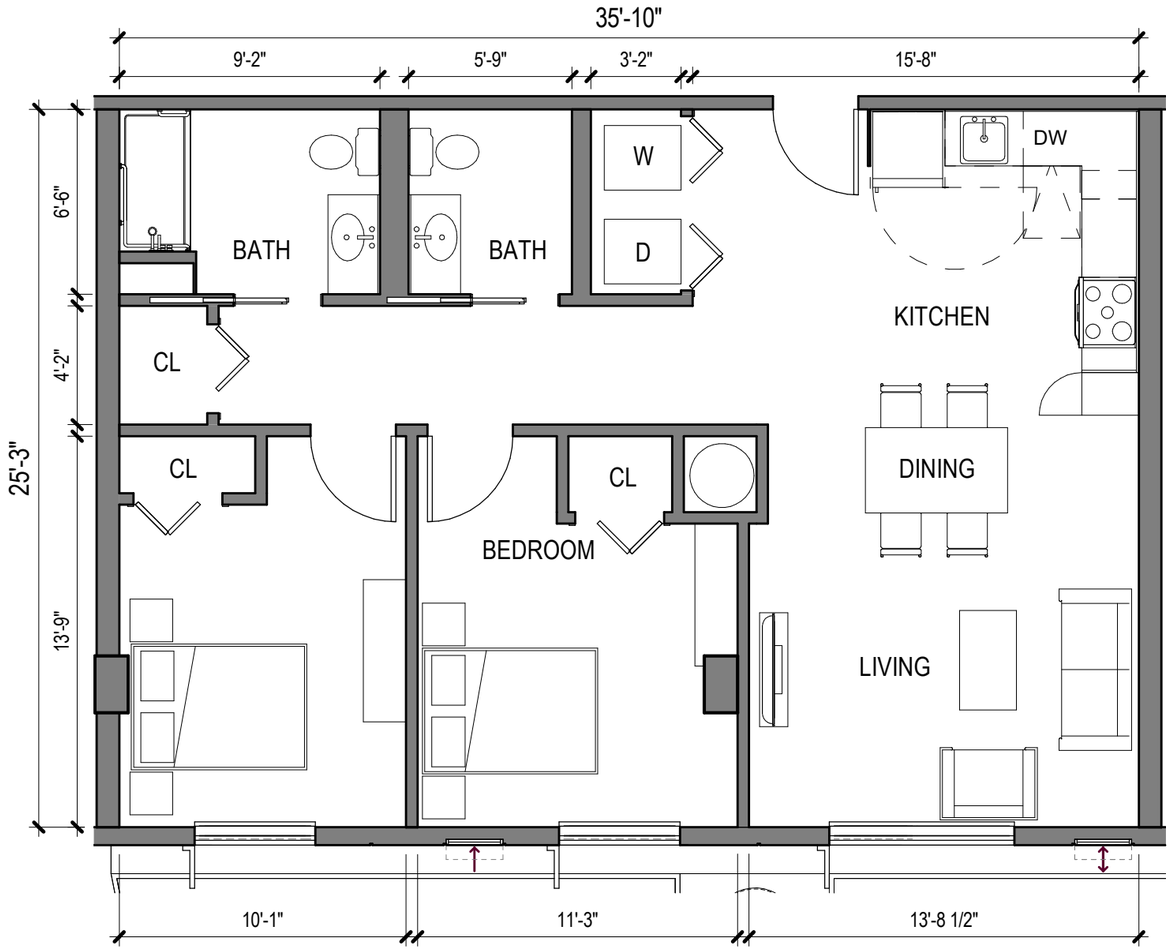
3/16" = 1'-0"




## UNIT 1F.1

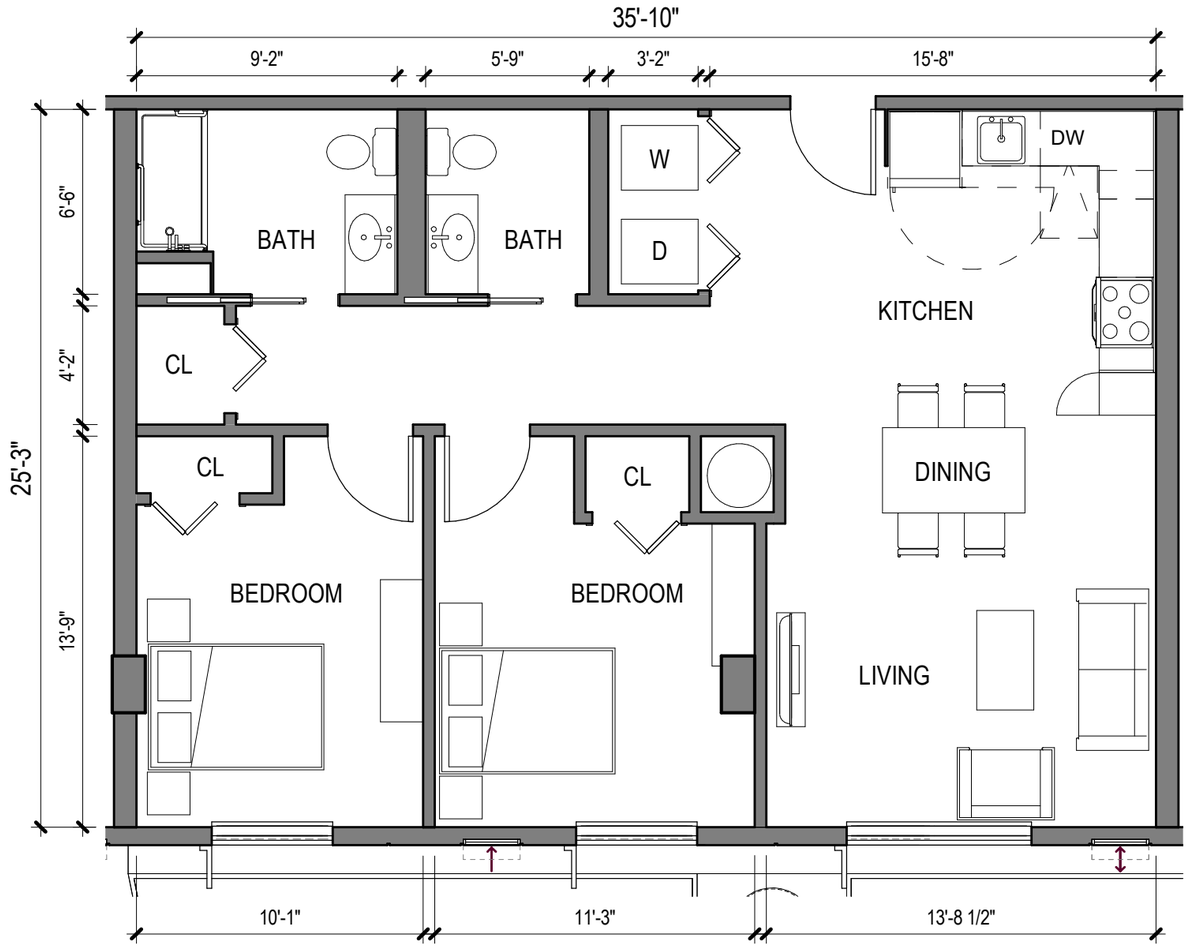
3/16" = 1'-0"

# UNIT PLANS




## UNIT 2A

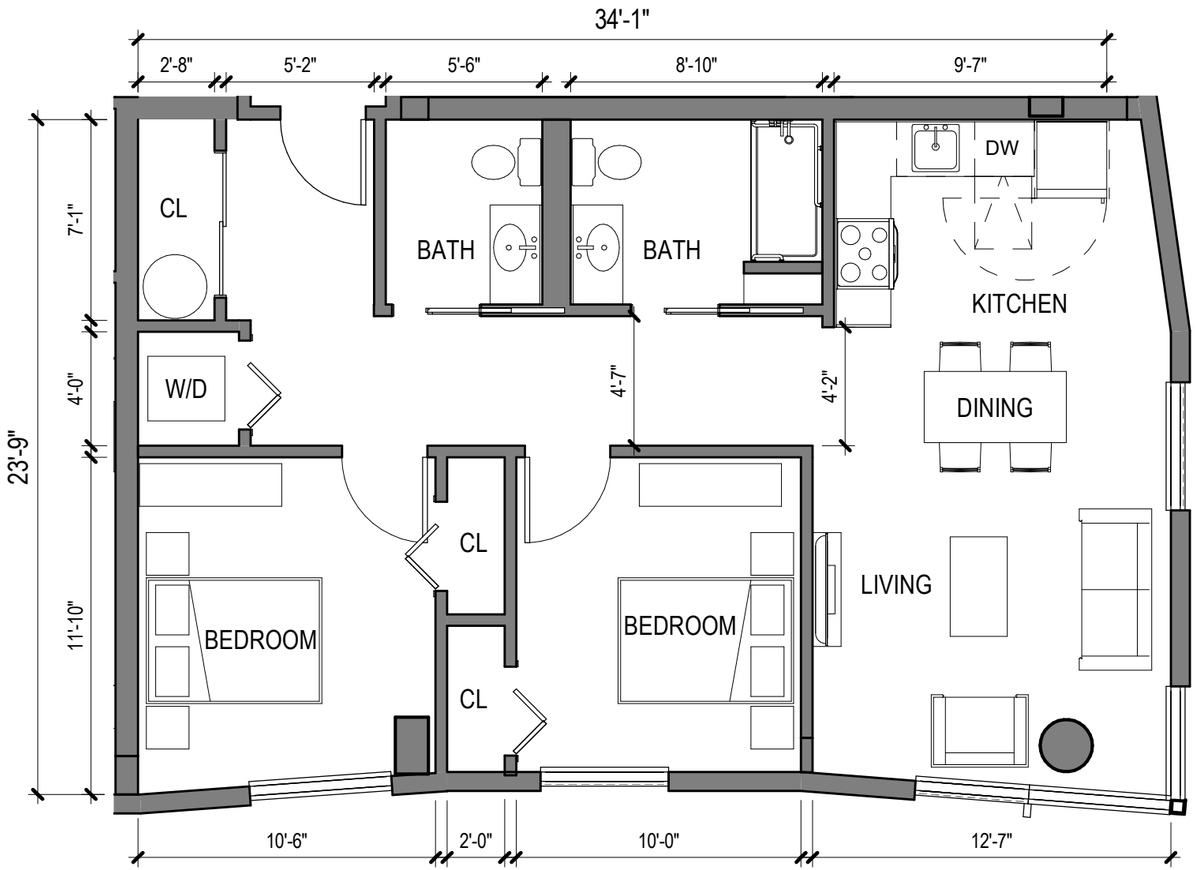
3/16" = 1'-0"




## UNIT 2A.M

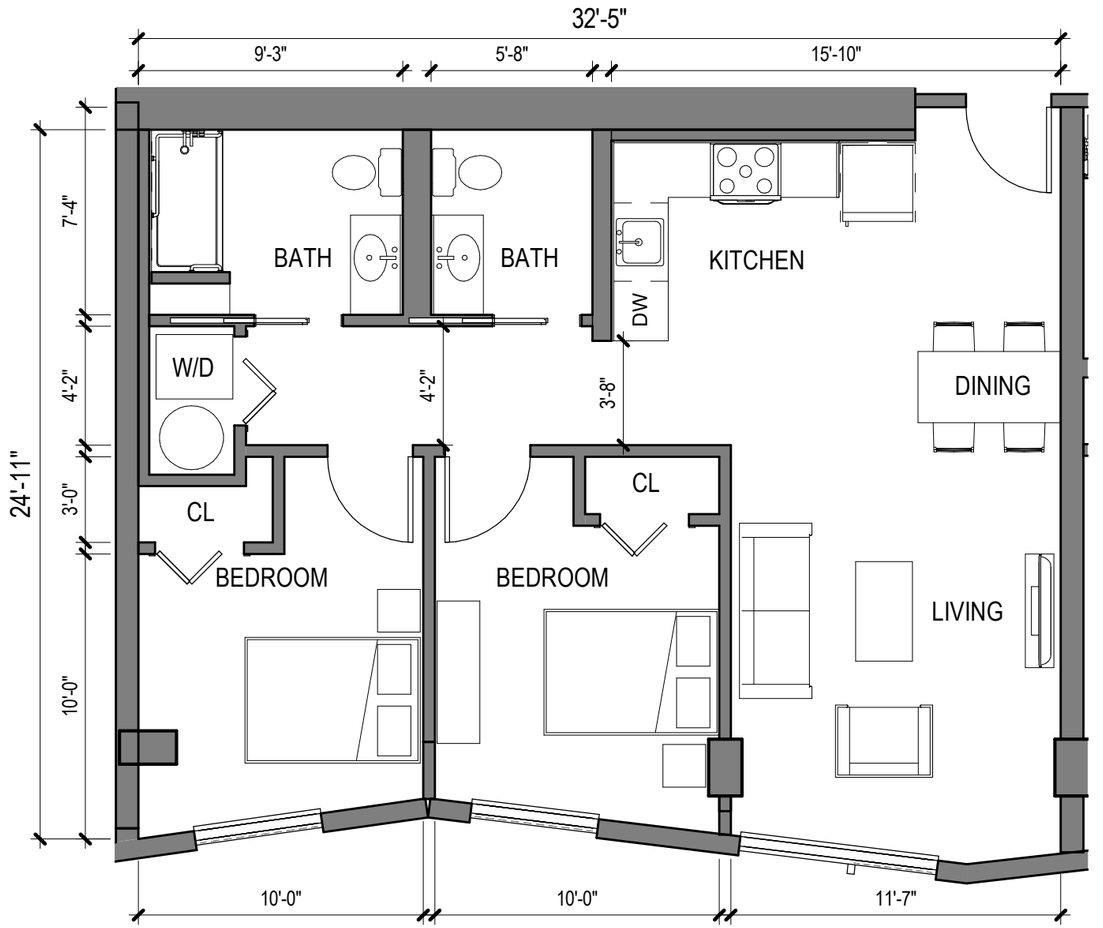
3/16" = 1'-0"

# UNIT PLANS




## UNIT 2B

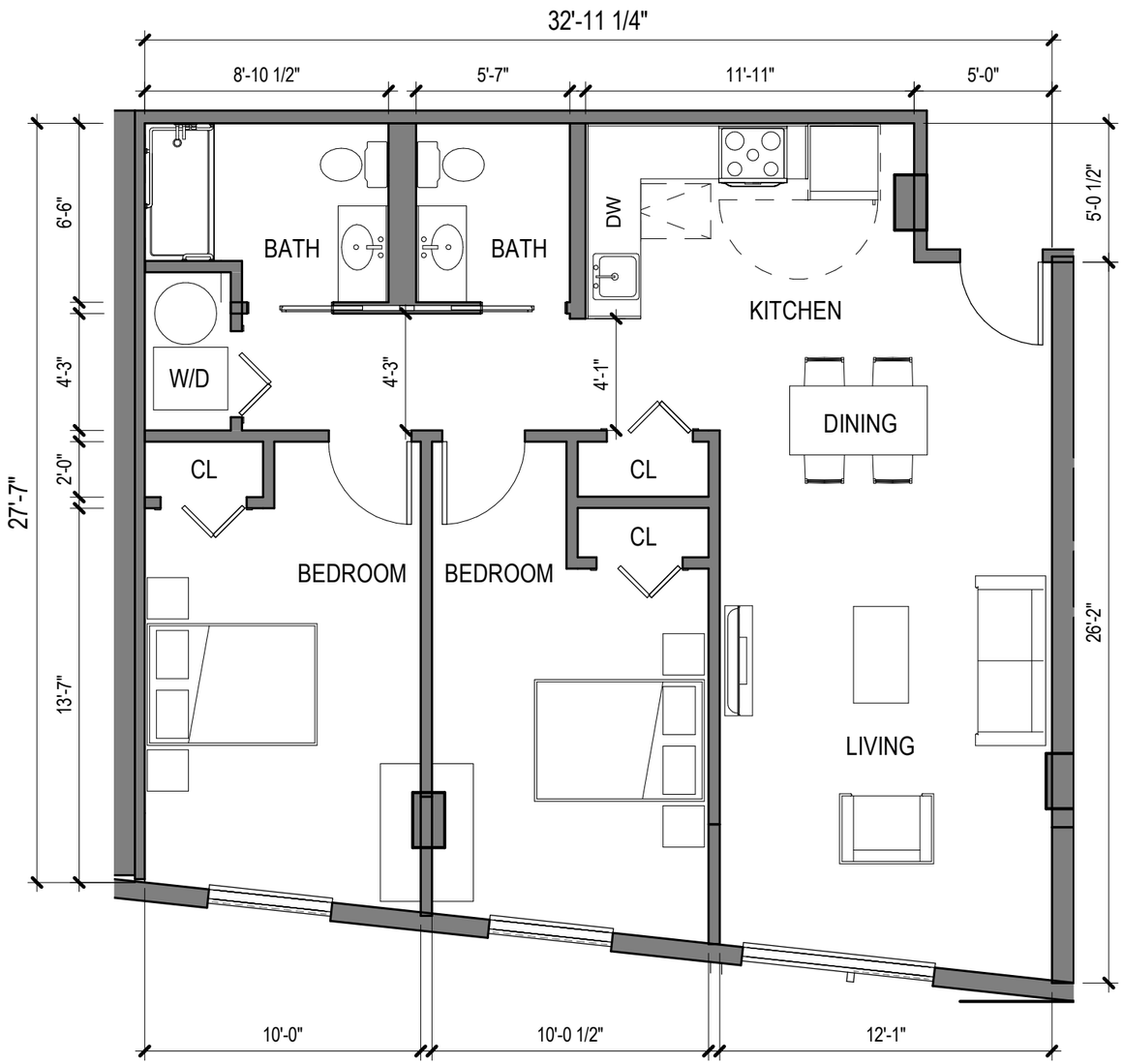
3/16" = 1'-0"




## UNIT 2C

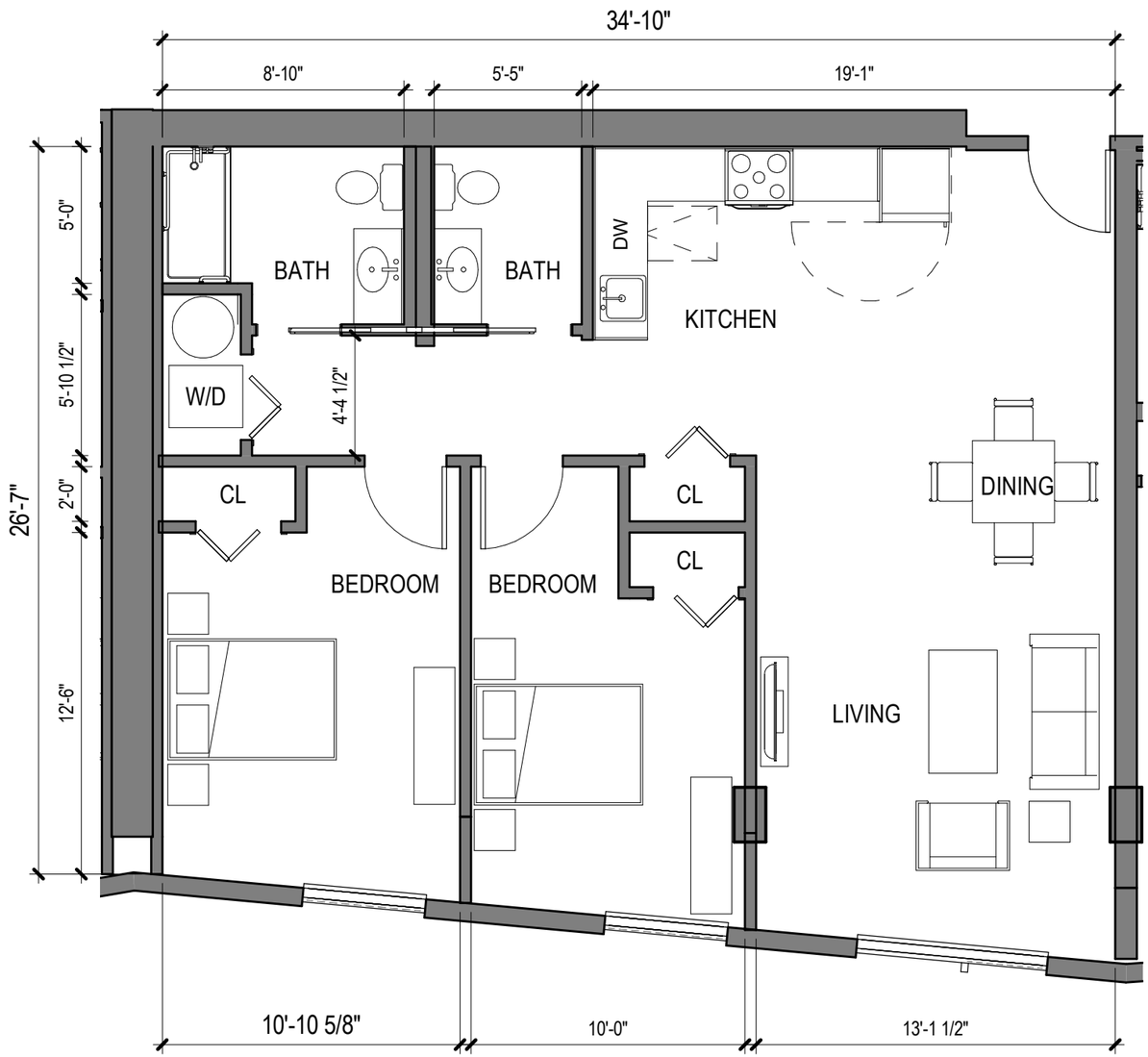
3/16" = 1'-0"

# UNIT PLANS




## UNIT 2D

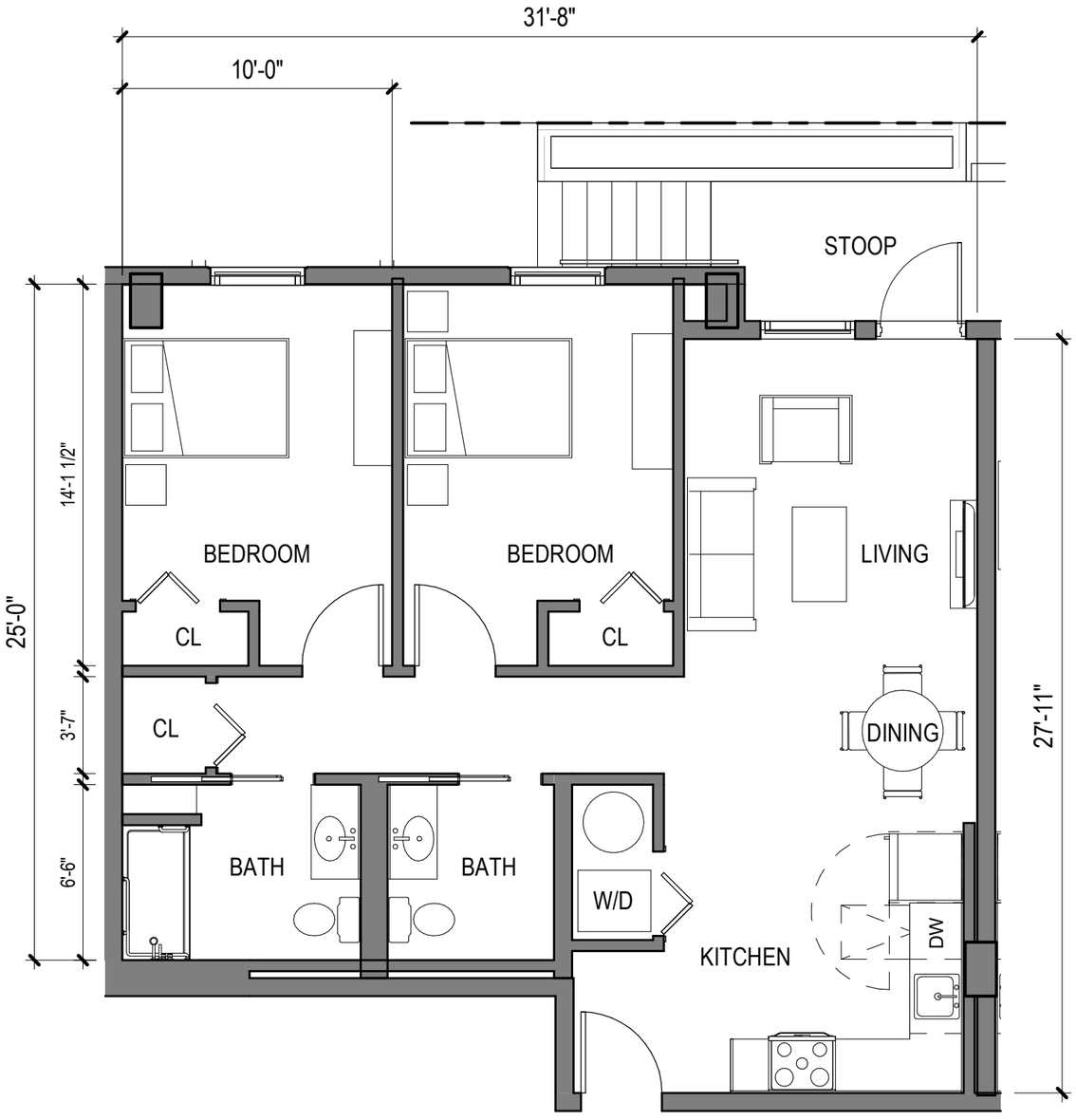
3/16" = 1'-0"




## UNIT 2E

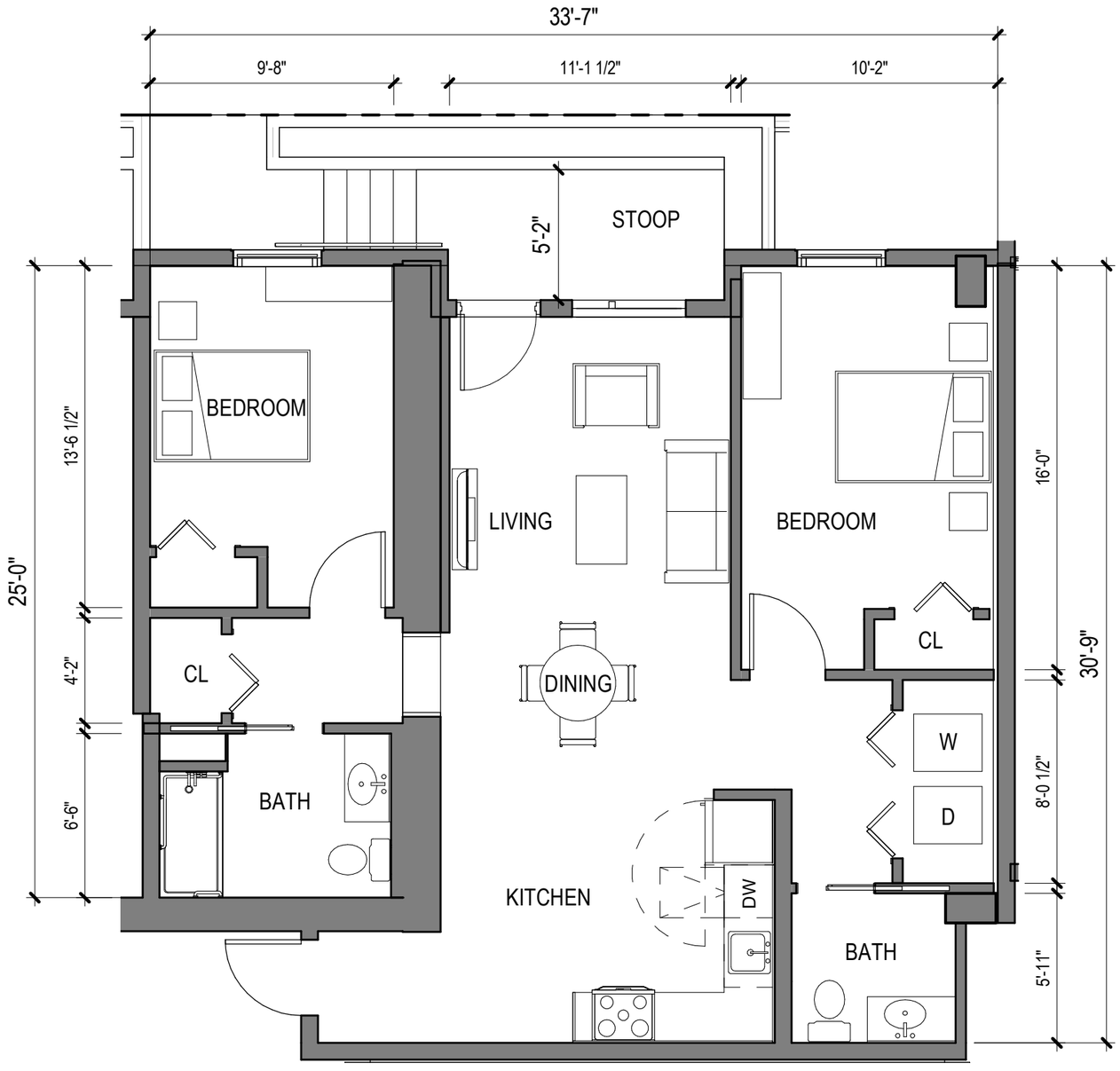
3/16" = 1'-0"

# UNIT PLANS




## UNIT 2F.1

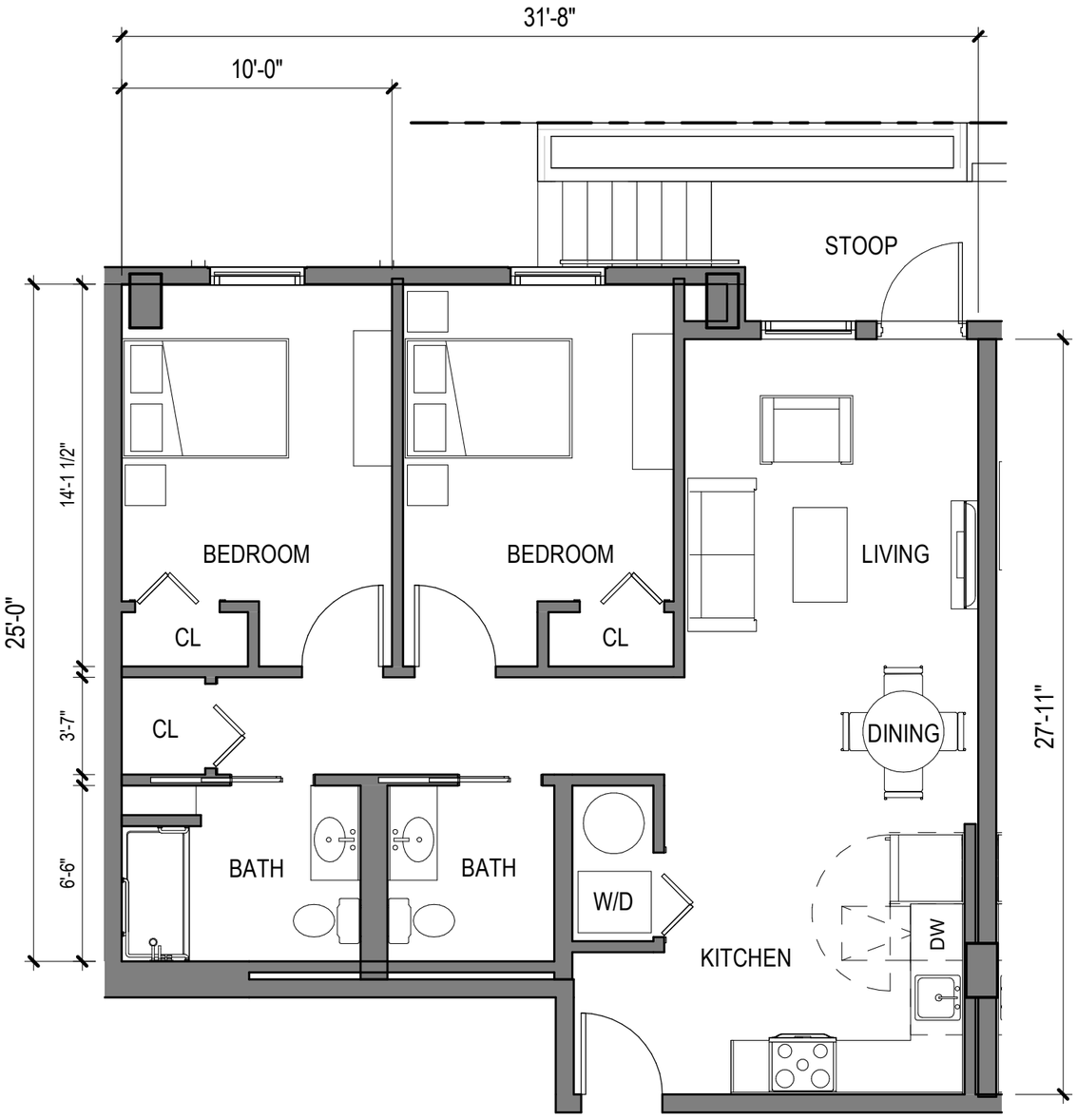
3/16" = 1'-0"




## UNIT 2G.1

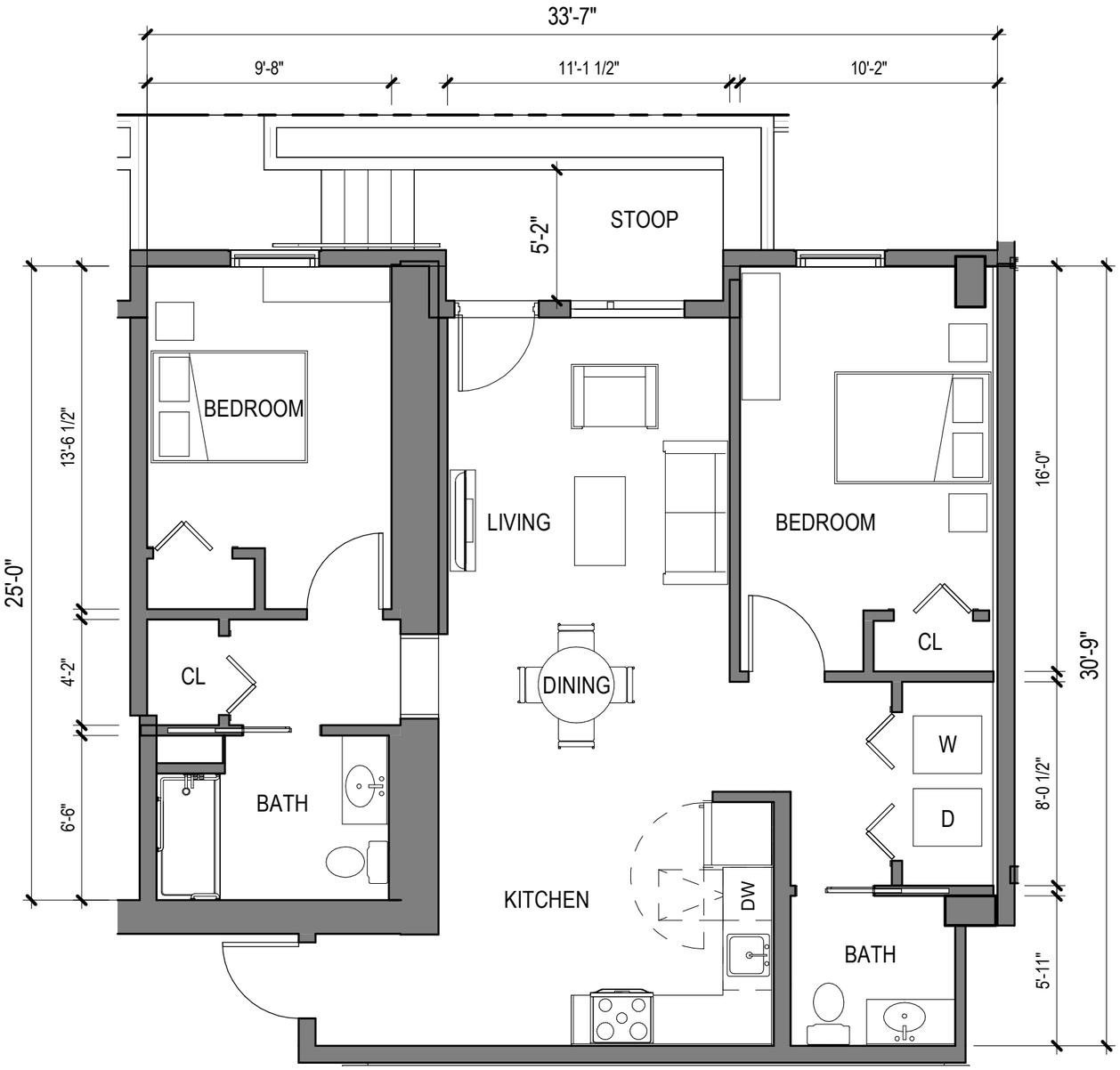
3/16" = 1'-0"

# UNIT PLANS




## UNIT 2F.1

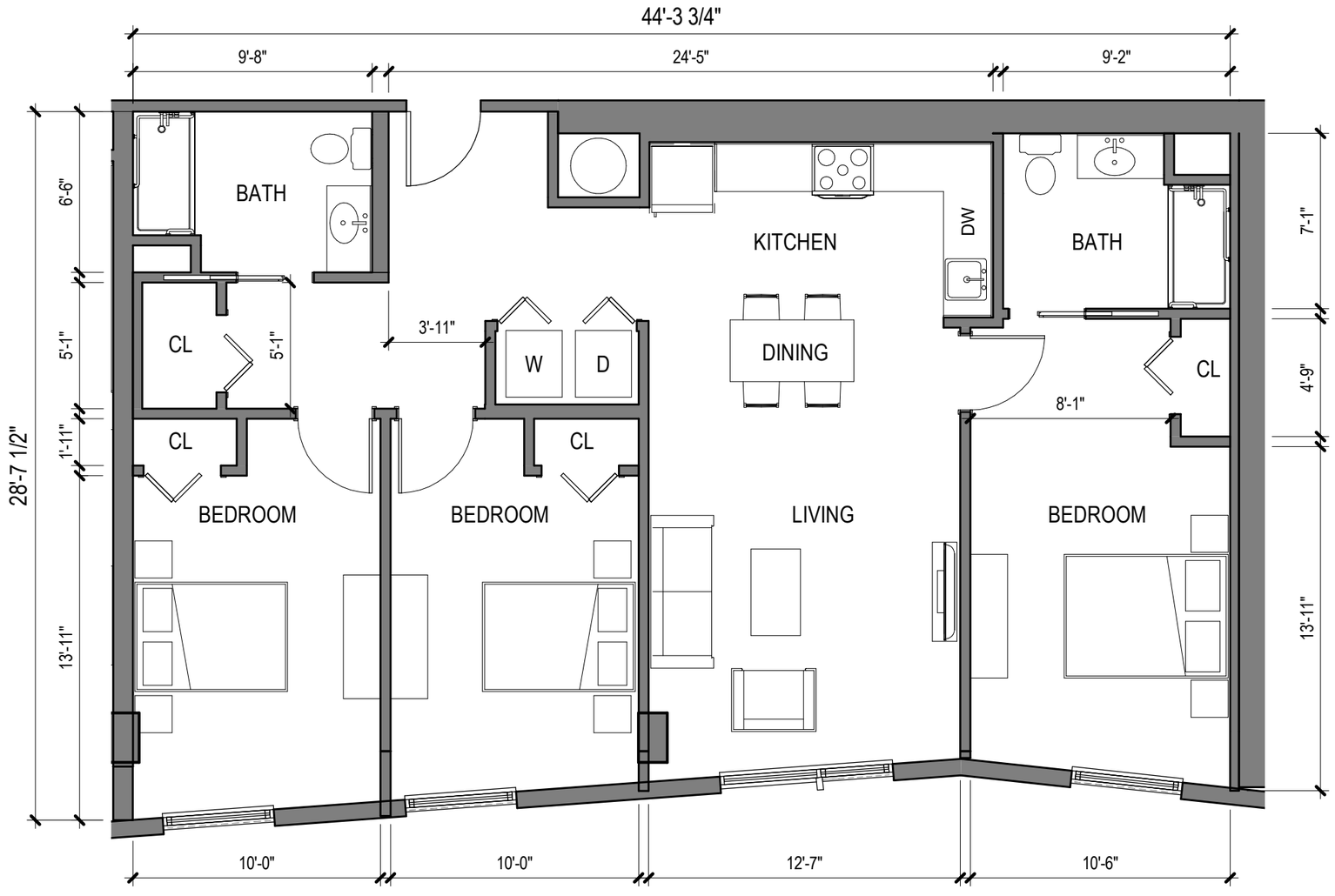
3/16" = 1'-0"




## UNIT 2G.1

3/16" = 1'-0"

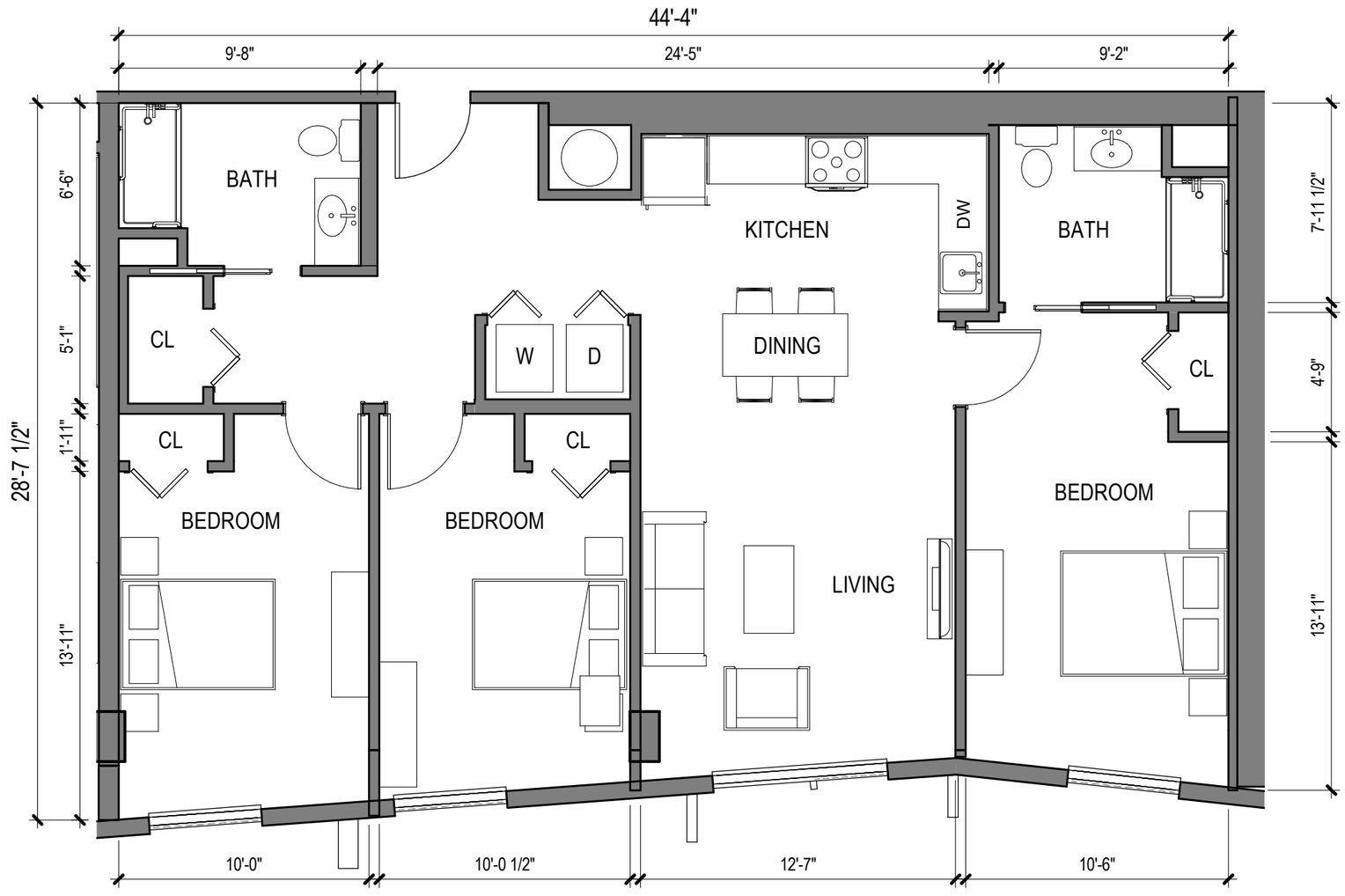
# UNIT PLANS




## UNIT 3A

3/16" = 1'-0"

# UNIT PLANS




## UNIT 3A.M

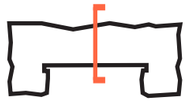
3/16" = 1'-0"

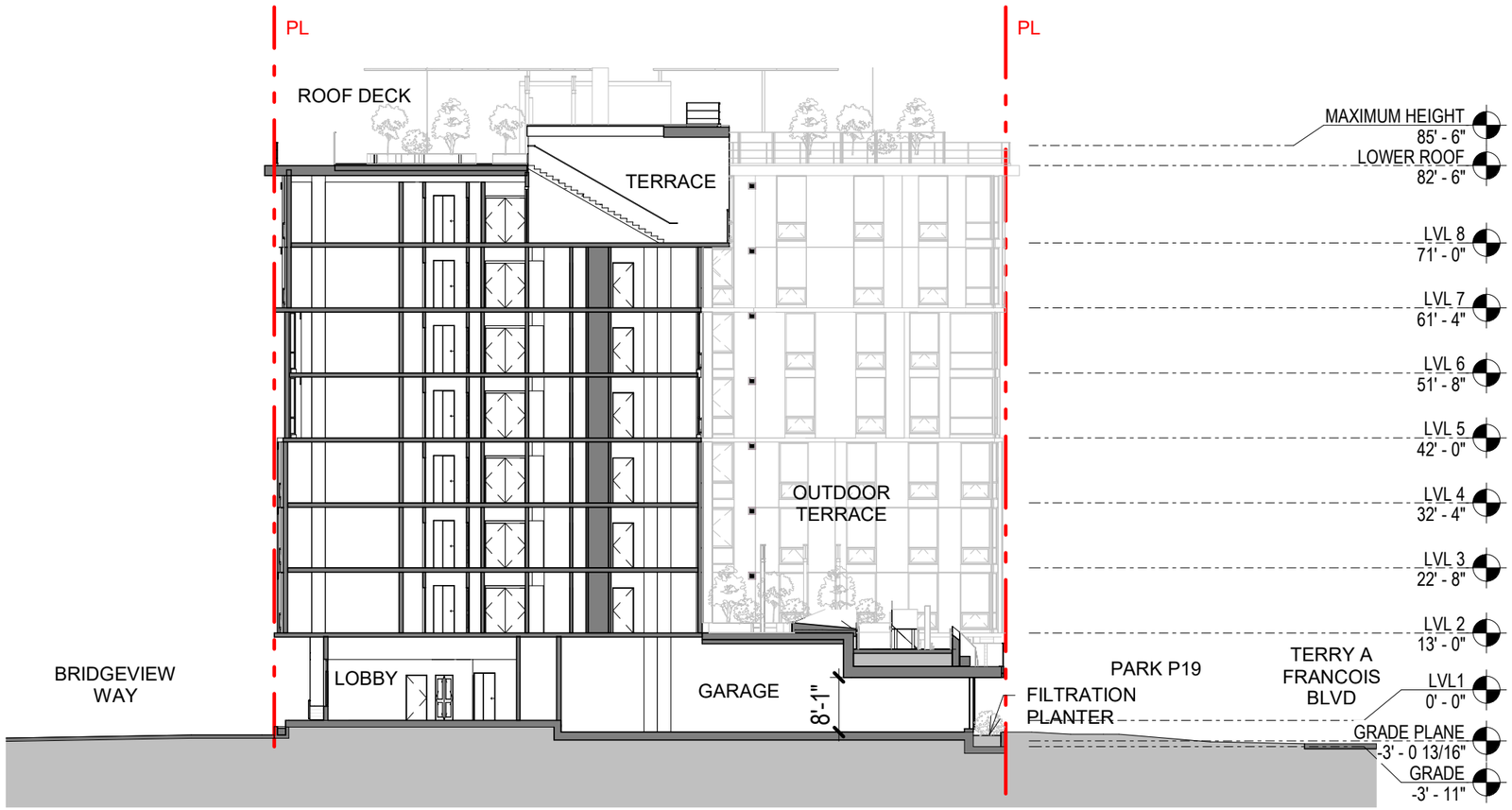
# UNIT PLANS


## UNIT 3B

3/16" = 1'-0"

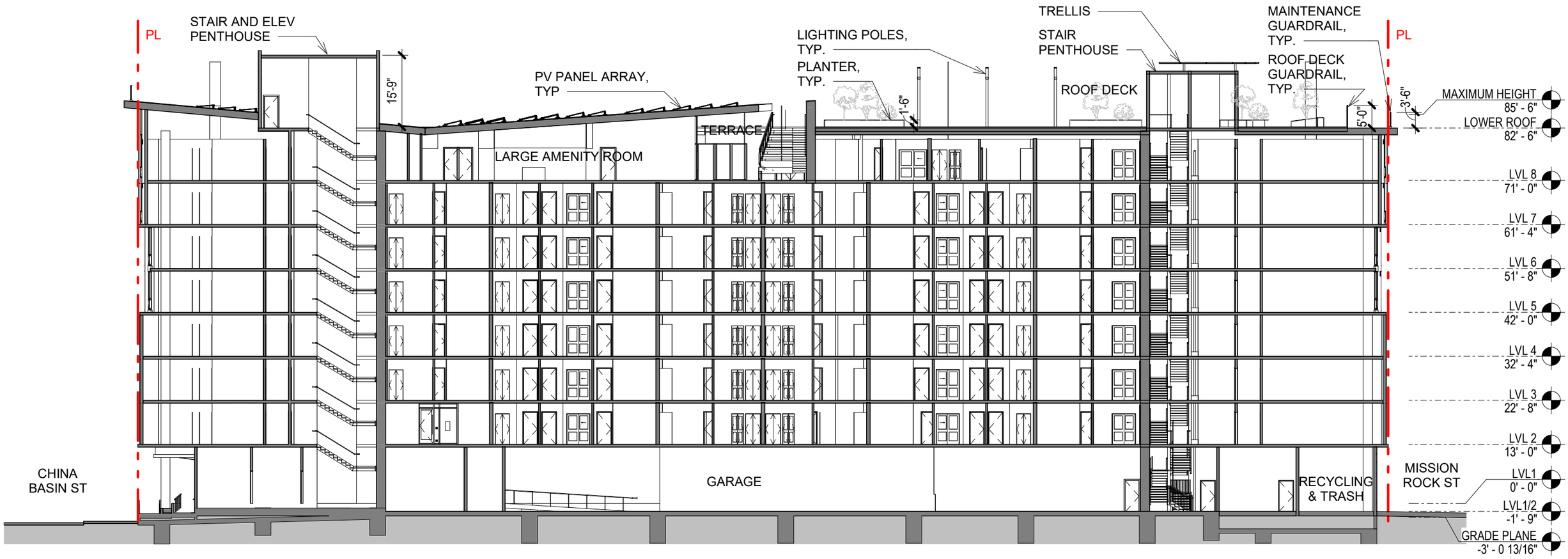
# CROSS SECTION






0 20 40

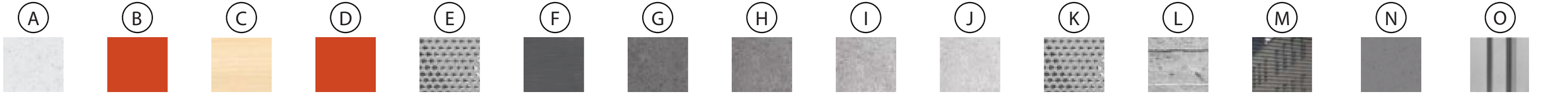
# LONGITUDINAL SECTION




0 20 40

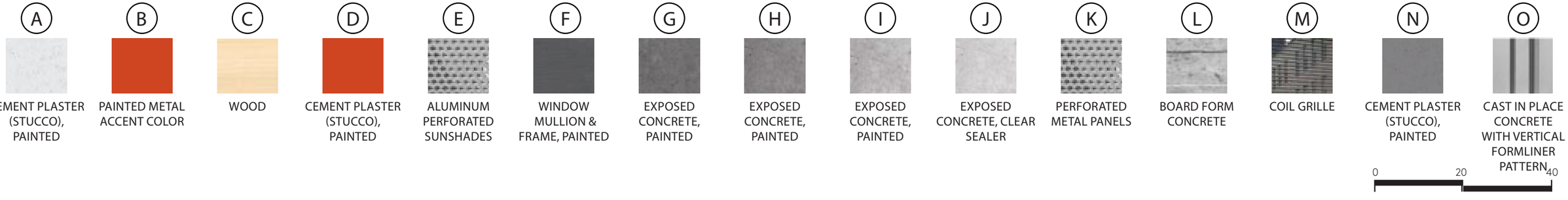
# WEST ELEVATION / BRIDGEVIEW WAY ELEVATION


## MATERIAL LEGEND

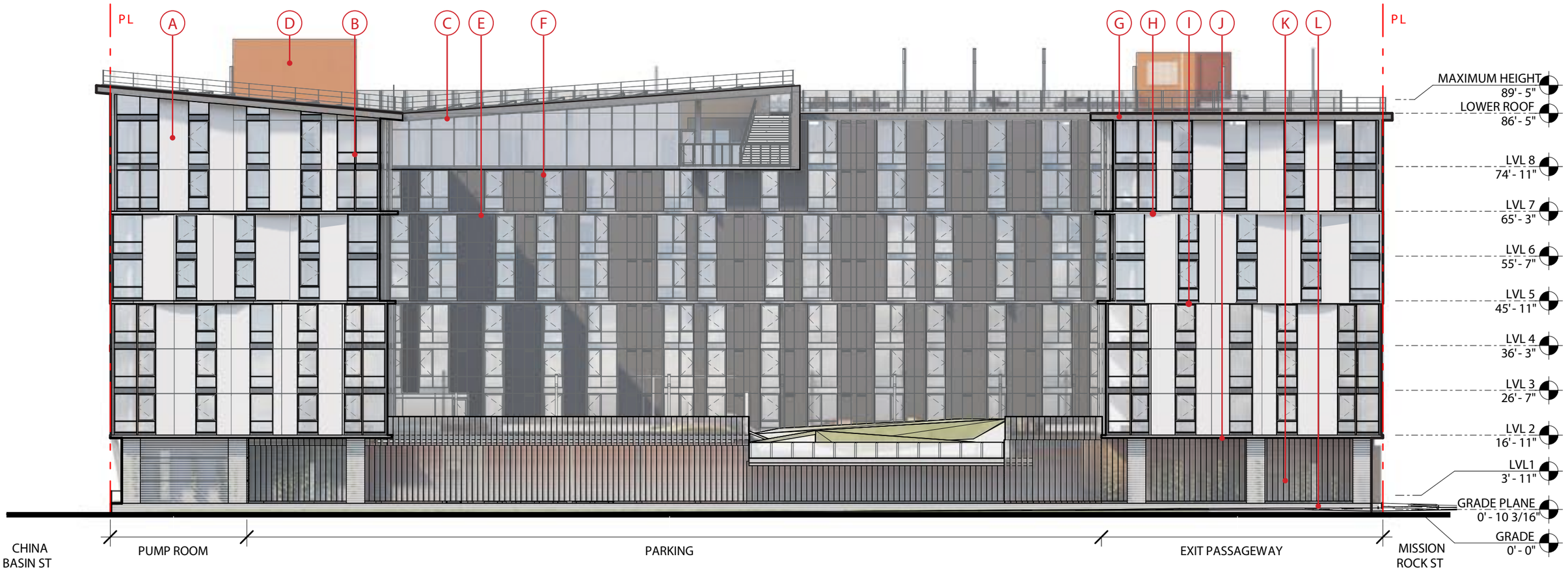


# NORTH ELEVATION / MISSION ROCK ST ELEVATION

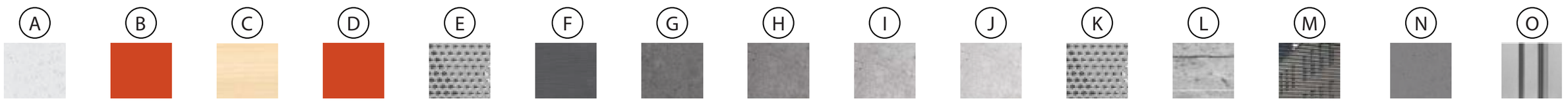

## MATERIAL LEGEND



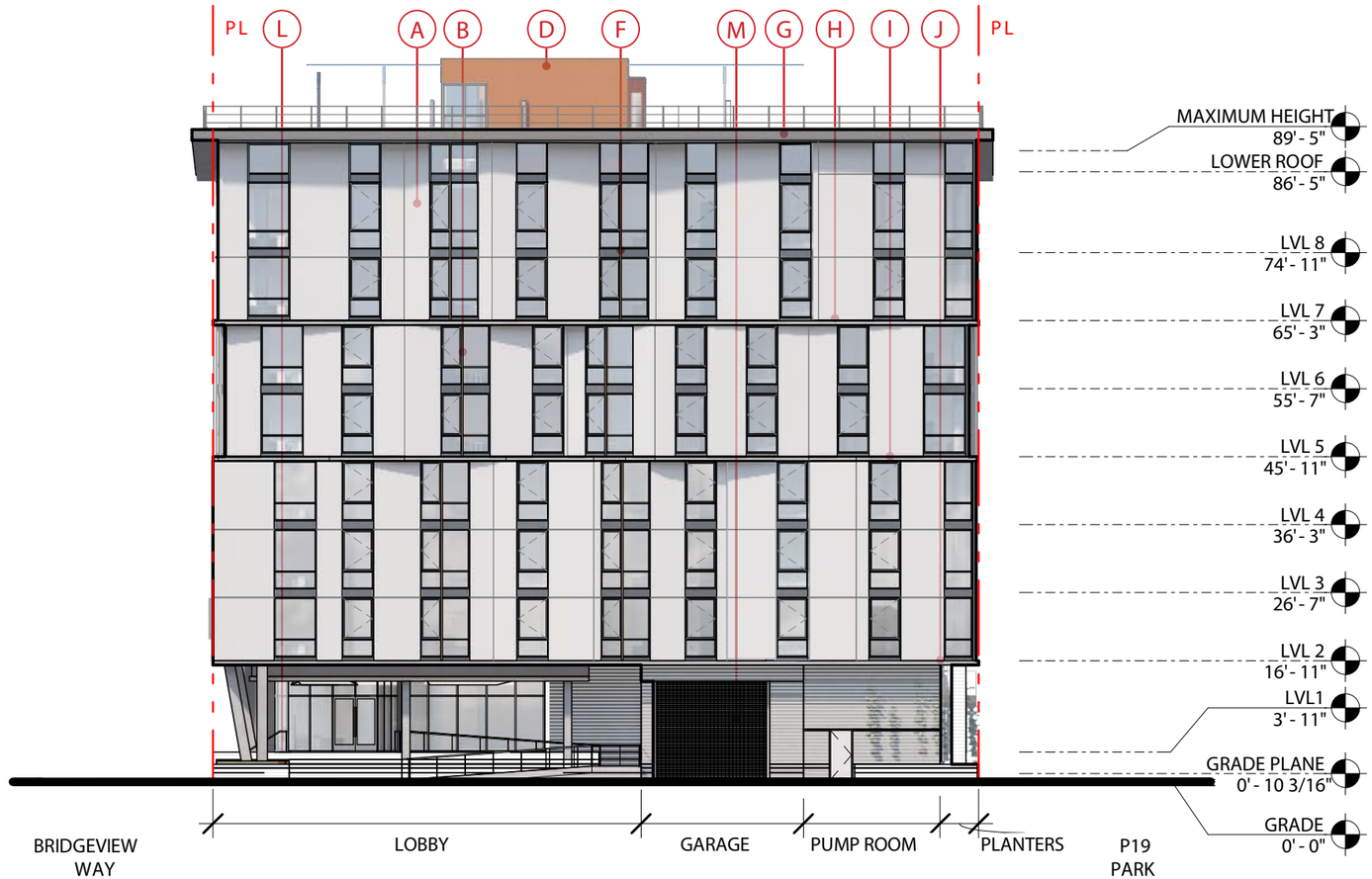
# EAST ELEVATION / TERRY FRANCOIS BLVD ELEVATION



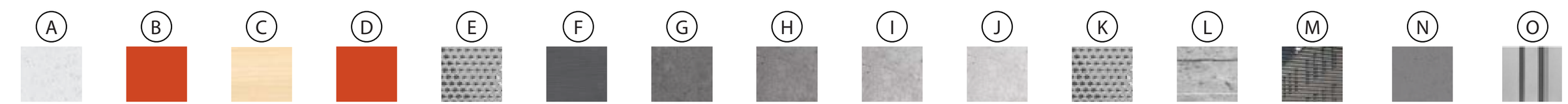

## MATERIAL LEGEND



# SOUTH ELEVATION / CHINA BASIN ST ELEVATION




## MATERIAL LEGEND



# ENLARGED LEVEL 1 ELEVATIONS

A_WEST FACADE_BIKE ROOM

B_WEST FACADE_LOBBY & BUSINESS CENTER

C_WEST FACADE_UNIT STOOPS

D_SOUTH FACADE_LOBBY & GARAGE


NOTE: SEE PREVIOUS PAGE FOR MATERIALS

# SOUTHEAST AERIAL VIEW

# NORTHEAST VIEW

# EAST VIEW

# TERRACE VIEW

# SOUTHWEST VIEW

# ENTRY VIEW

# BRIDGEVIEW STOOPS

# NORTHWEST VIEW

# BIKE ROOM VIEW

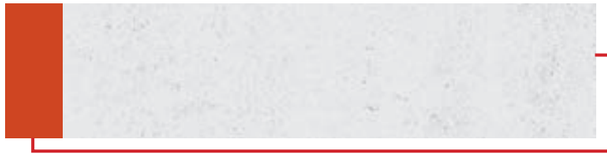
# BIKE ROOM VIEW AT TWILIGHT

# ROOF DECK VIEW

# 8TH FLOOR TERRACE VIEW

# 8TH FLOOR TERRACE VIEW

# MATERIALS PALETTE



Cement Plaster (Stucco)
Benjamin Moore OC-17

Painted Metal Accent Color
Benjamin Moore 2014-10



Wood Ceiling

Roof Railings:
Metal and Cablenet Mesh

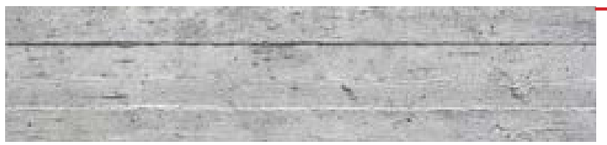

Cement Plaster (Stucco)
Benjamin Moore 2014-10
Main: 173C
Alternates: 7579 C
RGB 214 ,107, 35

Clear Anondized Aluminum
Perforated Sunshades
20% Opacity

Aluminum Window Mullions & Frame
Benjamin Moore 2127-30

Lookout Railings:
Metal and Glass

Perforated Metal Panels
20-80% transparency,
50% average



Boardform Concrete with
2”x2” reveals

Exposed Concrete Slab
Edge With Clear Sealer

Exposed Concrete Slab
Edge Painted Light Grey

Exposed Concrete Slab
Edge Painted Medium Grey

Exposed Concrete Slab
Edge Painted Dark Grey

# MATERIALS PALETTE

Cement Plaster (Stucco)
Benjamin Moore OC-17

Painted Metal Accent Color
Benjamin Moore 2014-10

Aluminum Window Mullions & Frame
Benjamin Moore 2127-30

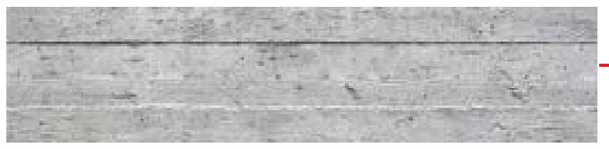
Exposed Concrete Slab Edge &
Columns, Stairs, & Ramps With
Clear Sealer



Wood Ceiling &
Lobby Walls

Coil Grille Garage Door
Perforated Aluminum Panels
Apprx. 40% Transparency

Metal Railings



Boardform Concrete with
2”x2” reveals

# MATERIALS PALETTE

Cement Plaster (Stucco)
Benjamin Moore OC-17

Painted Metal Accent Color
Benjamin Moore 2014-10

Aluminum Window Mullions & Frame
Benjamin Moore 2127-30

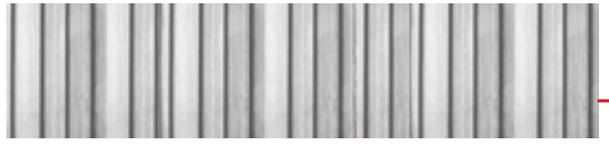
Exposed Concrete Slab Edge &
Columns, With Clear Sealer

Cement Plaster (Stucco)
Benjamin Moore 1616

Hardie panel (like East Facade)
Benjamin Moore 2014-10

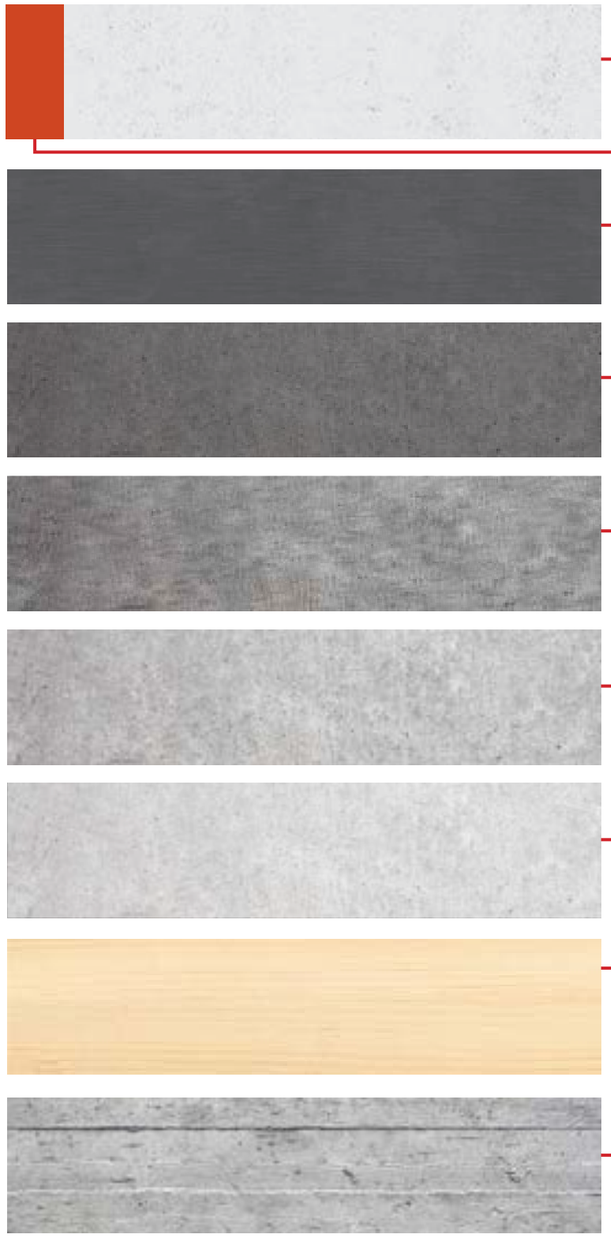
Metal Railings

Boardform Concrete with
2”x2” reveals



Concrete Stoops & Planters
Random width vertical plank finish

# MATERIALS PALETTE



Cement Plaster (Stucco)
Benjamin Moore OC-17

Painted Metal Accent Color
Benjamin Moore 2014-10

Aluminum Window Mullions & Frame
Benjamin Moore 2127-30

Exposed Concrete Slab Edge
Painted Dark Grey

Exposed Concrete Slab Edge
Painted Medium Grey

Exposed Concrete Slab Edge
Painted Light Grey

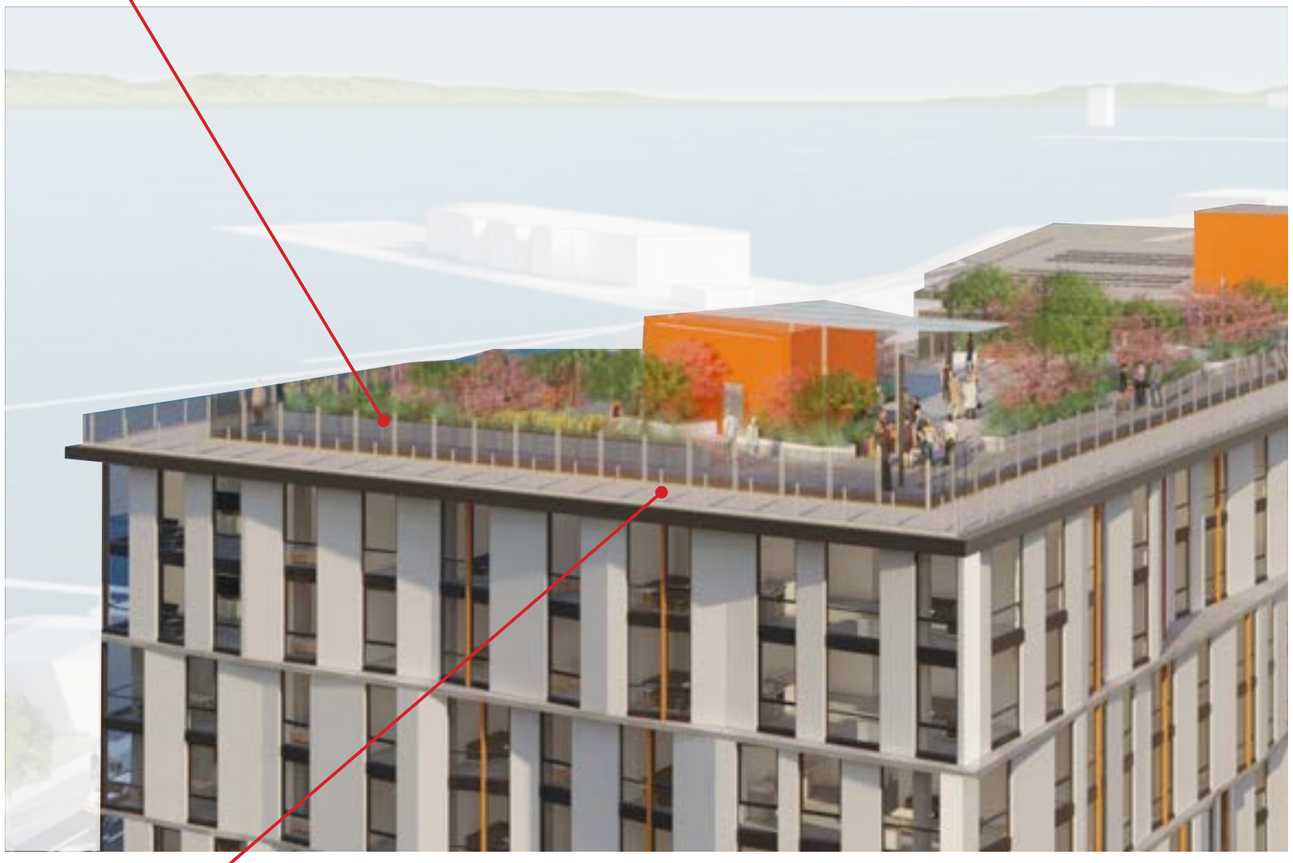
Exposed Concrete Slab Edge
With Clear Sealer

Interior Wood Wall Panels

Boardform Concrete with
2”x2” reveals

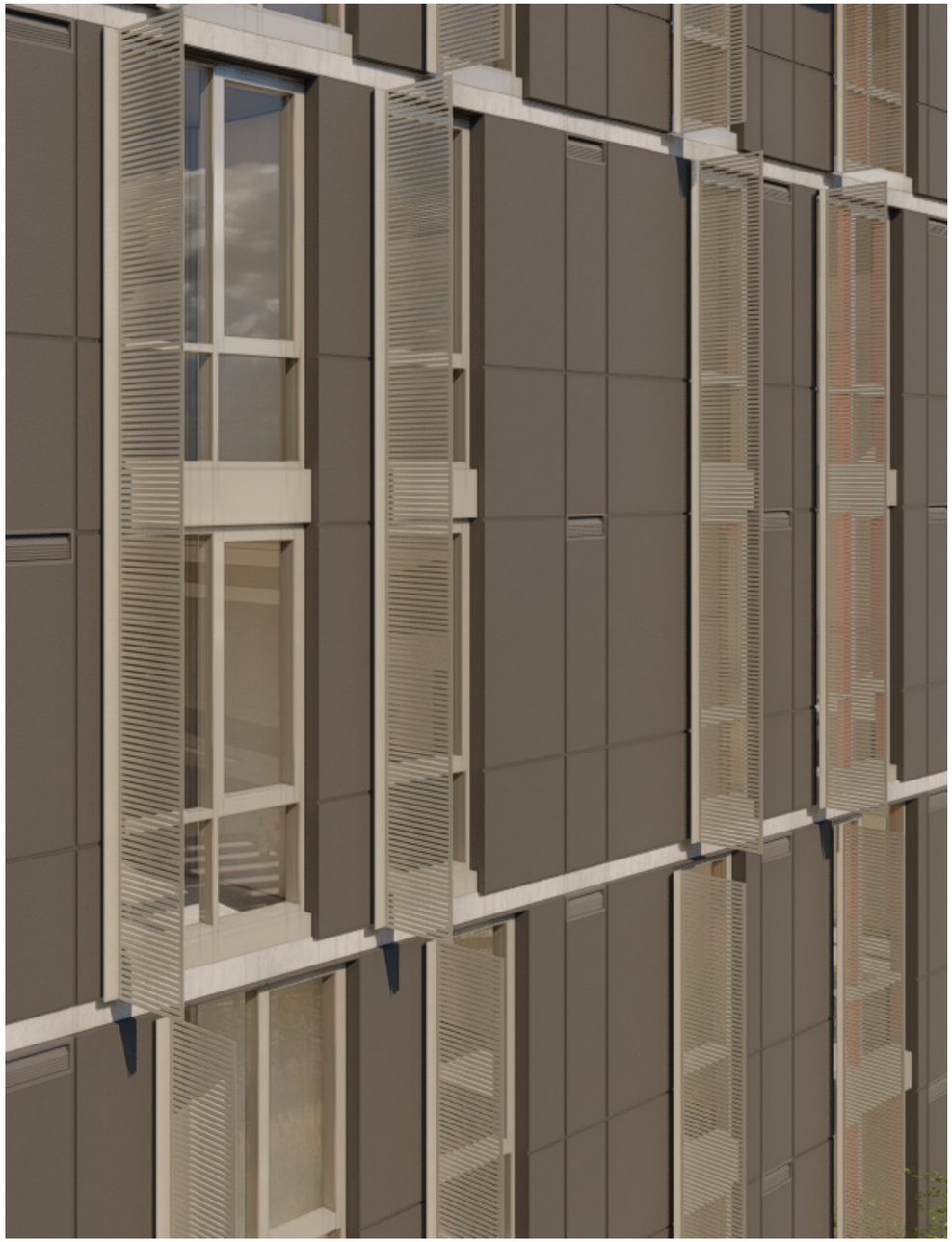
# MATERIALS PALETTE

Roof Railings:
Metal and Cable Net



OSHA rails:
Metal posts and metal rope

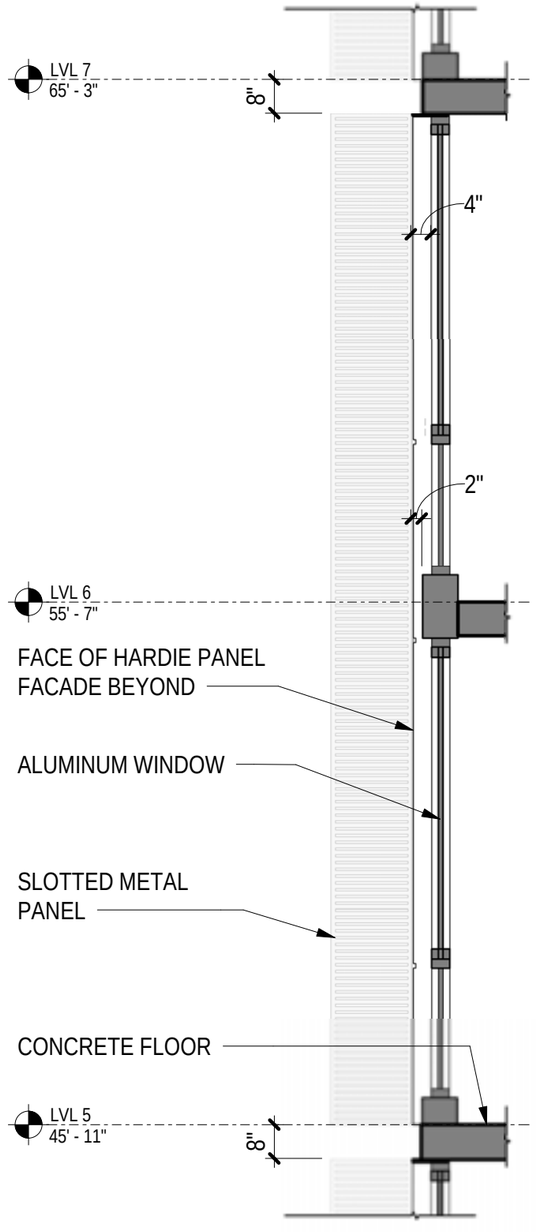
# PERFORATED METAL PANELS



A. ANODIZED ALUMINUM PERFORATED SUNSHADES AT EAST FACADE

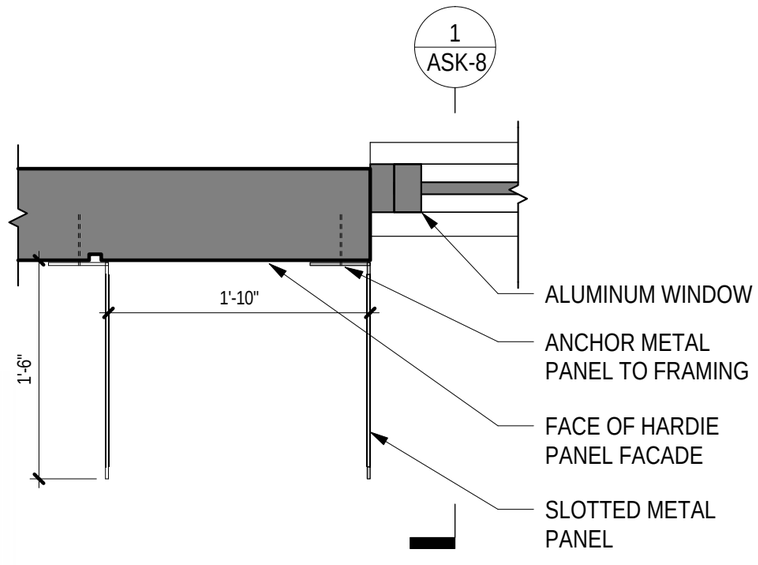
B. ALUMINUM PERFORATED PANELS, DIFFERING PERFORATIONS AT GARGE AND TERRACE

# PERFORATED METAL PANELS DETAILS




1 EAST PANEL SECTION

3/8" = 1'-0"




2 EAST PANEL DETAIL

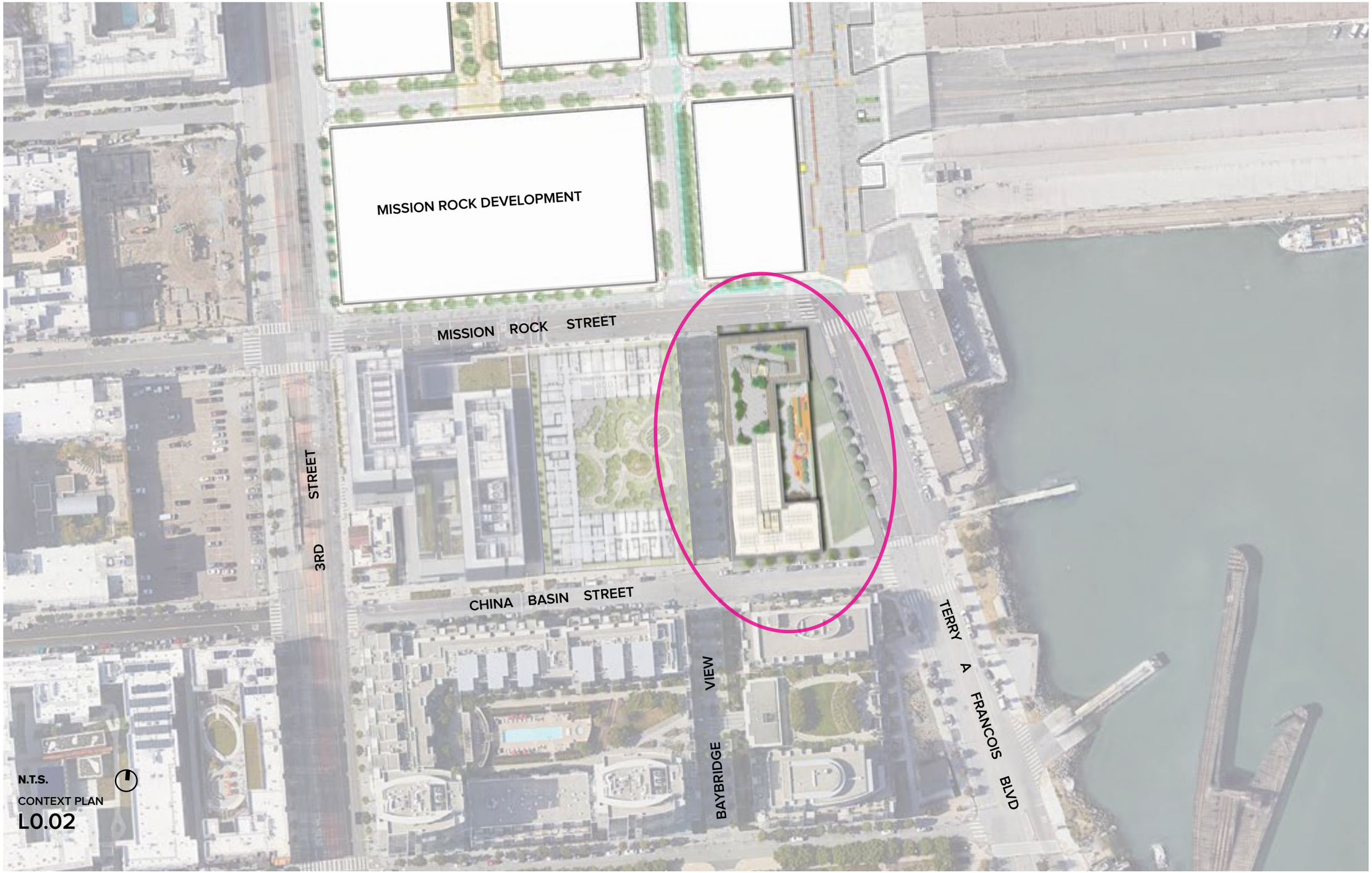
1" = 1'-0"

# SHADOW ANALYSIS

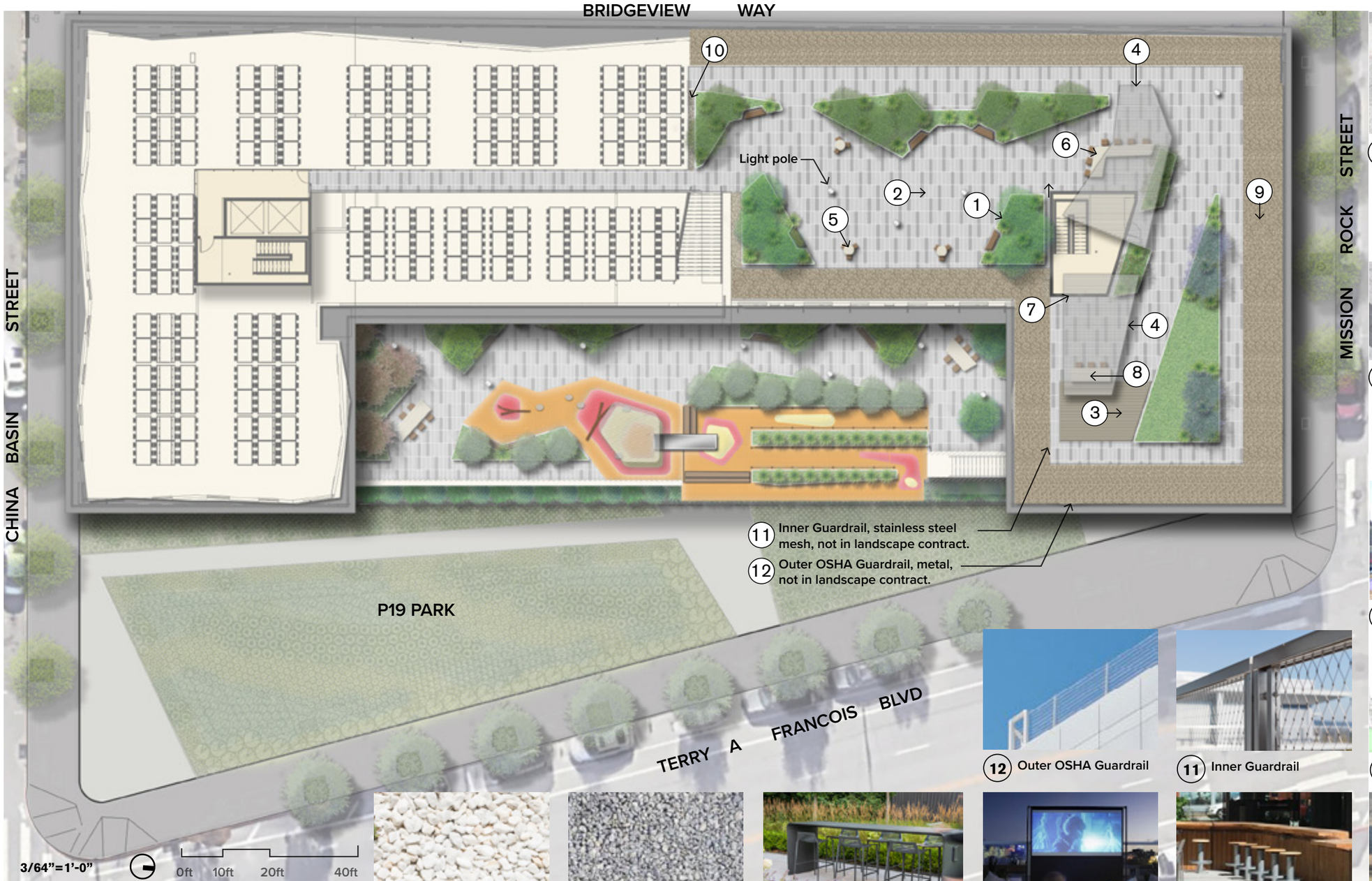
| | 8AM | 12PM | 4PM |
|---|---|---|---|
| SUMMER SOLSTICE |  |  |  |
| EQUINOX |  |  |  |
| WINTER SOLSTICE |  9AM* |  |  3PM* |

# LOCATOR PLAN

# CONTEXT PLAN



# LEVEL 9 LANDSCAPE MATERIAL PLAN



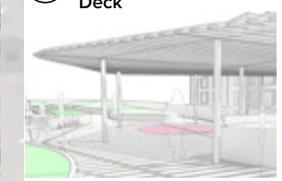

LEVEL EIGHT LANDSCAPE MATERIAL PLAN

**L1.01**

1 Custom Or Prefabricated Steel Planters with Integrated Wood Seating, Similar to Streetlife Bench: https://www.streetlife.nl/us/products/solid-edge-system

2 Basalte 6”X12” or Hexagon Concrete Unit Pavers In Two Colors With Ground Face Finish In Stacked Bond With Linear Pattern Per Plans

3 Multi Purpose Wood Deck



4 BOK Modern Steel Trellis Structure

5 Movable Furniture, Not In Landscape Contract



6 Custom Bar Table with Stone/Wood Counter-top and Metal Supports



7 Outdoor Movie Screen



8 Work Station, GO Outdoor Table by Landscapeforms https://www.landscapeforms.com/en-US/product/Pages/GO-OutdoorTable.aspx

9 Roofing Cap Sheet

10 Crushed Gravel

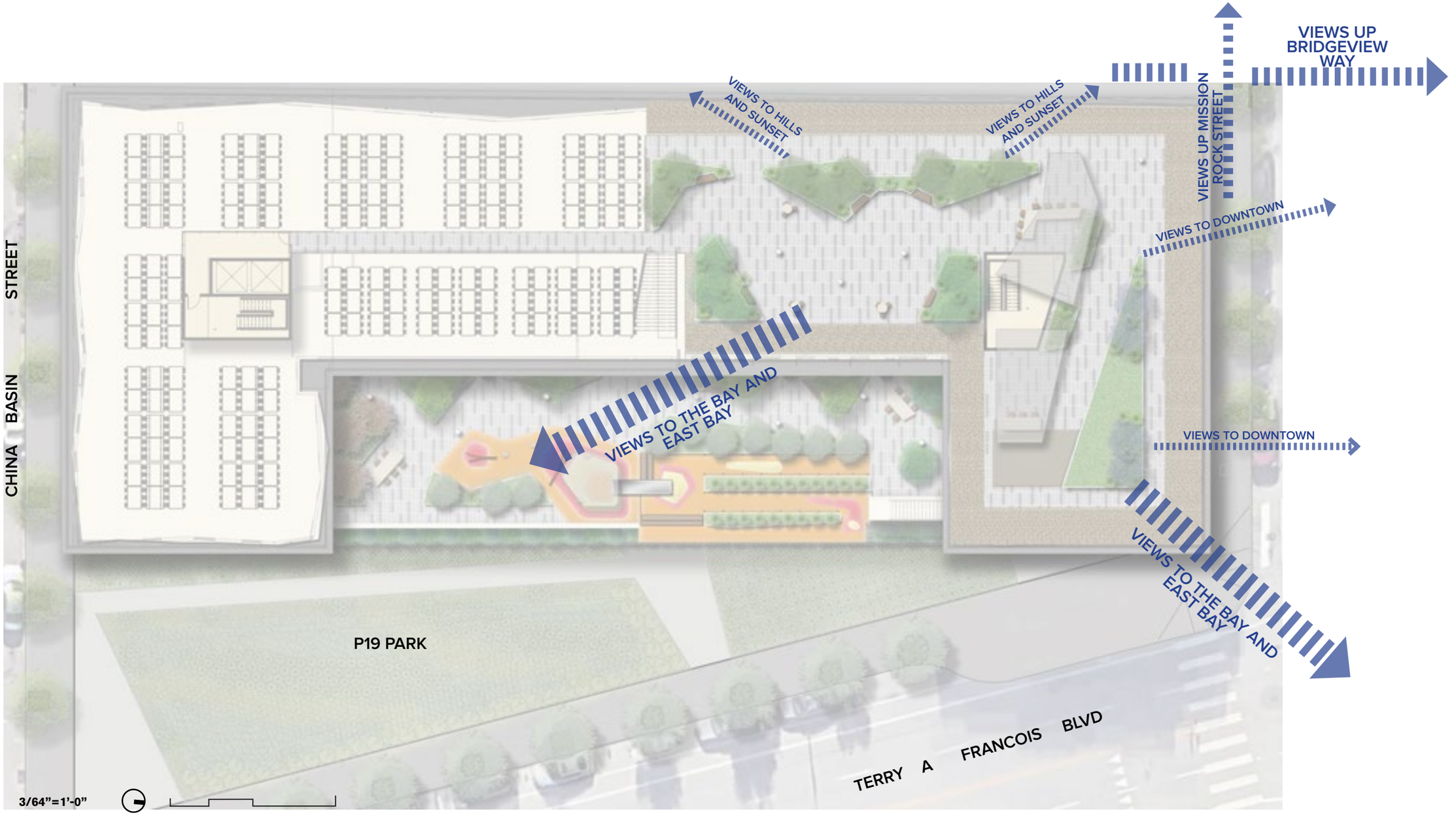


11 Inner Guardrail



12 Outer OSHA Guardrail

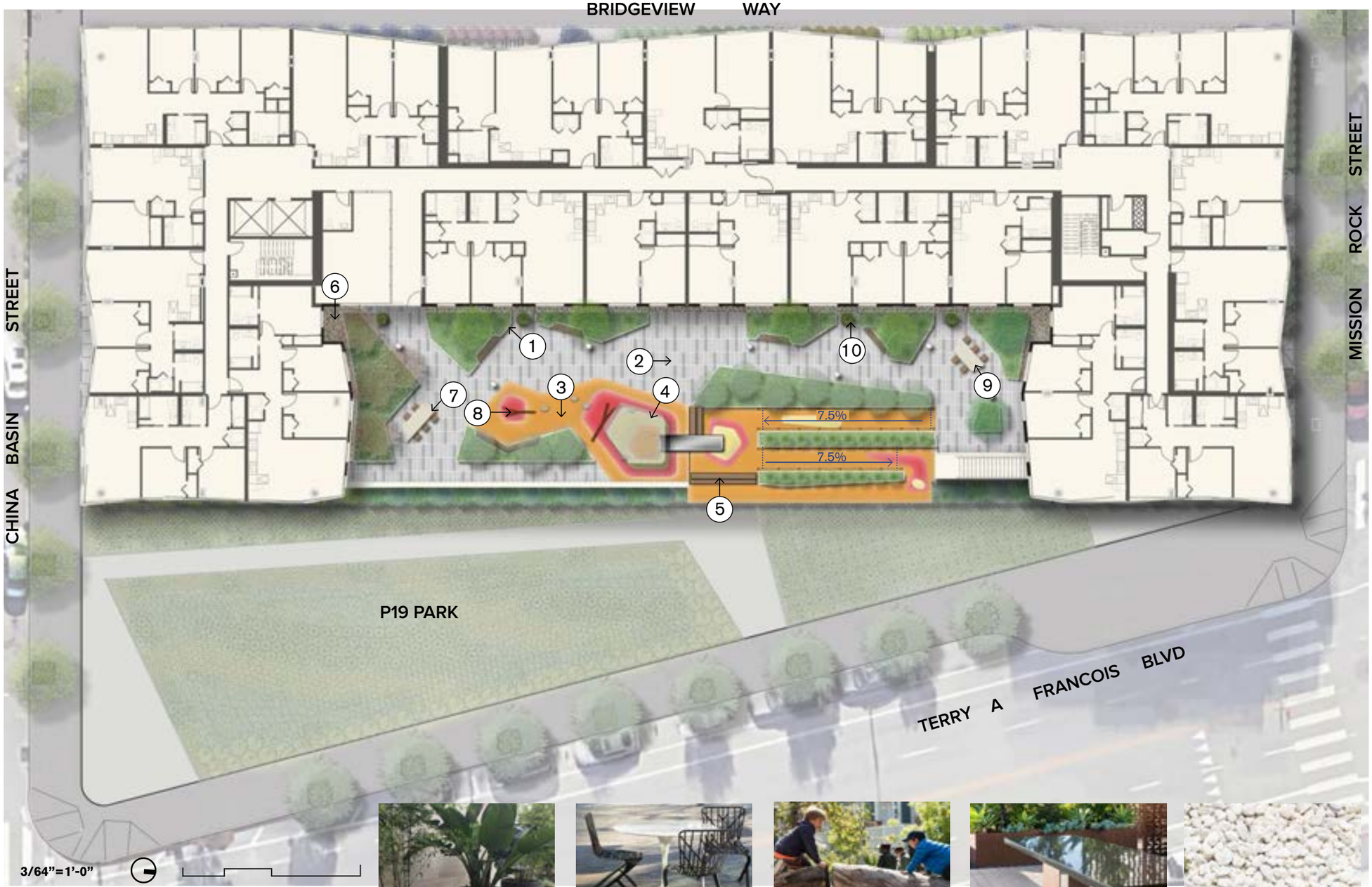
# LEVEL 9 VIEWS




LEVEL EIGHT VIEWS

**L1.02**

# LEVEL 2 LANDSCAPE MATERIAL PLAN




3/64”=1’-0”

0ft 10ft 20ft 40ft

LEVEL TWO LANDSCAPE MATERIAL PLAN

**L1.03**

1 Custom Or Prefabricated Steel Planters with Integrated Wood Seating, Similar to Streetlife Bench: https://www.streetlife.nl/us/products/solid-edge-system

2 Basalte 6”X12” or Hexagon Concrete Unit Pavers In Two Colors With Ground Face Finish In Stacked Bond With Linear Pattern Per Plans

3 Rubberized Surfacing

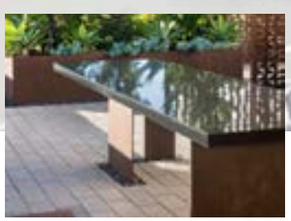
4 BOK Modern Steel Trellis Structure

5 Wood Timber Seating at Play Area

10 Planter Pots

9 Movable Furniture, Not In Landscape Contract

8 Nature Play Elements



7 Custom Communal Table with Stone Countertop and Metal Supports

6 Crushed Gravel

# STREET LEVEL LANDSCAPE MATERIAL PLAN


STREET LEVEL LANDSCAPE MATERIAL PLAN

**L1.04**

1 6”X12” Concrete Unit Pavers In Two Colors With Ground Face Finish In Stacked Bond With Linear

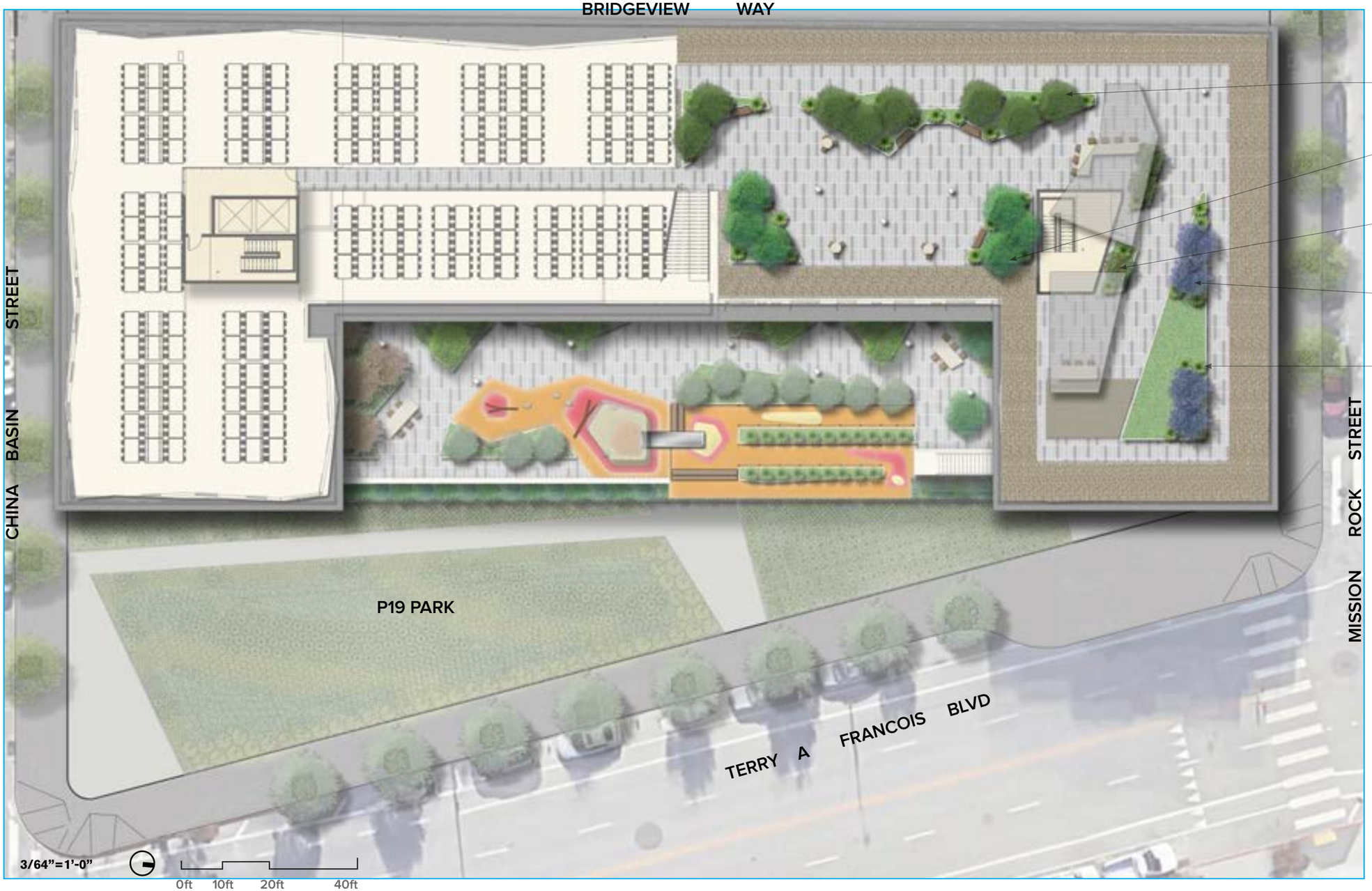
2 Board form Concrete Planter Wall

3 At-grade Planting Area

4 Raised Steel Flow-through Planter

5 Concrete Stairs

# LEVEL 9 LANDSCAPE PLANTING PLAN



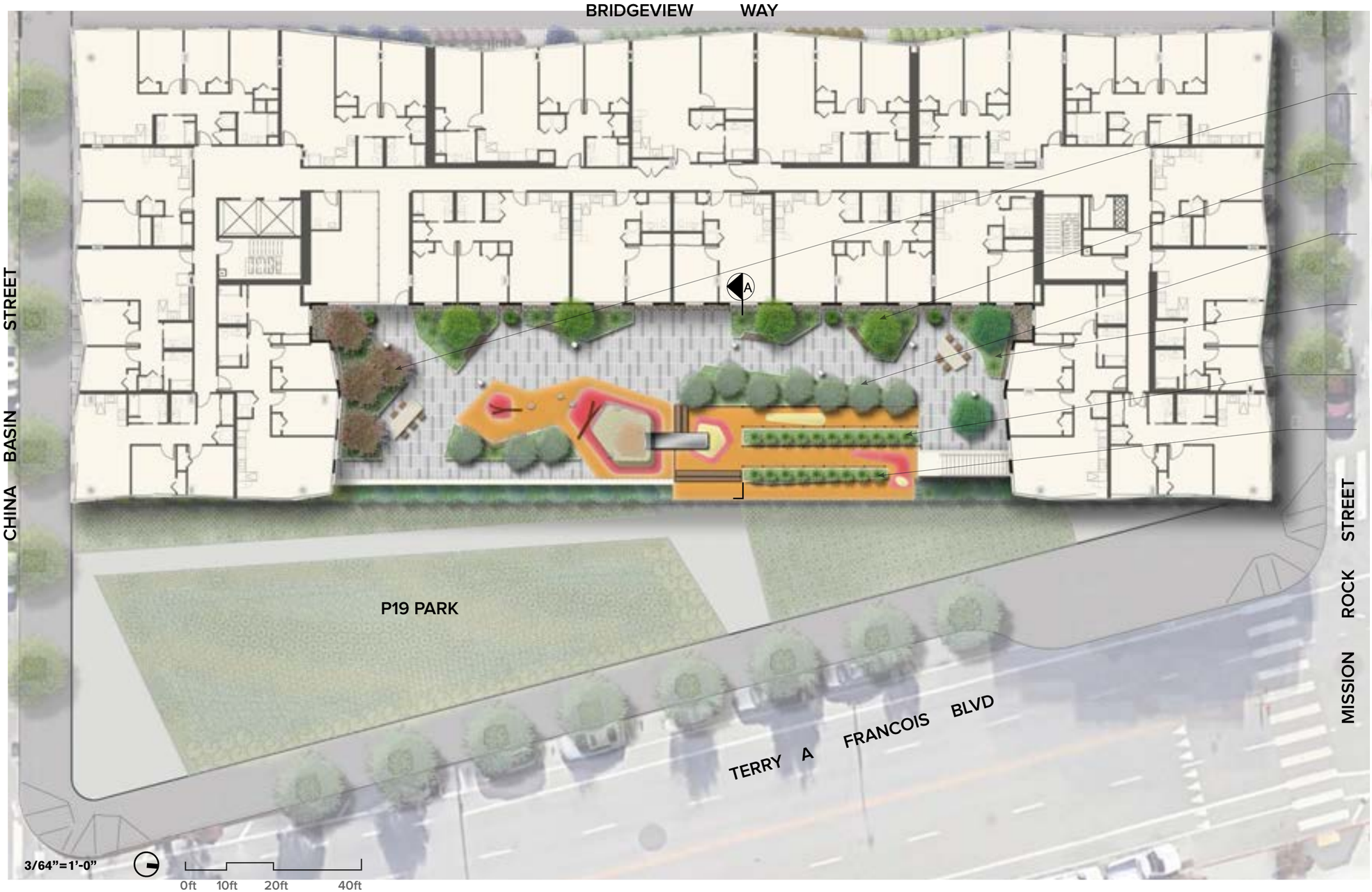

**PLANT PALETTE**

- JUNIPERUS CHINENSIS ‘TORULOSA’ Hollywood Juniper
- MYRICA CALIFORNICA Multi-Trunk Pacific Wax Myrtle
- HETEROMELES ARBUTIFOLIA Toyon
- CEANOTHUS ‘RAY HARTMAN’ Mountain Lilac
- DIANELLA CAERULEA VAR. Variegated Blue-Flax Lily

LEVEL EIGHT LANDSCAPE PLANTING PLAN

**L2.01**

# LEVEL 2 LANDSCAPE PLANTING PLAN




**PLANT PALETTE**

- ACER PALMATUM
  Multi-Trunk Japanese Maple
- TRISTANIA LAURINA ‘ELEGANS’
  Multi-Trunk Water Gum
- OLEA EUROPAEA
  Multi-Trunk Fruitless Olive
- MYRICA CALIFORNICA
  Multi-Trunk Pacific Wax Myrtle
- SETARIA PALMIFOLIA
  Palm Grass
- DIANELLA CAERULEA VAR.

**LEVEL TWO LANDSCAPE PLANTING PLAN**
**L2.02**

# STREET LEVEL LANDSCAPE PLANTING PLAN

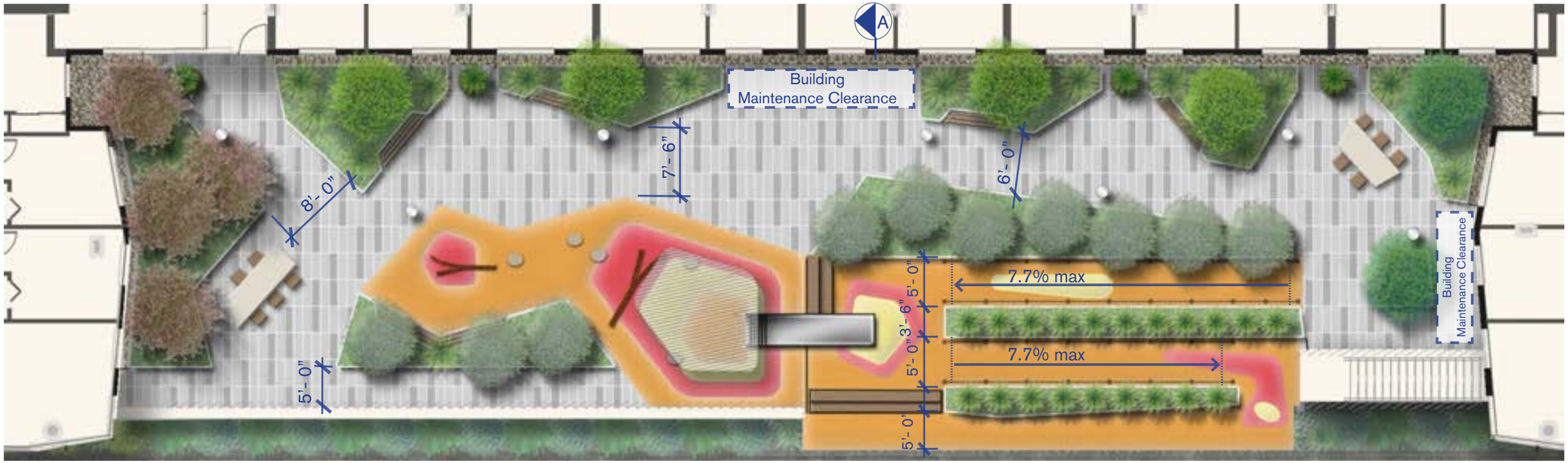

**PLANT PALETTE**

- OLEA EUROPAEA ‘LITTLE OLLIE’ Dwarf Olive
- CEANOTHUS ‘RAY HARTMAN’ Mountain Lilac
- TRACHELOSPERMUM JASMINOIDES Star Jasmine
- RIBES SANGUINEUM Pink Flowering Currant
- CORNUS STOLONIFERA Red-Stemmed Dogwood
- CHONDROPETALUM ELEPHANTINUM Large Cape Rush
- DIANELLA CAERULEA VAR. Variegated Blue-Flax Lily
- DICKSONIA ANTARICA Tree Fern
- AZARA MICROPHYLLA Big Leaf Azara

**STREET LEVEL LANDSCAPE PLANTING PLAN**

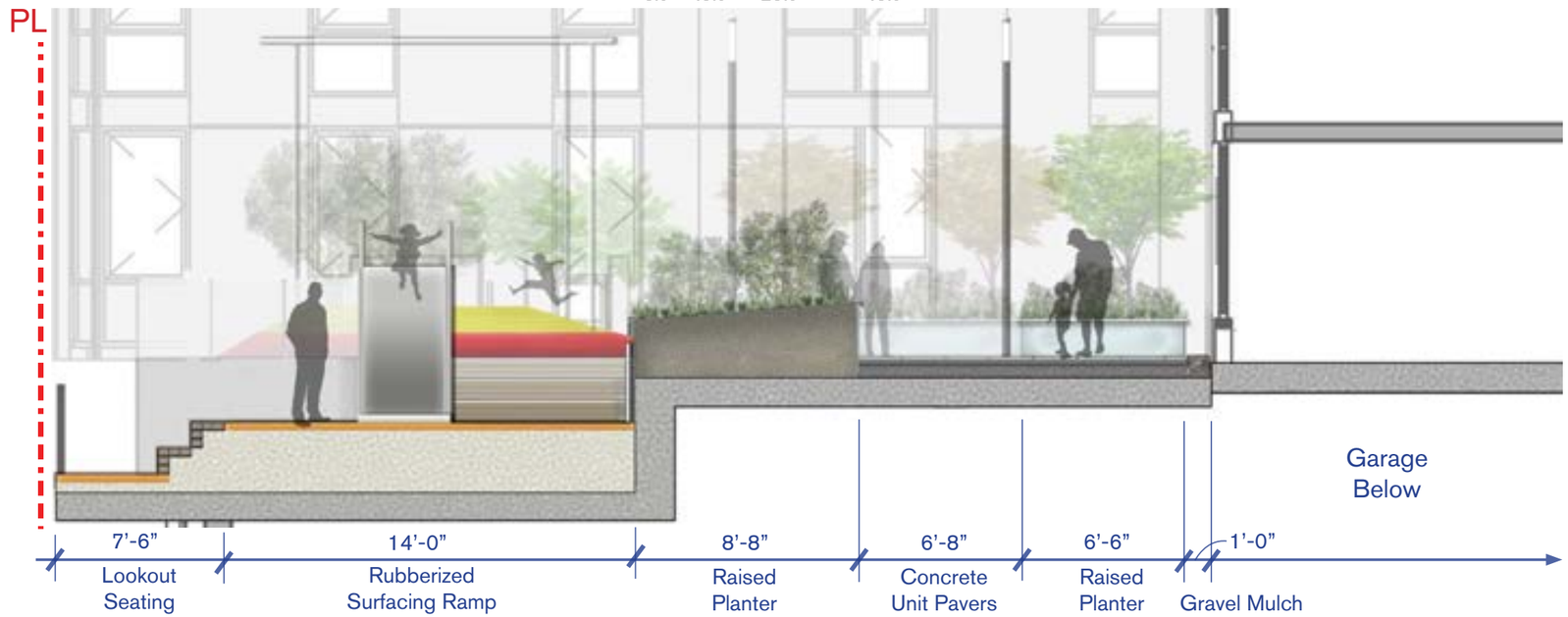
**L2.04**

# ENLARGED TERRACE PLAN AND SECTION




LEVEL TWO LANDSCAPE ENLARGEMENT PLAN 3/32"=1'-0"

0ft 10ft 20ft 40ft




LEVEL TWO LANDSCAPE SECTION A

## L2.03

# PLANT PALETTE

## TREES AND LARGE SHRUBS (SHOWN IN PLAN)

**CEANOTHUS 'RAY HARTMAN'**
EVERGREEN TREE
LEVEL 8 ROOFTOP AND LEVEL 1 PERIMETER

**RIBES SANGUINEUM**
DECIDUOUS TREE
LEVEL 1 PERIMETER

**ACER PALMATUM**
DECIDUOUS TREE
LEVEL 2 COURTYARD

**TRISTANIA LAURINA 'ELEGANS'**
EVERGREEN TREE
LEVEL 2 COURTYARD

**OLEA EUROPAEA**
EVERGREEN TREE
LEVEL 2 COURTYARD

**MYRICA CALIFORNICA**
EVERGREEN TREE
LEVEL 8 ROOFTOP

**JUNIPERUS CHINENSIS 'TORULOSA'**
EVERGREEN TREE
LEVEL 8 ROOFTOP

**HETEROMELES ARBUTIFOLIA**
EVERGREEN TREE
LEVEL 8 ROOFTOP

**TRACHELOSPERMUM JASMINOIDES**
EVERGREEN SHRUB
LEVEL 1 PERIMETER

**CHONDROPETALUM ELEPHANTINUM**
EVERGREEN SHRUB
LEVEL 1 PERIMETER

**DIANELLA CAERULEA VAR. EVERGREEN SHRUB**
LEVEL 2 COURTYARD AND

**CORNUS STOLONIFERA**
DECIDUOUS SHRUB
LEVEL 1 PERIMETER

**DICKSONIA ANTARICA**
EVERGREEN SHRUB
LEVEL 1 PERIMETER

**OLEA EUROPAEA 'LITTLE OLLIE'**
EVERGREEN SHRUB
LEVEL 1 PERIMETER

**AZARA MICROPHYLLA**
EVERGREEN SHRUB
LEVEL 1 PERIMETER

**SETARIA PALMIFOLIA**
EVERGREEN SHRUB
LEVEL 2 COURTYARD

## GROUNDCOVERS (NOT SHOWN IN PLAN)

COASTAL SCRUB

ECHEVERIA ELEGANS

MISCANTHUS TRANSMORRISONENSIS

MUHLENBERGIA SP.; PINUS THUNBERGII

OPHIOPOGON JAPONICUS

COASTAL SCRUB

ALOE ARBORSCENS

MIMULUS AURANTIACUS

WILDFLOWER MIX

ACHILLEA MILLEFOLIUM

PLANT PALETTE
**L2.05**

**Note:All Landscape Planting Palette conforms to goals established by San Francisco Bio-diversity Policy Resolution 004-17-COE**
Ground cover relates to species in P19 in form, texture, and appearance for visual continuity.

# LANDSCAPE VIEWS

**LEVEL TWO COURTYARD VIEWS**

## L3.01

# LANDSCAPE VIEWS

**LEVEL TWO COURTYARD VIEWS**

## L3.02

# LANDSCAPE VIEWS

**LEVEL NINE ROOFTOP VIEWS**

## L3.03

# LANDSCAPE VIEWS

**LEVEL NINE ROOFTOP VIEWS**

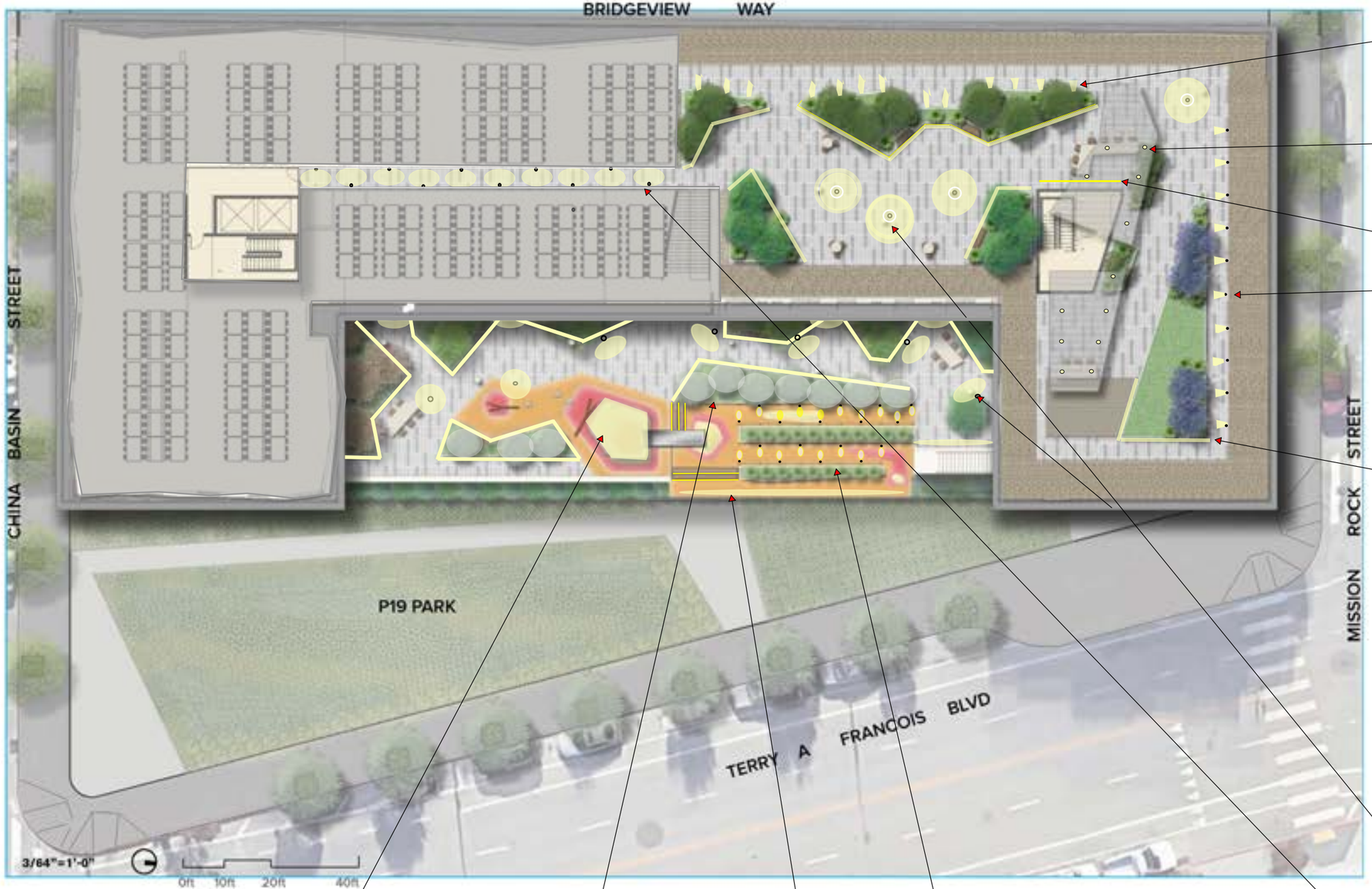
## L3.04

# LANDSCAPE VIEWS

**LEVEL NINE ROOFTOP VIEWS**

## L3.05

# LIGHTING ELEMENTS




Steplights

Downlights
Recessed or
surface mount

In grade wall washer

Flush mount
marker lights

Linear LED - under
bench and or @ toe kick


13' High
Poles

Canopy
uplight - mount
on canopy
supports

Tree
uplight

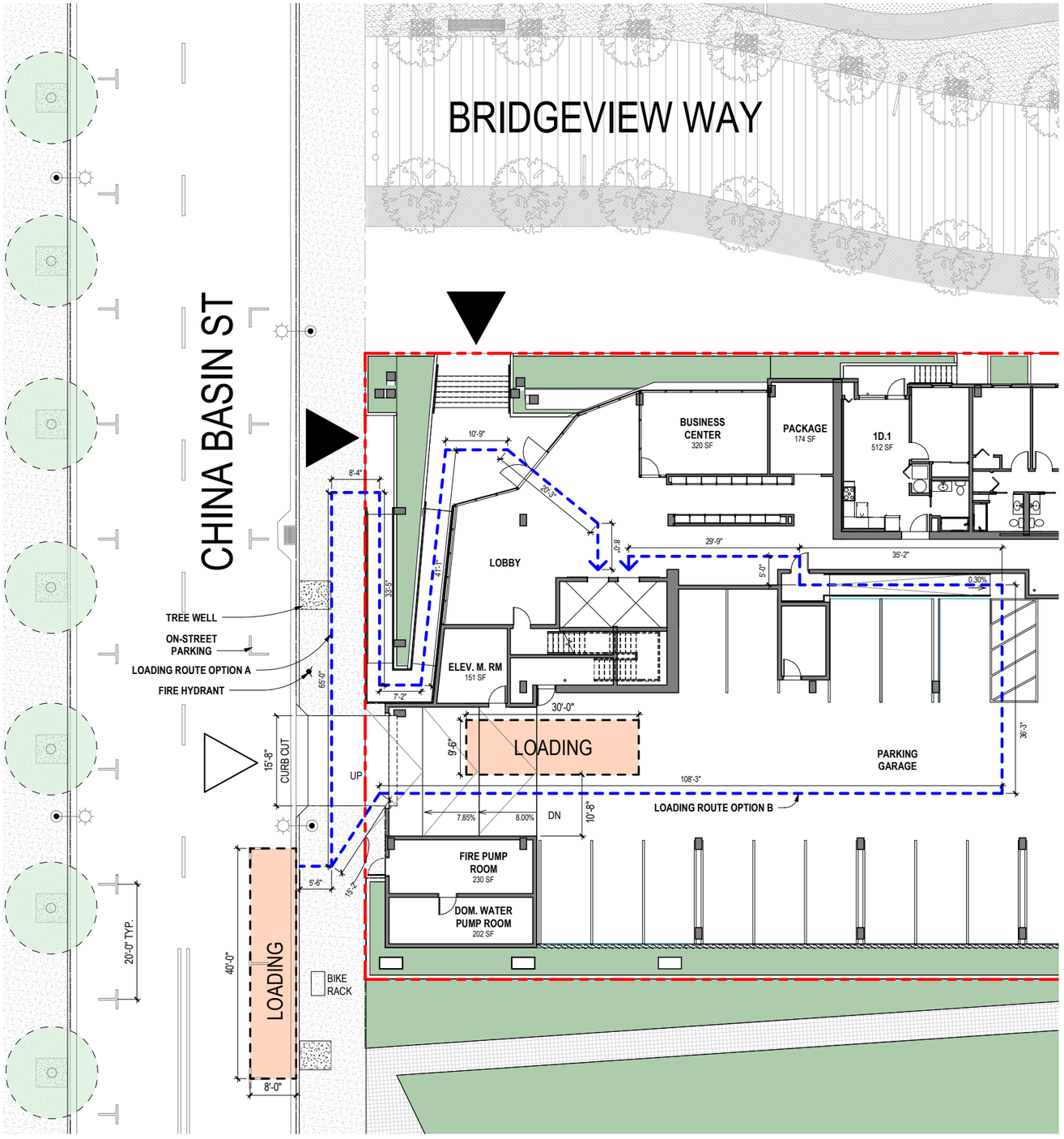
Linear
path light
tbd

Railing
integral
steplight

2' High
bollards

# APPENDIX A: LOADING STUDY

## ALTERNATE LOADING STRATEGY




MITHUN/YA STUDIO PROPOSE AN ALTERNATE LOADING STRATEGY COMPRISED OF (2) LOADING ZONES:

(1) 8'x40' LOADING ZONE
- LOCATED ON NORTH SIDE OF CHINA BASIN ST, OUTSIDE OF BLOCK 9A'S PROPOSED PUMP ROOM, IMMEDIATELY EAST OF THE DRIVEWAY CURB CUT.
- PROVIDES EASY ACCESS TO ELEVATORS, LOBBY & PARKING GARAGE
- OCCUPIES (2) PARALLEL PARKING SPACES ALONG CHINA BASIN
- DOES NOT IMPACT TRAFFIC OR PEDESTRIAN FLOW ALONG SIDEWALK
- **PATH OF TRAVEL: 200'**

(1) 30'x9'-6" LOADING ZONE
- LOCATED IN THE 20' DRIVE AISLE ALONG THE GARAGE ENTRANCE.
- CAN ACCOMMODATE SMALLER MOVING VANS WITHOUT SIGNIFICANTLY IMPACTING SURROUNDINGS
- **PATH OF TRAVEL: 235'**

Affordable for-sale residential housing requires a much reduced need for loading areas than commercial or market rate residential real estate. Over the life of a project, there is typically one move per year requiring a half day of use for each move and then very limited new furniture delivery requiring less than an hour a delivery. Together this results in less than two days per year for use of a loading area. However, the impact of having and maintaining an on-site loading area is greater and far exceeds the need.

Upon construction completion and move in there is a much higher use, however this is mitigated because a for-sale project move in is extended over a longer period of time compared to a rental project. For instance, where a rental project of a similar size of 148 units may rent up and move in over three months with almost 50 units per month, a for-sale project is sold and move in is over an extended period of time of approximately 18 months or approximately 8 moves per month. In addition, for-sale units have a move in coordinator present and managing the moves, who manages all the protocol in terms of parking, elevator use etc... to lessen the impact on residents and the neighborhood.

Particularly, 100% affordable for-sale projects participating in the City's Limited Equity historically have extremely low turnover. Typically these projects average at most 1 turn over per year. As a result, there is less of a need for an on-site loading area. In a cursory review of sales in recently completed projects participating in the City's Limited Equity program, Mission Walk (131 units) had 9 sales over the past five years or 1.8 sales per year including only one sale in 2019 and one sale in 2020; 4800 Third Street (18 units) in the past 10 years had 3 sales; 1345 Turk Street (32 units) completed in 2013 had no sales; and Armstrong Place Townhomes (124 units) completed in 2011 has had 3 sales in the last two years.

**LEGEND:**

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

SITE BOUNDARY

BUILDING FOOTPRINT

STREET LIGHT

FIRE HYDRANT

N

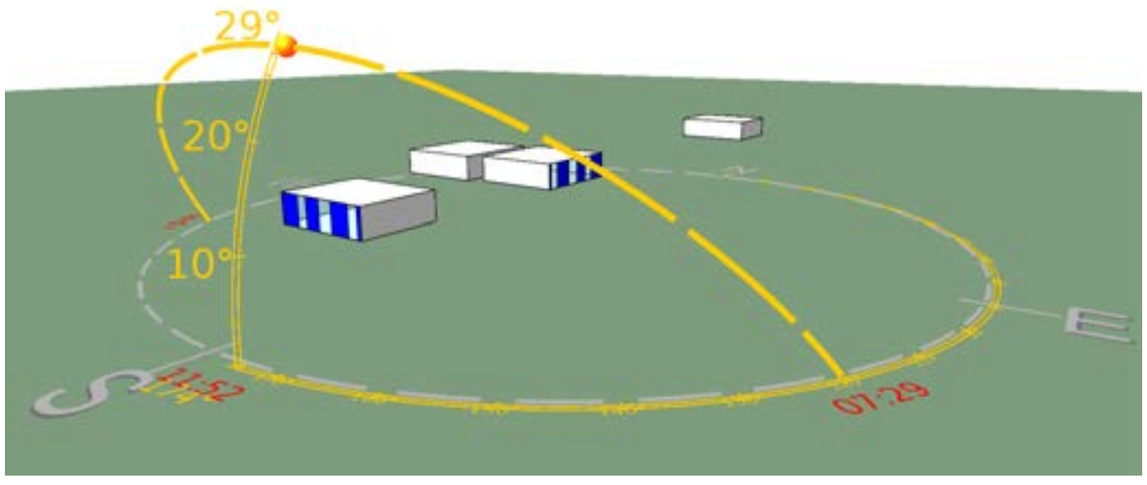
# APPENDIX B: COMFORT STUDY

engineering350

To: Malcolm Harris
From: Ray Keane
CC: Mariana Gramajo
Date: July 1, 2020
Re: Mission Bay 9A Thermal Comfort Study

## Memo

Engineering 350 has conducted a thermal study in the IES (VE) software of four bedrooms, each at different orientations. We look at peak internal conditions in the unit over the design day, but also the design week which occur in September in San Francisco.




Typical north, east, west, and south-facing units in the building showing sun angle in September.

The table below shows hourly temperature exceedance values for each of the two following simulations:

1) Night Flush through operable windows,
2) No Night Flush (windows closed).

engineering350

| Run | | Totals | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Hours>76 | Hours>78 | Hours>80 | Hours>82 | Hours>84 | Hours>86 | Hours>88 |
| | | % | % | % | % | % | % | % |
| Night Flush Windows North | Annual | 78 | 30 | 11 | 0 | 0 | 0 | 0 |
| | | 66% | 25% | 9% | 0% | 0% | 0% | 0% |
| | Peak Week (09/14-09/20) | 14 | 9 | 6 | 0 | 0 | 0 | 0 |
| | | 48% | 31% | 21% | 0% | 0% | 0% | 0% |
| Night Flush Windows East | Annual | 99 | 38 | 14 | 3 | 0 | 0 | 0 |
| | | 25% | 21% | 17% | 13% | 10% | 7% | 7% |
| | Peak Week (09/14-09/20) | 18 | 11 | 7 | 1 | 0 | 0 | 0 |
| | | 48% | 30% | 19% | 3% | 0% | 0% | 0% |
| Night Flush Windows West | Annual | 112 | 56 | 29 | 13 | 5 | 0 | 0 |
| | | 52% | 26% | 14% | 6% | 2% | 0% | 0% |
| | Peak Week (09/14-09/20) | 16 | 12 | 9 | 5 | 1 | 0 | 0 |
| | | 37% | 28% | 21% | 12% | 2% | 0% | 0% |
| Night Flush Windows South | Annual | 107 | 53 | 26 | 9 | 2 | 0 | 0 |
| | | 54% | 27% | 13% | 5% | 1% | 0% | 0% |
| | Peak Week (09/14-09/20) | 18 | 14 | 11 | 6 | 2 | 0 | 0 |
| | | 35% | 27% | 22% | 12% | 4% | 0% | 0% |

| Run | | Totals | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Hours>76 | Hours>78 | Hours>80 | Hours>82 | Hours>84 | Hours>86 | Hours>88 |
| | | % | % | % | % | % | % | % |
| Windows Closed North | Annual | 3728 | 1819 | 556 | 120 | 38 | 12 | 0 |
| | | 59% | 29% | 9% | 2% | 1% | 0% | 0% |
| | Peak Week (09/14-09/20) | 157 | 90 | 21 | 0 | 0 | 0 | 0 |
| | | 58% | 34% | 8% | 0% | 0% | 0% | 0% |
| Windows Closed East | Annual | 4921 | 3665 | 2052 | 894 | 263 | 76 | 24 |
| | | 41% | 31% | 17% | 8% | 2% | 1% | 0% |
| | Peak Week (09/14-09/20) | 168 | 159 | 108 | 43 | 3 | 0 | 0 |
| | | 35% | 33% | 22% | 9% | 1% | 0% | 0% |
| Windows Closed West | Annual | 5001 | 3827 | 2322 | 1062 | 411 | 96 | 25 |
| | | 39% | 30% | 18% | 9% | 3% | 1% | 0% |
| | Peak Week (09/14-09/20) | 168 | 163 | 105 | 44 | 14 | 0 | 0 |
| | | 34% | 33% | 21% | 9% | 3% | 0% | 0% |
| Windows Closed South | Annual | 5309 | 3675 | 1966 | 872 | 367 | 148 | 41 |
| | | 43% | 30% | 16% | 7% | 3% | 1% | 0% |
| | Peak Week (09/14-09/20) | 168 | 163 | 117 | 61 | 36 | 7 | 0 |
| | | 30% | 30% | 21% | 11% | 7% | 1% | 0% |

# APPENDIX B: COMFORT STUDY

The Modelling Assumptions used are below:

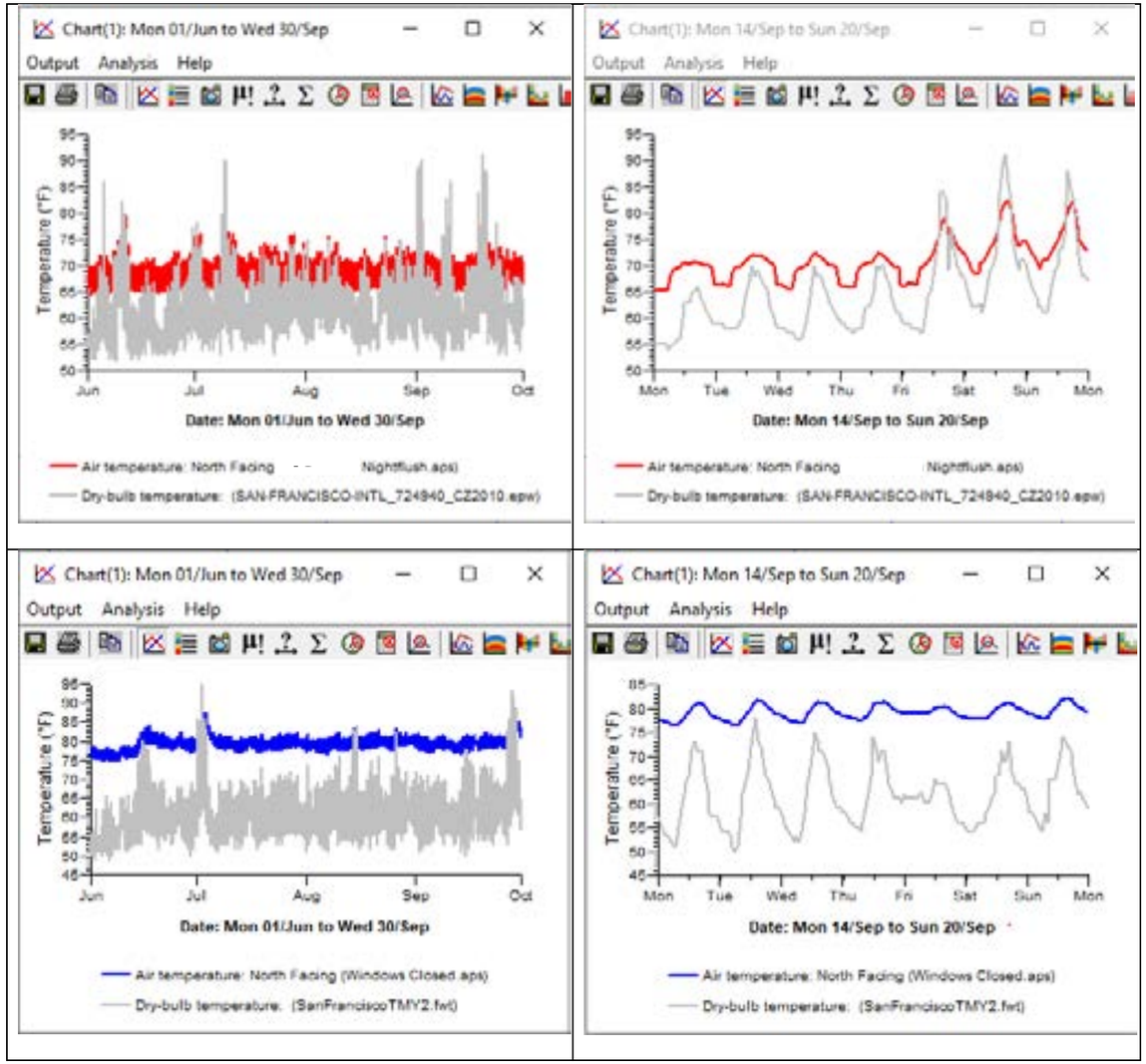
Assumptions:
Occupancy load: 5
Lighting: None
Glazing: U – 0.40; SHGC – 0.28
Window Control: Daytime – open when room temperature is greater than 70F; Nighttime – open for nighttime flush.
Wall Construction: R-26 Wall (U-Factor=0.045)
Exposed Floor: N/A
Roof Construction: R-21 Roof Attic (U-Factor=0.045)
Window Operability: 20% Open Area
No active A/C.
No internal blinds.

Chart Layout:

| | |
|---|---|
| Nighttime Flush Windows: June-September (summer) months | Nighttime Flush Windows: Peak week in September |
| Windows Closed: June-September (summer) months | Windows Closed: Peak week in September |

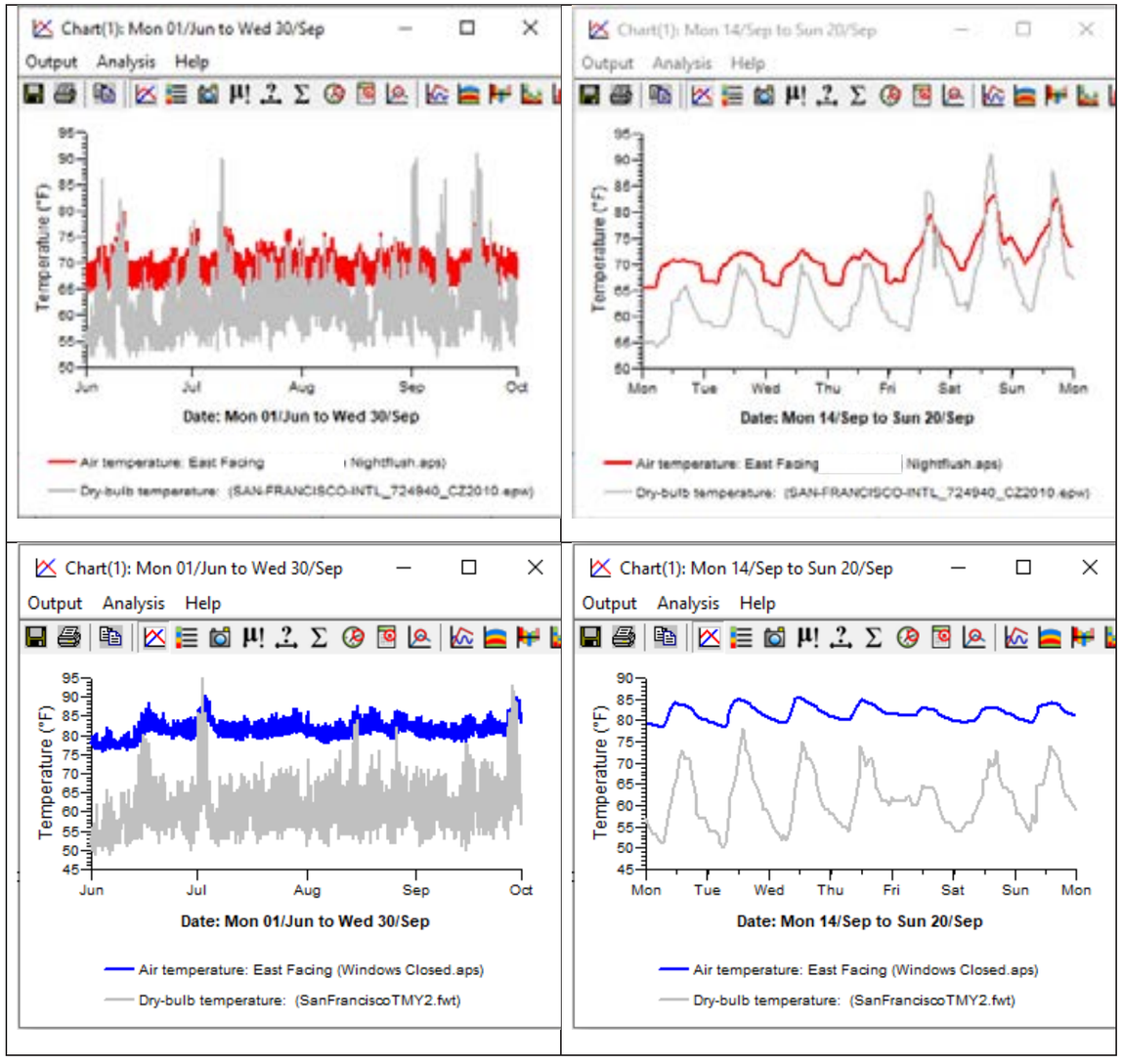


Charts for *North-Facing Unit:*



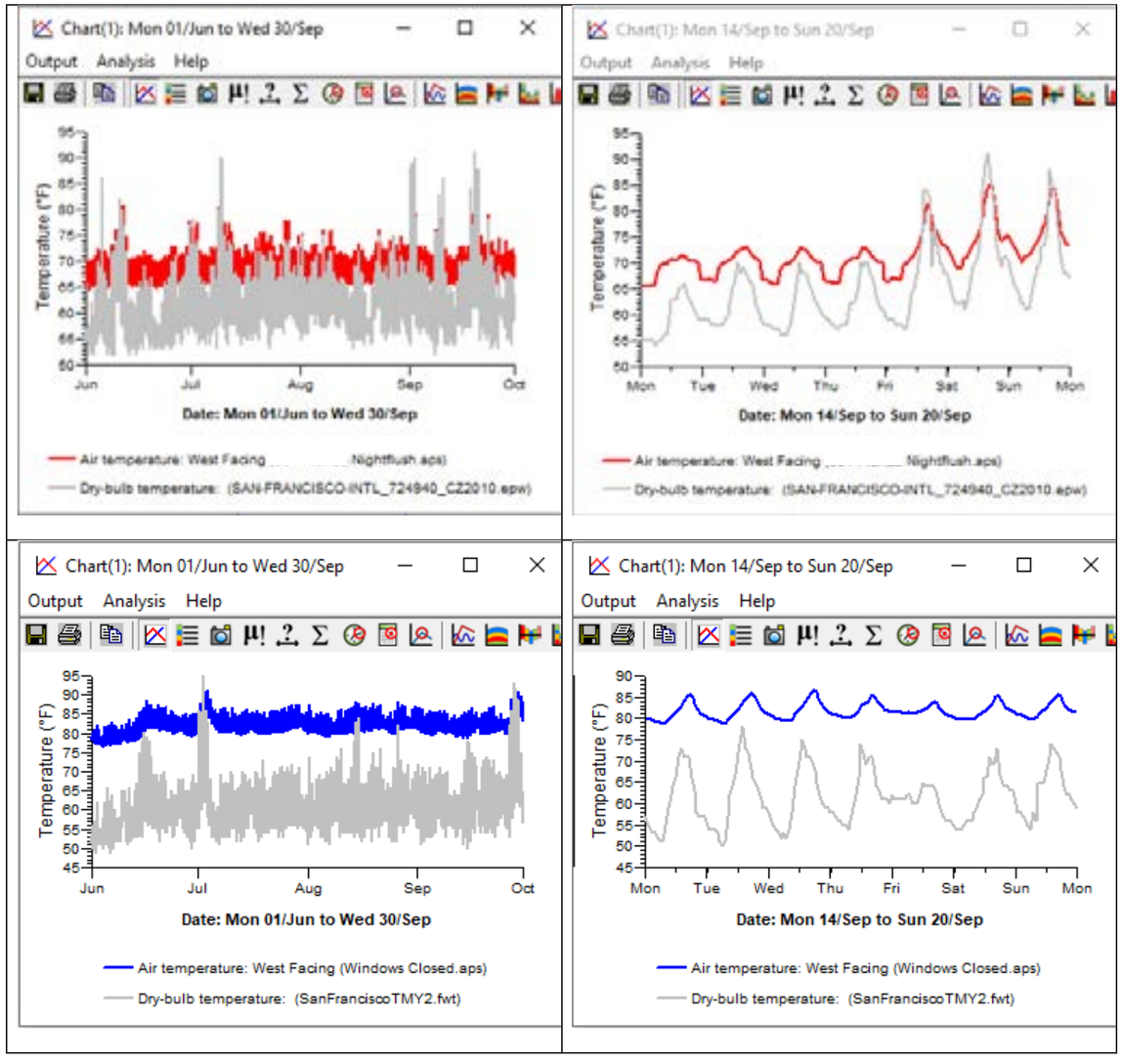
# APPENDIX B: COMFORT STUDY

*East-Facing Unit:*






*West-Facing Unit:*



# APPENDIX B: COMFORT STUDY

engineering350

*South-Facing Unit:*