

118-0082018-002

Agenda Item **No. 5(f)**
Meeting of March 20, 2018

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the Basic Concept and Schematic Design, and a variance to the 20-foot upper-floor setback requirement, of an affordable housing project at Mission Bay South Block 6W, which consists of approximately 152 affordable family rental units including one manager's unit, and is within the scope of and adequately described in the Mission Bay Redevelopment Project, approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a program EIR; and, adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

Mercy Housing California ("Mercy"), the developer of the 152-unit affordable rental housing project ("Project") known as Mission Bay South Block 6W ("MBS 6W") has submitted a Basic Concept and Schematic Design ("Schematic Design") package for review and approval. The Project will serve low-income families, including approximately 38 units set aside for households voluntarily relocating from HOPE SF public housing sites, as well as a ground floor childcare facility that will serve approximately 45 children. The development team consists of Mercy Housing California as "Sponsor" and property manager, and Paulett Taggart Architects and Studio Vara as architects. Resident Services will be provided by Mercy Housing and a to-be-determined organization capable of providing case management services. Kai Ming, a long-standing San Francisco based childcare operator, was selected, through a competitive process, to provide childcare for the site. There is also a ground floor community "arts and activities" amenity space, which Mercy plans to lease to Blue Bear School of Music, a San Francisco-based non-profit organization that provides music lessons for children and adults.

The Project is located on a parcel within the Mission Bay South Redevelopment Project Area, and is adjacent to 626 Mission Bay Boulevard (Mission Bay South Block 6E), a 143 unit affordable housing project currently under construction and being developed by Tenderloin Neighborhood Development Corporation. The development team participated in a competitive RFP process for the development of the MBS 6W parcel and its selection was approved by the Commission on Community Investment and Infrastructure ("Commission") on February 21, 2017 through Resolution No. 07-2017.

Mark Farrell
MAYOR

Nadia Sesay
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On July 18, 2017, the Commission approved an Exclusive Negotiations Agreement and Predevelopment Loan Agreement which has allowed the Sponsor to commence predevelopment activities.

Since July 2017, the development team has worked on refining the design of MBS 6W to fit within the proposed context of the overall neighborhood while at the same time maximizing the livability of the site for its future residents. During the design refinement, which is elaborated on later in this memorandum, the Sponsor was able to add 12 units to the original concept of 140 units, for a new total of 152 units. The Sponsor has formally submitted its Basic Concept / Schematic Design of the 152 units, including the requested variance to a 20-foot setback requirement on the China Basin façade, to OCII Design Review staff. OCII staff has reviewed the submittal and is recommending approval under certain conditions shared later in this memorandum.

Staff recommends conditionally approving the Basic Concept and Schematic Design, and requested variance for the MBS 6W development.

DISCUSSION

Affordable Housing Development in the Mission Bay and Project Area Update

On September 17, 1998, the SFRA Commission approved the Mission Bay North and South Redevelopment Plans and Owner Participation Agreements ("OPAs") with the Mission Bay master developer, FOCIL-MB, LLC, the successor in interest to Catellus Development Corporation. Since the initial approval of the South OPA, the document has been amended four times to modify the development plan on several parcels.

The enforcement of the North and South OPA's as amended will result in 6,514 residential units, with 29% or approximately 1,916 units set aside as affordable. 698 affordable units have already been constructed in Mission Bay North. Regarding affordable units in Mission Bay South, the MBS OPA requires OCII to construct a base number of 1,108 affordable housing units. In addition, Section 3.6 of the MBS Housing Program (Attachment 3 to the MBS OPA) allows for OCII to construct an additional 110 affordable housing units, pending assessment of the development impacts and any necessary approvals, for a maximum total of 1,218 affordable housing units. The affordable units in Mission Bay North and South are comprised of inclusionary affordable units and units developed by nonprofit housing developers on OCII Affordable Housing parcels. OCII Affordable Housing parcels comprise 15 acres of land that the Master Developer in Mission Bay North and South is required to contribute to OCII.

In Mission Bay North, with the recent completion of 360 Berry Street (N4P3 or Eviva), 698 inclusionary and OCII-sponsored units have been completed. As such, OCII's affordable housing obligations in Mission Bay North have been satisfied.

In Mission Bay South, 150 affordable units have been completed at 1180 4th Street project which houses 100 low income households and 50 formerly homeless families and 200 units have been completed at Block 7 West (588 Mission Bay Boulevard North); 868 affordable units remain to be completed, including OCII-sponsored development Block 6 East (626 Mission Bay Boulevard North), which is the neighboring block to MBS 6W and is currently under construction.

Mission Bay Affordable Housing Development			
# of Affordable Units	Mission Bay North	Mission Bay South	Mission Bay North and South
BUILT	698	350	1,048
PLANNED	-	725	725
UNDER CONSTRUCTION	<u>0</u>	<u>143</u>	<u>143</u>
TOTAL	698	1,218	1,916

In total and as shown in the table above, 1,048 affordable units have been completed and 868 units (including the additional 110 allowable affordable units) remain to be completed in the Mission Bay Project Areas.

The Mission Bay Affordable Housing Policy ("Housing Policy"), Resolution 194-98 (September 17, 1998), establishes that OCII rental projects are affordable on average to households earning up to 60% of Area Median Income ("AMI"). As an example and based on 2017 figures, income for a family of four at 60% of AMI as published by the Mayor's Office of Housing and Community Development would be \$69,200 per year with a monthly rent restricted to no more than \$1,730 for a three-bedroom unit.

Mission Bay South Block 6W Program

Programming	MBS 6W
Unit Mix	Studios 10 1-BED 34 2- BED 77 3-BED 29 4-BED 1 <u>5-BED 1</u> 152 units total
Population	• Low and extremely low income families • 38 units set aside for households voluntarily relocating from public housing sites
AMI Restrictions	• 60% AMI as published by MOHCD, with additional tiering
Amenities	• Childcare facility on ground floor with subsidized spots • Community serving commercial space on ground floor • Large exterior courtyard • Large community room with full kitchen • On-site parking in covered podium garage

Basic Concept / Schematic Design

Design Description

MBS 6W's building massing includes four distinct wings along each of the blocks' frontages or urban edges. There are two primary "civic" faces that overlook public parks, one with the tallest elements faces China Basin Street and the Kids' Park (P6) and the second faces Mission Bay Commons. The seven-story China Basin Wing is the tallest portion of the block and features a façade and corner stair tower as a termination to the urban view corridor originating across the channel in Mission Bay North. The China Basin Wing also features a childcare center that will serve approximately 45 children on the ground floor, directly across from the Kids' Park (P6). The Mission Bay Boulevard façade features a large community room as well as the community-serving commercial space. The Merrimac Street façade, because of its length, is broken up into three blocks separated by exterior pedestrian bridges. A four story building with stacked flats and stoops lines the pedestrian mews that separates MBS 6W with neighboring OCII affordable parcel Block 6E. The four different building nodes are intended to represent different neighborhoods with a larger MBS 6W community and are adjoined through the central courtyard space.

The site will be served by a 28-space (representing a 0.2 ratio) podium parking garage at grade, inclusive of two offsite car share spaces. The parking garage entrance will be located on Merrimac Street, mirroring the garage entrance to the market rate residential building across the street. The 0.2 ratio is in line with other Mission Bay 100% affordable developments in similar transit-rich locations, which range from 0 to 0.38 spaces per unit and seeks to balance parking availability and project financial feasibility.

The units will be built through three different building types (I, III and V) and exterior materials will be primarily comprised of economical building materials (cement plaster, cementitious panels and lap siding) with a premium material reserved for the northwest corner stair tower, to highlight this important element.

Unit Mix Changes and Design Studies

Facing high construction costs and reduced tax credit equity due to changes to corporate tax rates, the Sponsor, with OCII's direction and as required in the predevelopment loan's terms and conditions for the Project, underwent a significant process to study the efficiency of the site and maximize the number of units being built. During this time, the Sponsor was also asked to include two large units, one four- and one five-bedroom unit to act as "unit size" replacement units for the Alice Griffith Public Housing Revitalization Project, as required by Community Redevelopment Law.

To increase the efficiency of the site and to better activate the ground floor, units were added to the ground floor podium and to the townhomes lining the mid-block break. Studio units were also incorporated into the main building.

The design team also closely studied the corner element at the terminus of the view corridor from across Mission Creek Channel in Mission Bay North, as this was the primary design objective for the site as communicated in the Request for Proposals. As mentioned in the narrative above, these studies resulted in the refinement of a tall stair tower element, which will be illuminated from within at night and which will afford views over the channel for residents using it at various levels. The stairtower is also located in a high trafficked corner, adjacent to a trash room and two laundry rooms, so as to present a convenient alternative to using the elevator.

Variance

The Sponsor is requesting a variance from the Design for Development for the Mission Bay South Redevelopment Project Area ("D for D"), as described in Section III, Design Standards, of the D for D. The variance is from the

required 20 foot "stepback" from the property line for buildings in Mission Bay South Height Zone 2 and Height Zone 3 along P5 (Mission Bay South Dog Park) and the Kids' Park (P6) at or below 65 feet in height ("Stepback") (D for D at page 28).

The D for D provides for a broad, discretionary standard for the approval of a variance from the provisions governing development:

"The Agency may, in its discretion, grant variances to the design standards contained in this Design for Development where the enforcement would otherwise constitute an unreasonable limitation beyond the intent and purpose of the Design for Development and the Redevelopment Plan and is consistent with the public health, safety and welfare."

D for D at page 19. As described below, the requested variance is necessary to achieve a superior design for a building that lies at the end of a view corridor and to maximize the number of affordable housing units.

MBS 6W's Schematic Design maximized the height of the northwest corner of the site, within the allowable D for D base heights and consistent with the D for D's "neighborhood streets" average height of 55' along the entirety of Block 6 (including the affordable housing development on Block 6E). Priority was given to the corner as it is a terminus of a view corridor originating from Mission Creek Park in Mission Bay North. The RFP for MBS 6W emphasized this priority by directing respondents to design a prominent main entrance or feature, including designing to a maximum allowable height, to highlight the site as a terminus for this view corridor. MBS 6W's increased height in the northwest corner creates a landmark element at the view corridor terminus called out in the D for D, while the forgone Stepback allows for additional affordable housing units on the China Basin Street façade. These outcomes represent both Citywide planning and redevelopment objectives and policies objectives specified in Sections 103 and 104 of the Mission Bay South Redevelopment Plan, including:

1. Recognizing that buildings, open space and view corridors, seen together, will create the character of Mission Bay South (Plan Section 104 B. Urban Design, Policy 4).
2. Strengthening the community's supply of housing by facilitating economically feasible, affordable housing (Plan Section 103.G)

In addition, where a variance relates to the shape and location of buildings, including stepback requirements, OCII must also evaluate the shadow impact on public open spaces under the standards for "Sunlight Access to Open Space" at pages 36-39 of the D for D, using the methodology and meeting the goals summarized below. Exhibit 1 (Mission Bay Mitigation Monitoring and Report Program) of the FSEIR, under Mitigation Measure D.8 Shadows, further reiterates the shadow study requirement.

D for D Guidance on Shadow Studies

- A. Study the area of public open space in continuous shadow for periods of one hour, during the most active months of the year (March – September) and during the most active times of the day (10am – 4pm).
- B. Analyze the account aggregate shadow impacts from all buildings over 40 feet in height adjacent to the specified open space.
- C. The results should be compared against a threshold – for the Kids' Park (P6); the specified threshold in the D for D is 17% maximum shadow coverage for an hour from March to September between 10am and 4pm.
- D. The amount of area shadowed, the duration of the shadow and the importance of sunlight to the use patterns of open space should be taken into account when determining the impact of shadows.

Results of Shadow Study

The results of the shadow study conducted by Mercy reflect that the Project casts no shadow on Kids' Park between mid-April to September, between 10 am and 4pm and has a minor shadow impact starting on March 1 when the Project, in combination with Block 5, casts, for a time period shorter than 3 hours, an aggregate shadow on 22% of the Kids' Park. This shadow decreases each day after March 1st, until it falls under the allowable 17% threshold before May 1st, when according to the study, there is no shadow shown.

OCII staff recommends granting the requested variance for the following reasons:

1. Forgoing the setback has allowed Mercy to construct nine additional affordable housing units available to low income households, in furtherance of the Redevelopment Plan's objectives for affordable housing and the Mayor's Office goals to construct 30,000 affordable units by 2020.
2. The shadowing that MBS 6W imposes on the Kids' Park (P6) on March 1st at 10am falls on an un-programmed edge of the park, on the corner of Long Bridge and China Basin Streets, separate from the play area of the park. Kids' Park (P6) was designed to mitigate the effects of adverse wind conditions at the corner of Long Bridge and China Basin such that there is a grassy access point to the park's play equipment and other programming; as is seen on Sheet 5A of the shadow study included within the Schematic Design submittal, that grassy access point, bioswale area and pedestrian circulation, not the programmed area, is where approximately 100% or all of the shadowing on the Kids' Park (P6) parcel resulting from MBS 6W occurs on March 1st at 10am. Thus, according to the results of the shadow study and within the guidelines put forth by the D for D, the shadow coverage on the Kids' Park (P6) resulting from MBS 6W on March 1st at 10am should have a minimal effect on the usage of the programmed area of the park and, in line with priorities called out in the D for D, is "consistent with the public health, safety and welfare."

Design Review and Approval Process

The Mission Bay DRDAP outlines the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the DRDAP, a series of increasingly detailed design documents are required in the design process. They are, 1) Basic Concept / Schematic Designs, 2) Design Development, and 3) Construction Documents. The DRDAP requires the first design submittal to be presented to the Commission for review and approval.

Staff has determined that, exclusive of the variances requested, the Schematic Design of MBS 6W complies with the Mission Bay South Design for Development document, subject to the resolution of the conditions of approval identified below.

Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the MBS 6W Schematic Design subject to the remaining design issues being resolved to the satisfaction of the Executive Director and any changes included in subsequent design stages, beginning with the Design Development phase as follows:

During Design Development ("DD"), the Developer shall:

- 1. Materials.** Continue to develop and refine the building materials palette, including the main building entrance at China Basin Street, wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials

palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged.

2. Architectural Mock-Up Scope. Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for 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.

3. Design Elements.

OCII to review and approve design development studies concerning the below design elements:

- a. Stair Tower: Maintain approximately 33% glazed surface area on the China Basin facade and approximately 12% glazing surface area on the Merrimac Street facade, as shown in Schematic Design submittal. Also study interior architectural treatments to create the perception of warmth and illumination in the stairtower when viewed from the exterior.
- b. Ground-Floor Glazing: Clear, untinted low-reflectivity glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. An exception is the yellow-translucent and yellow-opaque glass that is intended to provide color accents and warmth to all elevations of the ground-floor façade.
- c. Exterior Corridors/Open-Air Pedestrian Circulation: Continue to develop the materiality and design of the exterior residential corridors. Refine the expression of the pedestrian bridges on the Merrimac and Mission Bay Boulevard South facades by relating their design to the urbanity of Mission Bay; consider design elements that mitigate the horizontal emphasis, that characterize the building masses adjacent to the bridges and provide visual interest.
- d. Bicycle Parking/Workshop: Refine the layout of the bicycle workshop and parking room along Merrimac Street and maintain active workshop uses located at the building perimeter. Coordinate the bicycle workshop facade and streetscape design to maximize the visibility of ground-floor active use at this location. Consider reconfiguring bicycle parking into one or two spaces, rather than spread out over three locations, for resident accessibility and ease of management.
- e. Blank Wall: Mitigate the appearance of blank wall at the upper-level southern façade of the China Basin Wing (exterior elevation of the exit stairwell), as visible from Mission Bay Boulevard and the Mews. Consider architectural treatment such as texture, façade articulation or artistic expression.
- f. Utility Room and Garage Entry Doors. Refine screening, materiality and architectural treatment of the Merrimac Street utility room doors. Doors should screen mechanical uses while providing visual interest to the public realm through utilizing design features such as high-quality materials, texture, artistic expression and transparency.
- g. Corten Steel Planters: Ensure that the steel Corten planter material does not leach or stain over time.

4. Landscape Plan. Provide a detailed landscape plan, including plans for all setback zones and common open spaces. The setback zone shall be used either to create high quality, usable open space for street-facing units, or in the case of building entrances, to create a transition zone between private use and the public realm. Permitted uses within the setback zone include street-facing stairs, stoops, porches, patios, landscaping, driveways and entry plazas. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Ensure that Bamboo species will not cause future structural damage.

5. Lighting Plan. Provide a detailed lighting plan. Lighting should be subtle and reinforce the overall façade design.

6. Graffiti Treatment. Confirm how each material type will be protected from or replaced in the case of graffiti—especially those materials located on ground-floor facades.

7. Roofscape.

- a. Roof design should utilize non-reflective, low intensity colors.
- b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view of neighboring units. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
- c. As the lowest rooftop in the project, the Mews Wing roof will be visible from the surrounding units. Further develop the roofscape design to be as visually interesting and/or unobtrusive as possible from neighboring units.

8. Noise. Prior to the start of construction, the Mercy 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 Mercy shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Mission Bay and other stakeholders.

9. Trash and Recycling. The design of the trash and recycling areas shall be subject to further review and approval by staff to ensure that they allow for internal pick-up by the solid waste collector to avoid on-street location of trash and recycling receptacles.

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

11. Environmental. Developer 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 Building Permit and before procurement and Tenant Improvements ("TI"), the Sponsor shall:

1. Architectural Mock-Up. Construct physical material mock-up to allow for OCII and contractor review of material durability, texture, color and detail installation.

Secondary Use Designation for Childcare

The Schematic Design submittal also includes a request for secondary use designation for the ground floor childcare space on China Basin Street. OCII staff has reviewed this request and has determined that the proposed facility would meet the Mission Bay South Redevelopment Plan's definition of *Local-Serving Child Care Facility* as it will primarily serve residents and workers of the immediately surrounding neighborhood on a frequent and recurring basis (Section 302 of the Plan). As such, staff has recommended the OCII Executive Director approve the facility as a secondary use.

Marketing and Leasing Preferences

All units will be financed with tax credits and will be restricted and affordable to families earning no more than 60% of the Area Median Income as defined by MOHCD. Occupancy priorities will be the following 1) Certificate of Preference Holders; 2) Ellis Act Housing Preference ("EAHP") certificate holders, which may be updated to the Displaced Tenant Housing Preference ("DTHP"), should the OCII Commission adopt that policy in the future 3) San Francisco residents or workers; and 4) members of the general public.

Equal Opportunity Program and Compliance with OCII Policies

The Sponsors shall comply with OCII's Nondiscrimination in Contracts, Minimum Compensation and Health Care Accountability policies and will work closely with contract compliance staff to comply with the Small Business Enterprise (SBE) Program on this development.

The Sponsors have secured the following SBE percentages on the Project through Professional Services contracts thus far: SBE 89.0%; SF SBE 84.7%; MBE 29.6%; WBE 62.6%

The six largest professional services contracts are with the following firms:

- Architect: Paulett Taggart Architects (SBE-SF, WBE)
- Associate Architect: Studio VARA (SBE-SF, WBE)
- Structural Engineering: KPFF and Structus (SBE-SF, MBE)
- Owner's Representative for Construction: Regent Construction Management (SBE-SF, MBE)
- Geotech Associate: Divis Consulting (SBE-SF)
- Landscape Architect: GLS Landscape (SBE-SF)

As is seen, all of the six largest contracts are with San Francisco-based Small Business Enterprises, two of the six contracts are also with Women Business Enterprises and two are also with Minority Business Enterprises. Attachments C and D provide additional detail on the Project's Professional Services contracts, including firm biographies.

During the construction phase of this project, the Sponsors are committed to meeting OCII's requirements and goals which includes the 50% SBE construction subcontracting participation goal, payment of prevailing wages and the 50% local construction workforce hiring goal. Through a competitive process, the Sponsor has selected Cahill, a San Francisco based general contractor who has agreed to partnership agreements with TSM for concrete and Hercules Builders for framing, these scopes represent the largest contract values for affordable midrise projects. Additionally, both TSM and Hercules are African-American owned businesses and located in the Southeast neighborhood of San Francisco.

COMMUNITY PARTICIPATION

As previously mentioned, a member of the Mission Bay Citizens Advisory Committee ("Mission Bay CAC") was included in the submittal review and interview process and OCII staff has continued to work with that same CAC member representative as the project has moved forward with its design. Areas of focus for the CAC, which have been incorporated into the Schematic Design, include: a) adding variation and interest to the Mission Bay Boulevard North façade which was accommodated through the addition of saw-tooth popouts on the façade; b) planning for appropriate loading and unloading zones in front of the childcare center, which Mercy will initiate with MTA at the time of the project's permitting; and, c) stroller parking for families, which has been included through two storage closets on the ground floor near the China Basin Street facade. On March 8, 2018, OCII and the Sponsor and architect presented the Basic Concept / Schematic Design to the Mission Bay CAC. The CAC commented very favorably on the design and took an action to move the design forward to the Commission for review and approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Approval of the Schematic Design, including the request for the variance from the design standards in the Design for Development is an undertaking pursuant to and in furtherance of the Plan in conformance with CEQA.

The Schematic Design approval and requested variance to the 20-foot upper floor setback requirement is an Implementing Action within the scope of the Mission Bay Project analyzed in the FSEIR that requires no further environmental review beyond the FSEIR pursuant to the State CEQA Guidelines Section 15180, 15162 and 15163 for the following reasons:

- (1) The Implementing Action is consistent with the project analyzed in the FSEIR and does not require major revisions to the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant impacts; and,
- (2) no substantial changes have occurred with respect to the circumstances under which the "Mission Bay Project" analyzed in the FSEIR will be undertaken that would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR; and,
- (3) no new information of substantial importance relating to the development of affordable housing on Mission Bay South Block 6W has become available, which would indicate that (i) MBS 6W will have significant effects not discussed in the FSEIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (iv) mitigation measures or alternatives, which are considerably different from those in the FSEIR, will substantially reduce one or more significant effects on the environment that would change the conclusions set forth in the FSEIR.

NEXT STEPS

Upon Basic Concept / Schematic Design approval, the Sponsor will move forward into the next stage of design, ultimately resulting in a set of plans ready to be permitted by the end of the fourth quarter of 2018. The Developer intends to apply for a multifamily housing revenue bond allocation and Low Income Housing Tax Credits in fourth quarter of 2018 and then will start construction in the first half of 2019. Construction is anticipated to be completed in the first half of 2021.

(Originated by Gretchen Heckman, Development Specialist)



Nadia Sesay
Executive Director

- Attachments:
- A. Mission Bay South Block 6W – Transit and Amenities Maps
 - B. Mission Bay South Block 6W Basic Concept / Schematic Design Submittal
 - C. Professional Services Contracting Summary
 - D. Professional Services Firm Biographies

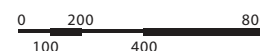
Attachment A: Mission Bay South Block 6W – Transit and Amenities Maps



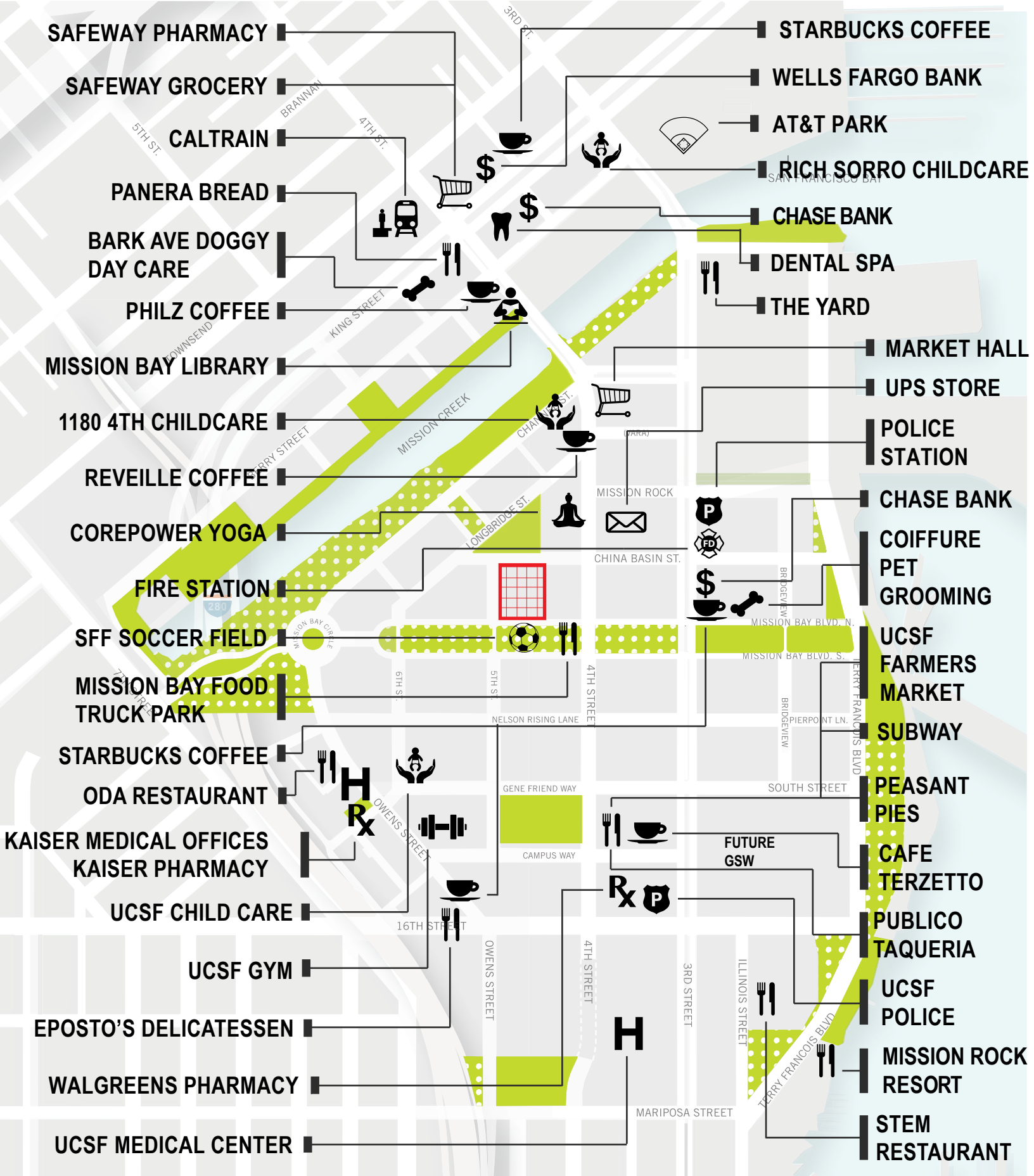
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|---|------------------------------------|---|----------------------------|---|------------------|
|  | Completed Open Space |  | TMA Shuttle Caltrain Route |  | Project Location |
|  | Future Open Space |  | TMA Shuttle Transbay Route |  | Muni T-Line |
|  | Bay Area Bike Share Station |  | TMA Shuttle Loop Route |  | Muni 55-Line |
|  | Bicycle Lane (striped or marked) |  | TMA Shuttle East Route | | |
|  | Bicycle Route (shared travel lane) |  | TMA Shuttle West Route | | |

MISSION BAY BLOCK 6W TRANSITION

MARCH 2018



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- Completed Open Space
- Site location
- Future Open Space

MISSION BAY BLOCK 6W AMENITIES

MARCH 2018



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MISSION BAY SOUTH
BLOCK 6 WEST

OCII SCHEMATIC DESIGN SUBMITTAL - R1 FEBRUARY 26, 2017

COVER

mercyHOUSING

PAULETT TAGGART
ARCHITECTS

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GLS LANDSCAPE ARCHITECTURE	
GARY STRANG, PRINCIPAL	
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DRDAP CHECKLIST - SD APPLICATION

REQUIREMENTS		SUBMITTAL SHEET
1	WRITTEN STATEMENT	
	DESIGN NARRATIVE	A0.3A - A0.3C
	SIZE & USE OF FACILITIES PROVIDED	A0.4
	CONFORMANCE WITH D4D	A0.2, A2.1-A2.8, APPENDIX 1-5D
	SUSTAINABILITY MEASURES	A0.3B, A0.3C, A0.5
	STRUCTURAL SYSTEM	A0.3B
	PRINCIPLE BUILDING MATERIALS	A0.3B
	DATA CHART	
	FLOOR AREA CALCULATIONS	A0.4
	LOCATION AND SQ. FOOTAGE OF LAND USES	A0.4, A2.1 - A2.8
	PROJECT DATA TABLE (HOUSING)	A0.4
	AUTOMOBILE AND BICYCLE PARKING	A0.4
	BUILDING DIMENSIONS & CONFORMANCE WITH D4D	A0.2, A2.1-A2.8, APPENDIX 1-5D
2	SCHEMATIC DRAWINGS	
2A	PERSPECTIVE DRAWINGS	A0.6A - A0.6D
2B	SITE PLAN	A0.10-A0.11, A1.1 - A1.4
2C	SITE SECTIONS	A3.10
2D	BUILDING PLANS, ELEVATIONS AND SECTIONS	A2.1 - A3.14
2E	WRITTEN STATEMENT OF PROGRAM	A0.3A-A0.3C, A0.4
3	MODEL	TO FOLLOW
4	PERSPECTIVES, SKETCHES AND RENDERINGS	A0.6A - A0.6D
5	EXTERIOR MATERIALS SAMPLES	DEFERRED UNTIL DD SUBMITTAL
6	WIND ANALYSIS	NOT REQUIRED
7	SHADOW ANALYSIS	APPENDIX 5A - 5D
8	ART PROPOSAL	NOT APPLICABLE
9	OPEN SPACE PARCELS	NOT APPLICABLE
10	SIGNAGE	DEFERRED UNTIL DD SUBMITTAL

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	DESIGN FOR DEVELOPMENT (D4D) STANDARDS	REFERENCE SECTION	PROPOSED DESIGN	ACTION	SHEET REFERENCE
LAND USE	MISSION BAY RESIDENTIAL (MIXED USE INCLUDING NEIGHBORHOOD SERVING RETAIL)	D4D PAGE 20, MAP 2 - LAND USE PLAN	MIXED-USE RESIDENTIAL	COMPLIES	SEE D4D
LOT COVERAGE	100% LOT COVERAGE UP TO 40 FT. ALLOWED. 75% MAX. LOT COVERAGE FOR PORTIONS OF BUILDING ABOVE 40 FT.	D4D PAGE 28	78% LOT COVERAGE UP TO 40 FT. 64% LOT COVERAGE PROPOSED FOR PORTIONS OF BUILDING ABOVE 40 FT.	COMPLIES	APPENDIX 1
PARKING	RESIDENTIAL - MAX. 1 SPACE PER DWELLING UNIT (152 UNITS = 152 MAX. PARKING SPACES) RATIO OF COMPACT SPACES TO STANDARD SIZE SPACES = 50% MINIMUM	D4D PAGE 43 2/2/18 OCII CLARIFICATION (EMAIL FROM L. SHIFLEY, OCII)	STANDARD (162 SF) - 9 STANDARD ADA (162 SF) - 1 VAN - ADA (216 SF) - 1 COMPACT (135 SF) - 17 TOTAL - 28 (0.18 UNIT-TO-PARKING RATIO) (2) OFF-SITE CAR SHARING SPACES ARE ALSO PROPOSED. STANDARD (INCLUDING ADA) - 11 (39%) COMPACT - 17 (61%)	COMPLIES	A2.1
BICYCLE PARKING	1 (CLASS 1) BICYCLE PARKING SPACE PER 20 VEHICULAR PARKING SPACES = 2 REQUIRED (CLASS 1) BICYCLE PARKING SPACES	D4D PAGE 42	130 SPACES PROVIDED. ALL SPACES ARE SECURED WITHIN A COVERED ENCLOSURE. (120) SPACES COMPLY WITH CLASS 1 REQUIREMENTS, AS DEFINED IN SF PLANNING CODE SEC. 155.1(C)(1).	COMPLIES	A2.1
OFF STREET LOADING	0 LOADING SPACES FOR 0 TO 100,000SF OF RESIDENTIAL GROSS FLOOR AREA TOTAL RESIDENTIAL GSF OF BUILDING = 125,737 SF. 1 LOADING SPACE REQUIRED. CLARIFICATION: LOADING DOCKS ARE NOT NEEDED FOR RESIDENTIAL USES. HOWEVER, CURBSIDE LOADING ZONES ARE NEEDED. SPECIFICALLY, A LOADING ZONE SHOULD BE CREATED IN FRONT OF THE CHILDCARE ENTRANCE.	D4D PAGE 44 10/7/16 RFP Q&A, OCII RESPONSE TO QUESTION 5	(3) TOTAL ON-STREET LOADING SPACES ARE PROPOSED: (1) LOADING ZONE AT GARAGE ENTRY (1) PASSENGER LOADING ZONE AT CHILDCARE ENTRANCE (TIMED USE DURING CHILDCARE BUSINESS HOURS (1) PASSENGER LOADING ZONE AT MAIN RESIDENTIAL ENTRANCE	COMPLIES	A1.1, A1.2, A2.1
BUILDING HEIGHT	65' per HZ-3 (EXCLUDES ROOFTOP MECHANICAL STRUCTURES, PARAPETS, SOLAR PANELS AND STAIRS AND ELEVATORS AND VISUAL SCREENING MEASURES) 55' MAXIMUM AVERAGE HEIGHT TO A DEPTH OF 20'-0" ALONG MERRIMAC STREET AND CHINA BASIN STREETS, AS THEY ARE NEIGHBORHOOD STREETS PER MAP 7. MISSION BAY BLVD. - 65'-0" MAX. AVG. HGT. MERRIMAC STREET - 55'-0" MAX. AVG. HGT. MEWS - NO LIMIT CLARIFICATION: THE MAXIMUM AVERAGE BUILDING HEIGHT ALONG CHINA BASIN STREET AT BLOCK 6W SHALL BE 71 FT., DUE TO THE LOWER AVERAGE HEIGHT OF BLOCK 6E ALONG CHINA BASIN STREET. CHINA BASIN STREET - 71'-0" MAX. AVG. HGT.	D4D PAGE 28, 30 RFP AND 10/7/16 RFP Q&A, OCII RESPONSE TO QUESTION 3	MISSION BAY BLVD - 52'-4" AVG. HGT. MERRIMAC ST. - 54'-7" AVG. HGT. MEWS - 52'-10" AVG. HGT. CHINA BASIN ST. - 64'-11" AVG. HGT.	COMPLIES	APPENDIX 2 AND 3

	DESIGN FOR DEVELOPMENT (D4D) STANDARDS	REFERENCE SECTION	PROPOSED DESIGN	ACTION	SHEET REFERENCE
BULK	ABOVE 90FT., RESIDENTIAL BUILDINGS IN HZ-3 SHALL HAVE: MAX. RESIDENTIAL PLAN DIAGONAL - 190' MAX. RESIDENTIAL PLAN LENGTH - 160' MAX. RESIDENTIAL FLOOR PLATE - 17,000 SF	D4D PAGE 26	PROPOSED BUILDING DOES NOT EXCEED 90 FT. IN HEIGHT.	COMPLIES	APPENDIX 2 AND 3
STEP BACKS	REQUIRED STEPBACK OF 20' FROM PROPERTY LINE AT OR BELOW 65' IN HEIGHT FOR HZ-3 BUILDINGS ALONG P6.	D4D PAGE 22, 28	PROJECT WILL SEEK A VARIANCE FROM THE P6 STEPBACK STANDARD.	PROJECT WILL SEEK A VARIANCE.	APPENDIX 5A - 5D
	GIVEN THAT THE AVERAGE HEIGHT REMAINS AT 55 FEET ALONG CHINA BASIN, THE 20 FOOT STEP BACK DOES NOT APPLY.	10/7/16 RFP Q&A, OCII RESPONSE TO QUESTION 3			
SETBACKS	NO SETBACK REQUIRED ALONG BLOCK 6W'S BOUNDING STREETS	D4D PAGE 27	N/A	N/A	N/A
STREET WALL / STREET WALL VARIATION	MINIMUM 70% OF BLOCK LENGTH FRONTAGE REQUIRED FOR STREETWALLS ALONG PRIMARY STREETS. MIN. HEIGHT = 15 FEET 10FT VARIATION WITHIN THE STREETWALL FRONTAGE IS ALLOWED. APPLIES TO MISSION BAY BOULEVARD, SEE MAP 6.	D4D PAGE 28, 29	MISSION BAY BOULEVARD BLOCK 6 LENGTH FRONTAGE = 83%	COMPLIES	APPENDIX 4
STREET WALL - CORNER CONDITIONS	AT INTERSECTIONS ALONG PRIMARY STREETS (MAP 6: PRIMARY STREETS), BUILD TO STREETWALL AT ALL CORNERS TO A DISTANCE OF 50'.	D4D PAGE 28, 29	N/A	N/A	N/A
PROJECTIONS	ARCHITECTURAL PROJECTIONS OVER A STREET, ALLEY, PARK OR PLAZA SHALL PROVIDE A MIN. OF 8 FEET OF VERTICAL CLEARANCE FROM THE SIDEWALK OR OTHER SURFACE ABOVE WHICH IT IS SITUATED. BAY WINDOWS, BALCONIES, DECKS AND SIMILAR FEATURES CAN PROJECT UP TO 3 FEET OVER STREETS. NO MAXIMUM WIDTH REQUIREMENT.	D4D PAGE 28	ALL BAYS AND SUNSHADES - 3FT. MAX. PROJECTION OVER THE PROPERTY LINES, WITH 8FT. MIN. VERTICAL CLEARANCE FROM SURFACE BELOW.	COMPLIES	A2.1-2.8
OPEN SPACE	70 SF PER DWELLING UNIT REQUIRED X 152 DWELLING UNITS = 10,640 SF OPEN SPACE REQUIRED	D4D PAGE 34	GROUND FLR COURTYARD - 5,652 SF PODIUM COURTYARD - 7,279 SF (COMMON) BALCONY LEVEL 2 - 230 SF (COMMON) BALCONY LEVEL 6 - 167 SF = 13,328 SF TOTAL OPEN SPACE	COMPLIES	A0.4, A2.1, A2.2
ROOFTOP RECREATION/COMMUNITY STRUCTURES	TOTAL AREA OF ROOFTOP RECREATION/COMMUNITY STRUCTURES IS LIMITED TO 25% OF ROOF AREA	D4D PAGE 23	0% OF ROOFTOP AREA USED FOR RECREATION OR COMMUNITY STRUCTURES	COMPLIES	N/A
NOTES	1. WIND ANALYSIS IS NOT REQUIRED PER MISSION BAY SOUTH DRDAP EXHIBIT 2 ITEM 10.				
	2. A SHADOW STUDY (APPENDIX 5A-5D) HAS BEEN INCLUDED AS THE PROJECT IS SEEKING A VARIANCE FROM THE P6 STEPBACK STANDARD.				
	2. THE SIGNAGE SUBMITTAL WILL BE DEVELOPED DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT.				

CONCEPT DESIGN NARRATIVE

Our team's Design Concept for Mission Bay South Block 6 West (6W) pursues three key goals in creating vibrant, safe, responsive, and affordable new homes for the families of Mission Bay. There are three main ideas behind the design:

Respond to the urban environment

Our design maximizes the number of units, while varying the forms and materials of each building wing, in response to the variety of the neighborhood fabric.

Provide permeability through the block

The design creates strong physical and visual connections between 6 West and the neighborhood, while controlling public access and ensuring security. The openings, views, and materials balance porosity and privacy.

Strengthen community bonds

To support the building of community, we have programmed and arranged shared common spaces to encourage chance meetings, connections and community gatherings among the 6W residents, and between them and other people living and working in the greater Mission Bay neighborhood.

SITE STRATEGY

Our site strategy responds to the unique qualities of the project's location. Given the site's location between two public open spaces (Mission Bay Commons and the Children's Park), with a third edge bound by a pedestrian mews, our design provides maximum housing density while responding appropriately to each urban edge. We have designed four distinct wings that relate to each other in a way that creates a cohesive whole, and nevertheless feels like it was assembled incrementally over time, the way cities like San Francisco were formed.

The 6W building massing's four wings create small, identifiable communities within the building and block. These are the China Basin Wing, the Mews Wing, the Mission Bay Boulevard Wing, and the Merrimac Wing. The collection of these smaller building wings creates an intimate neighborhood at 6W within the larger Mission Bay neighborhood. Breaks in massing between these wings, as well as

courtyard entries on two facades, provide views out and a visual connection to the block.

We believe that these visual and physical connections, combined with integrative and supportive programming, will help to create a healthy and dynamic environment that encourages relationships and builds community between residents and the neighborhood.

There are two primary civic faces. The one with the tallest elements faces China Basin Street and the Children's Park, and the second faces Mission Bay Commons. The remaining two facades respond directly to the scale of the housing they face.

We recognize the importance of the view terminus at the China Basin Street facade and, in particular, the street corner of China Basin and Merrimac. We propose a massing on China Basin Street that extends up seven stories of housing and up to 84 feet at the stair tower that punctuates the China Basin Street and Merrimac Street corner. The stair element provides a powerful anchor to the urban view corridor; the seven-story street wall offers a strong yet varied edge to the open space along Children's Park. At Mission Bay Boulevard, the building's six-story height matches the adjacent building height at Block 6E and allows as much sunlight as possible to reach the 6W courtyard.

The proposed design meets the height limits as described in the Design for Development and clarified by the RFP and OCII. A preliminary shadow study indicates that the design complies with the Design for Development limits for shadow in the Children's Park.

STAIR TOWER: TERMINUS OF AN URBAN VIEW CORRIDOR

The corner stair tower mass is firmly grounded at the corner of China Basin and Merrimac Streets, with a form that is extruded from the ground and terminates in an asymmetrical parapet that peaks at the corner of the block.

The stair tower's vertical form is a counterpoint to the horizontal fenestration and the rhythm and form of the adjacent residential section that appears to float above a glazed ground floor.



When viewed from across Mission Creek Channel, the stair tower punctuates the end of the view corridor with its form and illumination. The stair's interior lighting, along with the warm colors of the stair's interior finishes, will project a warm glow to the exterior, through generously sized storefront glazing at the main stair landings and slender punched windows playfully composed on the tower facade. When viewed from a closer vantage point, users within the stair can be seen from the exterior and contribute to the vibrancy of the facade. The stair tower will be clad in metal panels for a dynamic surface effect.

Within the interior, the stair will be designed to encourage use. Mercy Housing pledged to participate in the "Partnership for a Healthier America" initiative, which uses architecture and urban planning to make physical activity and healthy foods more accessible and inviting. Providing stairs that are appealing for every day use is a strong element of focus in the active design initiative. The proposed design measures intended to entice users include:

- **Generously sized stairs:** Can accommodate multiple users traveling in the same direction. The ability for two users to walk side by side, without being constricted to a single file procession, promotes a leisurely quality to the activity.

- **Large main landings with built-in benches:** Offer a place for respite.
- **Ample views in and out:** Storefront that spans floor to ceiling is located at each main landing to provide ample views in and out of the stair tower. The geometry of the facade is calibrated such that the storefront faces directly down the urban view corridor and across Mission Creek Channel.
- **Aesthetically pleasing interior finishes:** Interior finishes that convey a warm, enticing quality of space, while addressing durability and longevity.
- **Acoustic considerations:** Interior finishes that address interior acoustics.
- **Ample interior lighting:** Thoughtfully designed for the interior environment and exterior character during all times of day.
- **Large openings at the stair entries:** Fire-rated double doors will be installed at every stair entry, with magnetic hold-open hardware that will hold the doors in an open position during non-emergency periods. The open doors provide clear views into and out of the stair.

CHINA BASIN STREET: RESIDENTIAL ENTRY AND CHILDCARE

The seven-story China Basin Wing is the tallest wing of 6W. Its facade and corner stair tower offer not only a memorable termination to the urban view corridor, but also a strong street edge along Children's Park. With an opportune adjacency to the park, the Childcare Center is located on the ground floor of the China Basin Wing. The facade of the upper housing levels appears to float above the glazed ground floor, and has a playful composition of multi-story recesses with colorful accents on the jamb and head of the recesses. The ground floor storefront pattern has a mix of clear, translucent, colored translucent and colored opaque glass. The rhythmic cadence of the pattern reinforces the playful character of the facade and creates a ribbon of visual activity along the street.

We have located the primary residential entry along China Basin Street, between

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A0.3A

the stair tower and the Childcare Center. Residents pass from China Basin Street through a landscaped entry courtyard, under a canopy, and into a generously sized glazed entry lobby. Clustered resident mailboxes in the lobby and adjacencies to the elevator and main stair encourage community interaction. Adjacent Property Management offices provide visual oversight to ensure safety. To the east of the entry is the Childcare Center and associated drop-off/loading zone. The Childcare Center offers direct views to Children's Park.

MISSION BAY BOULEVARD: RESIDENTIAL COURTYARD ENTRY, COMMUNITY ROOM, AND BLUE BEAR SCHOOL OF MUSIC

The facade of the Mission Bay Boulevard Wing provides a dynamic edge along Mission Bay Commons. This south-facing facade is organized by a series of angled bays that create a serrated ribbon effect on every floor. The direction of the serrated form alternates on every floor, creating a sculptural facade that highlights the play of light and shadow over the course of the day. Similar to the China Basin Wing, the sculptural mass of the upper housing levels hovers above a visually dynamic ribbon of storefront glazing at the ground floor.

A second residential entry is provided along Mission Bay Boulevard, between the six-story Mission Bay Boulevard Wing and the four-story Mews Wing. This open-air courtyard entry provides direct access to a secondary entry lobby and adjacent Community Room. Visitors can also enter the Community Room directly from the street, which facilitates neighborhood use. The Community Room functions can spill out into the adjacent courtyard via large sliding doors, allowing for flexibility in use.

At the corner of Merrimac Street, Blue Bear School of Music will provide lessons for all the children of Mission Bay. The proximity of the main courtyard to the school will also allow for impromptu and planned concerts in the main courtyard.

THE PEDESTRIAN MEWS

Along the Mews, a four-story wing of stacked flats responds in scale to the three-story row houses of Block 6E by echoing its composition of horizontal and vertical volumes.

A horizontal three-story mass floats above a recessed base to mediate the scale of the Mews Wing with the other volumes of 6W, and serves as a quiet backdrop for a composition of vertical recesses and horizontal shadow boxed 'bays' that articulate the scale of the individual unit. At the base, a series of raised stoop entries punctuate each ground-floor unit, and activate the Mews with pedestrian activity.

The massing of the Mews Wing on Mission Bay Boulevard creates an intermediate scale between the townhomes on Block 6E and the larger mass of the Mission Bay Boulevard Wing of 6W. This end of the Mews Wing plays a dual role in both creating a gateway to the Mews when viewed from the Commons, and framing the courtyard entry to 6W. The façade thus adopts an inflected angular form which mirrors that of the stair tower on China Basin Street, and is a nod to the serrated façade of the Mission Bay Boulevard Wing.

MERRIMAC STREET

Along Merrimac Street, the block facade is anchored by the stair tower at China Basin Street and the sculptural facade at Mission Bay Boulevard. The Merrimac Wing is located midblock, and landscaped voids in the facade (at podium level) provide visual relief to the building massing and visual connections between the inner court and the street.

At the ground level, Blue Bear School of Music and two residential units will encourage sidewalk activity. The main parking garage entry and utility spaces are located midblock.

COURTYARD/OPEN SPACE

The ground-floor courtyard is the heart of the 6W community. The courtyard provides a range of gathering spaces designed for flexibility and multigenerational use. Various forms of seating, a community barbecue, and lush landscaping is provided, which will enhance gatherings both small and large. Although the courtyard will serve the residents of 6W on a day-to-day basis, it is structured so that it can serve the larger neighborhood community when combined with adjacent community room uses or when hosting public celebrations.

The residential courtyard is physically separated from the adjacent Childcare Center courtyard with a bike pavilion that, along with lush planting, will serve as an effective physical barrier, while still allowing for visual connections throughout the midblock space. The one-story structure offers a human-scale to the courtyard bound by multi-story structures. Due to the pavilion's skeletal steel structure, the transparency of the facade allows the interior lighting to create a lantern effect in the evening. The bike pavilion's prominent location will celebrate the bicycle and encourage bicycle use as an alternative form of transportation and an active lifestyle.

In addition to the active, more public ground-floor courtyard, a quieter and more private podium level courtyard is provided for the residents. the podium-level courtyard offers residents a calm, quiet place to enjoy the outdoors.

While the majority of community space is located at the ground and podium levels, we have strategically located resident laundry facilities at the second and sixth floors. Each laundry facility opens to an outdoor space: the second-floor facility opens to the courtyard and a balcony, and the sixth-floor facility opens to a balcony with sweeping city views.

CHILDCARE CENTER

The Childcare Center's entry is on China Basin Street to create a connection to Children's Park and afford plenty of space for a drop-off zone. The Childcare courtyard space can be easily divided to serve the different age groups and provide flexible outdoor play and teaching spaces. The bike pavilion and lush planting help buffer the childcare play spaces from the adjacent resident courtyard activities, while visually tying the spaces together into one mid-block community hub.

RESIDENTIAL UNITS

The units are designed to maximize efficiency and provide high quality homes for the 6W residents. Natural ventilation and daylight are maximized through generously sized operable windows, and over 50% of the units have window locations that facilitate cross-ventilation and sunlight from two sides of the unit.

In addition, most of the common circulation is unconditioned exterior space. Sustainable finishes (low-emitting and durable) will be selected to provide healthy indoor environments. Accessible and special needs units will be distributed throughout the block to help create one integrated community.

CONSTRUCTION

The construction of Mission Bay South 6W will be a combination of concrete, metal and wood framing, and will mix building types to maximize cost efficiency.

Mission Bay Boulevard Wing:
(5 stories) Type III over
(1-story) Type I podium

Merrimac Wing:
(5 stories) Type-III over
(1-story) Type I podium

China Basin Wing:
(5 stories) Type III over
(2-story) Type I podium

Mews Wing:
(4 stories) Type-V at grade

The exterior materials palette will be primarily comprised of economical building materials (cement plaster, cementious panels and lap siding) with the premium material reserved for the NW corner stair tower, to highlight this important urban element.

SUSTAINABILITY

(See sheet A0.5 for preliminary GreenPoint Rated Checklist)

Healthy Environment / Indoor Air Quality

- Units are provided with good ventilation and low-emitting (low/no-VOC) materials will be selected to create a healthy indoor environment.

- Resident access to the outdoors is facilitated and encouraged with the two level courtyard and balconies near the laundry rooms.

- Natural ventilation is encouraged with open-air exterior circulation throughout upper residential floors and operable windows within the units.

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- Natural daylight is maximized within the courtyard and units through the thoughtful design of the building massing and generously sized windows.

Energy

- Sunshades provide appropriate control of sunlight.
- Energy star appliances will be installed in all residential and common spaces.
- High-Efficacy Lighting will be provided in all spaces.

Water Conservation

- Low-flow plumbing fixtures will be provided within the units and common spaces.
- Drought-tolerant landscape planting will be selected to reduce irrigation needs.

Durability

- The selection of durable building materials and thoughtful technical detailing of building systems contribute to the longevity of the building.
- Most of the circulation at upper levels are exterior unconditioned space ("open air"). This will reduce long term maintenance and energy costs.

Stormwater Management

- Flow-through planters within the podium courtyard and ground-floor courtyard treat roof and courtyard stormwater.

Renewable energy

- A solar thermal system (70% solar fraction) offsets the domestic hot water energy loads
- PV-ready infrastructure system will be provided for future installation of a complete photovoltaic system.

Alternative Transportation

- Alternative modes of transportation are encouraged with reduced vehicle parking, secure bike parking for residents, and additional public bike racks at major entries to the block and community service spaces.

SETTLEMENT MITIGATION STRATEGIES

(See sheet A1.4 for Settlement Mitigation Plan)

The Mission Bay Development Area offers the unique challenge of mitigating soil settlement. As the soil below the surrounding sidewalks settle, the 6W building and courtyard will be structurally supported on pile foundations that will stabilize the building's elevation. To mitigate the eventual difference between grade and finish floor elevations, the building's design will include the following strategies:

- The lower courtyard will be supported on a structural slab and piles foundation, to maintain the elevation relationship between the open space and the numerous building entries around its perimeter.
- The main residential entry and Mission Bay Boulevard courtyard entry will have unit paving hardscape that will aesthetically reinforce the garden character of the spaces, while offering the flexibility and ease of resetting the unit pavers after settlement.
- The other perimeter entries/exits along China Basin Street, Merrimac Street and Mission Bay Boulevard will have concrete hinged slabs.
- Along the Mews, unit entry walks that span planting areas will have hinged steel bridges that serve to minimize impact to planting and hardscape, and can be adjusted in slope to accomodate settlement of the Mews Area. Unit entries that are not at planting areas will have hinged slabs.
- Raised planters around the building's perimeter will conceal the building's base during and after settlement of the adjacent sidewalks.

BUILDING AREA (GSF)

FLOOR	RESIDENTIAL (1)	COMMON (2)	ART ACTIVITY (3) SPACE	UTILITY / (4) SUPPORT	CIRCULATION (5)	PARKING (6)	CHILDCARE CENTER	TOTAL (7)	RESIDENTIAL OPEN SPACE (8)	CHILDCARE OPEN SPACE (9)
ROOF	0	0	0	285	0	0	0	285	0	0
7	7,668	0	0	393	2,156	0	0	10,217	0	0
6	18,877	300	0	298	4,100	0	0	23,575	167	0
5	18,796	0	0	296	4,671	0	0	23,763	0	0
4	24,395	0	0	342	5,962	0	0	30,699	0	0
3	24,396	0	0	340	5,958	0	0	30,694	0	0
2	24,289	300	0	326	5,915	0	0	30,830	7,509	0
GROUND	7,316	5,604	1,142	3,391	6,249	8,778	4,640	37,120	5,652	2,605
TOTAL	125,737	6,204	1,142	5,671	35,010	8,778	4,640	187,182	13,328	2,605

NOTES REGARDING GSF CALCULATIONS:
LEVEL TOTALS EXCLUDE RESIDENTIAL OPEN SPACE AND CHILDCARE OPEN SPACE.
(1) RESIDENTIAL GSF INCLUDES ENTIRE AREA OF BAY WINDOWS.
(2) COMMON AREAS INCLUDED IN CALCULATION: OFFICES, BIKE STORAGE ROOMS AND OTHER COMMON STORAGE CLOSETS FOR RESIDENTS, COMMUNITY AND KITCHEN, MULTIPURPOSE ROOM, PUBLIC WC'S, COMMON LAUNDRY ROOMS, BIKE PAVILION.
(3) ART ACTIVITY SPACE IS IDENTIFIED AS BLUE BEAR SCHOOL OF MUSIC (TENANT) WITHIN PLANS.
(4) UTILITY/SUPPORT SPACES INCLUDED IN CALCULATION: TRASH ROOMS, MECHANICAL AND ELECTRICAL ROOMS, SECONDARY ELECTRICAL CLOSETS AT UPPER LEVELS AND ROOF, MAINTENANCE ROOM, AND JANITOR'S CLOSETS.
(5) CIRCULATION CALCULATION INCLUDES: ELEVATOR SHAFTS AND STAIRWELLS AT EVERY FLOOR, EXCLUDING THE ELEVATOR AND STAIR PENTHOUSES AT THE ROOF.
(6) PARKING CALCULATION INCLUDES OFF-STREET PARKING SPACES, ASSOCIATED INTERIOR DRIVE AISLE.
(7) LEVEL TOTALS EXCLUDE RESIDENTIAL OPEN SPACE AND CHILDCARE OPEN SPACE.
(8) RESIDENTIAL OPEN SPACE CALCULATION INCLUDES COMMON BALCONIES ON LEVEL 2 AND 6, AND EXCLUDE GROUND FLOOR RESIDENTIAL ENTRY STOOPS.
(9) CHILDCARE OPEN SPACE INCLUDES FLOW-THROUGH PLANTER AREAS REQUIRED FOR THE PROJECT SITE'S STORMATER MANAGEMENT.

RESIDENTIAL UNIT MIX

NOTE: ALL UNITS ARE AFFORDABLE UNITS. THE PROJECT CONTAINS NO MARKET RATE UNITS. ALL UNITS AT 60% MOHCD AMI (*)
(*FINAL MIX WILL BE SUBMITTED TO OCII ONCE FINALIZED AND WILL INCLUDE TIERING, INCLUDING UNITS SET AT AND BETWEEN 30% AND 50% AMI LEVELS TO SERVE EXTREMELY LOW INCOME CERTIFICATE OF PREFERENCE HOLDERS)

FLOOR	STUDIO	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL/FLOOR
7	0	3	3	3	0	0	9
6	2	5	12	4	0	0	23
5	2	5	11	5	0	0	23
4	2	7	15	6	0	0	30
3	2	7	15	6	0	0	30
2	2	7	16	5	0	0	30
GROUND	0	0	5	0	1	1	7
TOTAL	10	34	77	29	1	1	152
MIX PERCENTAGE	29%		51%		20%		100%
AVG. SIZE:							
GSF	481	599	831	1,172	1,446	1,743	
NSF	430	542	761	1,085	1,343	1,617	

NOTES:
1. UNIT AVERAGE SIZE IS BASED ON A WEIGHTED AVERAGE CALCULATION.
2. GSF IS DEFINED AS THE UNIT AREA INCLUDING THE FULL WIDTH OF EXTERIOR AND CORRIDOR WALLS AND ONE-HALF THE WIDTH OF DEMISING WALLS BETWEEN ADJACENT UNITS. CALCULATION INCLUDES INTERIOR PARTITION WALLS AND SHAFTS WITHIN THE UNIT.
3. NSF IS DEFINED AS THE UNIT AREA BOUND BY THE INTERIOR SURFACE OF EXTERIOR, CORRIDOR AND DEMISING WALLS. CALCUALTION INCLUDES INTERIOR PARTITION WALLS AND SHAFTS WITHIN THE UNIT.

OPEN SPACE REQUIREMENTS

PER MISSION BAY SOUTH D4D: MIN. REQUIRED IS 70 SF PER UNIT 70 SF/UNIT X 152 UNITS	10,640 SF
PROVIDED RESIDENTIAL OPEN SPACE	
GROUND FLOOR COURTYARD	5,652
PODIUM COURTYARD	7,279
BALCONY (COMMON) AT FLOOR 2	230
BALCONY (COMMON) AT FLOOR 6	167
TOTAL RESIDENTIAL (COMMON) OPEN SPACE	13,328 SF

AUTOMOBILE PARKING

SPACE TYPE	
STANDARD	11
COMPACT	15
ACCESSIBLE (VAN)	1
ACCESSIBLE (STANDARD)	1
CAR SHARE	OFF-SITE
TOTAL	28
PARKING RATIO (/ 152 UNITS)	0.18

OFF-SITE PARKING / LOADING

CAR SHARE	2
LOADING	
CHINA BASIN ST.	
CHILDCARE CENTER (*)	1
6W RESIDENT ENTRY	1
MERRIMAC ST.	1
(*) TIMED USE LOADING ZONE DURING CHILDCARE CENTER BUSINESS HOURS.	

BICYCLE PARKING

REQUIRED (SEE D4D COMPLIANCE CHECKLIST, SHEET A0.2)
PER MISSION BAY SOUTH D4D:
ONE SECURE BICYCLE PARKING SPACE MUST BE PROVIDED FOR EVERY 20 VEHICLE PARKING SPACE OR FRACTION THEREOF:

(28) VEHICLE PARKING SPACES REQUIRE	2 BICYCLE SPACES
PROVIDED	
BIKE STOR. ROOM - NORTH	48
BIKE STOR. ROOM - SOUTH	24
COURTYARD BIKE PAVILION	58
	130
BICYCLE PARKING RATIO (/ 152 UNITS)	0.86

STROLLER PARKING

REQUIRED: NONE	
PROVIDED	7
- (2) STROLLER STORAGE CLOSETS LOCATED AT GROUND FLOOR, NEAR CHINA BASIN STREET LOBBY	
- STROLLER COUNT IS BASED ON AN ASSUMED MEDIUM/LARGE SIZE STROLLER	
- STROLLER COUNT ASSUMES THAT STROLLERS ARE STORED IN AN OPEN POSITION (NOT FOLDED)	

SITE DATA

PARCEL	MISSION BAY SOUTH BLOCK 6 WEST		
HEIGHT ZONE	HZ-3		
LAND USE	MISSION BAY RESIDENTIAL		
PARCEL AREA	(275.03' x 179.75')	49,436.64 SF	1.13 ACRE
BUILDING CONSTRUCTION TYPE(S):			
MISSION BAY BOULEVARD WING:	(5 STORIES) TYPE III OVER (1-STORY) TYPE I PODIUM.		
MERRIMAC WING:	(5 STORIES) TYPE-III OVER (1-STORY) TYPE I PODIUM.		
CHINA BASIN WING:	(5 STORIES) TYPE III OVER (2-STORY) TYPE I PODIUM.		
MEWS WING:	(4 STORIES) TYPE-V AT GRADE.		

CONSULTANTS:

PROJECT DATA

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ARCHITECTS



Mission Bay Block 6W		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
		Possible Points							
CALGreen									
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1		
A. SITE									
	A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	A3. Recycled Content Base Material	1				1			
Yes	A6. Stormwater Control: Prescriptive Path								
	A6.2 Filtration and/or Bio-Retention Features	1					1	Civil	
B. FOUNDATION									
Yes	B2. Radon-Resistant Construction	2			2			Architect	
Yes	B3. Foundation Drainage System	2				2		Civil	
C. LANDSCAPE									
15.50%	Enter the landscape area percentage								
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	Landscape	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	Landscape	
C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		Landscape	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		Landscape	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	Landscape	
C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	Landscape	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	Landscape	
Yes	C6. High-Efficiency Irrigation System	2					2	Landscape	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2	Landscape	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2					2	Landscape	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
Yes	D2. Construction Material Efficiencies	1				1		GC	
D3. Engineered Lumber									
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		Structural	
Yes	D3.3 Engineered Lumber for Roof Rafter	1				1		Structural	
D9. Reduced Pollution Entering the Home from the Garage									
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			MEP	
E. EXTERIOR									
Yes	E2. Flashing Installation Third-Party Verified	2				2		Architect	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		Architect	
E5. Durable Roofing Materials									
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		Architect	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	Architect	
F. INSULATION									
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content									
Yes	F1.1 Walls and Floors	1				1		Architect	
Yes	F1.2 Ceilings	1				1		Architect	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions									
Yes	F2.1 Walls and Floors	1			1			Architect	
Yes	F2.2 Ceilings	1			1			Architect	
F3. Insulation That Does Not Contain Fire Retardants									
Yes	F3.1 Cavity Walls and Floors	1			1			Architect	
Yes	F3.2 Ceilings	1			1			Architect	
G. PLUMBING									
G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	MEP	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	MEP	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	MEP	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	1					1	MEP	
H. HEATING, VENTILATION, AND AIR CONDITIONING									
H1. Sealed Combustion Units									
Yes	H1.1 Sealed Combustion Furnace	1			1			MEP	
Yes	H1.2 Sealed Combustion Water Heater	2			2			MEP	
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	MEP	
I. RENEWABLE ENERGY									
Yes	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	4		4					
J. BUILDING PERFORMANCE AND TESTING									
J6. Building Performance Exceeds Title 24 Part 6									
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	27.6667		30+					
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1					
K. FINISHES									
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			Architect	
L. FLOORING									
≥75%	L1. Environmentally Preferable Flooring	3				3		Architect	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			Architect	
M. APPLIANCES AND LIGHTING									
Yes	M1. ENERGY STAR® Dishwasher	1					1	Owner	
M2. Efficient Clothes Washing and Drying									
Yes	M2.2 Energy Star Dryer	1		1				Owner	
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2					
M4. Permanent Centers for Waste Reduction Strategies									
Yes	M4.1 Built-In Recycling Center	1				1		Architect	
Yes	M7. Central Laundry								
Yes	M8. Gearless Elevator								
N. COMMUNITY									
N1. Smart Development									
Yes	N1.1 Infill Site	2	1			1			
>35	N1.3 Conserve Resources by Increasing Density	4		2		2			
	N1.5 Home Size Efficiency	7				10			
830	Enter the area of the home, in square feet								
2	Enter the number of bedrooms								
N2. Home(s) Development Located Near Transit									
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2						
N3. Pedestrian and Bicycle Access									
Yes	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					Architect	
8	Enter the number of Tier 1 services								
6	Enter the number of Tier 2 services								
Yes	N3.5 Bicycle Storage for Residents	1	1					Architect	
1 space per unit	N3.7 Reduced Parking Capacity	2	2					Architect	
N4. Outdoor Gathering Places									
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					Architect	
N5. Social Interaction									
Yes	N5.1 Residence Entries with Views to Callers	1	1					Architect	
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					Architect	
N7. Adaptable Building									
Yes	N7.1 Universal Design Principles in Units	2	1		1			Architect	
N10. Affordability									
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2					Owner	
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1					Owner	
N11. Mixed-Use Developments									
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					Architect	
Yes	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1	1						
O. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R		
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	GC	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	BGS	
P. DESIGN CONSIDERATIONS									
Yes	P4. Building Enclosure Testing	3			1	1	1	Architect	
Summary									
Total Available Points in Specific Categories			375.5	46	110.5	70	95	54	
Minimum Points Required in Specific Categories			50	25	2	25	6	6	
Total Points Targeted			132.7	17	40.167	18	33	24.5	

CONSULTANTS:

GREENPOINT RATED CHECKLIST

MISSION BAY BLOCK 6W



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ARCHITECTS

A0.5

CONSULTANTS:

PERSPECTIVE VIEW - CHINA BASIN WING

MISSION BAY BLOCK 6W

mercy HOUSING

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ARCHITECTS

A0.6A



VIEW OF CHINA BASIN WING & STAIR TOWER

①



VIEW OF BLOCK 6W COURTYARD ENTRY ALONG MISSION BAY BLVD.

1

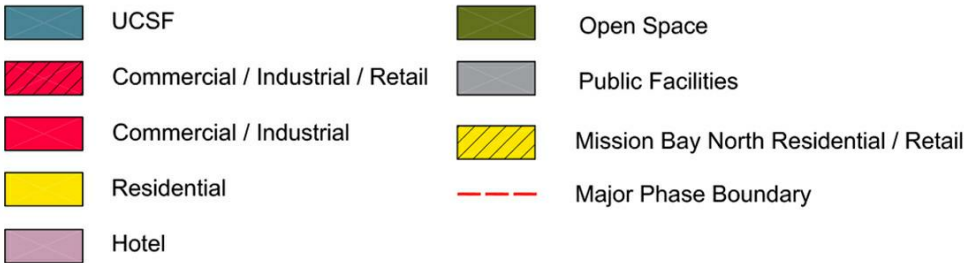


VIEW OF MISSION BAY BOULEVARD WING, ALONG MERRIMAC STREET



VIEW OF MEWS WING ALONG MISSION BAY BOULEVARD

Major Phase Vicinity Plans
Land Use Diagram



View Corridor Diagram



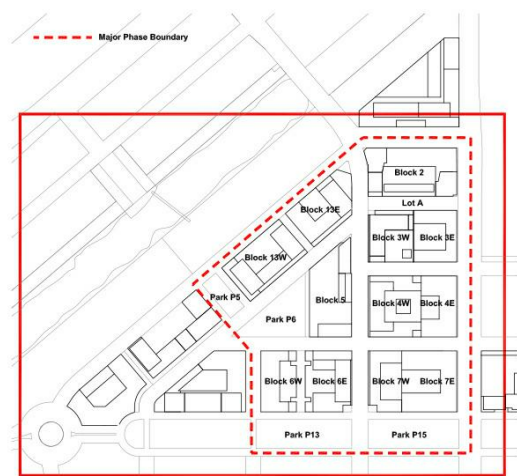
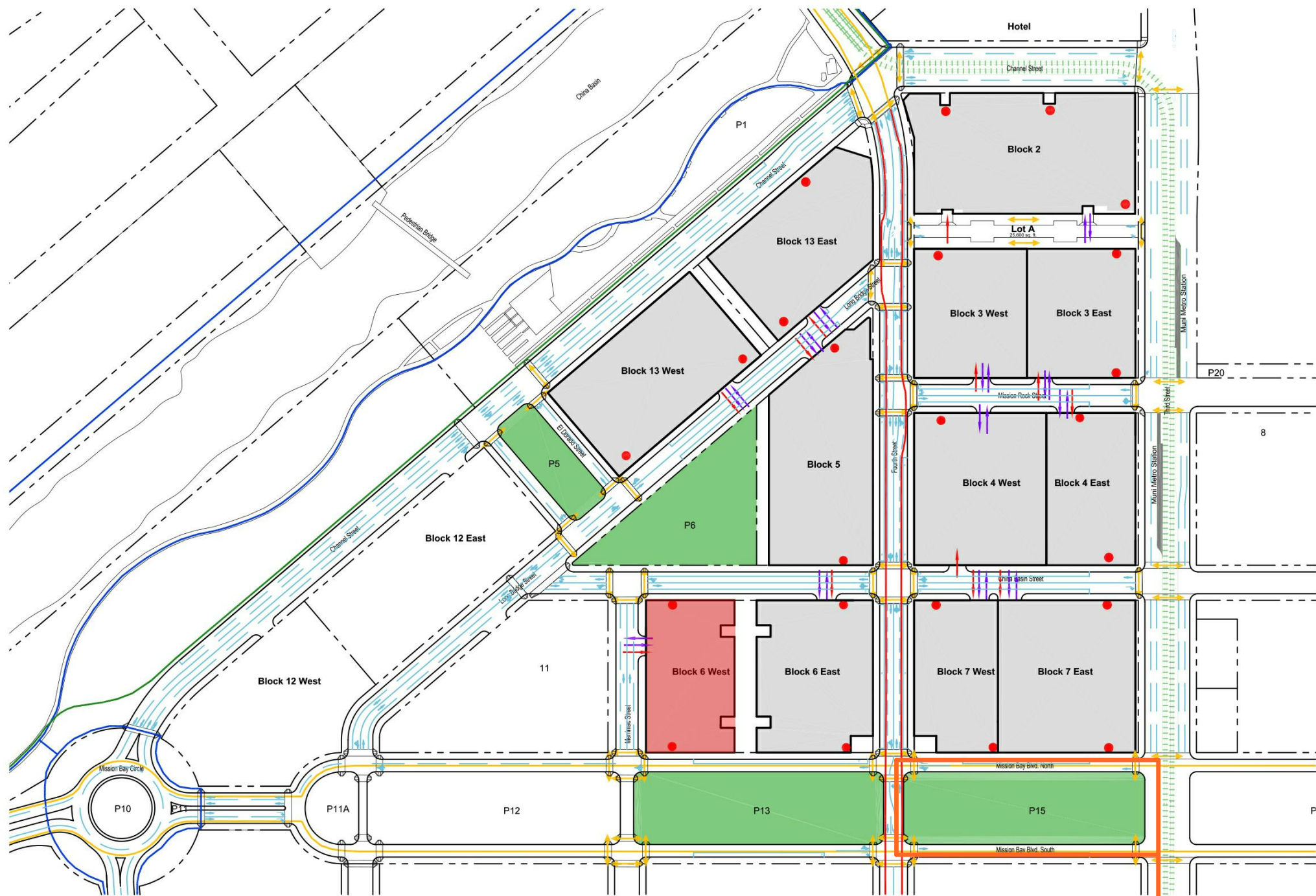
CONSULTANTS:

VICINITY PLAN - LAND USE AND VIEW CORRIDORS

MISSION BAY BLOCK 6W

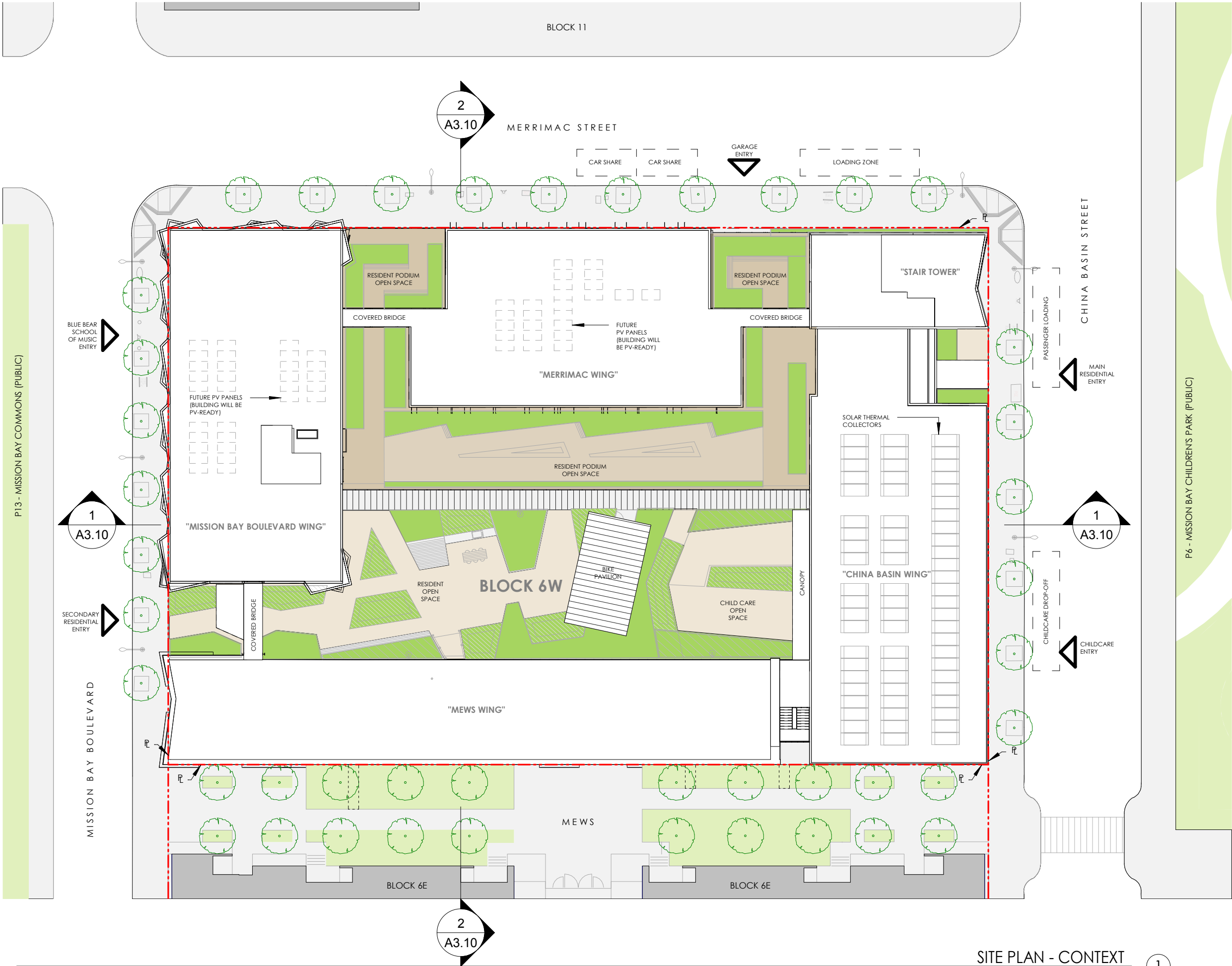
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- Legend
- Travel Lane
 - On Street Parking
 - Pedestrian Site Access
 - Residential Vehicular Access
 - Loading Vehicular Access
 - Building Access
 - Muni Metro
 - Class I Bikeway
 - Class II Bikeway
 - Class III Bikeway
 - Mission Bay Pedestrian Access and Jogging Trail
 - Residential Development
 - Park
 - Muni 55 Local Service





LEGEND

--- PROPERTY LINE

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CONSULTANTS:

SITE PLAN - CONTEXT

mercy HOUSING

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ARCHITECTS

SITE PLAN - CONTEXT

1

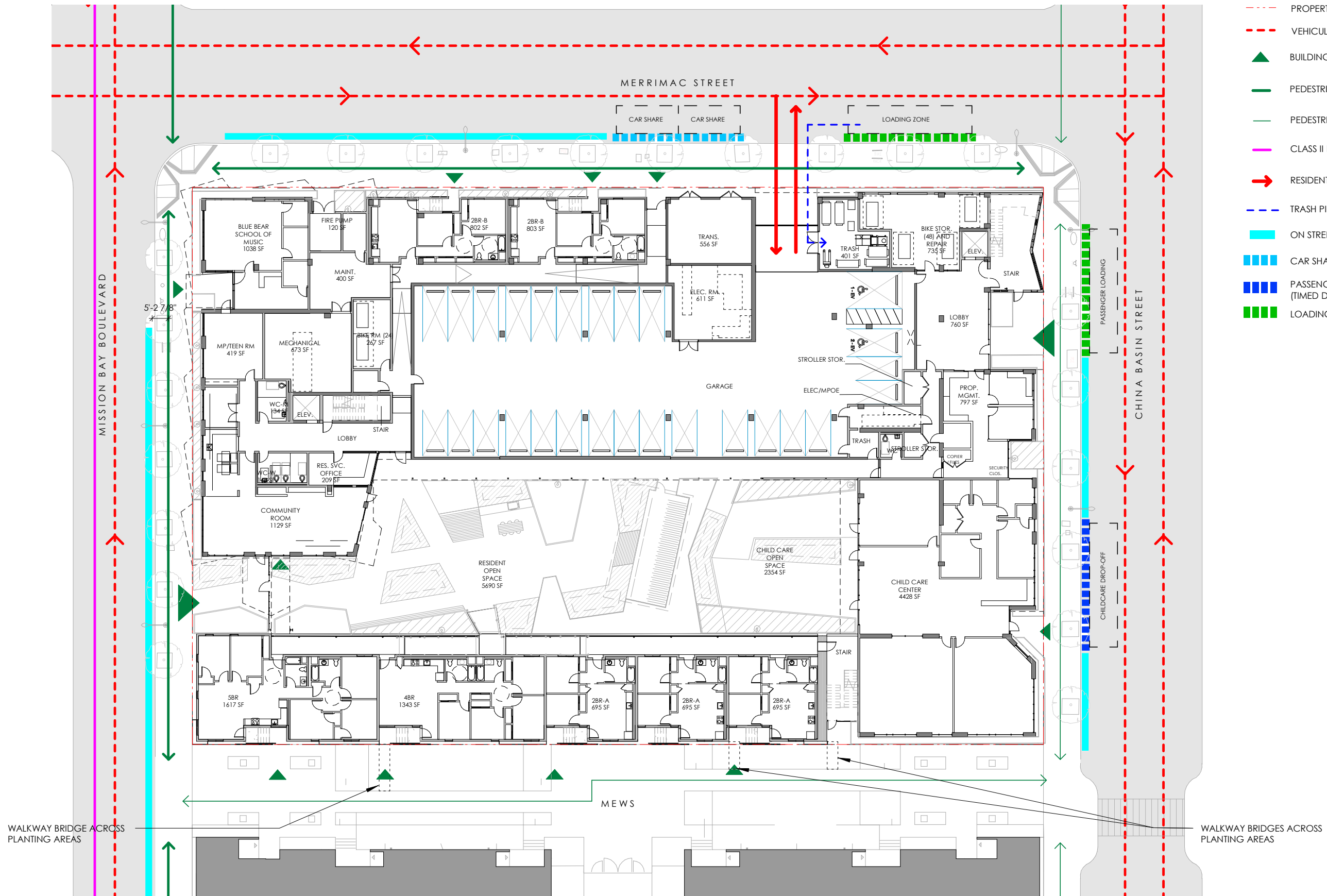
0' 8' 16' 32'



A1.1

LEGEND

- PROPERTY LINE
- VEHICULAR CIRCULATION
- BUILDING ENTRANCE
- PEDESTRIAN CIRCULATION (MAJOR)
- PEDESTRIAN CIRCULATION (MINOR)
- CLASS II BIKEWAY
- RESIDENTIAL VEHICULAR ACCESS
- TRASH PICKUP ROUTE
- ON STREET PARKING
- CAR SHARE
- PASSENGER LOADING (TIMED DURING BUSINESS HOURS)
- LOADING ZONE



GROUND FLOOR PLAN - CIRCULATION

1/32" = 1'-0"

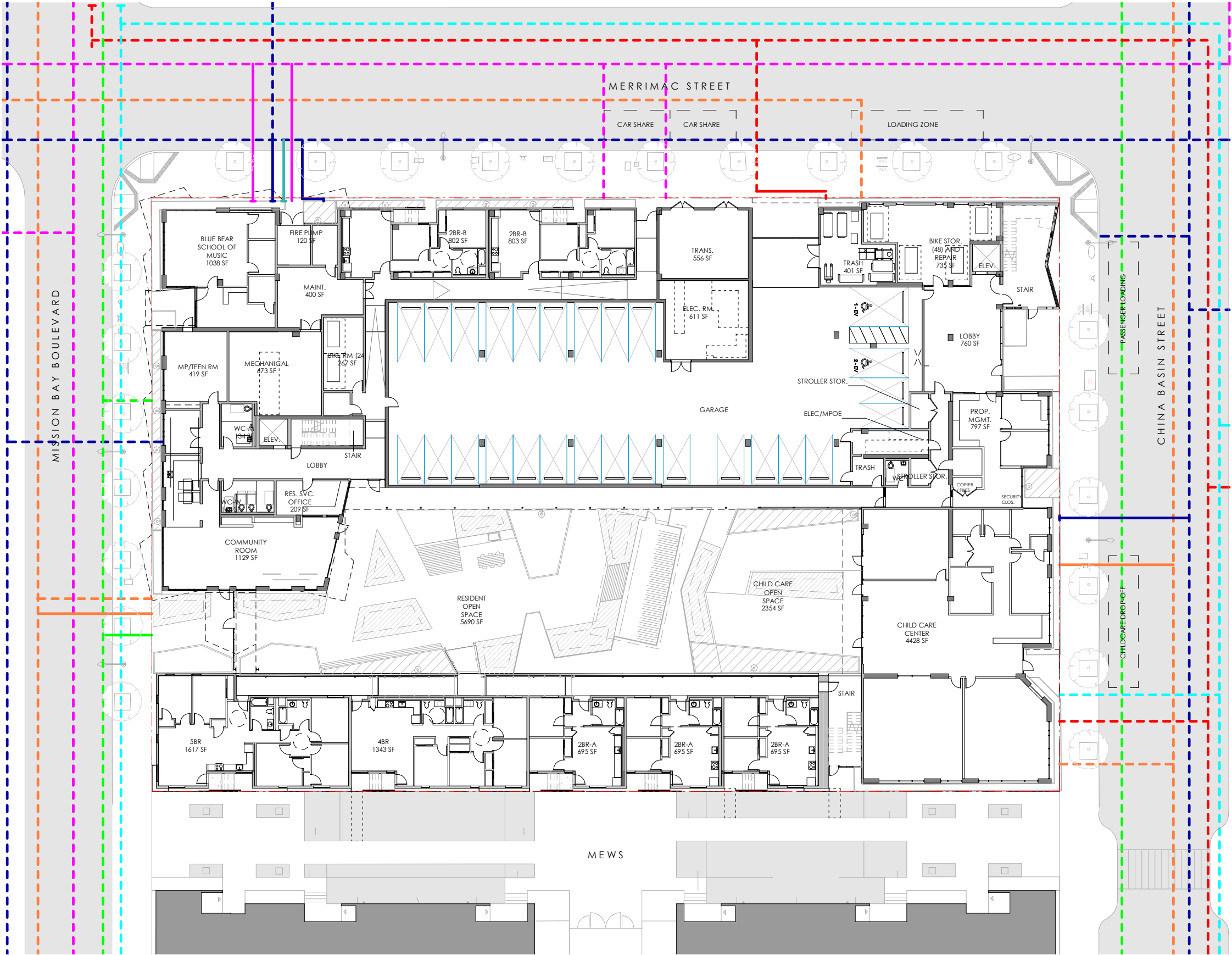
1

0' 8' 8' 32'

1

LEGEND

- PROPERTY LINE
- EXISTING STORM DRAIN
- EXISTING JOINT TRENCH
- EXISTING GAS MAIN
- EXISTING LOW PRESSURE WATER
- EXISTING RECLAIMED WATER
- EXISTING SANITARY SEWER
- NEW STORM DRAIN
- NEW RECLAIMED WATER
- NEW LOW PRESSURE WATER
- NEW SANITARY SEWER
- NEW HIGH PRESSURE WATER
- NEW GAS MAIN



GROUND FLOOR PLAN - UTILITIES

1/32" = 1'-0"

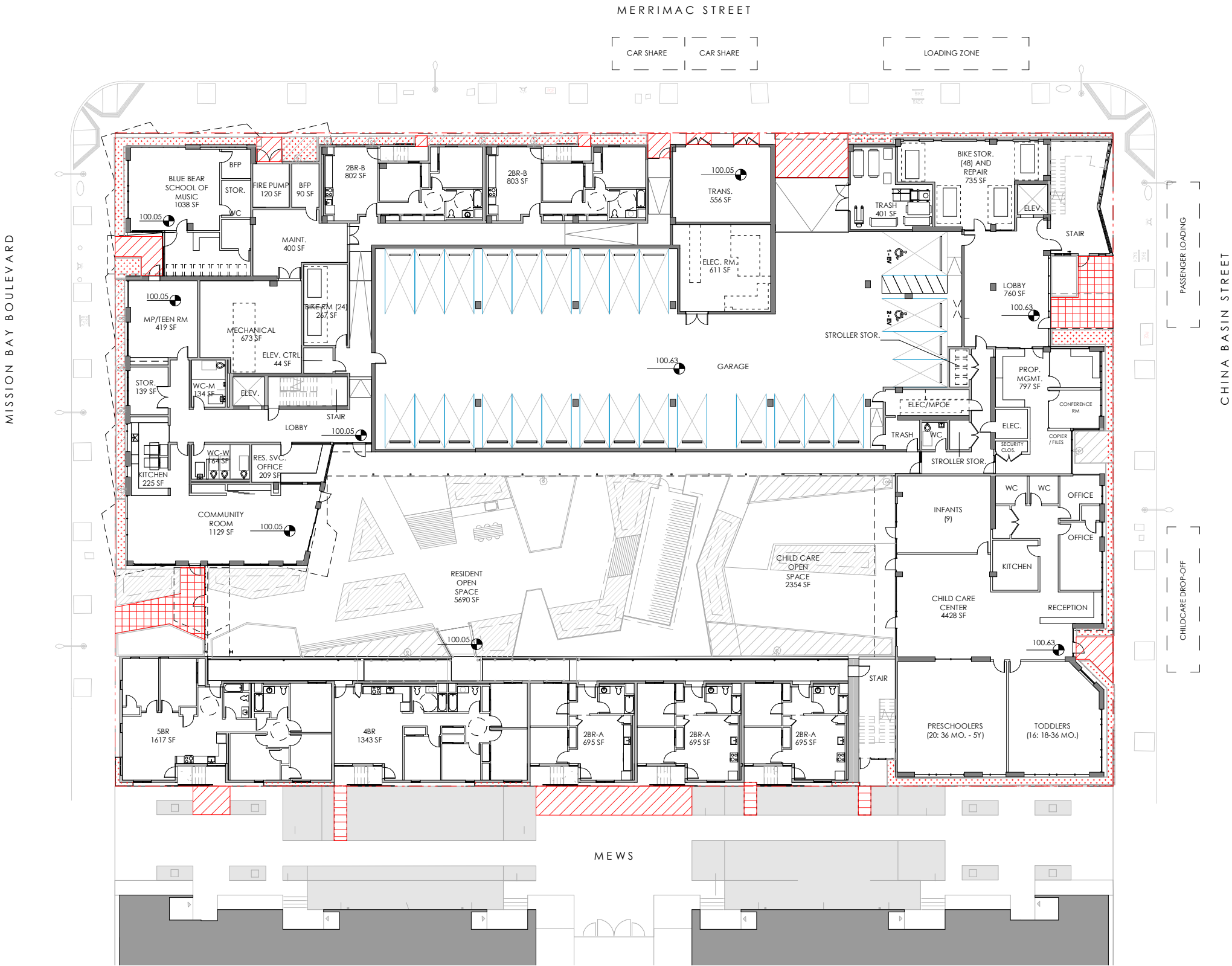
1



LEGEND

- PROPERTY LINE
- CONCRETE HINGED SLAB
- STEEL HINGED BRIDGE OVER PLANTER
- CONCRETE UNIT PAVERS
- RAISED LANDSCAPE PLANTERS (NOTE 1)

NOTES:
1. RAISED PERIMETER PLANTERS WILL BE NOT BE STRUCTURALLY SUPPORTED BELOW, RESULTING IN THE PLANTER SETTLING WITH THE ADJACENT SIDEWALK. RAISED PLANTER BOX HEIGHT AND DETAILING WILL CONCEAL THE BASE OF THE BUILDING, DURING SETTLEMENT. SEE LANDSCAPE DRAWINGS.

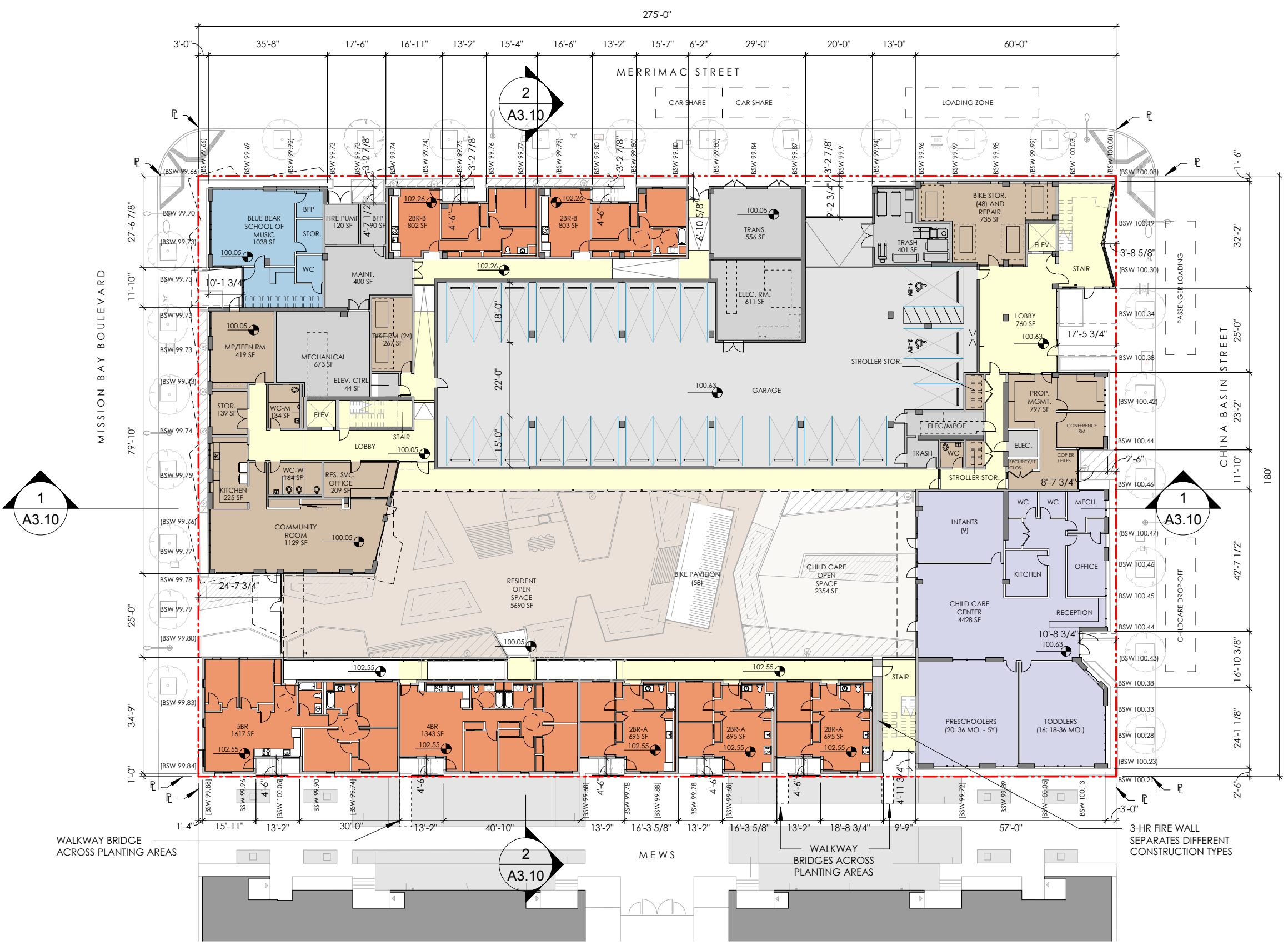


0' 8' 16' 32'

LEGEND

- PROPERTY LINE
- (BSW 100) BACK OF SIDEWALK ELEVATION, PER CIVIL SURVEY
- [BSW 100] BACK OF SIDEWALK ELEVATION, FROM MISSION BAY BLOCK 6 EAST DESIGN DRAWINGS (MEWS TO BE SURVEYED UPON COMPLETION OF CONSTRUCTION)
- BSW 100 BACK OF SIDEWALK ELEVATION, INFERRED FROM CIVIL SURVEY OR MISSION BAY BLOCK 6 EAST DESIGN DRAWINGS

- RESIDENTIAL
- COMMON
- CIRCULATION
- UTILITY/SUPPORT
- PARKING
- COMMERCIAL
- CHILDCARE
- RESIDENTIAL COMMON OPEN SPACE
- CHILDCARE OPEN SPACE



FLOOR 01

1

1/32" = 1'-0"

0' 8' 16' 32'



LEGEND

- PROPERTY LINE
- OUTER EDGE OF PROJECTION
- RESIDENTIAL
- COMMON
- CIRCULATION
- UTILITY/SUPPORT
- RESIDENTIAL COMMON OPEN SPACE



FLOOR 02

1/32" = 1'-0"

1

0' 8' 16' 32'



LEGEND

--- PROPERTY LINE
--- OUTER EDGE OF PROJECTION

- RESIDENTIAL
- CIRCULATION
- UTILITY/SUPPORT



FLOOR 03

1/32" = 1'-0"

1

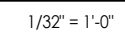
0' 8' 16' 32'

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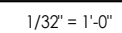
RESIDENTIAL

CIRCULATION

UTILITY/SUPPORT

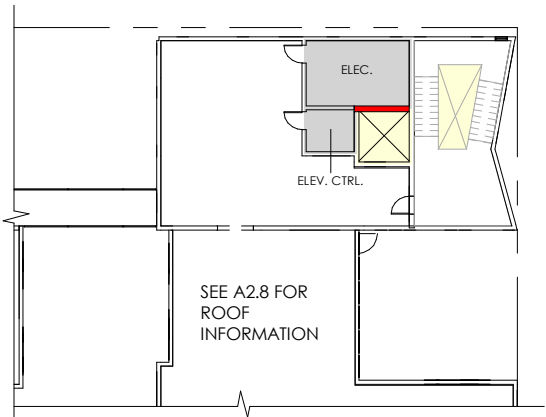


- RESIDENTIAL
- COMMON
- CIRCULATION
- UTILITY/SUPPORT
- RESIDENTIAL COMMON OPEN SPACE

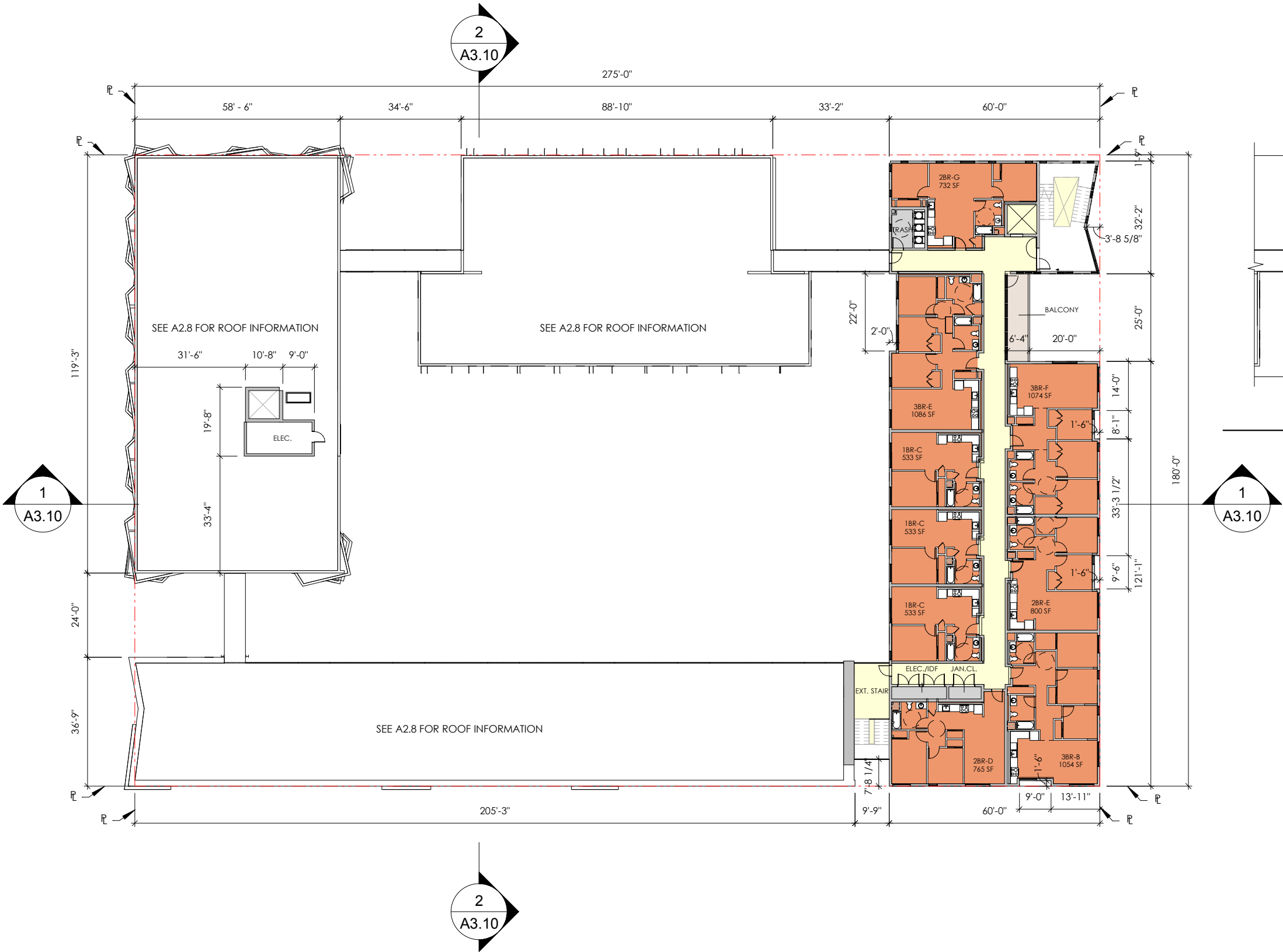


LEGEND

- PROPERTY LINE
- OUTER EDGE OF PROJECTION
- RESIDENTIAL
- CIRCULATION
- UTILITY/SUPPORT
- RESIDENTIAL COMMON OPEN SPACE



PENTHOUSE
1/32" = 1'-0"



FLOOR 07

1/32" = 1'-0"

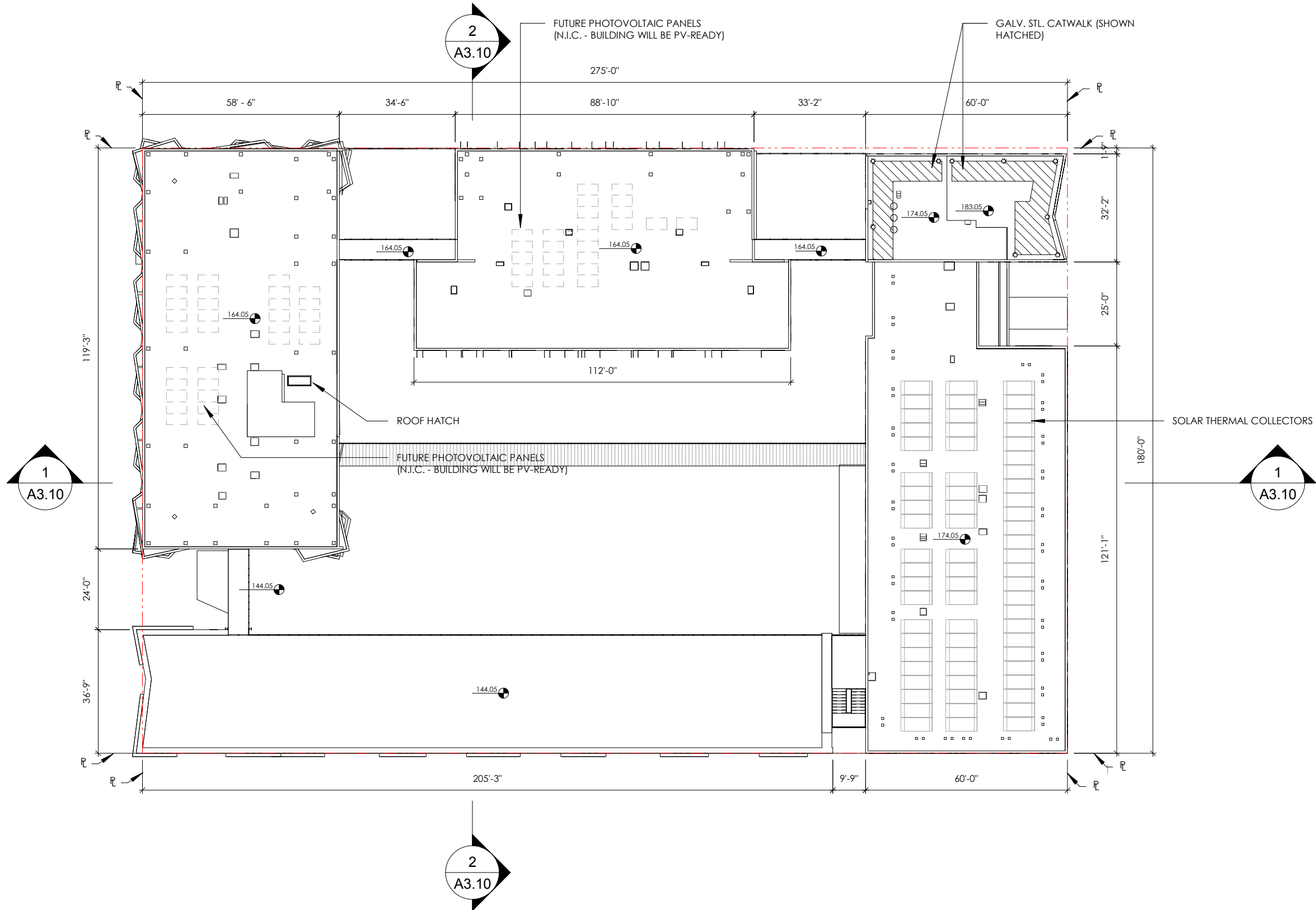


LEGEND

----- PROPERTY LINE

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CONSULTANTS:



ROOF LEVEL

1/32" = 1'-0"

1



ROOF PLAN

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ARCHITECTS

A2.8

CONSULTANTS:



- Roof Level 74'-0"
- Floor 07 64'-0"
- Floor 06 54'-0"
- Floor 05 44'-0"
- Floor 04 34'-0"
- Floor 03 24'-0"
- Floor 02 14'-0"
- Floor 01 0'-0"

ELEVATION - CHINA BASIN STREET
1" = 30'-0"

1

MATERIAL:	CEMENT PLASTER	WINDOW	BOARDFORM CONCRETE	STOREFRONT	GUARDRAIL	PLANTER	METAL CLADDING
BASIS OF DESIGN:		ALL-WEATHER ALUM. NAILFIN		KAWNEER	BOK MODERN	SEE LANDSCAPE DRAWINGS	MORIN CONCEALED FASTENER
IMAGE:							
FINISH/COLOR:	BM SUPER WHITE OC-152 (1A)	CLEAR ANODIZED		MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE	CLEAR ANODIZED	CORTEN STEEL	BRIGHT SILVER (METALLIC)

ELEVATION - CHINA BASIN STREET

MISSION BAY BLOCK 6W

CONSULTANTS:



- Floor 07 64'-0"
- Floor 06 54'-0"
- Floor 05 44'-0"
- Floor 04 34'-0"
- Floor 03 24'-0"
- Floor 02 14'-0"
- Floor 01 0'-0"

ELEVATION - MISSION BAY BOULEVARD
1" = 30'-0"

1

MATERIAL:	CEMENT PLASTER	CEMENTITIOUS PANEL	WINDOW	BOARDFORM CONCRETE	STOREFRONT	GUARDRAIL	PLANTER	SHADOW BOX
BASIS OF DESIGN:		JAMES HARDIE FIBER CEMENT PANEL	ALL-WEATHER ALUM. NAILFIN		KAWNEER	BOK MODERN	SEE LANDSCAPE DRAWINGS	GALVANIZED PAINTED METAL
IMAGE:								
FINISH/COLOR:	BM SUPER WHITE OC-152 1A	BM CHelsea GRAY HC-168 2A SW REPOSE GRAY 7015 2B BM SUNSHINE 2021-30 2C	CLEAR ANODIZED		MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE	CLEAR ANODIZED	CORTEN STEEL	SW URBANE BRONZE 7048

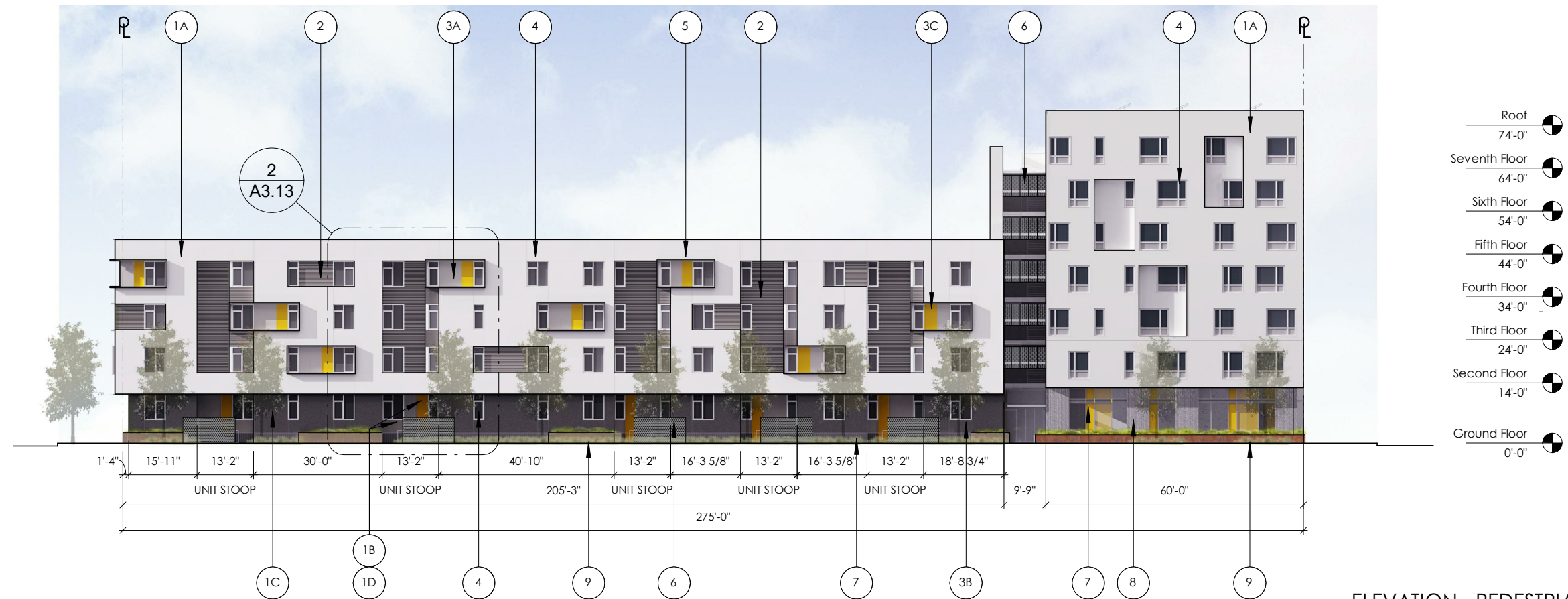
ELEVATION - MISSION BAY BOULEVARD

MISSION BAY BLOCK 6W

mercyHOUSING

PAULETT TAGGART
ARCHITECTS

CONSULTANTS:



ELEVATION - PEDESTRIAN MEWS
1" = 30'-0"

1

MATERIAL:

BASIS OF DESIGN:

IMAGE:

FINISH/COLOR:

CEMENT PLASTER

CEMENTITIOUS PANEL

CEMENTITIOUS PANEL

WINDOW

SHADOW BOX

GUARDRAIL

STOREFRONT

BOARDFORM CONCRETE

PLANTER

JAMES HARDIE FIBER CEMENT PANEL
LAP SIDING

JAMES HARDIE FIBER CEMENT
PANEL VERTICAL SIDING

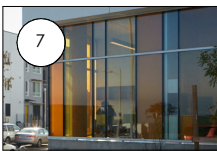
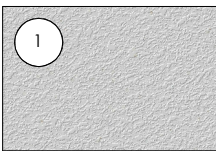
ALL-WEATHER ALUM. NAILFIN

GALVANIZED PAINTED METAL

BOK MODERN

KAWNEER

SEE LANDSCAPE DRAWINGS



BM SUPER WHITE OC-152	1A
SW REPOSE GRAY 7015	1B
SW URBANE BRONZE 7048	1C
BM SUNSHINE 2021-30	1D

BM CHELSEA GRAY HC-168

SW REPOSE GRAY 7015	3A
SW URBANE BRONZE 7048	3B
BM SUNSHINE 2021-30	3C

CLEAR ANODIZED

SW URBANE BRONZE 7048

CLEAR ANODIZED

MULLION - CLEAR ANODIZED
GLAZING 1 - CLEAR
GLAZING 2 - TRANSLUCENT
GLAZING 3 - YELLOW TRANSLUCENT
GLAZING 4 - YELLOW OPAQUE

CORTEN STEEL

ELEVATION - PEDESTRIAN MEWS

MISSION BAY BLOCK 6W

mercyHOUSING

PAULETT TAGGART
ARCHITECTS

A3.2

CONSULTANTS:



ELEVATION - MERRIMAC STREET 1
1" = 30'-0"

MATERIAL: BASIS OF DESIGN:	CEMENT PLASTER	CEMENTITIOUS PANEL	WINDOW	BOARDFORM CONCRETE	STOREFRONT	GUARDRAIL	PLANTER	SHADOW BOX	METAL CLADDING
		JAMES HARDIE FIBER CEMENT PANEL	ALL-WEATHER ALUM. NAILFIN		KAWNEER	BOK MODERN	SEE LANDSCAPE DRAWINGS	GALVANIZED PAINTED METAL	MORIN CONCEALED FASTENER
IMAGE:	1	2	3	4	5	6	7	8	9
FINISH/COLOR:	BM SUPER WHITE OC-152 1A	BM CHelsea GRAY HC-168 2A	CLEAR ANODIZED		MULLION - CLEAR ANODIZED	CLEAR ANODIZED	CORTEN STEEL	SW URBANE BRONZE 7048	BRIGHT SILVER (METALLIC)
		SW REPOSE GRAY 7015 2B			GLAZING 1 - CLEAR				
		BM SUNSHINE 2021-30 2C			GLAZING 2 - TRANSLUCENT				
					GLAZING 3 - YELLOW TRANSLUCENT				
					GLAZING 4 - YELLOW OPAQUE				

ELEVATION - MERRIMAC STREET

MISSION BAY BLOCK 6W

CONSULTANTS:



- Roof Level 64'-0"
- Floor 06 54'-0"
- Floor 05 44'-0"
- Floor 04 34'-0"
- Floor 03 24'-0"
- Floor 02 14'-0"
- Floor 01 0'-0"

COURTYARD ELEVATION - NORTH
1" = 30'-0"

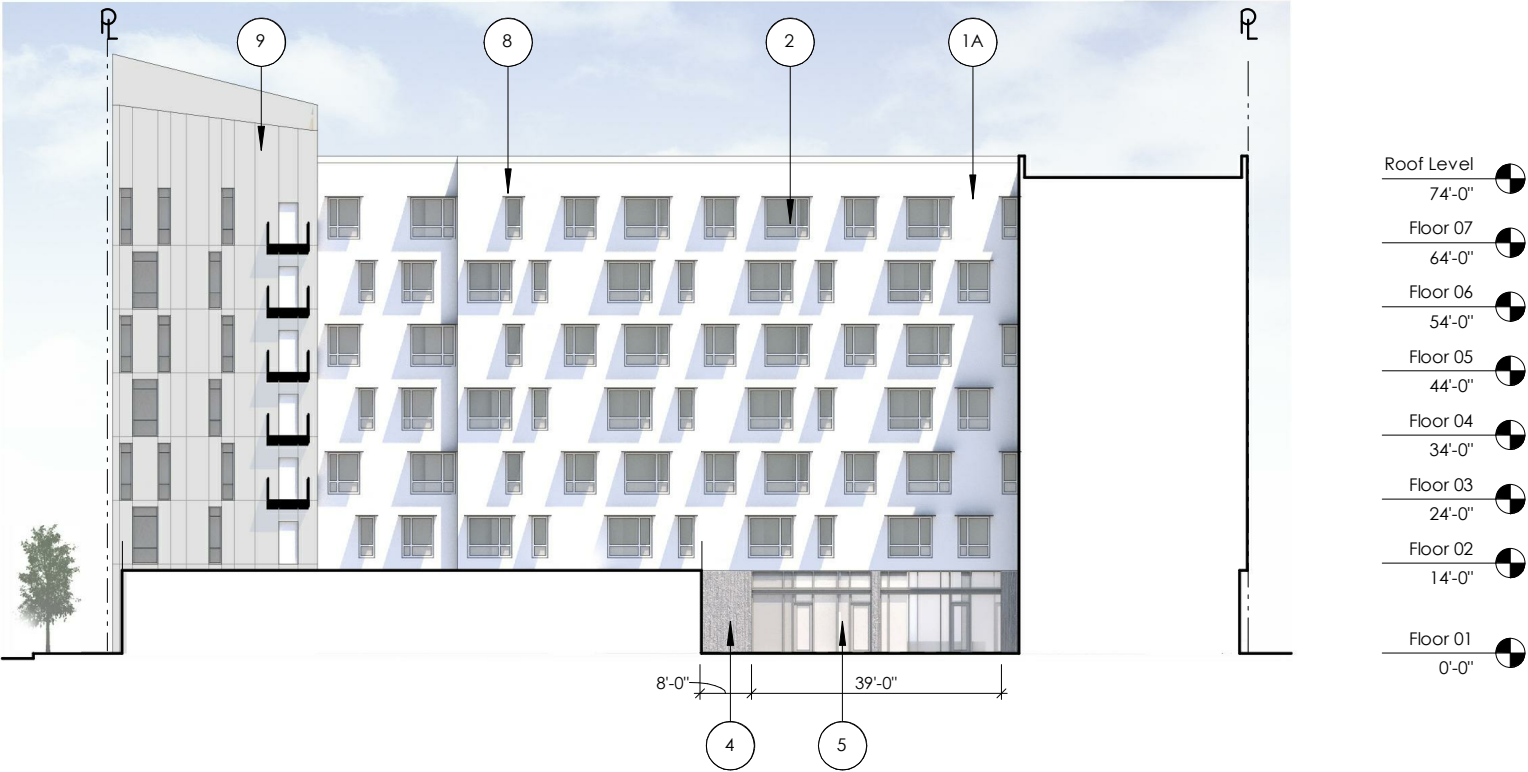
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MATERIAL:	CEMENT PLASTER	WINDOW	BOARDFORM CONCRETE	STOREFRONT	GUARDRAIL	PLANTER
BASIS OF DESIGN:		ALL-WEATHER ALUM. NAILFIN		KAWNEER	BOK MODERN	SEE LANDSCAPE DRAWINGS
IMAGE:						
FINISH/COLOR:	BM SUPER WHITE OC-152 1A	CLEAR ANODIZED		MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE	CLEAR ANODIZED	CORTEN STEEL

ELEVATION - COURTYARD NORTH

MISSION BAY BLOCK 6W

CONSULTANTS:



- Roof Level 74'-0"
- Floor 07 64'-0"
- Floor 06 54'-0"
- Floor 05 44'-0"
- Floor 04 34'-0"
- Floor 03 24'-0"
- Floor 02 14'-0"
- Floor 01 0'-0"

COURTYARD ELEVATION - SOUTH

1

MATERIAL:	CEMENT PLASTER	WINDOW	BOARDFORM CONCRETE	STOREFRONT	SUNSHADE	METAL CLADDING
BASIS OF DESIGN:		ALL-WEATHER ALUM. NAILFIN		KAWNEER		MORIN CONCEALED FASTENER
IMAGE:						
FINISH/COLOR:	BM SUPER WHITE OC-152 1A	CLEAR ANODIZED		MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE	CLEAR ANODIZED	BRIGHT SILVER (METALLIC)

ELEVATION - COURTYARD SOUTH

MISSION BAY BLOCK 6W

CONSULTANTS:



ELEVATION - COURTYARD WEST

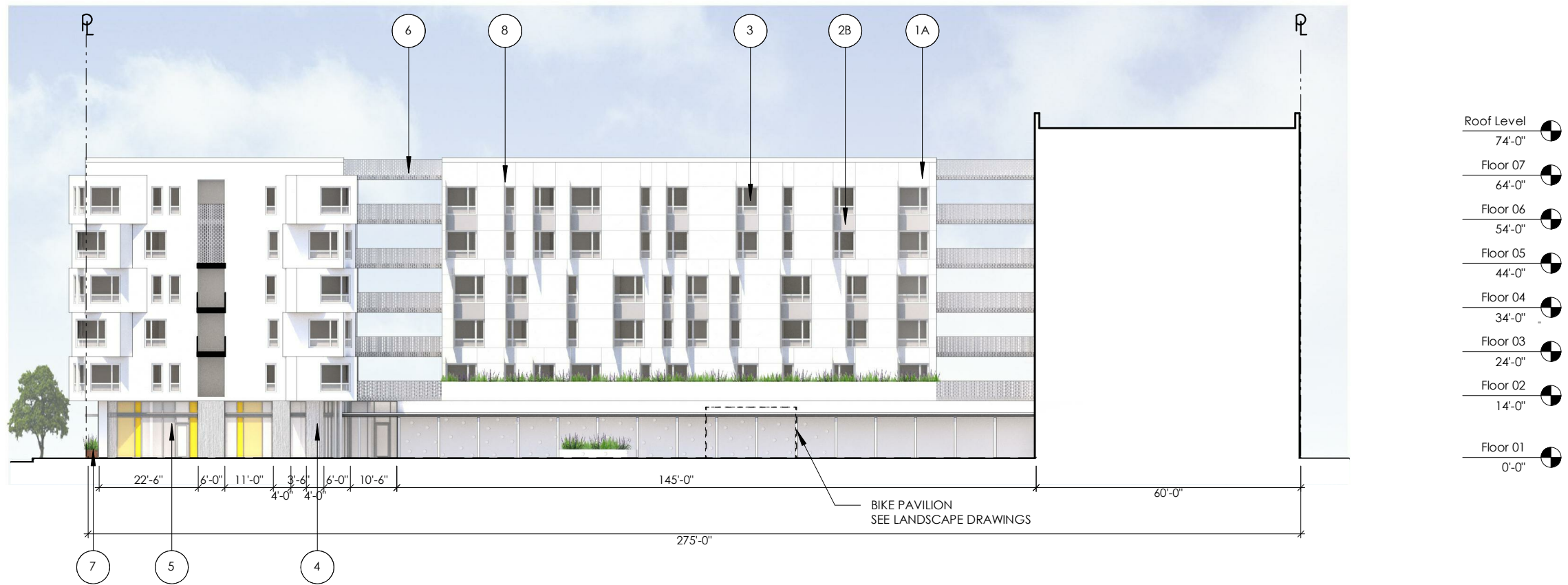
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MATERIAL:	CEMENT PLASTER		CEMENTITIOUS PANEL	CEMENTITIOUS PANEL	WINDOW	SHADOW BOX	GUARDRAIL	BOARDFORM CONCRETE	PLANTER
BASIS OF DESIGN:			JAMES HARDIE FIBER CEMENT PANEL LAP SIDING	JAMES HARDIE FIBER CEMENT PANEL VERTICAL SIDING	ALL-WEATHER ALUM. NAILFIN	GALVANIZED PAINTED METAL	BOK MODERN		SEE LANDSCAPE DRAWINGS
IMAGE:									
FINISH/COLOR:	BM SUPER WHITE OC-152 1A	BM CHSELSEA GRAY HC-168	BM CHSELSEA GRAY HC-168 3A	CLEAR ANODIZED	SW URBANE BRONZE 7048	CLEAR ANODIZED 6A		CORTEN STEEL	
	SW REPOSE GRAY 7015 1B		SW REPOSE GRAY 7015 3B			SW URBANE BRONZE 7048 6B			
	SW URBANE BRONZE 7048 1C		SW URBANE BRONZE 7048 3C						
	BM SUNSHINE 2021-30 1D		BM SUNSHINE 2021-30 3D						

ELEVATION - COURTYARD WEST

MISSION BAY BLOCK 6W

CONSULTANTS:



ELEVATION - COURTYARD EAST

1

ELEVATION - COURTYARD EAST

MISSION BAY BLOCK 6W

MATERIAL:

BASIS OF DESIGN:

IMAGE:

FINISH/COLOR:

CEMENT PLASTER

CEMENTITIOUS PANEL
JAMES HARDIE FIBER
CEMENT PANEL

WINDOW
ALL-WEATHER ALUM. NAILFIN

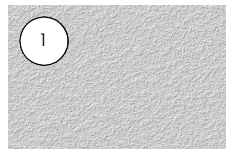
BOARDFORM CONCRETE

STOREFRONT
KAWNEER

GUARDRAIL
BOK MODERN

PLANTER
SEE LANDSCAPE DRAWINGS

SHADOW BOX
GALVANIZED PAINTED METAL



BM SUPER WHITE OC-152 1A

BM CHELSEA GRAY HC-168 2A
SW REPOSE GRAY 7015 2B
BM SUNSHINE 2021-30 2C

CLEAR ANODIZED

MULLION - CLEAR ANODIZED
GLAZING 1 - CLEAR
GLAZING 2 - TRANSLUCENT
GLAZING 3 - YELLOW TRANSLUCENT
GLAZING 4 - YELLOW OPAQUE

CLEAR ANODIZED

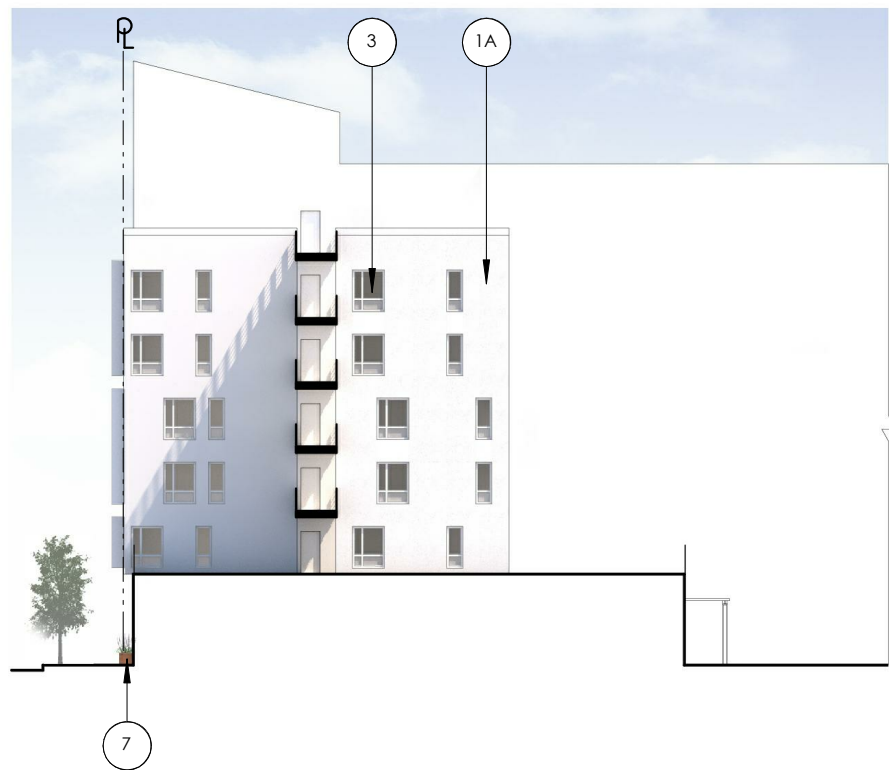
CORTEN STEEL

SW URBANE BRONZE 7048

mercy HOUSING

PAULETT TAGGART
ARCHITECTS

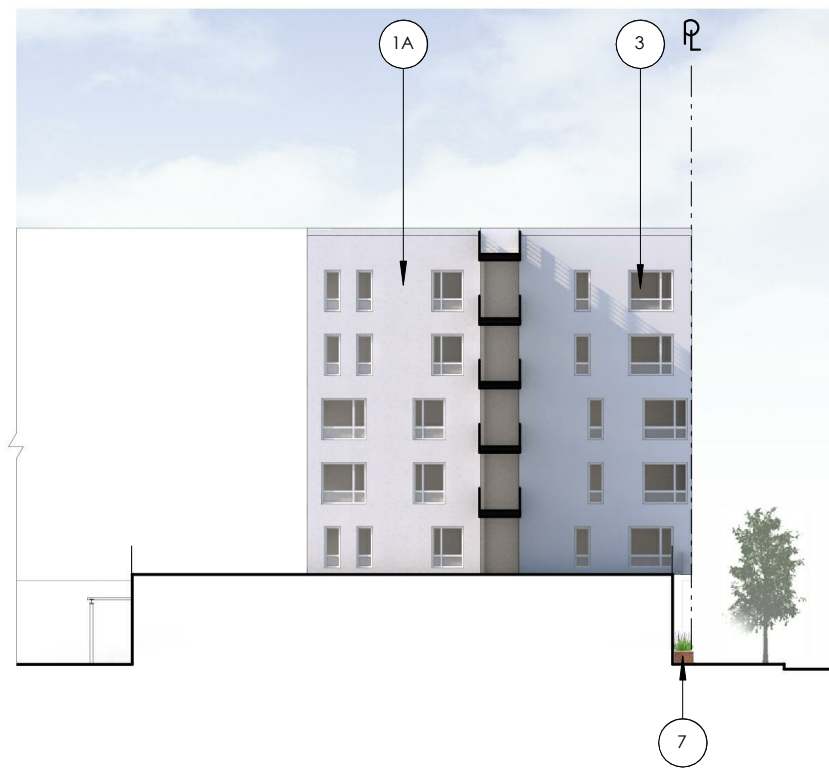
CONSULTANTS:



ELEVATION - MERRIMAC COURTYARD SOUTH

1" = 30'-0"

2



ELEVATION - MERRIMAC COURTYARD NORTH

1" = 30'-0"

1

Roof Level	74'-0"	
Floor 07	64'-0"	
Floor 06	54'-0"	
Floor 05	44'-0"	
Floor 04	34'-0"	
Floor 03	24'-0"	
Floor 02	14'-0"	
Floor 01	0'-0"	

MATERIAL:	CEMENT PLASTER	WINDOW	PLANTER
BASIS OF DESIGN:		ALL-WEATHER ALUM. NAILFIN	SEE LANDSCAPE DRAWINGS

IMAGE:



FINISH/COLOR:

BM SUPER WHITE OC-152 1A

CLEAR ANODIZED

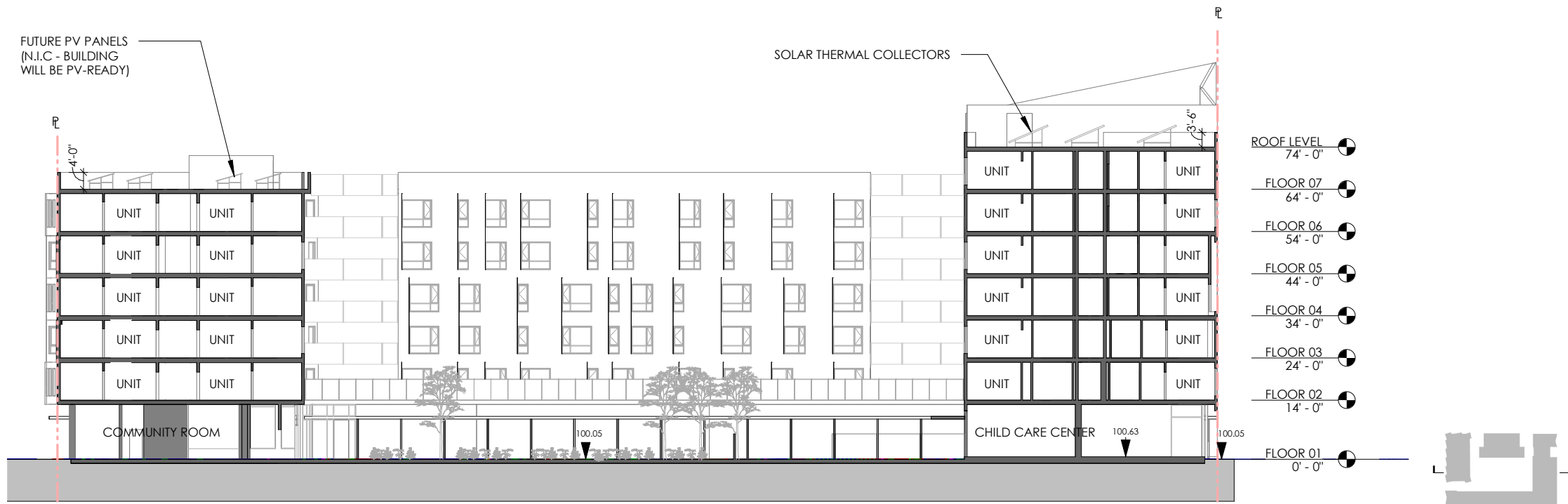
CORTEN STEEL

ELEVATION - MERRIMAC WING

MISSION BAY BLOCK 6W

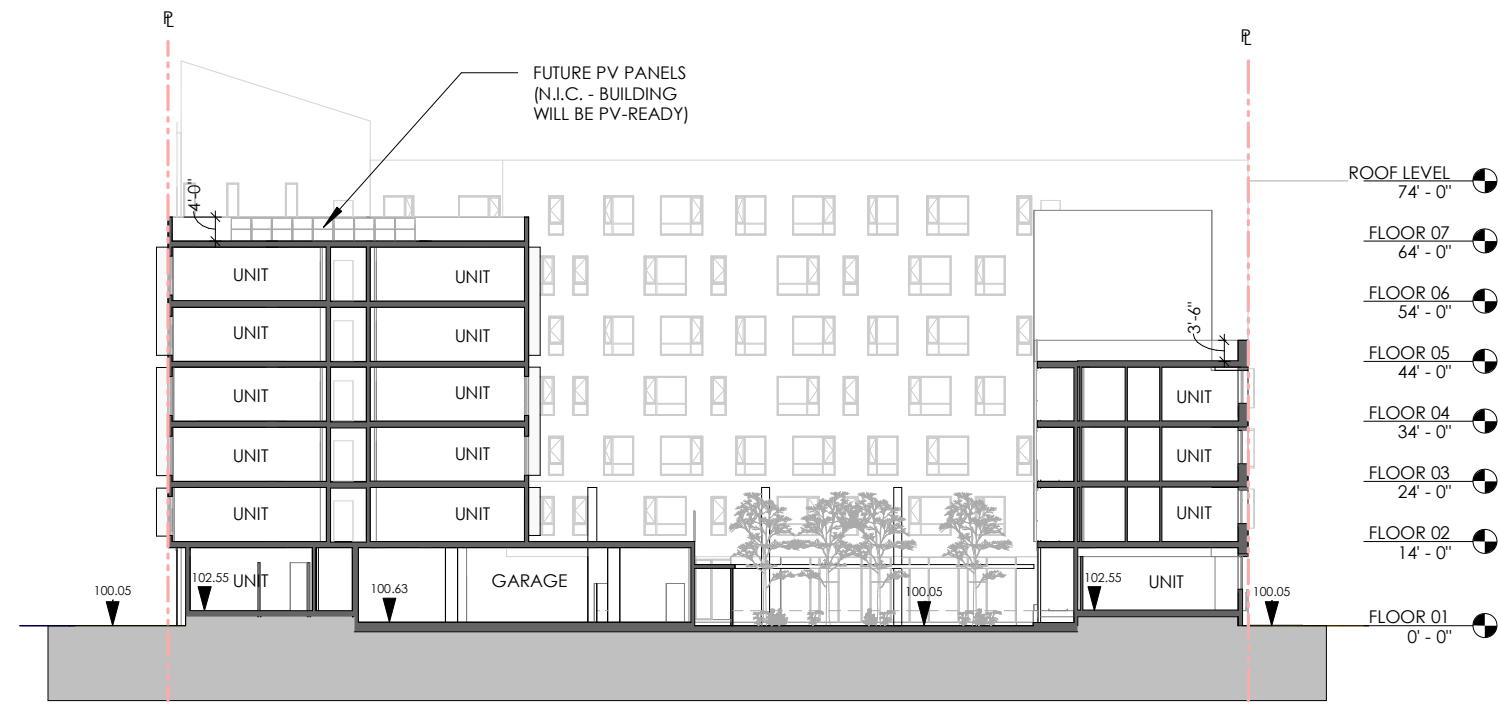
mercy HOUSING

PAULETT TAGGART
ARCHITECTS



SECTION - SOUTH NORTH

1



SECTION - WEST EAST

2



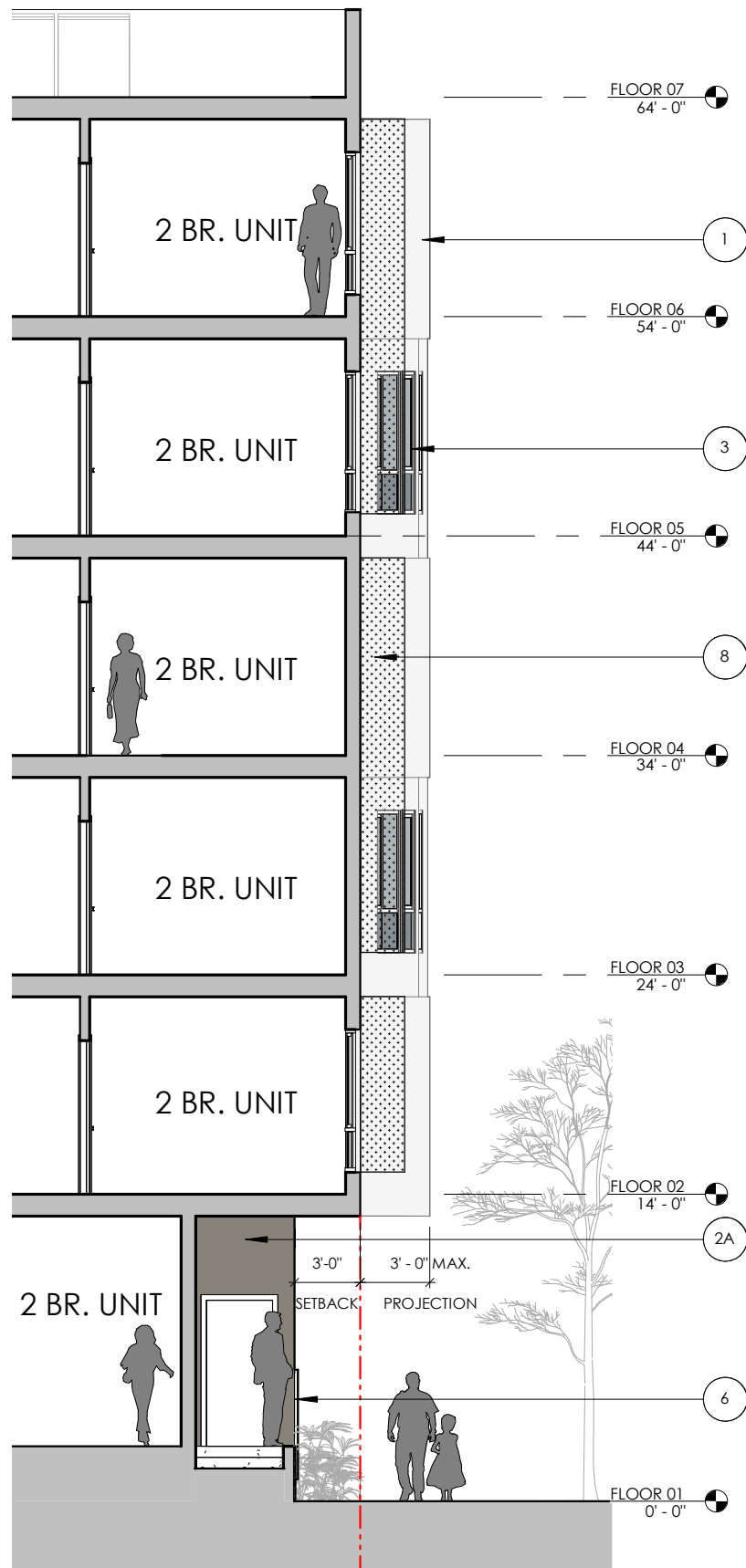
CONSULTANTS:

BUILDING SECTIONS

mercy HOUSING

PAULETT TAGGART
ARCHITECTS

A3.10



WALL SECTION - MERRIMAC STOOP

1/8" = 1'-0"

2

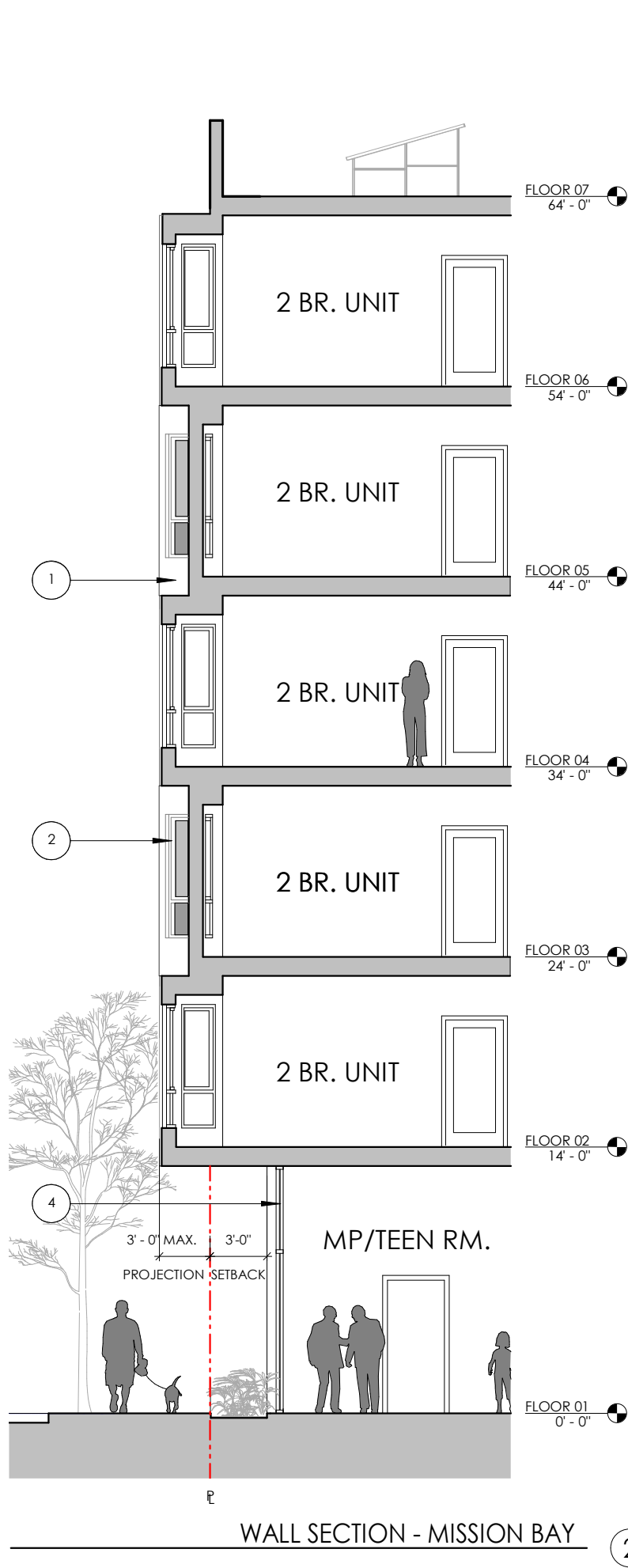


ENLARGED ELEVATION - MERRIMAC STOOP

1/8" = 1'-0"

1

1	CEMENT PLASTER	BM SUPER WHITE OC-152
2	CEMENTITIOUS PANEL	JAMES HARDIE FIBER CEMENT PANEL BM CHELSEA GRAY HC-168 2A SW REPOSE GRAY 7015 2B BM SUNSHINE 2021-30 2C
3	WINDOW	ALL-WEATHER ALUM. NAILFIN CLEAR ANODIZED
4	BOARDFORM CONCRETE	
5	STOREFRONT	KAWNEER MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE
6	GUARDRAIL	BOK MODERN CLEAR ANODIZED
7	PLANTER	SEE LANDSCAPE DRAWINGS CORTEN STEEL
8	SUNSHADE	CLEAR ANODIZED



1	CEMENT PLASTER	BM SUPER WHITE OC-152
2	WINDOW	ALL-WEATHER ALUM. NAILFIN CLEAR ANODIZED
3	BOARDFORM CONCRETE	
4	STOREFRONT	KAWNEER MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE
5	PLANTER	SEE LANDSCAPE DRAWINGS CORTEN STEEL

CONSULTANTS:

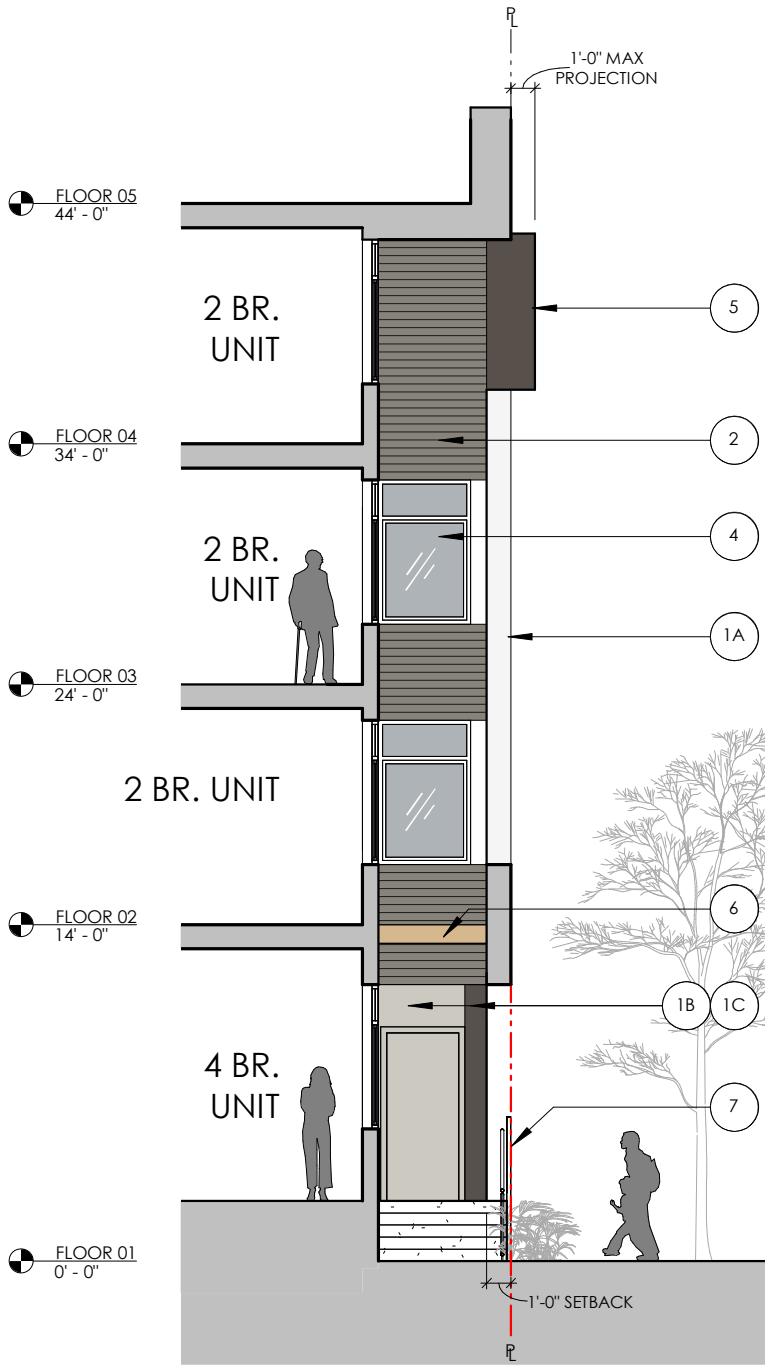
WALL SECTIONS W/ PARTIAL ELEVATIONS

MISSION BAY BLOCK 6W

mercy HOUSING

PAULETT TAGGART
ARCHITECTS

A3.13



WALL SECTION - MEWS WING

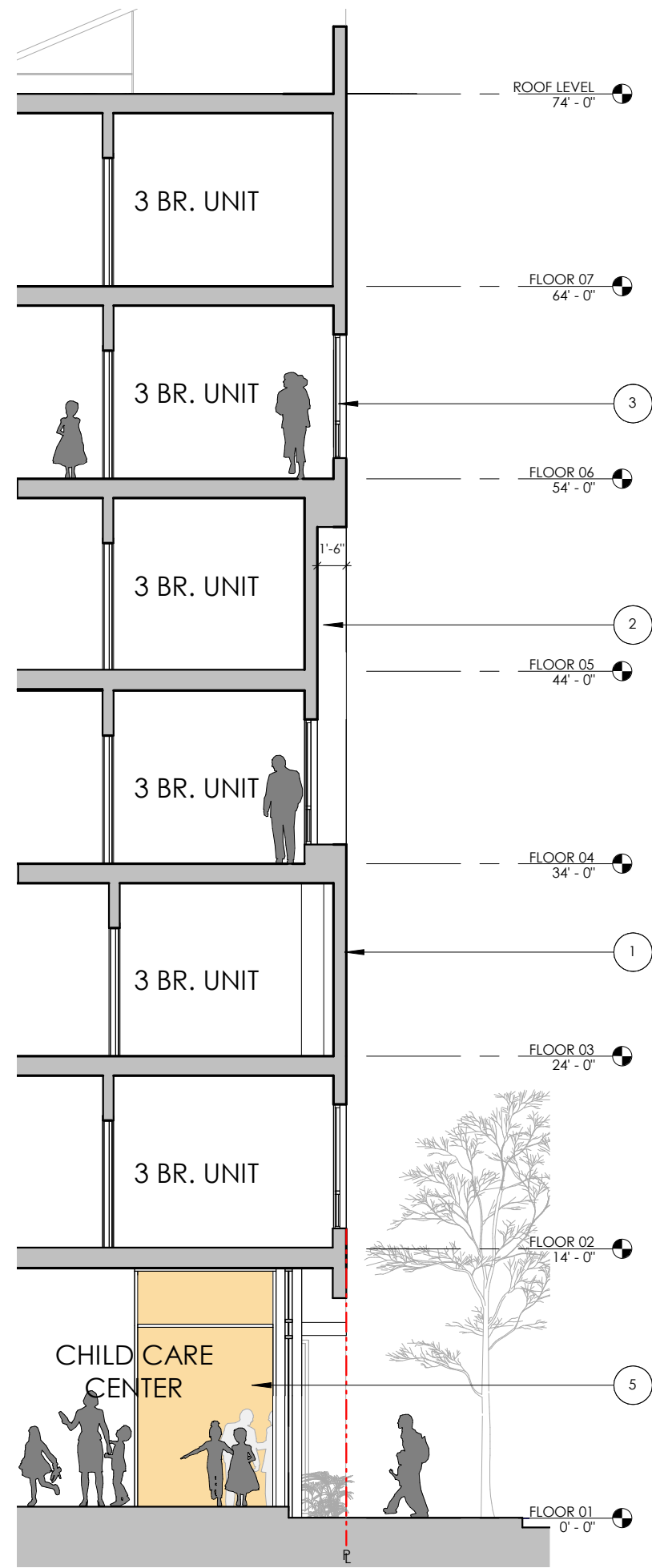
1



ENLARGED ELEVATION - MEWS WING

2

1	CEMENT PLASTER	BM SUPER WHITE OC-152 (1A)
		SW REPOSE GRAY 7015 (1B)
		SW URBANE BRONZE 7048 (1C)
		BM SUNSHINE 2021-30 (1D)
2	CEMENTITIOUS LAP SIDING	JAMES HARDIE FIBER CEMENT LAP SIDING
		BM CHELSEA GRAY HC-168
3	CEMENTITIOUS PANEL	JAMES HARDIE FIBER CEMENT PANEL
		BM SUNSHINE 2021-30 (3A)
		SW REPOSE GRAY 7015 (3B)
		SW URBANE BRONZE 7048 (3C)
4	WINDOW	ALL-WEATHER ALUM. NAILFIN
5	SHADOW BOX	GALVANIZED PAINTED METAL
		SW URBANE BRONZE 7048
6	ENTRY TRELLIS	WOOD
		WOOD
7	GUARDRAIL	BOK MODERN
		CLEAR ANODIZED
8	BOARDFORM CONCRETE	
9	PLANTER	SEE LANDSCAPE DRAWINGS
		CORTEN STEEL



WALL SECTION - CHINA BASIN

1/8" = 1'-0"

2

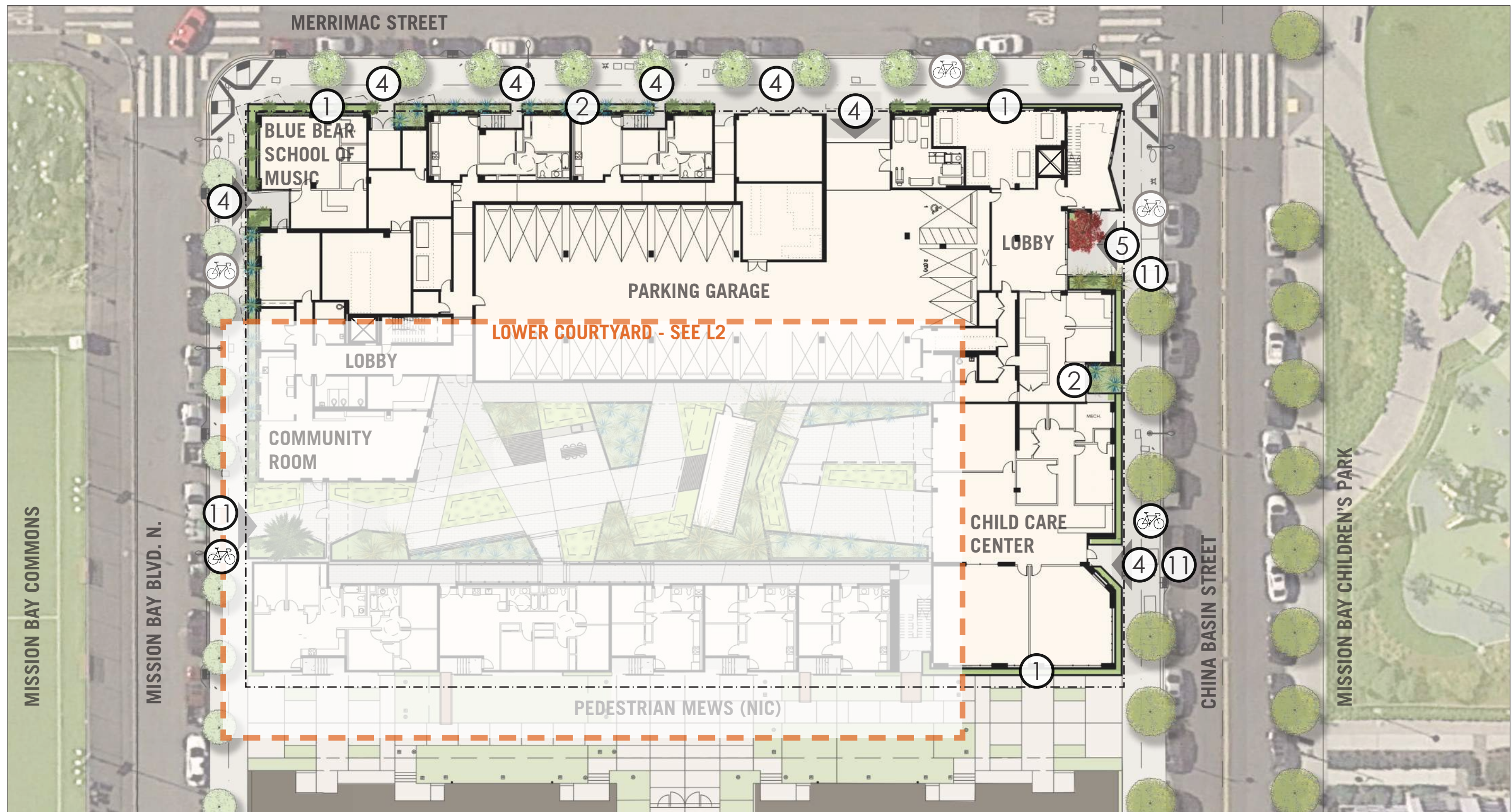


ENLARGED ELEVATION - CHINA BASIN

1/8" = 1'-0"

1

1	CEMENT PLASTER	BM SUPER WHITE OC-152
2	CEMENTITIOUS PANEL	JAMES HARDIE FIBER CEMENT PANEL GLIDDEN AMSTERDAM A1307
3	WINDOW	ALL-WEATHER ALUM. NAILFIN CLEAR ANODIZED
4	BOARDFORM CONCRETE	
5	STOREFRONT	KAWNEER MULLION - CLEAR ANODIZED GLAZING 1 - CLEAR GLAZING 2 - TRANSLUCENT GLAZING 3 - YELLOW TRANSLUCENT GLAZING 4 - YELLOW OPAQUE
6	PLANTER	SEE LANDSCAPE DRAWINGS CORTEN STEEL



- ① RAISED TRADITIONAL PLANTER
CORTEN STEEL OR CONCRETE MASONRY
- ② RAISED STORMWATER PLANTER
CORTEN STEEL
- ④ CONCRETE PAVING HINGE SLAB
W/ ENHANCED FINISH
- ⑤ CONCRETE UNIT PAVERS AT ENTRIES
W/ GROUND FACE FINISH
- ⑪ REMOVAL OF EXISTING STREET TREE
- 🚲 NEW BIKE RACK 🚲 EXISTING BIKE RACK

STORMWATER TREATMENT REQUIREMENTS

49,436 SF HARDSCAPE AREAS

2,242 SF REQUIRED STORMWATER BIORETENTION
AREA TO MEET SAN FRANCISCO
TREATMENT REQUIREMENTS

6,811 SF LEVEL 1 BIO-RETENTION PLANTING

4,507 SF LEVEL 2 BIO-RETENTION PLANTING

PERVIOUS SURFACE AREAS

LEVEL 1 TRADITIONAL PLANTING 3,488 SF
 LEVEL 1 TOTAL PLANTING 5,321 SF (44%)
 LEVEL 2 TRADITIONAL PLANTING 1,926 SF
 LEVEL 2 TOAL PLANTING 2,335 SF

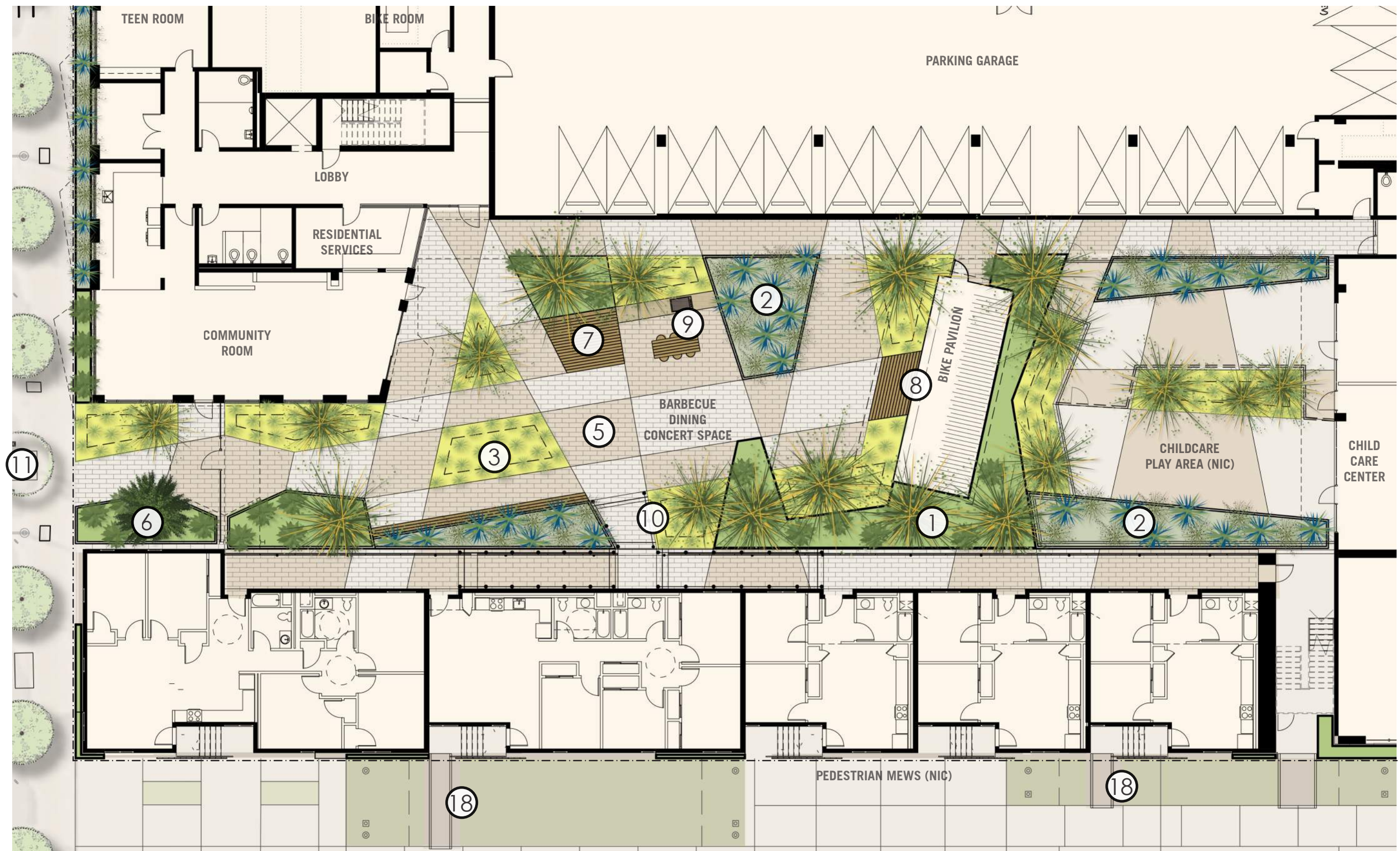
IMPERVIOUS SURFACE AREAS

LEVEL 1 6,811 SF (56%)
 LEVEL 2 4,507 SF (66%)

EXISTING STREET TREES

- Victorian Box
Pittosporum undulatum
- Callery Pear
Pyrus calleryana
- Brisbane Box
Lophostemon confertus





① **RAISED TRADITIONAL PLANTER**
CORTEN STEEL OR CONCRETE MASONRY

② **RAISED STORMWATER PLANTER**
CORTEN STEEL

③ **FLUSH STORMWATER PLANTER**
WITH 6" PONDING AREA

⑤ **CONCRETE UNIT PAVERS**
W/ GROUND FACE FINISH

⑥ **SPECIMEN TREE AT ENTRY**
SEE PLANTING SHEET L6

⑦ **WOODEN PLATFORM @ BBQ AREA**

⑧ **BICYCLE PAVILION & MULTI-USE PLATFORM**

⑨ **CORTEN STEEL BBQ ENCLOSURE**
STONE SERVING COUNTER

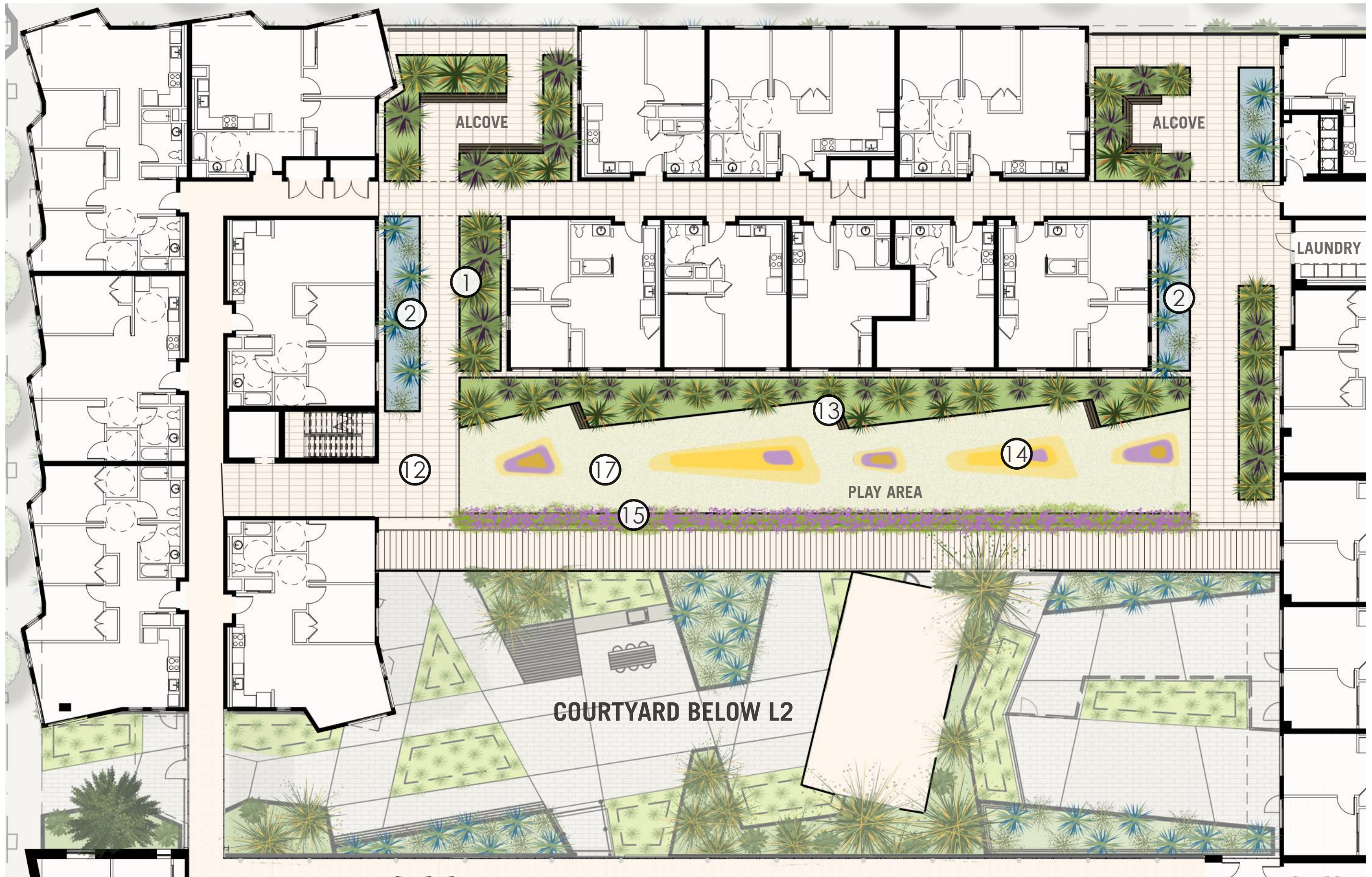
⑩ **HANDRAILS AT RAMPS**
PRIMED & PAINTED GALVANIZED STEEL

⑪ **REMOVAL OF EXISTING STREET TREE**

⑱ **HINGE BRIDGE OVER PLANTER**
CORTEN STEEL

*SEE L4-L5
FOR IMAGES





① RAISED TRADITIONAL PLANTER
CORTEN STEEL OR CONCRETE MASONRY

② RAISED STORMWATER PLANTER
CORTEN STEEL

⑫ 1'x3' UNIT PAVERS
AT UPPER COURTYARD

⑬ BUILT IN BENCH
WOOD & STEEL

⑭ BERMS @ UPPER PLAY AREA
COLORFUL RUBBER

⑮ PLANTED EDGE PROTECTION
CORTEN STEEL

⑰ ARTIFICIAL TURF
UPPER PLAY AREA

*SEE L4-L5 FOR IMAGES





① **RAISED TRADITIONAL PLANTER**
CORTEN STEEL OR CONCRETE MASONRY



⑤ **CONCRETE UNIT PAVERS AT ENTRY**
W/ GROUND FACE FINISH, THROUGH COLOR



⑧ **BICYCLE PAVILION & MULTI-USE PLATFORM**



② **RAISED STORMWATER PLANTER**
CORTEN STEEL



⑥ **SPECIMEN TREE AT ENTRY**



⑧ **BICYCLE REPAIR STATION**



③ **FLUSH STORMWATER PLANTER**
WITH 6" PONDING AREA



⑦ **WOODEN PLATFORM @ BBQ AREA**



⑨ **CORTEN STEEL BBQ ENCLOSURE**
STONE SERVING COUNTER



10 HANDRAILS AT RAMPS
PRIMED & PAINTED GALVANIZED STEEL



14 BERMS @ UPPER COURTYARD PLAY AREA
COLORFUL RUBBER



18 HINGE BRIDGE OVER MEWS PLANTERS
CORTEN STEEL



12 1'x3' UNIT PAVERS
AT UPPER COURTYARD



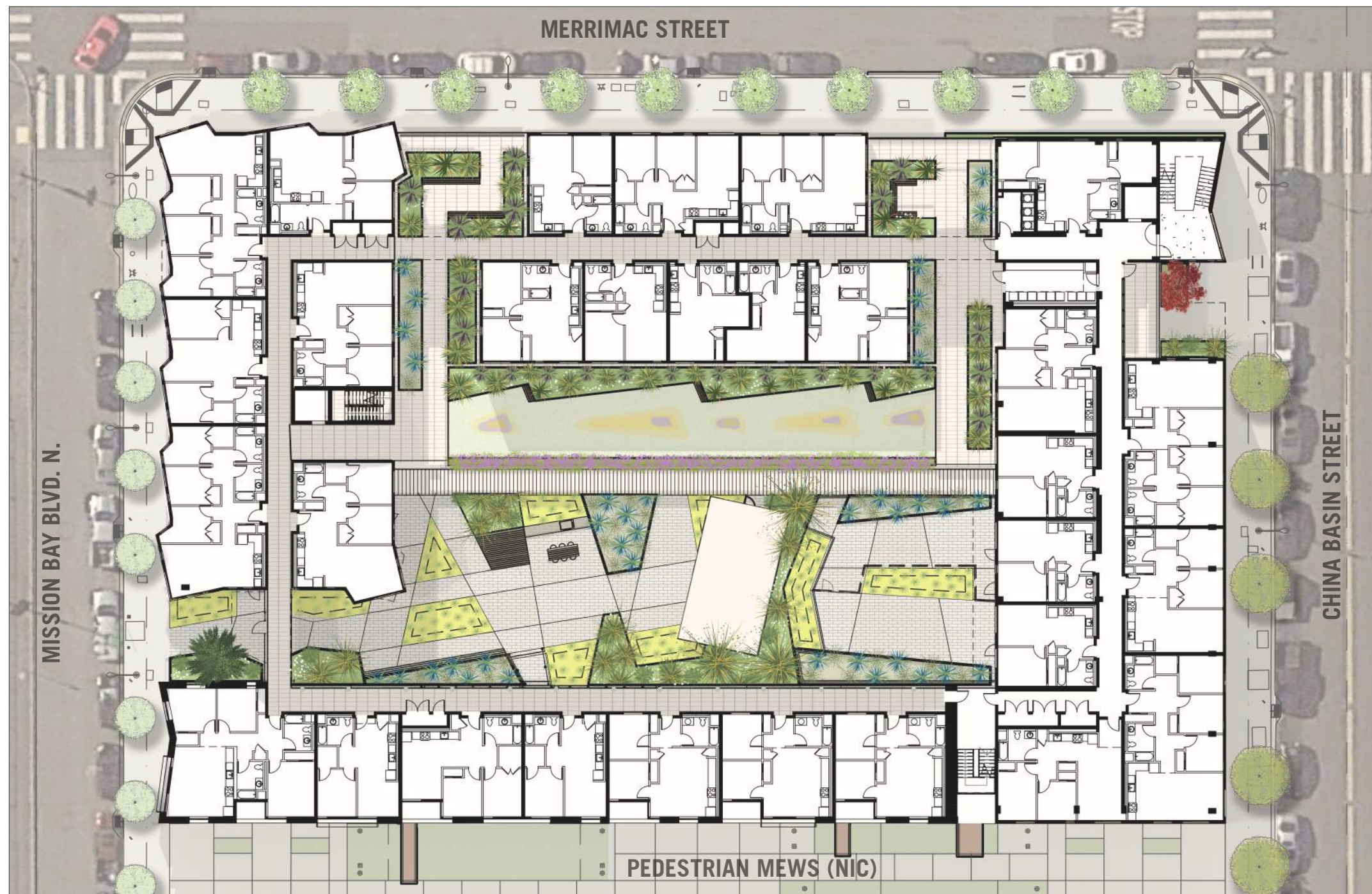
15 PLANTED EDGE PROTECTION
42" HIGH CORTEN STEEL



13 BUILT IN BENCH
WOOD & STEEL



17 ARTIFICIAL TURF PLAY
AT UPPER PLAY AREA



RAISED TRADITIONAL PLANTERS

- Timber Bamboo
Bambusa oldhamii
- Foxtail Fern
Asparagus aethiopicus
- New Zealand Flax
Phormium tenax
- Japanese Fatsia
Fatsia japonica
- Giant Bird of Paradise
Strelitzia nicolai
- Japanese Anemone
Anemone x hybrida 'Honorine Jobert'
- Dwarf Mondo Grass
Ophiopogon japonicus 'Nanus'

RAISED STORMWATER PLANTERS

- Large Cape Rush
Chondropetalum elephantinum
- Flax Lilly
Dianella caerulea

FLUSH STORMWATER PLANTERS

- Timber Bamboo
Bambusa oldhamii
- Soap Aloe
Aloe saponaria
- Japanese Anemone
Anemone x hybrida 'Honorine Jobert'
- Dwarf Mondo Grass
Ophiopogon japonicus 'Nanus'

PLANTED GUARDRAIL

- Trailing Rosemary
Rosmarinus officinalis 'Irene'
- Blue Chalk Sticks
Senecio mandraliscae
- Soft Tipped Agave
Agave attenuata

EXISTING STREET TREES

- Victorian Box
Pittosporum undulatum
- Callery Pear
Pyrus calleryana
- Brisbane Box
Lophostemon confertus

SPECIMEN TREES

- Dawn Redwood
Metasequoia glyptostroboides
- Japanese Maple
Acer palmatum
- Black Pine
Pinus nigra



timber bamboo grove gives human scale to courtyard, allows light to filter in and provides subtle screening with controlled visibility

COURTYARD PERSPECTIVE

MISSION BAY BLOCK 6

mercy HOUSING

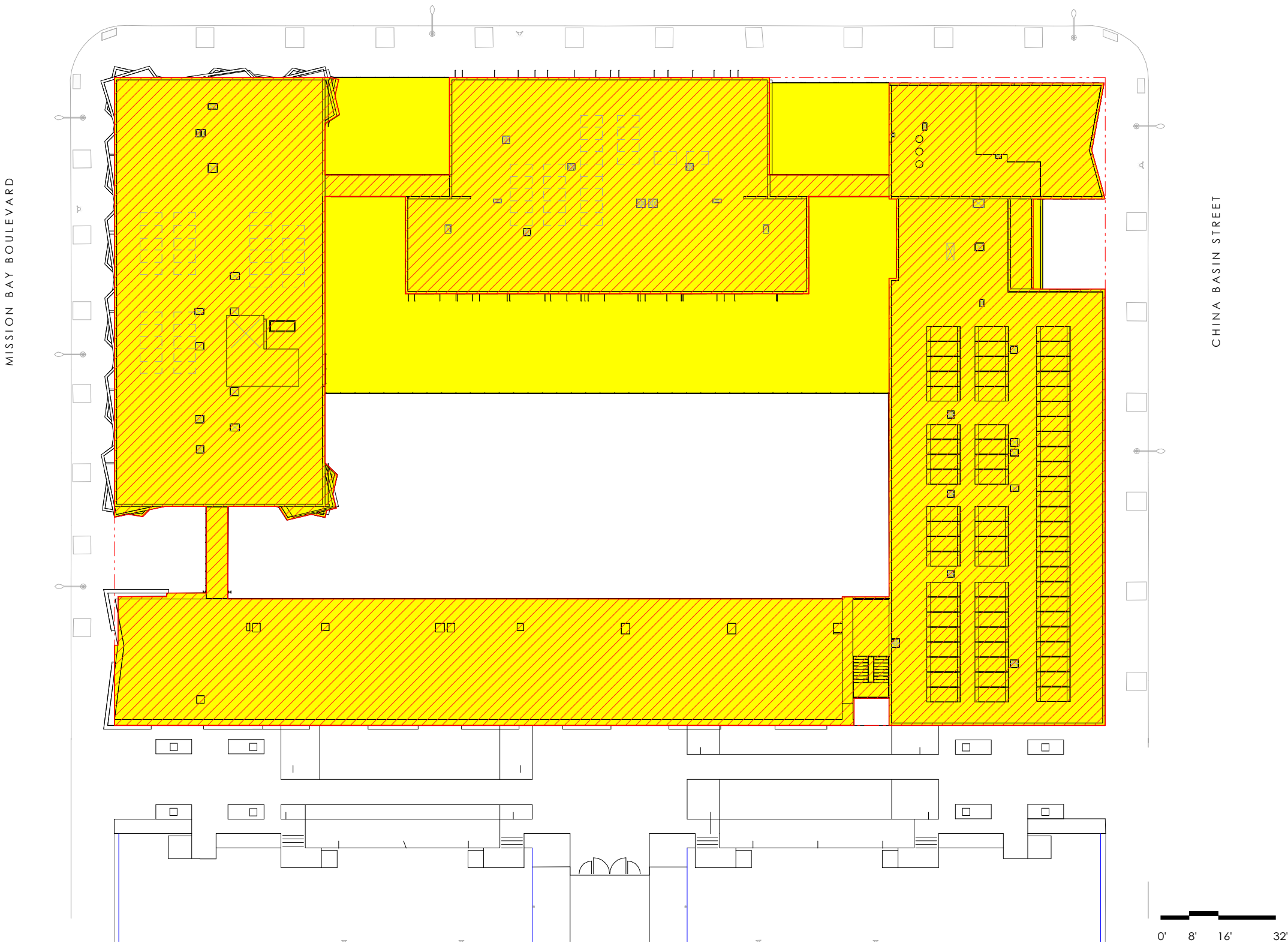
PAULETT TAGGART
ARCHITECTS

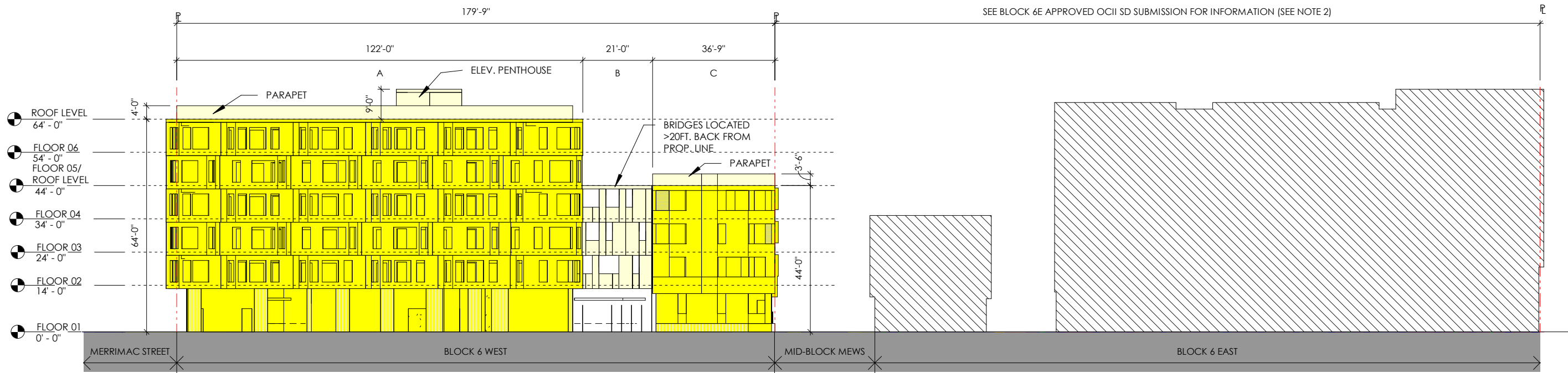
LEGEND

--- PROPERTY LINE

 LOT COVERAGE **ABOVE** 40 FEET
= 31,187 SF
31,187 SF / 49,436.64 SF
= 63 % (75 % MAX. ALLOWED)

 LOT COVERAGE **UP TO** 40 FEET
= 38,577 SF
38,577 SF / 49,436.64 SF
= 78% (100% ALLOWED)





MISSION BAY BOULEVARD - AVG. BUILDING HGT. DIAGRAM

1

MISSION BAY BLVD.

MAXIMUM AVERAGE BUILDING HEIGHT: 65'-0"			
PROPOSED AVERAGE BUILDING HEIGHT: 52'-4"			
BUILDING SEGMENT	SEGMENT LENGTH / TOTAL BLDG LENGTH = WEIGHT	SEGMENT HEIGHT	WEIGHTED SEGMENT HEIGHT
A	122'-0" / 179'-9" = 0.68	64'-0"	43'-6"
B	21'-0" / 179'-9" = 0.12	0'-0"	0'-0"
C	36'-9" / 179'-9" = 0.20	44'-0"	8'-10"

MERRIMAC ST.

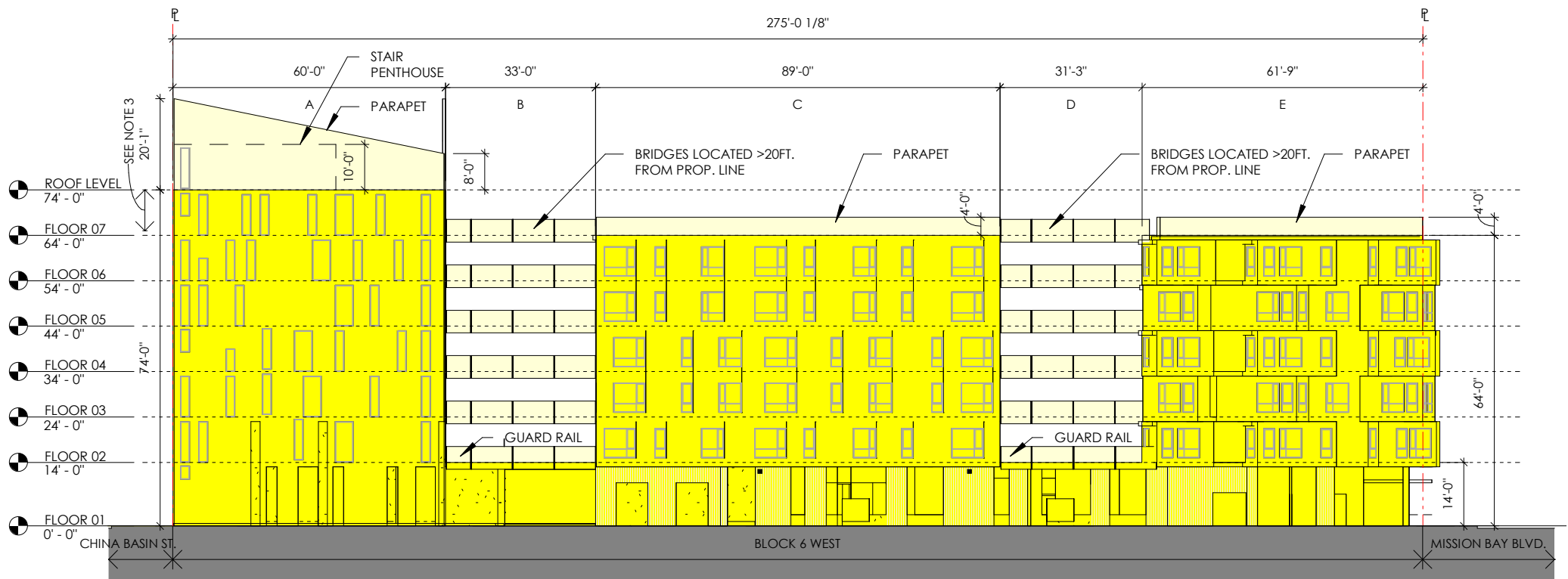
MAXIMUM AVERAGE BUILDING HEIGHT: 55'-0"			
PROPOSED AVERAGE BUILDING HEIGHT: 54'-7"			
BUILDING SEGMENT	SEGMENT LENGTH / TOTAL BLDG LENGTH = WEIGHT	SEGMENT HEIGHT	WEIGHTED SEGMENT HEIGHT
A	60'-0" / 275'-0" = 0.22	74'-0"	16'-2"
B	33'-0" / 275'-0" = 0.12	14'-0"	1'-8"
C	89'-0" / 275'-0" = 0.32	64'-0"	20'-6"
D	31'-3" / 275'-0" = 0.11	14'-0"	1'-6"
E	61'-9" / 275'-0" = 0.23	64'-0"	14'-9"

LEGEND:

- PROPERTY LINE
- AREA INCLUDED IN AVG. BUILDING HEIGHT CALCULATION
- AREA NOT INCLUDED IN AVG. BUILDING HEIGHT CALCULATION
- BLOCK 6E BUILDING PER APPROVED OCII SD SUBMISSION

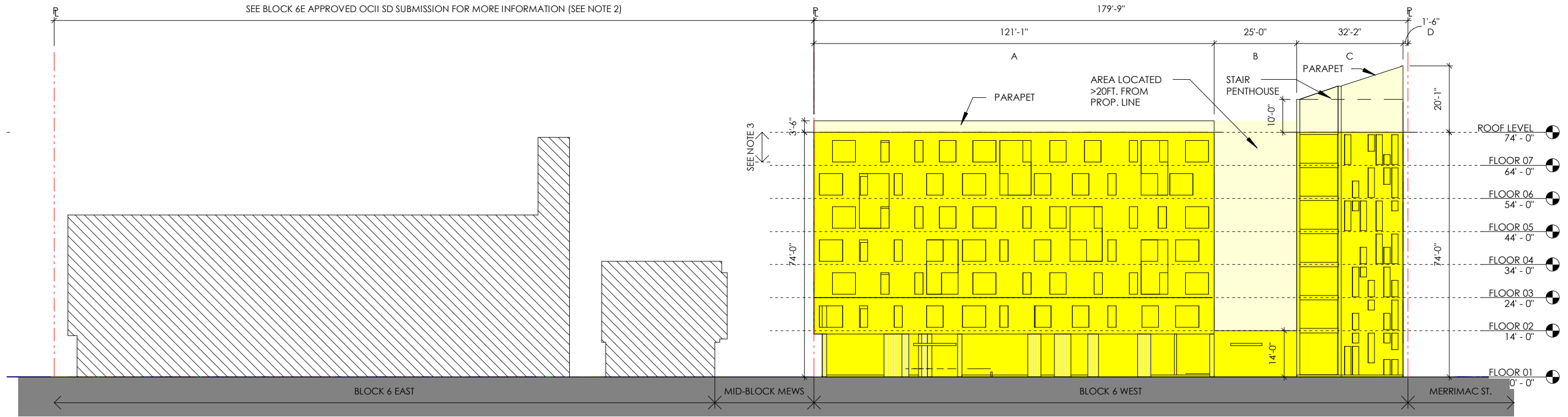
GENERAL NOTES:

NOTE 1 - ELEVATOR, STAIR AND MECHANICAL PENTHOUSES ARE EXEMPT FROM THE HEIGHT RESTRICTION, PER D4D PG. 23.
NOTE 2 - AVERAGE BLDG. HEIGHT IS MEASURED ACROSS THE FULL LENGTH OF EACH BLOCK, INCLUDING ADJACENT PARCELS. PER RFP: THE AVG. HEIGHT REQUIREMENT FOR BLOCK 6 IS 55FT. ALONG CHINA BASIN AND MERRIMAC STREETS. TAKING INTO ACCOUNT THE DESIGN FOR BLOCK 6E, THE FOLLOWING AVG. HEIGHT LIMITS BY STREET FRONTAGE SHOULD BE CONSIDERED: CHINA BASIN ST. - 71 FT. MISSION BAY BLVD. - 65 FT.
ALSO SEE 10/7/16 OCII RESPONSES TO RFP QUESTIONS, ITEM 3 FOR CLARIFICATIONS.
NOTE 3 - PROJECT IS SEEKING A VARIANCE FROM THE P6 STEPBACK STANDARD ALONG CHINA BASIN STREET. SEE A0.2 - DESIGN FOR DEVELOPMENT COMPLIANCE CHECKLIST.



MERRIMAC STREET - AVG. BUILDING HGT. DIAGRAM

2



CHINA BASIN STREET - AVG. BUILDING HGT. DIAGRAM

CHINA BASIN ST.

MAXIMUM AVERAGE BUILDING HEIGHT: 71'-0" (SEE GENERAL NOTE 2)			
PROPOSED AVERAGE BUILDING HEIGHT: 64'-11"			
BUILDING SEGMENT	SEGMENT LENGTH / TOTAL BLDG LENGTH = WEIGHT	SEGMENT HEIGHT	WEIGHTED SEGMENT HEIGHT
A	121'-1" / 179'-9" = 0.67	74'-0"	49'-7"
B	25'-0" / 179'-9" = 0.14	14'-0"	2'-0"
C	32'-2" / 179'-9" = 0.18	74'-0"	13'-4"
D	1'-6" / 179'-9" = 0.01	0'-0"	0'-0"

MEWS

MAXIMUM AVERAGE BUILDING HEIGHT: NO LIMITS			
PROPOSED AVERAGE BUILDING HEIGHT: 52'-10"			
BUILDING SEGMENT	SEGMENT LENGTH / TOTAL BLDG LENGTH = WEIGHT	SEGMENT HEIGHT	WEIGHTED SEGMENT HEIGHT
A	202'-0" / 275'-0" = 0.73	44'-0"	32'-10"
B	73'-0" / 275'-0" = 0.27	74'-0"	20'-0"

LEGEND:

- PROPERTY LINE
- AREA INCLUDED IN AVG. BUILDING HEIGHT CALCULATION
- AREA NOT INCLUDED IN AVG. BUILDING HEIGHT CALCULATION
- BLOCK 6E BUILDING PER APPROVED OCII SD SUBMISSION

GENERAL NOTES:

NOTE 1 - ELEVATOR, STAIR AND MECHANICAL PENTHOUSES ARE EXEMPT FROM THE HEIGHT RESTRICTION, PER D4D PG. 23.
NOTE 2 - AVERAGE BLDG. HEIGHT IS MEASURED ACROSS THE FULL LENGTH OF EACH BLOCK, INCLUDING ADJACENT PARCELS. PER RFP: THE AVG. HEIGHT REQUIREMENT FOR BLOCK 6 IS 55FT. ALONG CHINA BASIN AND MERRIMAC STREETS. TAKING INTO ACCOUNT THE DESIGN FOR BLOCK 6E, THE FOLLOWING AVG. HEIGHT LIMITS BY STREET FRONTAGE SHOULD BE CONSIDERED: CHINA BASIN ST. - 71 FT. MISSION BAY BLVD. - 65 FT.
ALSO SEE 10/7/16 OCII RESPONSES TO RFP QUESTIONS, ITEM 3 FOR CLARIFICATIONS.
NOTE 3 - PROJECT IS SEEKING A VARIANCE FROM THE P6 STEPBK STANDARD ALONG CHINA BASIN STREET. SEE A0.2 - DESIGN FOR DEVELOPMENT COMPLIANCE CHECKLIST.

0' 8' 16' 32'

CONSULTANTS:

D4D CONFORMANCE DIAGRAM - BUILDING HEIGHT

MISSION BAY BLOCK 6W

mercy HOUSING

PAULETTI TAGGART ARCHITECTS

P6 AREA = 48,824.56 SQ. FT.

GENERAL NOTES:
1. INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.

2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).

3. AS DIRECTED BY OCII, THE INDICATED SHADOW STUDIES DOCUMENT SHADOWS CAST BY THE PROPOSED BLOCK 6 WEST BUILDING AND NEIGHBORING BUILDINGS ADJACENT TO P6 DURING THE FOLLOWING DAYS AND TIMES:

MARCH 1ST:	10AM, 1PM, 4PM
MAY 1ST:	10AM, 1PM, 4PM
JULY 1ST:	10AM, 1PM, 4PM
SEPTEMBER 1ST:	10AM, 1PM, 4PM

4. P6 AREA DATA IS PER THE APPROVED FINAL MAP FOR TRACT NO. 3936, MISSION BAY (2-7 AND 13), BY FREYER & LAURETA INC., DATED JANUARY 2006.

5. STREET AND PARCEL DIMENSIONS FOR P6 AND NEIGHBORING BLOCKS ARE BASED ON DOCUMENTS PROVIDED BY OCIL:

- THE APPROVED FINAL MAP FOR TRACT NO. 3936, MISSION BAY (2-7 AND 13), BY FREYER & LAURETA INC., DATED JANUARY 2006 (5 SHEETS)
- FINAL MAP NO. 4343, MISSION BAY (11 AND 12), BY FREYER & LAURETA, DATED MARCH 2011 (6 SHEETS)

5. MASSING INFORMATION FOR NEIGHBORING BUILDINGS ARE BASED ON DOCUMENTS PROVIDED BY OCII:

- BLOCK 5 OCII COMMISSION POWERPOINT PRESENTATION (PDF), 12/6/11
- BLOCK 6E (1300 FOURTH ST.) SCHEMATIC DESIGN PACKAGE, 06/22/15.
- BLOCK 11 COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL, 11/22/11.
- BLOCK 12E COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMISSION, 04/08/13.
- BLOCK 13W COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL, 05/24/12.

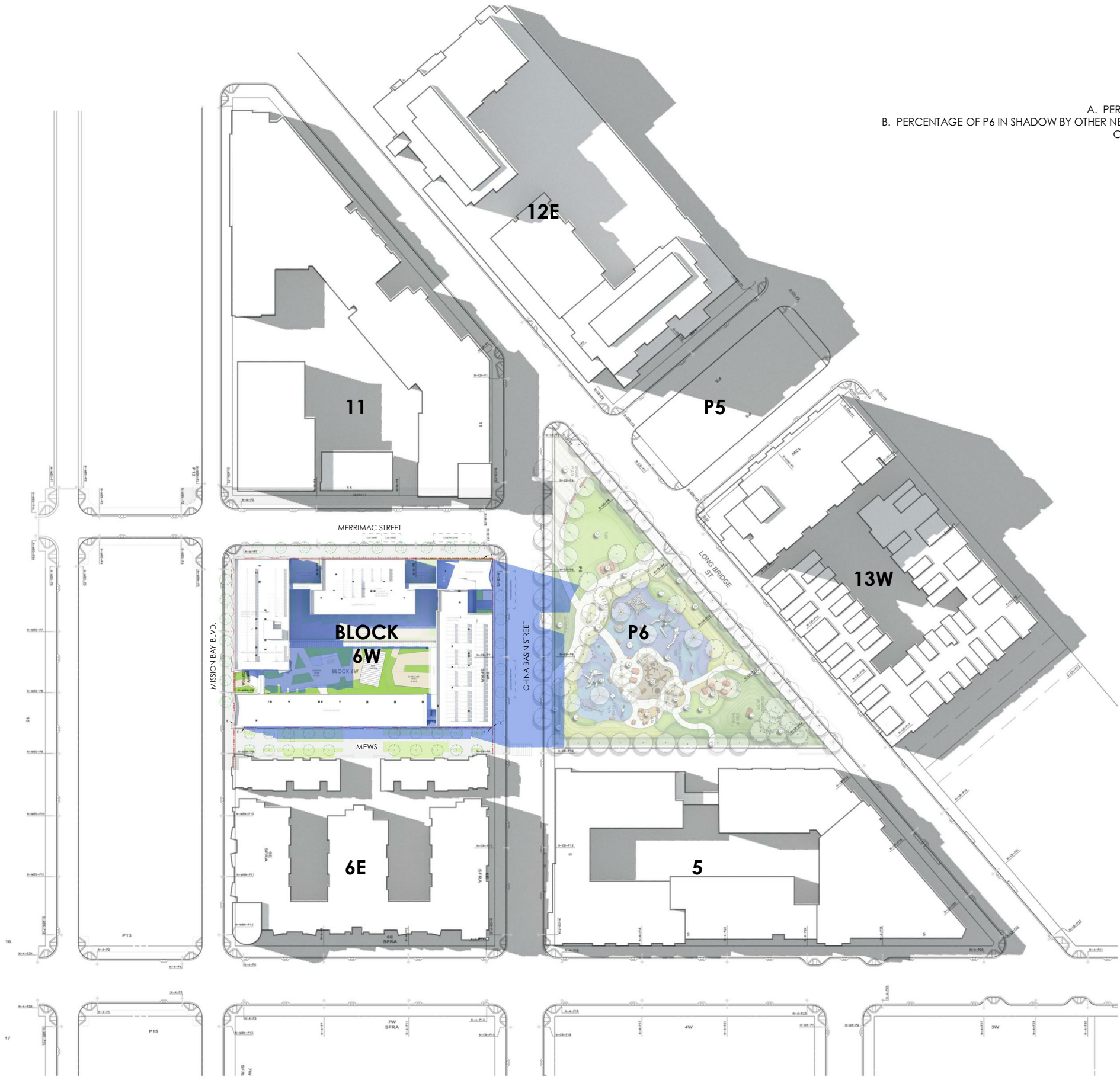
6. REPRESENTED MASSING INFORMATION FOR NEIGHBORING BUILDINGS REFLECTS GENERAL MASSING (INCLUDES PARAPETS; EXCLUDES BALCONIES AND OTHER ARCHITECTURAL DETAILS). WHERE THE OCII-PROVIDED DOCUMENTS DO NOT EXPLICITLY PROVIDE DIMENSION INFORMATION, THE INFORMATION WAS OBTAINED BY SCALING THE DRAWINGS BY REFERENCING THE PROVIDED GRAPHIC SCALES.

1PM MARCH 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 2,501.77 SQ. FT. [5.12 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 0 SQ. FT. [0 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 2,501.77 SQ. FT. [5.12 %]

- GENERAL NOTES:**
1. INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.
2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).
3. AS DIRECTED BY OCII, THE INDICATED SHADOW STUDIES DOCUMENT SHADOWS CAST BY THE PROPOSED BLOCK 6 WEST BUILDING AND NEIGHBORING BUILDINGS ADJACENT TO P6 DURING THE FOLLOWING DAYS AND TIMES:
MARCH 1ST: 10AM, 1PM, 4PM
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SEPTEMBER 1ST: 10AM, 1PM, 4PM
4. P6 AREA DATA IS PER THE APPROVED FINAL MAP FOR TRACT NO. 3936, MISSION BAY (2-7 AND 13), BY FREYER & LAURETA INC., DATED JANUARY 2006.
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 - BLOCK 13W COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL, 05/24/12.
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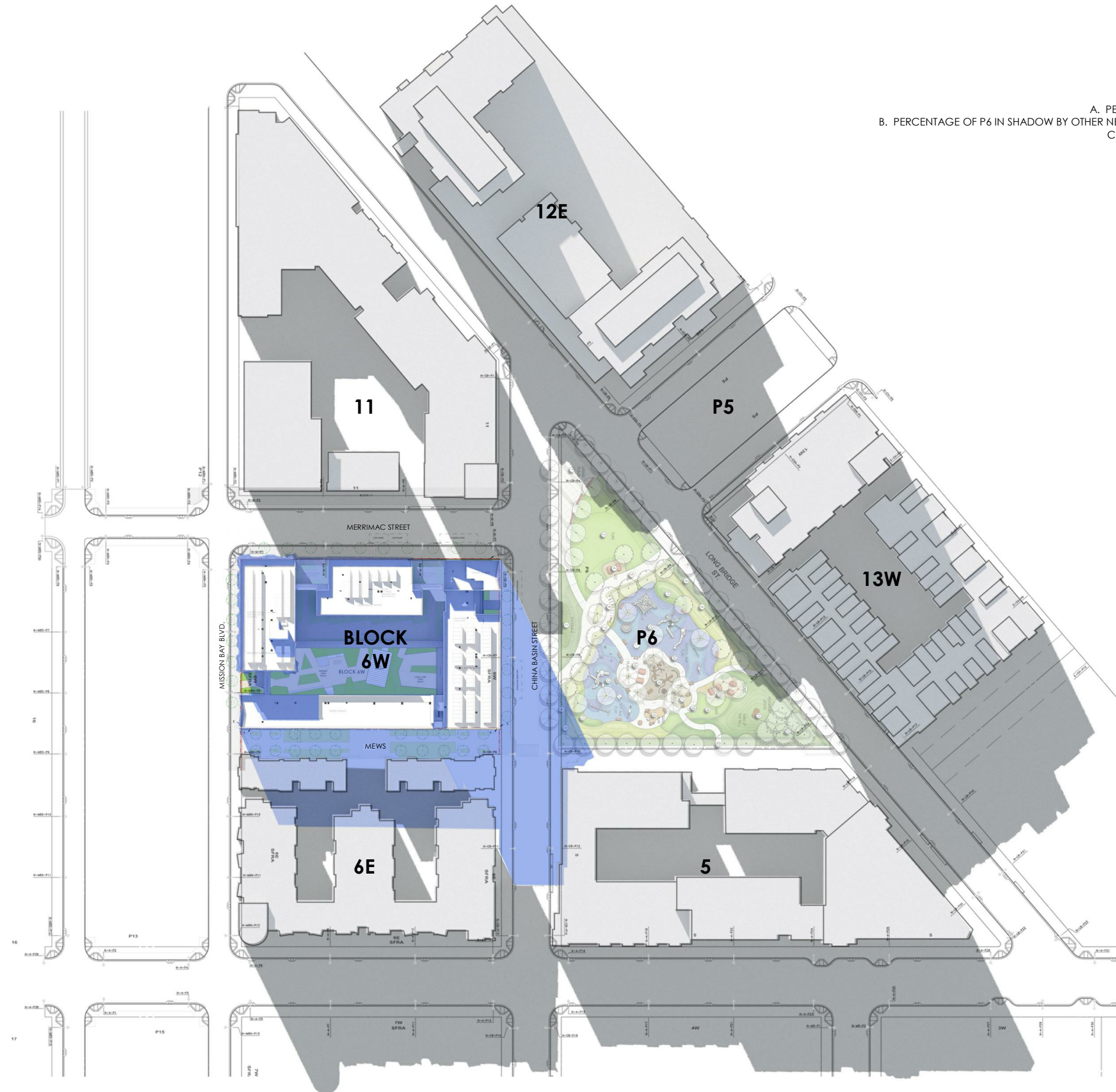
4PM MARCH 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 1,099.98 SQ. FT. [2.25 %]
 B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 4,513.24 SQ. FT. [9.24 %]
 C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 5,613.22 SQ. FT. [11.50 %]

GENERAL NOTES:

- INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.
- PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37): SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).
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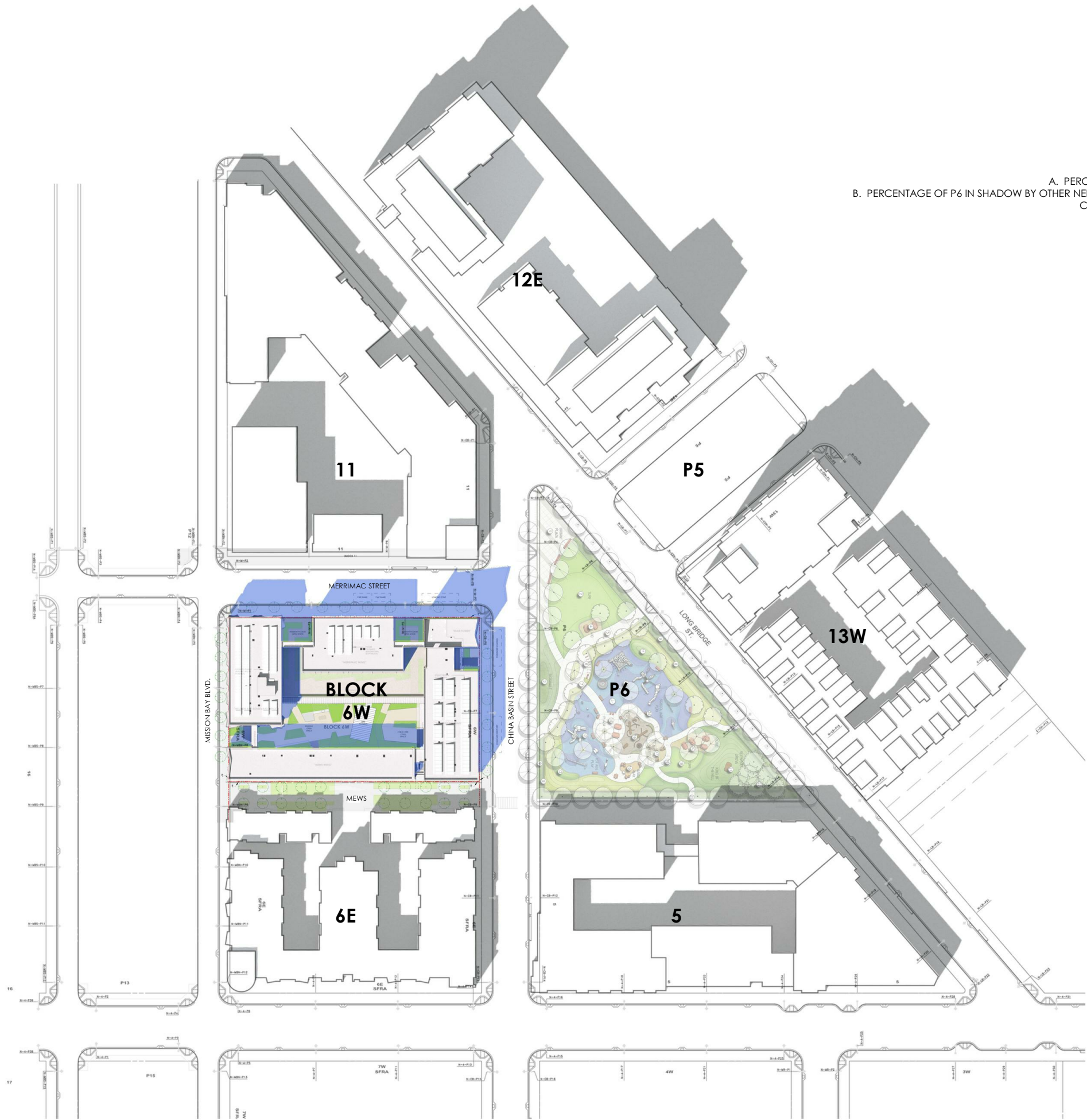
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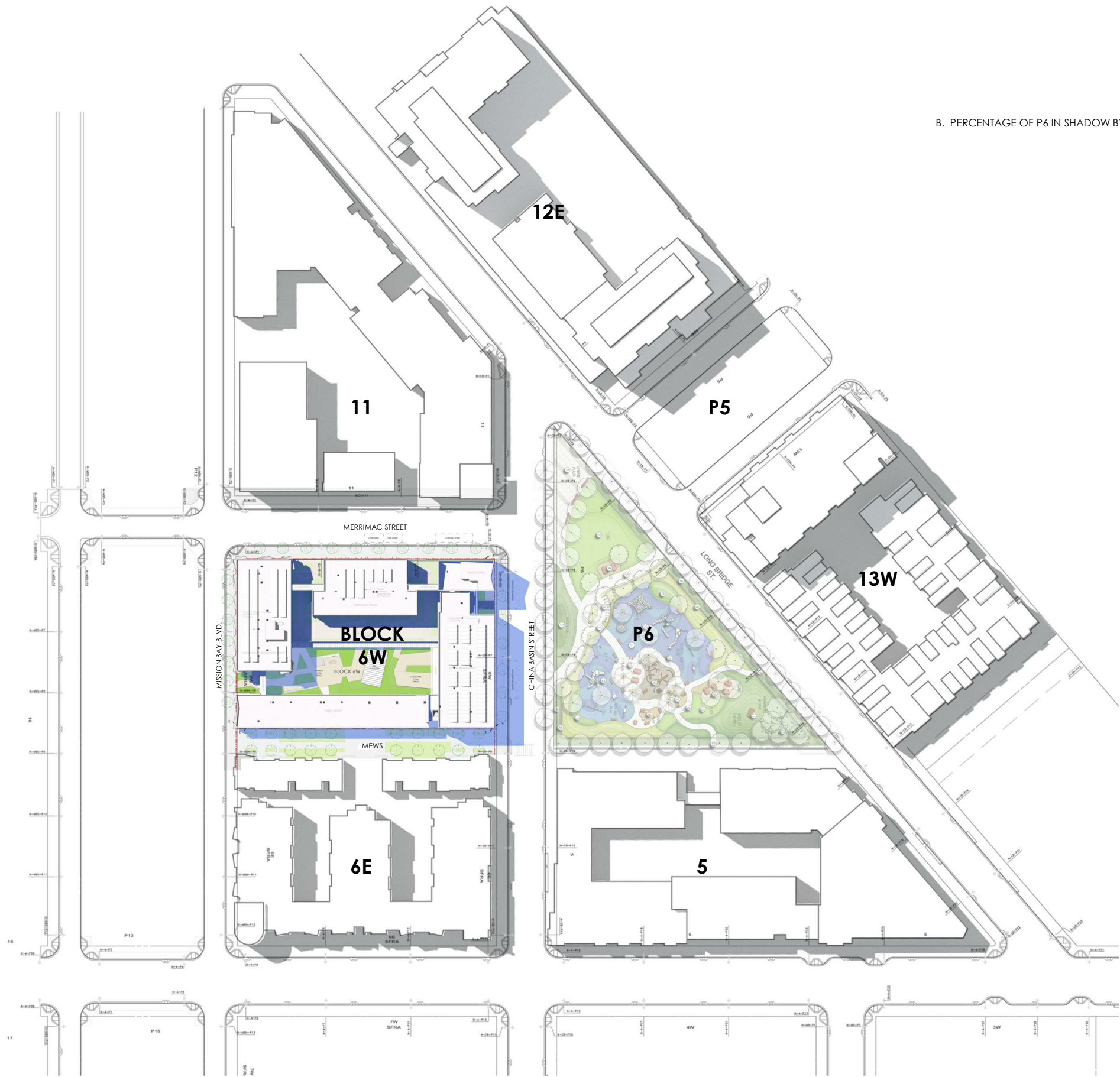
10AM MAY 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 1,686.25 SQ. FT. [3.45 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A.+B.] = 1,686.25 SQ. FT. [3.45 %]

- GENERAL NOTES:
1. INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.
 2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).
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1PM MAY 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBOING BUILDINGS (EXCLUDING BLOCK 6W) = 0 SQ. FT. [0 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 0 SQ. FT. [0 %]

- GENERAL NOTES:**
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2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
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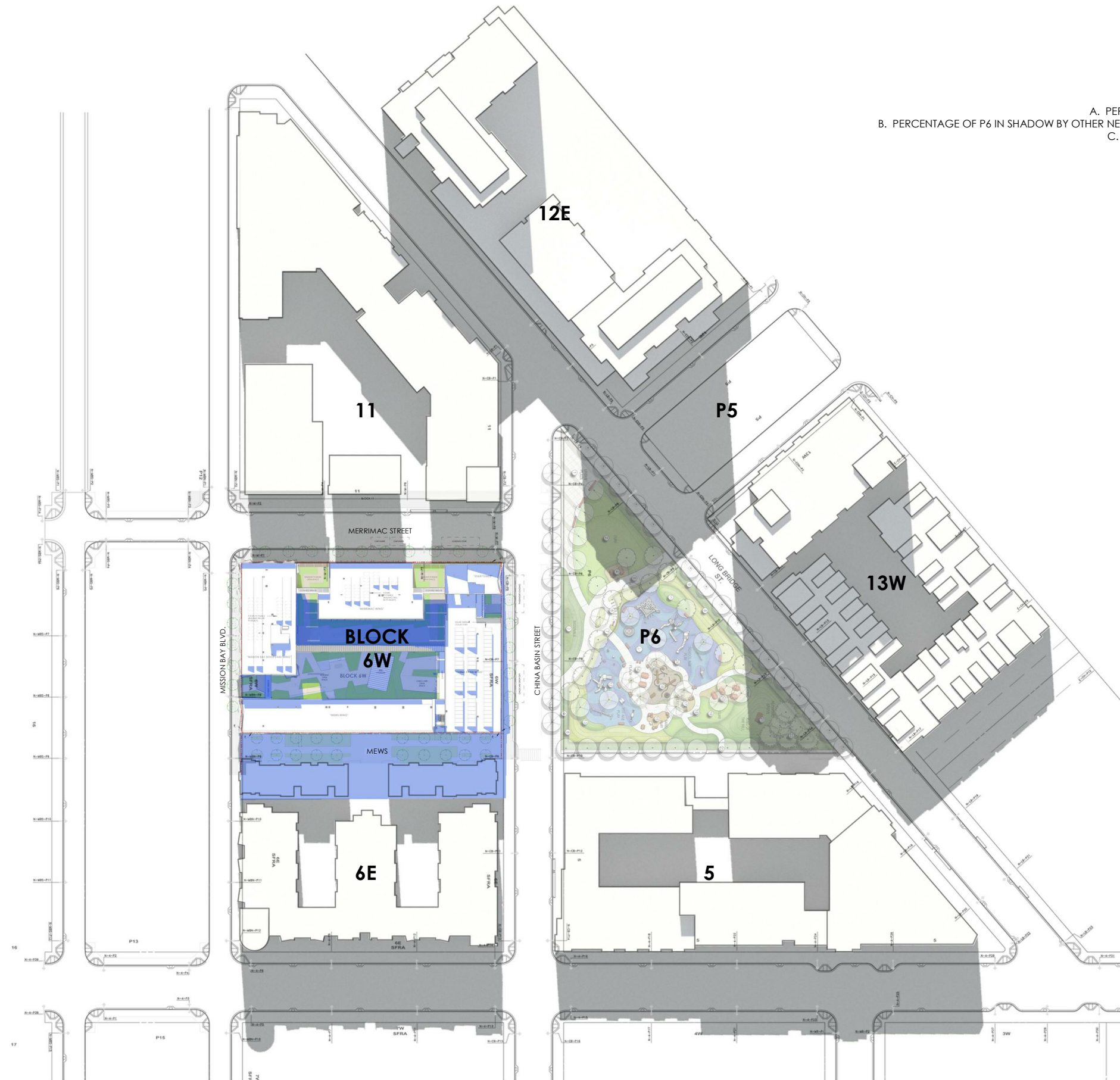
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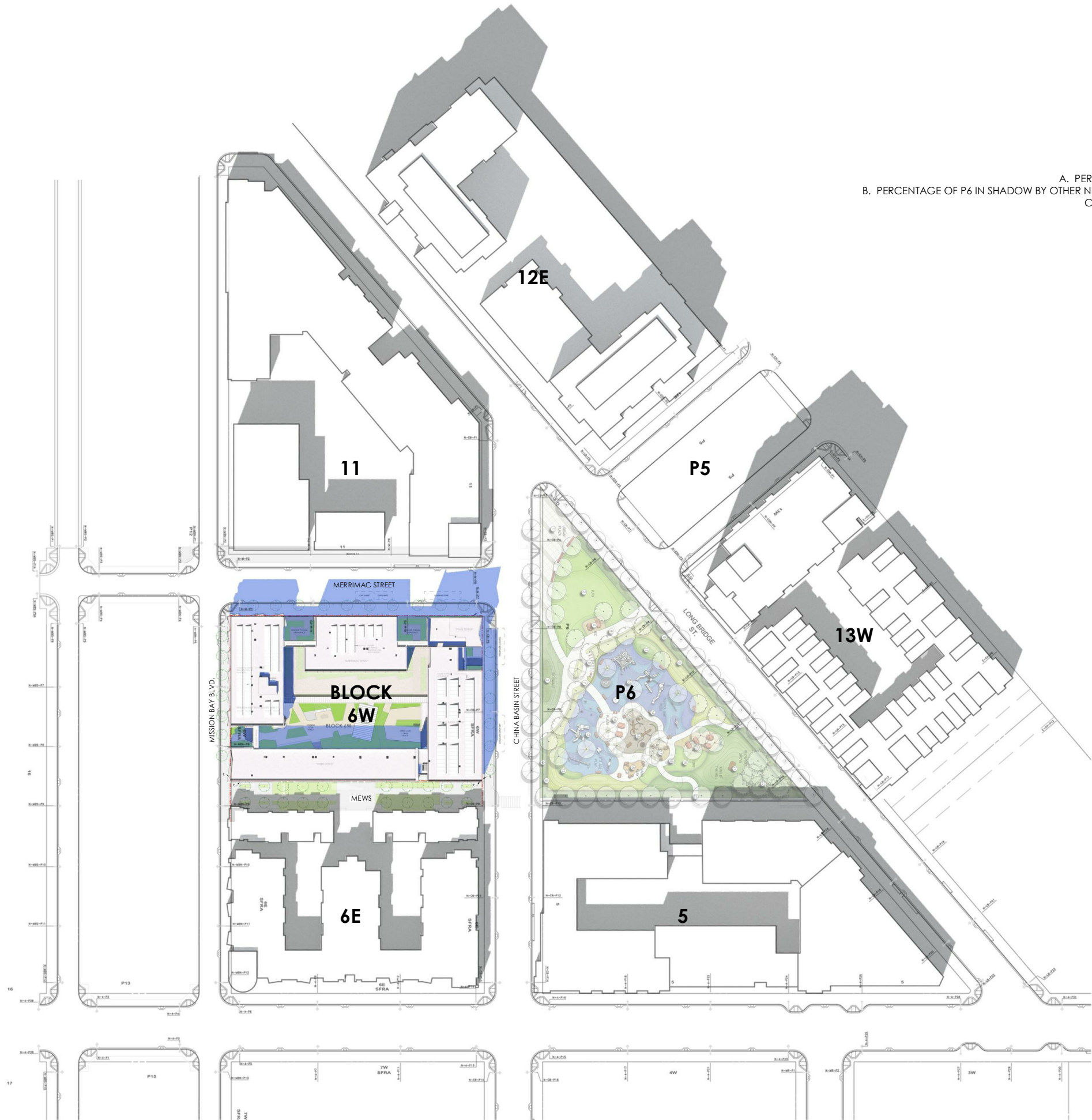


10AM JULY 1st

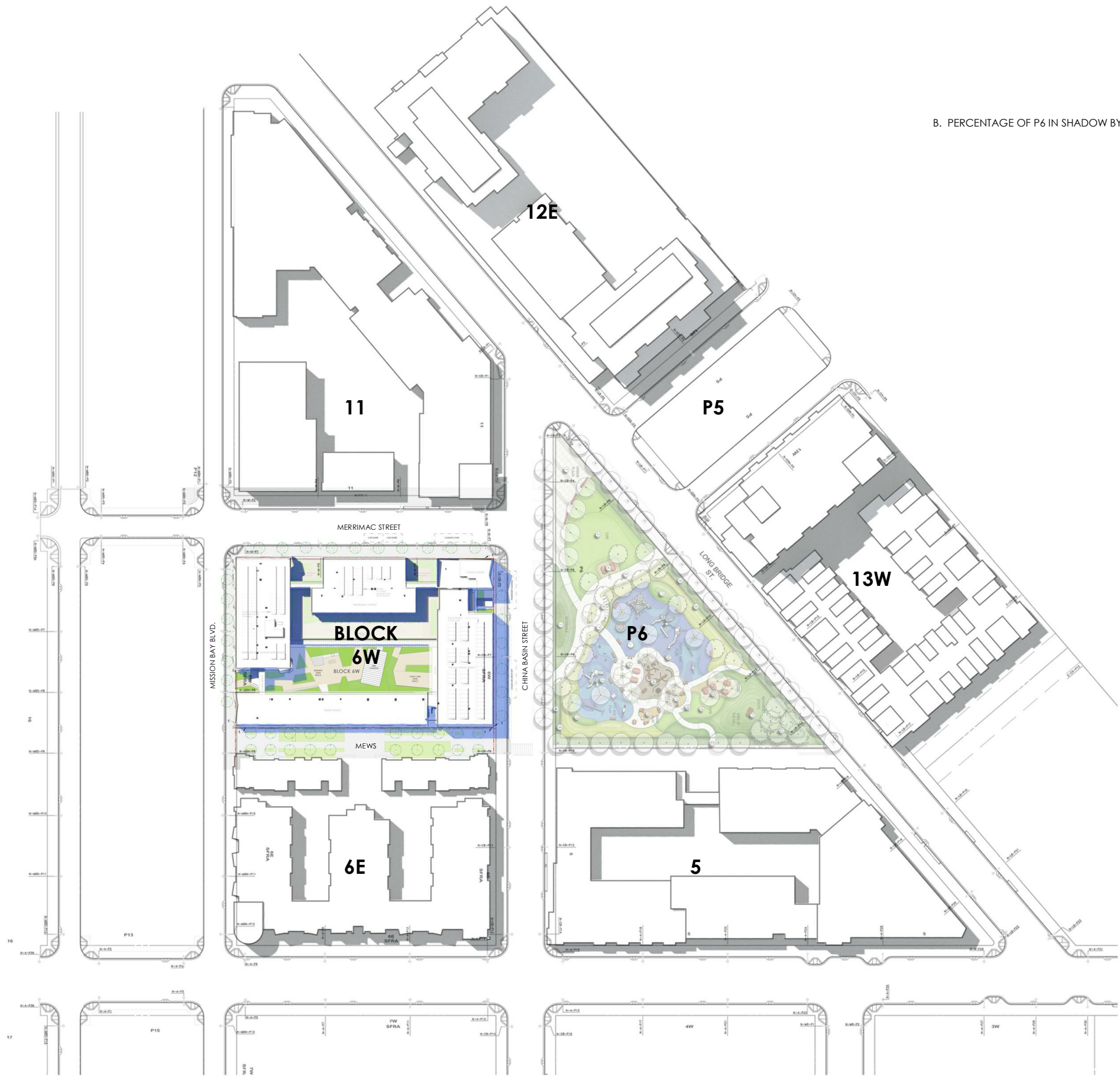
P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 1,456.89 SQ. FT. [2.98 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 1,456.89 SQ. FT. [2.98 %]

- GENERAL NOTES:**
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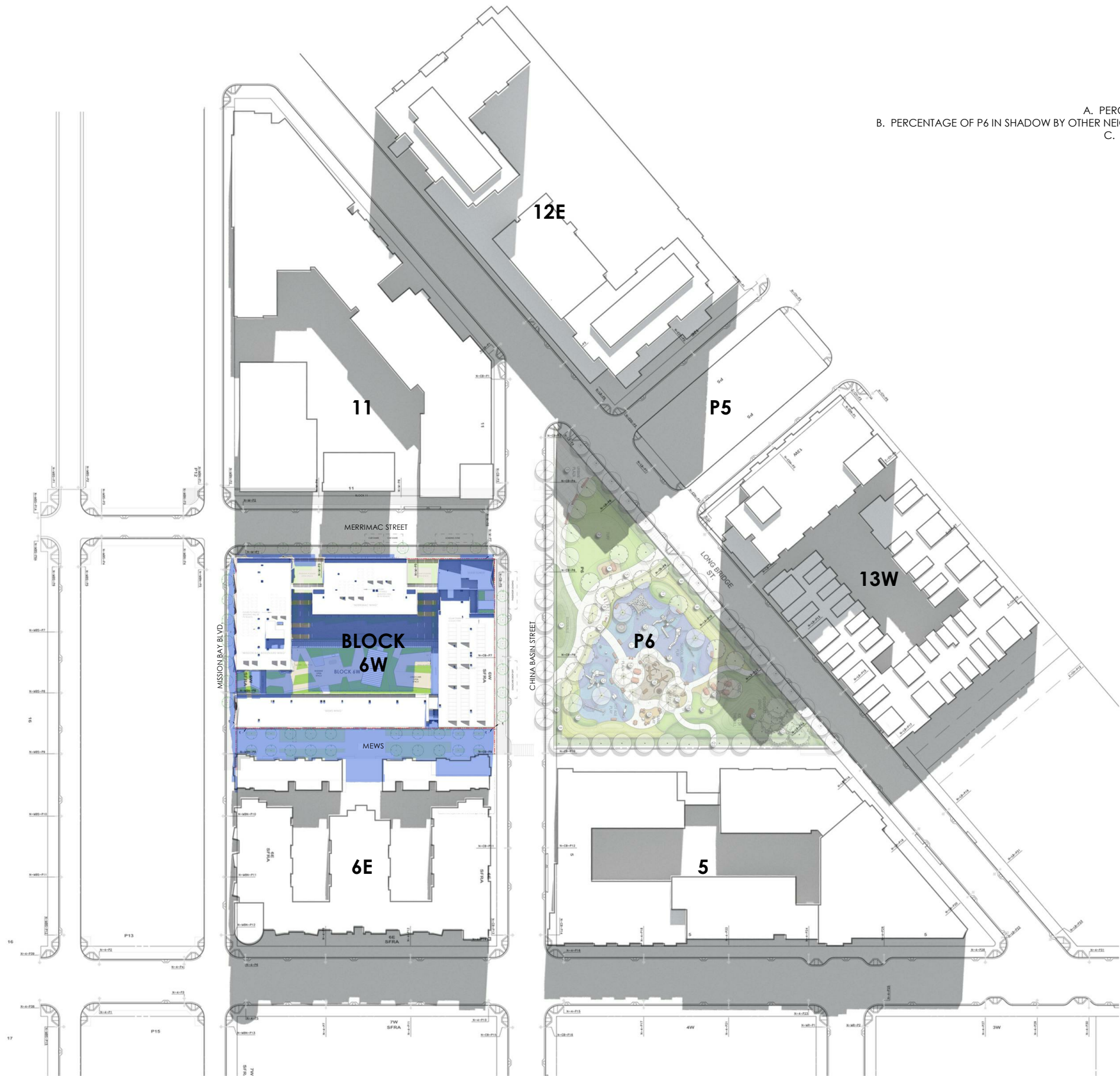


1PM JULY 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
- B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 0 SQ. FT. [0 %]
- C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 0 SQ. FT. [0 %]

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4PM JULY 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
- B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 10,582.82 SQ. FT. [21.68 %]
- C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 10,582.82 SQ. FT. [21.68 %]

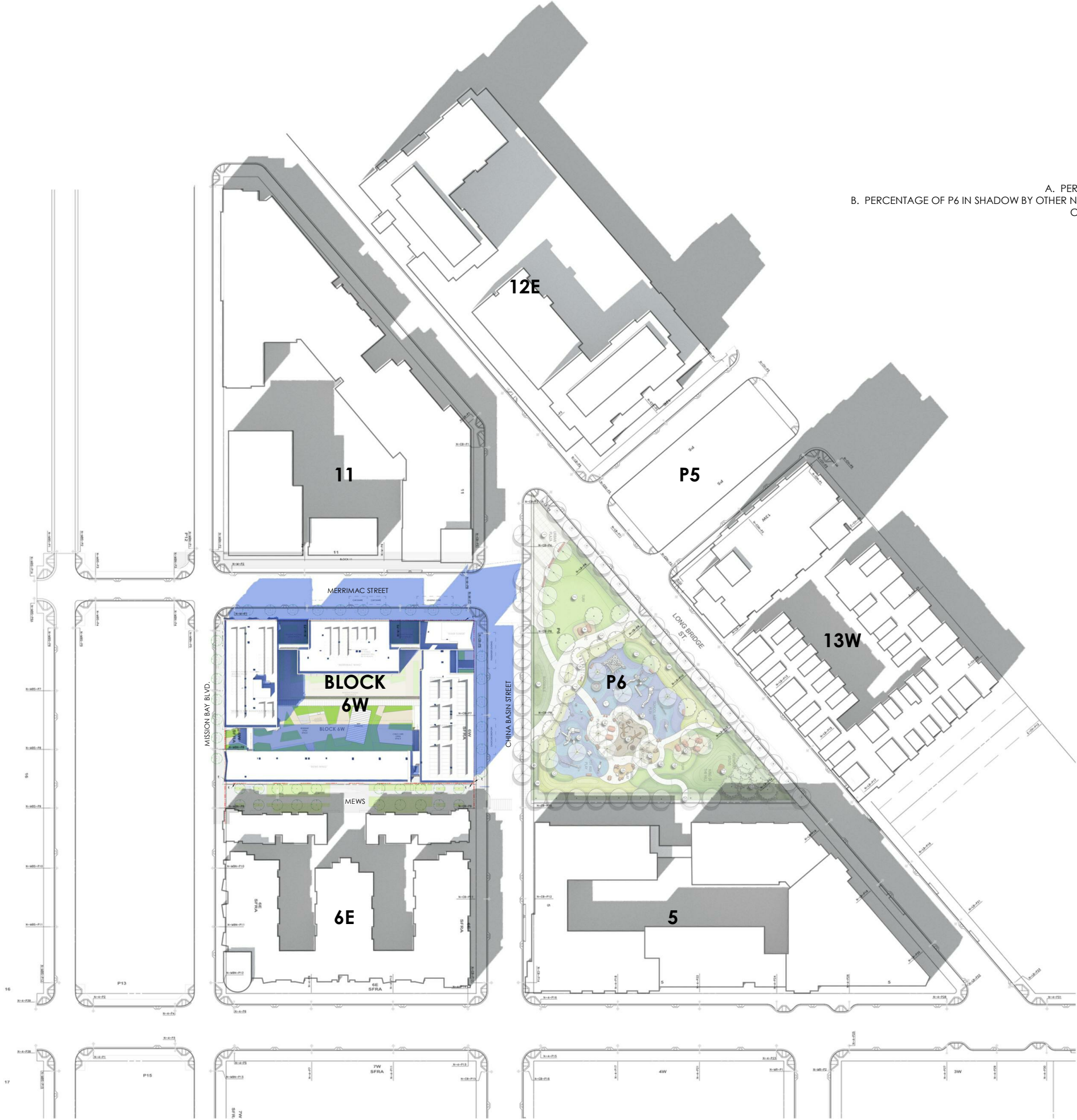
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 - BLOCK 6E (1300 FOURTH ST.) SCHEMATIC DESIGN PACKAGE, 06/22/15.
 - BLOCK 11 COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL, 11/22/11.
 - BLOCK 12E COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMISSION, 04/08/13.
 - BLOCK 13W COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL, 05/24/12.
 6. REPRESENTED MASSING INFORMATION FOR NEIGHBORING BUILDINGS REFLECTS GENERAL MASSING (INCLUDES PARAPETS; EXCLUDES BALCONIES AND OTHER ARCHITECTURAL DETAILS). WHERE THE OCII-PROVIDED DOCUMENTS DO NOT EXPLICITLY PROVIDE DIMENSION INFORMATION, THE INFORMATION WAS OBTAINED BY SCALING THE DRAWINGS BY REFERENCING THE PROVIDED GRAPHIC SCALES.

10AM SEPTEMBER 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 2,379.75 SQ. FT. [4.87 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 2,379.75 SQ. FT. [4.87 %]

- GENERAL NOTES:**
1. INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.
2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).
3. AS DIRECTED BY OCII, THE INDICATED SHADOW STUDIES DOCUMENT SHADOWS CAST BY THE PROPOSED BLOCK 6 WEST BUILDING AND NEIGHBORING BUILDINGS ADJACENT TO P6 DURING THE FOLLOWING DAYS AND TIMES:
MARCH 1ST: 10AM, 1PM, 4PM
MAY 1ST: 10AM, 1PM, 4PM
JULY 1ST: 10AM, 1PM, 4PM
SEPTEMBER 1ST: 10AM, 1PM, 4PM
4. P6 AREA DATA IS PER THE APPROVED FINAL MAP FOR TRACT NO. 3936, MISSION BAY (2-7 AND 13), BY FREYER & LAURETA INC., DATED JANUARY 2006.
5. STREET AND PARCEL DIMENSIONS FOR P6 AND NEIGHBORING BLOCKS ARE BASED ON DOCUMENTS PROVIDED BY OCII:
- THE APPROVED FINAL MAP FOR TRACT NO. 3936, MISSION BAY (2-7 AND 13), BY FREYER & LAURETA INC., DATED JANUARY 2006 (5 SHEETS)
 - FINAL MAP NO. 4343, MISSION BAY (11 AND 12), BY FREYER & LAURETA, DATED MARCH 2011 (6 SHEETS)
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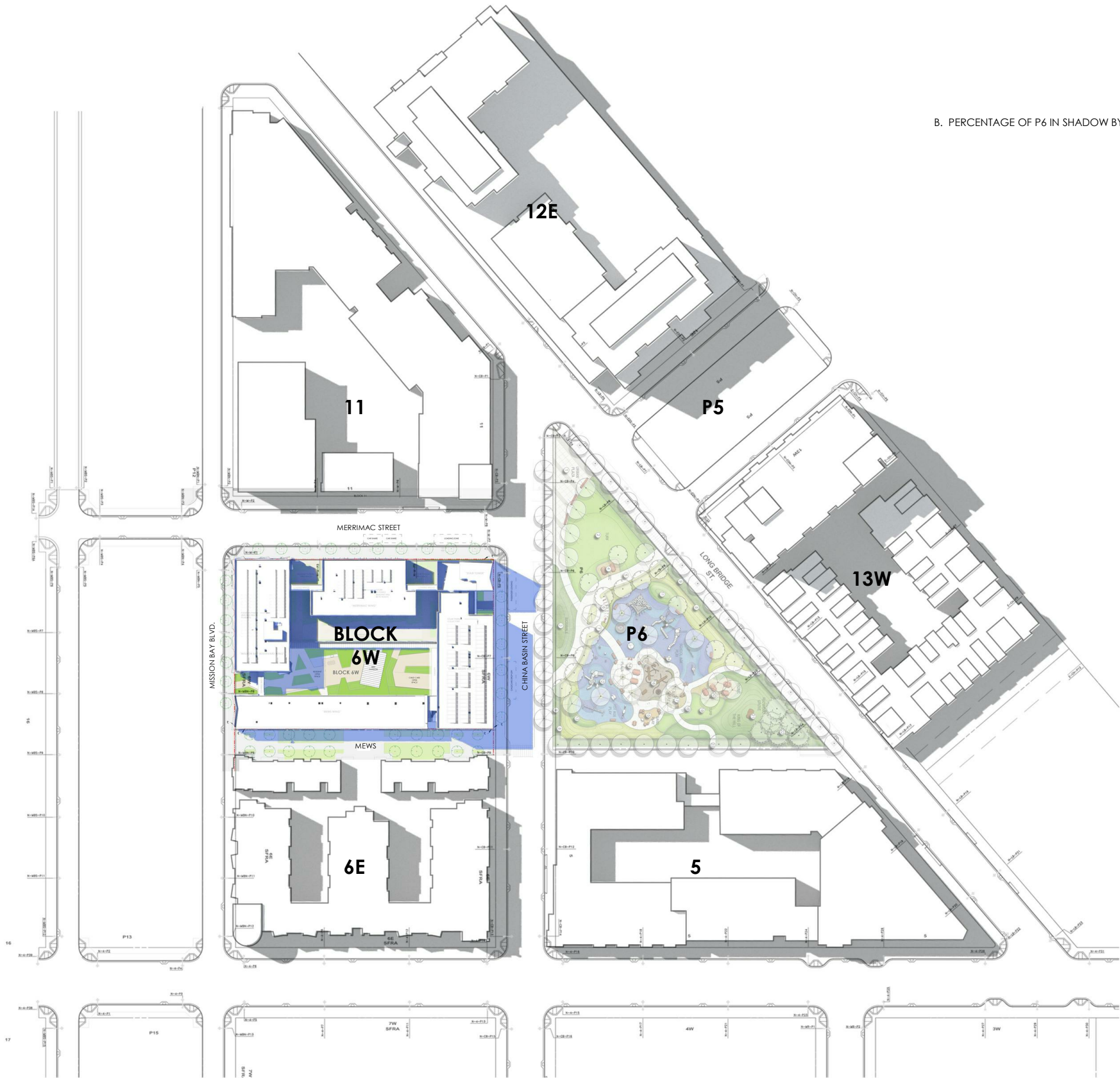


1PM SEPTEMBER 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 0 SQ. FT. [0 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 0 SQ. FT. [0 %]

- GENERAL NOTES:**
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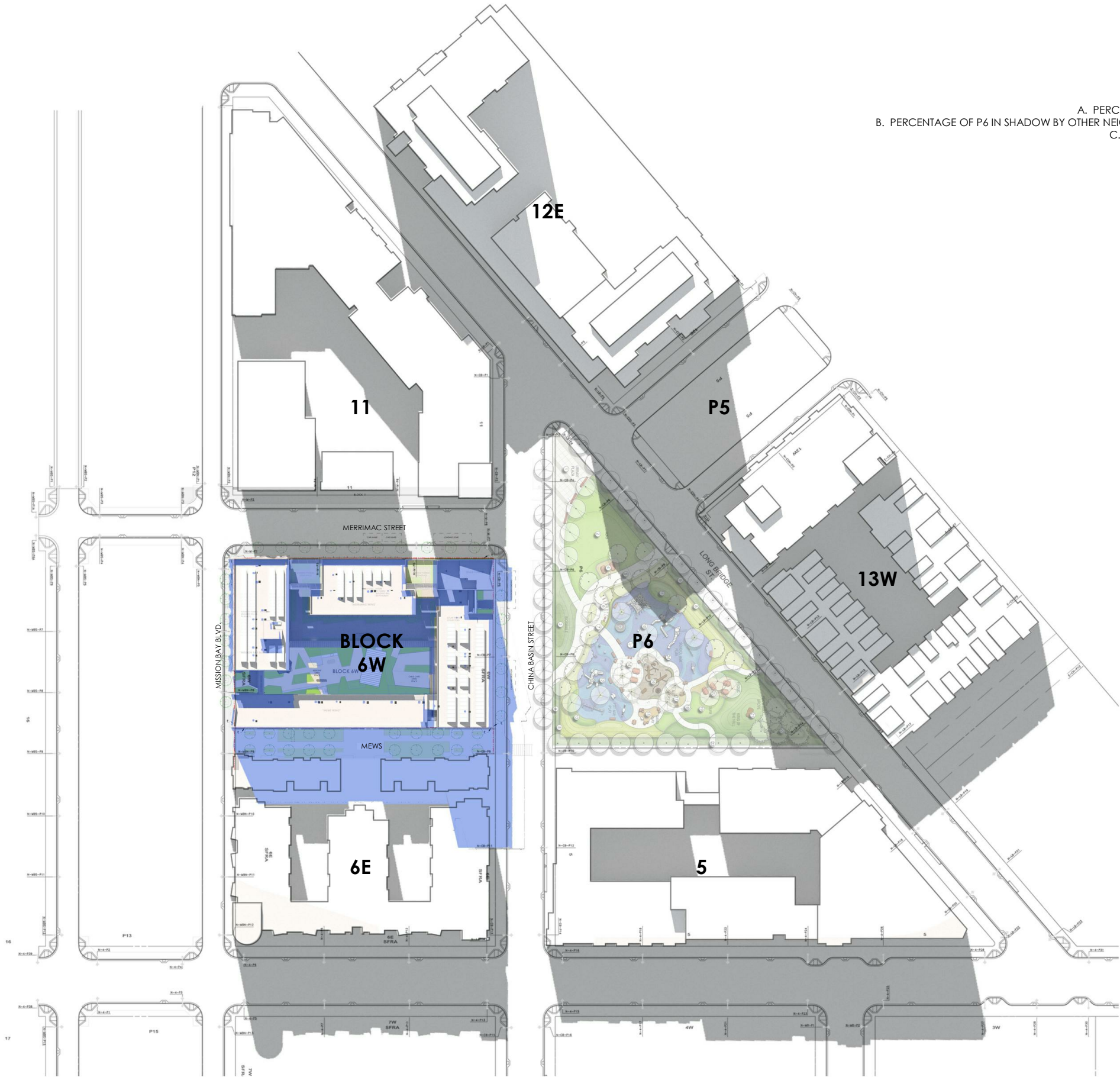


4PM SEPTEMBER 1st

P6 AREA = 48,824.56 SQ. FT.

- A. PERCENTAGE OF P6 IN SHADOW BY BLOCK 6W ONLY = 0 SQ. FT. [0 %]
B. PERCENTAGE OF P6 IN SHADOW BY OTHER NEIGHBORING BUILDINGS (EXCLUDING BLOCK 6W) = 8,948.25 SQ. FT. [18.33 %]
C. TOTAL PERCENTAGE OF P6 IN SHADOW [A. + B.] = 8,948.25 SQ. FT. [18.33 %]

- GENERAL NOTES:**
1. INDICATED SHADOW STUDIES ARE PRELIMINARY IN NATURE.
2. PER THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT (PAGES 36-37):
SHADOW ANALYSIS SHOULD STUDY THE AREA OF PUBLIC OPEN SPACE IN CONTINUOUS SHADOW FOR PERIODS OF ONE HOUR, DURING THE MOST ACTIVE MONTHS OF THE YEAR (MARCH - SEPTEMBER) AND DURING THE MOST ACTIVE TIMES OF DAY (10AM-4PM).
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Attachment C: Professional Services Contracting Summary

					For Informational Purposes Only		
Discipline	Firm	Fee	SBE Credit	SBE - SF / LBE	MBE	Ethnicity	WBE
Architectural (Prime)	Paulett Taggart Architects	\$ 1,907,000	\$ 1,907,000	\$ 1,907,000	\$ -	Caucasian	\$ 1,907,000
Architectural (Associate)	Studio VARA	\$ 491,820	\$ 491,820	\$ 491,820	\$ 491,820	Latin	\$ 491,820
Civil	Luk and Associates	\$ 59,000	\$ 59,000	\$ -	\$ 59,000	Asian	\$ -
Construciton Manager	Regent Constrcution Management	\$ 209,686	\$ 209,686	\$ 209,686	\$ 209,686	Latin	\$ -
Code Consultant	Holmes Fire	\$ 7,500	\$ -	\$ -	\$ -		\$ -
Landscape	GLS Landscape Architecture	\$ 138,178	\$ 138,178	\$ 138,178	\$ -	Caucasian	\$ -
Structural (Prime)	KPFF				\$ -		\$ -
Structural (Associate)	Structus	\$ 296,000	\$ 296,000	\$ 296,000	\$ 296,000	Asian	\$ -
Mechanical/Plumbing/Fire Protection	Emerald City	\$ 94,000	\$ -	\$ -	\$ -		\$ -
Electrical	Emerald City	\$ 47,000	\$ -	\$ -	\$ -		\$ -
Exterior Building Maintenance	Scaffold Inspection & Testing Co.	\$ 9,500	\$ -	\$ -	\$ -		\$ -
Lighting	Auerbach Glasow	\$ 83,800	\$ -	\$ -	\$ -		\$ -
Accoustic	Charles M. Salter	\$ 41,500	\$ -	\$ -	\$ -		\$ -
Waterproofing	Wiss, Janney, Elstner Associates, Inc.	\$ 97,338	\$ -	\$ -	\$ -		\$ -
Green Consultant / Energy Modeling	Bright Green Strategies	\$ 41,405	\$ 41,405	\$ -	\$ 41,405	Asian	\$ -
OSHA/OPOS	TBD						
Archaeology	William Self	\$ 32,839	\$ 32,839	\$ -	\$ -		\$ -
Surveyor	Luk and Associates	\$ 31,400	\$ 31,400	\$ -	\$ 31,400	Asian	\$ -
Environmental	AEW	\$ 59,000	\$ 59,000	\$ 59,000	\$ -		\$ -
Geotech (Prime)	Langan				\$ -		\$ -
Geotech (Associate)	Divis Consulting	\$ 140,100	\$ 140,100	\$ 140,100	\$ -		\$ -
Market Study	Newport Realty Advisors	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400	Latin	
Methane	Langan	\$ 40,500	\$ -	\$ -	\$ -		\$ -
Totals		\$ 3,831,966	\$ 3,410,828	\$ 3,246,184	\$ 1,133,711		\$ 2,398,820
Percent of Total Fees			89.0%	84.7%	29.6%		62.6%

*Full SBE Credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.

** Please Note: ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

Attachment D: Professional Services Firm Biographies

6W SBE Bios

1. Paulett Taggart Architects (PTA)

Paulett Taggart founded PTA in 1986 with the premise that excellence in design enhances the public realm and enriches the lives of a buildings users. The firm has a long history of working on affordable multi-family housing developments, civic buildings, and non-profit spaces. PTA is a San Francisco Small Business Enterprise (SBE), Local Business Enterprise (LBE), and Woman owned Business Enterprise (WBE).

2. Studio Vara

Incorporated in 2013, Studio VARA is a San Francisco based design firm. Accordingly, the firm looks to the city's diverse landscape as both a foundation and a muse for its designs. Studio VARA is 50% minority-woman owned and Local Business Enterprise (LBE) certified. Previous projects include 626 Mission Bay North Blvd.

3. Structus (35% JV with KPFF)

STRUCTUS is a consulting engineering firm specializing in structural engineering and design of buildings and special structures. Since its establishment in 1987, the firm has successfully completed an array of major projects including Buildings (civic, educational, healthcare, housing, and justice facilities), bridge/transportation projects, water/wastewater projects, pier and waterfront projects, and seismic retrofit/historic preservation projects. STRUCTUS is minority owned and certified as an LBE with the City and County of San Francisco, and as a DBE with the State of California. Recent OCII projects include Transbay Block 5, Transbay Block 8, Transbay Block 9, and Candlestick Redevelopment CP-02.

4. Regent Construction Management

Incorporated in San Francisco in 2007, Regent Construction Management supports projects within the Engineering, Accounting, Research, and Management Services sector. Regent Construction Management is minority-owned and LBE certified.

5. Divis Consulting (Geotech associate)

Divis Consulting was formed in San Francisco in 2004 and incorporated in 2007 to provide project management, engineering, construction observation, and subsurface investigation services as both a subconsultant to geotechnical engineering firms and as a prime consultant to individuals and private/public entities. Divis Consulting's experience includes multi-family housing, mid to high-rise commercial, infrastructure, public facilities and medical facilities. San Francisco projects include Mission Bay Block 1 and Transbay Block 8.

6. GLS Landscape

GLS Landscape / Architecture was established in San Francisco in 1993, specializing in the integration of landscape with architecture, urban design and infrastructure. With 12 employees, located in the heart of the Mission District, GLS holds a certificate with the City as an SBE. Past projects with OCII include Hunters View Redevelopment Phases 1 and 2, Broadway-Sansome Affordable Housing, Renee Cazenave Apartments at Transbay Block 11A, Transbay Block 9, Mission Bay Block 7, and 1110-1190 4th Street (in Mission Bay).