



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Office Development Authorization

HEARING DATE: FEBRUARY 14, 2013

*Date:* January 31, 2013  
*Case No.:* **2012.1482B**  
*Project Address:* **Mission Bay Block 40**  
aka 1800 Owens Street  
*Zoning:* Mission Bay South Redevelopment Plan  
Commercial-Industrial Use  
HZ-7 Height District  
*Block/Lot:* 8727/005 & 008  
*Project Sponsor:* Mission Bay Development Group, LLC  
255 Channel Street  
San Francisco, CA 94158  
*Staff Contact:* Tara Sullivan – (415) 558-6257  
tara.sullivan@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is to construct a new approximately 995,000 square foot office building which will consist of two “campuses”. Each campus will feature a 5-story building connected to a 12-story building. The maximum height will be 180 feet tall. There will be 315,000 square feet of parking, resulting in 680 independently-accessible spaces.

Authorization is requested for 700,000 gross square feet of office space pursuant to Planning Code Sections 321 and 322. The remainder of the land use, design, and development components will be reviewed and approved by the Commission on Community Investment and Infrastructure of the Successor Agency to the Redevelopment Agency.

### SITE DESCRIPTION AND PRESENT USE

Mission Bay Block 40 (“Block 40”) is a triangle-shaped lot located in the southwest corner of the Mission Bay Redevelopment Plan Area. The site is 141,415 square feet in size, and is approximately 616 feet long on Owens Street, 409 feet wide on 16<sup>th</sup> Street, and 97 feet wide at the southern portion near Mariposa Street. The site is bounded by Freeway 280 on the west, 16<sup>th</sup> Street on the north, Owens Street on the east, and Mariposa Street to the south. Freeway 280 curves westward at this lot, resulting in a curved western property line. It should be noted that Owens Street has been plotted, but it is not developed. A public

park planned for the southern-most portion of the block directly below Block 40. The site is currently vacant.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Block 40 is in the southwest corner portion of the Mission Bay South neighborhood. It is within the 'biotech' corridor and adjacent to the University of California San Francisco ("UCSF") Medical Research Campus and Center subarea. The neighborhood is characterized by large scale office and medical research buildings with heights ranging from four-to-ten stories. There is a new 10-story parking garage structure directly across Owens Street, and there are UCSF medical buildings to the north on 16<sup>th</sup> Street. The area has undergone considerable new development in the past two decades, in compliance with the Mission Bay South Redevelopment Plan that went into effect in 1998.

Block 40 is bordered by the Potrero neighborhood to the west and the northern Dogpatch neighborhood to the south. These areas are zoned UMU ("Urban Mixed Use") and RH-3 (Residential, House, Three-Family) and have a low-scale character which reflects their uses as warehouses and residences. Freeway 280 is elevated with Caltrain tracks directly below and to the west.

## **ENVIRONMENTAL REVIEW**

The Project is an implementation action pursuant to and within the scope of the Mission Bay South Final Supplemental Environmental Impact Report (Case No. 96.771E), certified as adequate and complete, by the adoption of Planning Commission Motion No. 14696 on September 17, 1998.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 25, 2013	January 25, 2013	20 days
Posted Notice	20 days	January 25, 2013	January 25, 2013	20 days
Mailed Notice	20 days	January 25, 2013	January 25, 2013	20 days

## **PUBLIC COMMENT**

- To date, the Department received one email inquiring about the Mission Bay South Redevelopment Plan and CEQA review, but not about the project itself. The inquiry was forwarded to the Successor Agency to the Redevelopment Agency for additional information.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Mission Bay South Redevelopment Plan was approved in the fall of 1998. The Planning Commission reviewed the plan on September 17<sup>th</sup> and passed Resolution No. 14702, outlining the type, intensity, and location of development that is consistent with the overall goals and objectives of the General Plan and Planning Code Section 101.1 policies.

- This plan states that Office Allocation Authorizations pursuant to Section 321 will be reviewed on a case-by-case basis by the Planning Commission.
  
- All other land use components, such as heights, setbacks, open space, and parking, are outlined in the *Design for Development* document approved by the former Redevelopment Agency Commission on March 16<sup>th</sup> 2004. After review and action by the Planning Commission, the Commission on Community Investment and Infrastructure of the Successor Agency to the Redevelopment Agency will review and approve the project. The project is seeking four variances from the *Design for Development* (“D for D”) document, which will be reviewed by the Commission on Community Investment and Infrastructure:
  - Corner Streetwall: the D for D states that buildings must be constructed at the streetwall. Block 40 will be setback from the corner of Owens and 16<sup>th</sup> Street approximately 63 feet;
  - Bulk: The D for D limits the footprint of towers to 20,000 square feet and 200 feet in length. Block 40 proposes a building that is approximately 21,000 square feet in size and 239 feet long;
  - Spacing between Towers: the D for D limits the spacing between towers to 200 feet. Block 40 is proposing 160 feet between the two larger 12-story structures; and
  - Height: the D for D allows for a maximum height of 160 feet with exemptions for mechanical equipment. Block 40 is proposing a height limit of 169 feet. The total height of the buildings will be 180 feet.
  
- There are two five-story parking garages on the site, for approximately 680 independently-accessible parking spaces. Both parking garages will be accessed from one opening on Owens Street and will face the public right of way – one fronts Owens Street, the other fronts Freeway 280. The Department has worked with the project sponsor to minimize the visual impact of these facades and they will be screened with architectural elements such as cement panels so that they will be minimally visible.
  
- The site will have several open public areas, such as a ‘pocket park’ at 16<sup>th</sup> Street and Freeway 280 (approximately 6,000 square feet), the corner plaza at 16<sup>th</sup> and Owens Street (approximately 2,500 square feet), and several courtyards. These areas will contain both hardscape and softscape elements and will be used by the tenants of the building and the general public. The three ‘back of house’ triangle areas that front Freeway 280 will contain landscape features such as stormwater treatment planters, bamboo, and fencing.
  
- The façades facing Freeway 280 and associated open spaces (the western facades) have been designed to be flexible with their use and form. Therefore, if the elevated Freeway 280 is removed in the future these spaces can be repurposed for public open space and the building can be altered to accommodate associated uses.

- The Mission Bay Citizens Advisory Committee (“CAC”) reviewed the proposal on November 8<sup>th</sup> and December 12<sup>th</sup> 2012. With the exception of one member, the group supported the proposal. They supported the four requested variances due to the unusual nature of the site, and appreciated how the bulk of the building was broken into four masses. They would like to see the building’s design incorporate curvilinear features and have greater differentiation in design. The setback along 16<sup>th</sup> and Owens Street was seen as being positive for future pedestrian safety. There were concerns about traffic along Owens Street and air quality for the tenants along the Freeway 280 façade.
- The Potrero Boosters reviewed the proposal on November 27, 2012. The group was not as enthusiastic about the design as the CAC was, but mainly focused on the overall issues with the Development Plan rather than the project itself. The group would like to see less large block sites and more diversity in building types and design.
- As of October 22, 2012, 2,579,606 square feet of Large Cap office space is currently available under the Section 321 office allocation program.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must authorize the allocation of 700,000 gross square feet of office space per Planning Code Sections 321 and 322.

## **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable for the following reasons:

- Office use is permitted at Mission Bay Block 40 as-of-right under the *Mission Bay South Redevelopment Plan* and the accompanying *Design for Development* document.
- The project meets the goals and objectives of the *Mission Bay South Redevelopment Plan* and will develop this southwest corner of the neighborhood.
- The new office space will significantly increase the number of employees in San Francisco and will help increase economic activity in the neighborhood.
- Office space is proposed within close proximity to a variety of transit options, which is consistent with the City’s Transit First Policy.
- The Project is consistent with the Planning Code and General Plan.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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### **Attachments:**

Draft Motion

Project Sponsor Submittal, including plans, photographs, and specifications



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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**ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2012-2013 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR A PROPOSED PROJECT LOCATED AT MISSION BAY BLOCK 40, KNOWN AS 1800 OWENS STREET, FOR UP TO 700,000 SQUARE FEET OF OFFICE SPACE IN A NEW OFFICE BUILDING WHICH WILL CONSIST OF TWO "CAMPUSES" WITH FIVE AND TWELVE-STORY BUILDINGS, 315,000 SQUARE FEET OF OFF-STREET PARKING, PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 ON ASSESSOR'S BLOCK 8727, LOTS 005 & 006 IN THE MISSION BAY SOUTH REDEVELOPMENT PLAN, COMMERCIAL-INDUSTRIAL USE AREA, AND HZ-7 HEIGHT DISTRICT.**

### PREAMBLE

On December 4, 2012, Mission Bay Development Group, LLC (hereinafter "Project Sponsor") filed Application No. 2012.1482B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Allocation Authorization to establish 700,000 gross square feet of office use at 1800 Owens Street, known as Mission Bay Block 40.

On September 17, 1998, by Resolution No. 14702, the Planning Commission determined that the Mission Bay South Redevelopment Plan ("MBS Development Plan") provides for a type, intensity, and location of development that is consistent with the overall goals, objectives, and policies of the General Plan, as well as the Eight Priority Policies of Section 101.1(b) of the Planning Code ("Code").

Under that Resolution, the Planning Commission also determined that the office development contemplated in the MBS Development Plan in particular promotes the public welfare, convenience and necessity, and therefore, that the determination required pursuant to Section 321 *et seq.* of the Code for office development shall be deemed to have been made for all specific office development projects undertaken pursuant to the MBS Development Plan.

Further, the Planning Commission considered under Resolution 14702 the guidelines set forth in Section 321(b)(3)(A)-(G) and determined that the apportionment of office space over the anticipated 30-year build-out of the Mission Bay South Plan Area will remain within the limits set by Section 321, and will maintain a balance among economic growth, housing, transportation, and public services, pursuant to terms of the MBS Development Plan and accompanying documents, which provide for the appropriate construction and provision of housing, roadways, transit, and all other necessary public services in accordance with the Infrastructure Plan (as defined in the MBS Development Plan).

In its consideration of Resolution 14702, the Planning Commission reviewed the design guidelines of the MBS Development Plan, as set forth in the Mission Bay South Design for Development Document (hereinafter "D for D") and determined that the standards and guidelines in the D for D will ensure the design quality of any proposed office development. The Planning Commission resolved to review and approve the designs of specific office developments in the Plan Area using the D for D guidelines and standards, when such proposals would be subject to the provisions of Section 321 *et seq.*, to confirm that said development is consistent with the findings set forth in Resolution 14702.

The Planning Commission further resolved that, upon confirming that a specific development is consistent with the findings set forth in Resolution 14702, the Planning Commission would issue an Office Allocation Authorization for that development.

The development of office space is an element of the MBS Development Plan, which, among other things, provides for: "Strengthening the economic base of the Plan Area and the community by strengthening retail and other commercial functions in the Plan Area through the addition of approximately 335,000 leasable square feet of retail space ... and about 5,953,600 leasable square feet of mixed office, research and development and light manufacturing uses".

The former Redevelopment Agency and the Planning Department, together acting as co-lead agencies for conducting environmental review for the MBS Development Plan, and other permits, approvals and related and collateral actions (the "Project"), prepared and certified a Final Subsequent Environmental Impact Report (hereinafter "FSEIR"). The former Redevelopment Agency Commission certified the FSEIR for the Project on September 17, 1998 by Resolution No. 182-98. Also on September 17, 1998 by Resolution No.183-98, the former Redevelopment Agency Commission adopted environmental findings (and a statement of overriding considerations, that the unavoidable negative impacts of the Project are acceptable because the economic, social, legal, technological and other benefits of the Project outweigh the negative impacts on the environment) pursuant to the California Environmental Quality Act (hereinafter "CEQA") and State Guidelines in connection with the approval of the MBS Development Plan and other Project approvals. The Planning Commission certified the FSEIR by Resolution No. 14696

on the same date. On October 19, 1998, the Board of Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the former Redevelopment Agency Commission, and by Resolution No. 854-98 adopting environmental findings (and a statement of overriding considerations). Since that time, the former Redevelopment Agency has prepared several addenda to the FSEIR to document that minor project changes will not result in new significant impacts or an increase in the severity of previously identified impacts and no additional environmental review is required.

Pursuant to the California Public Resources Code (hereinafter "PRC") Section 21090 and Section 15180 of the State CEQA Guidelines, all public and private activities or undertakings pursuant to, or in furtherance of a redevelopment plan constitute a single project, and the FSEIR on the Redevelopment Plan shall be treated as a program EIR with no subsequent EIRs required for individual components of the Redevelopment Plan because events specified in PRC Section 21166 and State CEQA Guidelines Sections 15162 or 15163 have not occurred. Specifically, no substantial changes in the Project, no substantial changes in the circumstances under which the Project is being undertaken, and no new information has become available that would cause new significant environmental impacts. Also, no mitigation measures or alternatives previously found to be infeasible have been found to be feasible, and no different mitigation measures or alternatives that would substantially reduce one or more significant effects of the Project have been identified.

The Office Allocation Authorization for Case 2012.1482B, Mission Bay Block 40, is an undertaking pursuant to and in furtherance of the Plan pursuant to CEQA Guidelines Section 15180. Staff has reviewed the application submitted for Block 40 and has considered and reviewed the FSEIR and addenda, and finds the project to be within the scope of the project analyzed in the FSEIR and subsequent addenda and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180, 15162, and 15163.

On February 14, 2013, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2012.1482B.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Office Allocation requested in Application No. 2012.1482B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. The Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, through the Commission on Community Investment and Infrastructure is implementing the Mission Bay South Development Plan pursuant to and in accordance with Board of Supervisors Resolution No. 11-12 (File No. 120021), approved on January 26, 2012 and Board Ordinance No. 215-12, approved on October 4, 2012. The Resolution and Ordinance were in response to and in conformance with California Assembly Bill No. 1X26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session (AB26)) and California Assembly Bill No. 1484 (Chapter 26, Statutes of 2011-12, Regular Session (AB 1484)).
3. **Site Description and Present Use.** Mission Bay Block 40 ("Block 40") is a triangle-shaped lot located in the southwest corner of the Mission Bay Redevelopment Plan Area. The site is 141,415 square feet in size, and is approximately 616 feet long on Owens Street, 409 feet wide on 16<sup>th</sup> Street, and 97 feet wide at the southern portion near Mariposa Street. The site is bounded by Freeway 280 on the west, 16<sup>th</sup> Street on the north, Owens Street on the east, and Mariposa Street to the south. Freeway 280 curves westward at this lot, resulting in a curved western property line. It should be noted that Owens Street has been plotted, but it is not developed. A public park planned for the southern-most portion of the block directly below Block 40. The site is currently vacant.
4. **Surrounding Properties and Neighborhood.** Block 40 is in the southwest corner portion of the Mission Bay South neighborhood. It is within the 'biotech' corridor and adjacent to the University of California San Francisco ("UCSF") Medical Research Campus and Center subarea. The neighborhood is characterized by large scale office and medical research buildings with heights ranging from four-to-ten stories. There is a new 10-story parking garage structure directly across Owens Street, and there are UCSF medical buildings to the north on 16<sup>th</sup> Street. The area has undergone considerable new development in the past two decades, in compliance with the Mission Bay South Redevelopment Plan that went into effect in 1998.

Block 40 is bordered by the Potrero neighborhood to the west and the northern Dogpatch neighborhood to the south. These areas are zoned UMU ("Urban Mixed Use") and RH-3 (Residential, House, Three-Family) and have a low-scale character which reflects their uses as warehouses and residences. Freeway 280 is elevated with Caltrain tracks directly below and to the west.

5. **Project Description.** The proposal is to authorize up to 700,000 gross square feet of office space pursuant to Planning Code Sections 321 & 322, for the construction of a new 995,000 square foot office building which will consist of two "campuses". Each campus will feature a 5-story building connected to a 12-story building. The maximum height will be 180 feet tall. There will be 315,000 square feet of parking, resulting in 680 independently-accessible spaces.
6. **Public Comment.** The Mission Bay Citizens Advisory Committee ("CAC") reviewed the proposal on November 8<sup>th</sup> and December 12<sup>th</sup> 2012. With the exception of one member, the group supported the proposal. They supported the four requested variances due to the unusual nature of the site, and appreciated how the bulk of the building was broken into four masses. They

would like to see the building's design incorporate curvilinear features and have greater differentiation in design. The setback along 16<sup>th</sup> and Owens Street was seen as being positive for future pedestrian safety. There were concerns about traffic along Owens Street and air quality for the tenants along the Freeway 280 façade.

7. **Planning Code Office Allocation Compliance.** Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

- A. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

*Mission Bay Block 40 is a component of the Mission Bay Redevelopment Plan that was adopted in 1998 by the former Redevelopment Agency Commission. All new development within this Plan Area generates Tax Increment and CFD Special Taxes that are dedicated to public benefits and infrastructure pursuant to the Mission Bay Financing Plan, a component of the Mission Bay South Owner Participation Agreement. Through these financing mechanisms, the allocation of 700,000 square feet of office space at Block 40 will directly increase the funds available to be used to create additional affordable housing, public transportation improvements, infrastructure, parks, and neighborhood services in the area. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.*

- B. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

*The Planning Commission passed Resolution No. 14702 on September 17, 1998, finding that the Mission Bay South Redevelopment Plan provides for a type, intensity, and location of development that is consistent with the overall goals, objectives, and policies of the General Plan and the eight Priority Policies of Section 101.1(b) of the Planning Code.*

- C. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

*Block 40 is designed as two "campuses", each with a five-story building connected to a 12-story building. The massing maximizes the usable square footage while breaking up the large volumes, taking advantage of the unusual triangular site. The buildings each have differing architectural designs while sharing the same architectural elements, thus creating a cohesive complex. The building facades facing Freeway 280 are treated as 'front facades' and designed to be viewed from passing vehicles on the elevated platform. The Owens Street facades feature transparent ground floor spaces, and the parking floors are screened to minimize their visual impact. The project features an extensive landscaping program, providing a 'pocket park' at 16<sup>th</sup> Street and Freeway 280, the corner plaza at 16<sup>th</sup> and Owens Street, and several courtyards. In total, the large site is*

*designed to create visual interest and diversity while maintaining a similar architectural vocabulary.*

- D. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

*Block 40 fulfills the Mission Bay South Redevelopment plan, which anticipated Commercial-Industrial (which includes office use) uses on the site. It provides office space in the southwest corner of the Plan Area, which is largely surrounded by the University of California San Francisco campus. The development has been designed to provide a variety of office uses on the site, enabling a diverse cross-section of the business sector to locate there. In sum, the proposal meets the objectives of the Mission Bay South Redevelopment Plan, which calls for a large amount of office use at this site.*

- E. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

*Block 40 has been designed to accommodate a variety of business types, enabling a diverse cross-section to locate there. The immediate neighborhood has been and continues to be developed as a mix of office, research and development, and laboratory uses, and Block 40 will provide needed space to these types of users. There is a high demand of office space in San Francisco and relatively low vacancy, and Block 40 will help fill the city's business and economic needs.*

- F. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

*Block 40 is not being constructed for a particular tenant(s). However, it is expected that the building will be leased to three or four large tenants. The building has been designed to accommodate multi-tenant configurations to allow maximum flexibility and diversity of tenancy.*

- G. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

*The Project does not include any Transfer of Development Rights.*

8. **Mission Bay South Redevelopment Plan Findings.** The Mission Bay South Design for Development document ("D for D") is a companion to the Mission Bay South Redevelopment Plan. It contains standards and design guidelines which apply to all development within the Plan Area. With the adoption of the Mission Bay Redevelopment Plan and D for D by the former Redevelopment Agency Commission, they supersede the San Francisco Planning Code in its entirety, except where explicitly called out (such as office allocation).

The proposed project at Block 40 meets the Mission Bay Redevelopment Plan and the D for D for the reasons set forth below.

A. **Variations.** The project is seeking four variations from the Commission on Community Investment and Infrastructure (the successor to the Redevelopment Agency Commission):

- a. Corner Streetwall: the D for D states that buildings must be constructed at the streetwall. Block 40 will be setback from the corner of Owens and 16<sup>th</sup> Street approximately 63 feet;
- b. Bulk: The D for D limits the footprint of towers to 20,000 square feet and 200 feet in length. Block 40 proposes a building that is approximately 21,000 square feet in size and 239 feet long;
- c. Spacing between Towers: the D for D limits the spacing between towers to 200 feet. Block 40 is proposing 160 feet between the two larger 12-story structures; and
- d. Height: the D for D allows for a maximum height of 160 feet with exemptions for mechanical equipment. Block 40 is proposing a height limit of 169 feet excluding mechanical equipment. The total height of the buildings will be 180 feet.

*Block 40 is located on an unusually irregular site. Triangular in form, it features a curved western property line due to Freeway 280. The buildings have been designed to maximize the views and experience from the elevated freeway while relating to the remainder of the Plan Area. This has necessitated four variations from the D for D. The Commission on Community Investment and Infrastructure will review these variations after the Planning Commission's decision on the office allocation.*

B. **Freeway Zone.** The D for D has particular requirements for the parcels near the 280 Freeway, or in Height Zone HZ-7. "The design of the buildings should take into account their importance in establishing a design character for the area, as seen from surrounding neighborhoods and from a highly traveled regional access route, and in contributing to a dramatic and attractive arrival sequent for the City of San Francisco. Issues of building placement, massing, façade materials and height are all important."

*Block 40 has been designed to take advantage of the views from the elevated Freeway 280 through the differentiation in massing and façade treatment. Each campus shares similar architectural vocabulary but are articulated in a different manner, both in materials and color. The site is located on the southwest corner of the Plan Area and will serve as an 'entry' to Mission Bay. The design takes the components listed above into account when designing the massing, heights, and treatment of the building.*

C. **Land Use.** Block 40 is located within a designated Commercial-Industrial District. This district allows for office use.

*Block 40 will be office space, which is permitted as-of-right in the D for D.*

- D. **View Corridors.** View corridors are based on preserving orientation and visual linkages to the Bay, as well as vistas to the hills and downtown skyline, and to preserve a sense of place within Mission Bay. No portion of a building shall block a view corridor.

*As mentioned above, Block 40 has been designed specifically to allow the view corridor along the elevated Freeway 280 to be maintained. The downtown skyline and the remainder of the Plan Area will be visible when passing the site. Further, the proposed building will create a strong sense of place within Mission Bay.*

- E. **Open Spaces.** The D for D encourages the development of publicly-accessible open spaces at ground level. These spaces will serve a wide range of constituents with a variety of active and passive uses and will be designed to include essential accessory facilities, where appropriate, including bicycle parking areas and adequate lighting.

*Block 40 has been designed with several open spaces. There will be open public areas, such as a 'pocket park' at 16<sup>th</sup> Street and Freeway 280, the corner plaza at 16<sup>th</sup> and Owens Street, and several courtyards. These areas will contain both hardscape and softscape elements and will be used by the tenants of the building and the general public. The three 'back of house' triangle areas that front Freeway 280 will contain landscape features such as stormwater treatment planters, bamboo, and fencing.*

- F. **Parking, Loading, and Bicycles.** The number of off-street spaces allow for office uses is one space for each 1,000 square feet of gross floor area (both maximum and minimum). For commercial uses over 500,000 square feet (office falls under this category), 3 loading spaces are required. One bicycle parking space must be provided for each 20 off-street parking spaces.

*Block 40 is proposing 680 independent off-street parking spaces, which will be accommodated in five-story structures. There will be four loading spaces, and 34 bicycle spaces.*

- G. **Roofscape.** Mechanical equipment should be organized and designed as a component of the roofscape and screened from the public right-of-way.

*All mechanical equipment has been designed to be screened from view, including views from the elevated Freeway 280.*

- H. **Visual Interest & Materials.** To mitigate the scale of development in Mission Bay South, building massing should be modulated and articulated to create interest and visual variety. Extreme contrasts in materials, colors, and shapes which will cause buildings to stand out in excess of their public importance should be avoided.

*Block 40 has been designed to accommodate two 'campuses', each with a five-story structure that is connected to a 12-story structure. This breaks up the massing and creates visual interest. Further, the design of the structures features a variety of architectural elements and each building is differentiated from another but share the same architectural vocabulary. The materials range from open 'planted'*

*areas on the facades, glass curtain wall systems, composite cement panels, and other architectural screening such as metal sunshade systems. The building will provide visual interest in this portion of the Plan Area while not being ostentatious in its design.*

9. The Commission finds that granting the Office Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2012.1482B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated January 22, 2013, on file in Case Docket No. 2012.1482B.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 and 322 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 14, 2013.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is for and Office Allocation Authorization to establish 700,000 gross square feet of office use at Mission Bay Block 40, known as 1800 Owens Street, pursuant to Planning Code Section(s) **321 and 322**, within the **Mission Bay South Development Plan, Commercial-Industrial Use Area, and HZ-7 Height District**; in general conformance with plans, dated **August 6, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.1480B** and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2013** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 14, 2013** under Motion No. **XXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Allocation Authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Office Development Authorization.

## Conditions of approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Office Development is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within 18 months of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the effective date of this Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Office Allocation Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### MONITORING - AFTER ENTITLEMENT

**Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other City departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for

**Draft Motion No.**  
**Hearing Date: February 14, 2013**

**CASE No. 2012.1482B**  
**Mission Bay Block 40**  
**1800 Owens Street**

the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Block 40 Office Building**  
Owens Street, San Francisco, CA

**Submittal to the San Francisco  
Planning Commission**

for Planning Code Section 321 Approval (Proposition M)



Owner:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss Gulliard

PERKINS  
+ WILL

FOCIL-MB, LLC

February 14, 2013

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LEGEND

- CORE
- LOBBY
- OFFICE
- PARKING
- LOADING
- SERVICE DRIVE
- SERVICE DRIVE IN EASEMENT AREA

- BUILDING FOOTPRINT
- PROPERTY LINE/  
SITE BOUNDARY



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

**Site Plan**

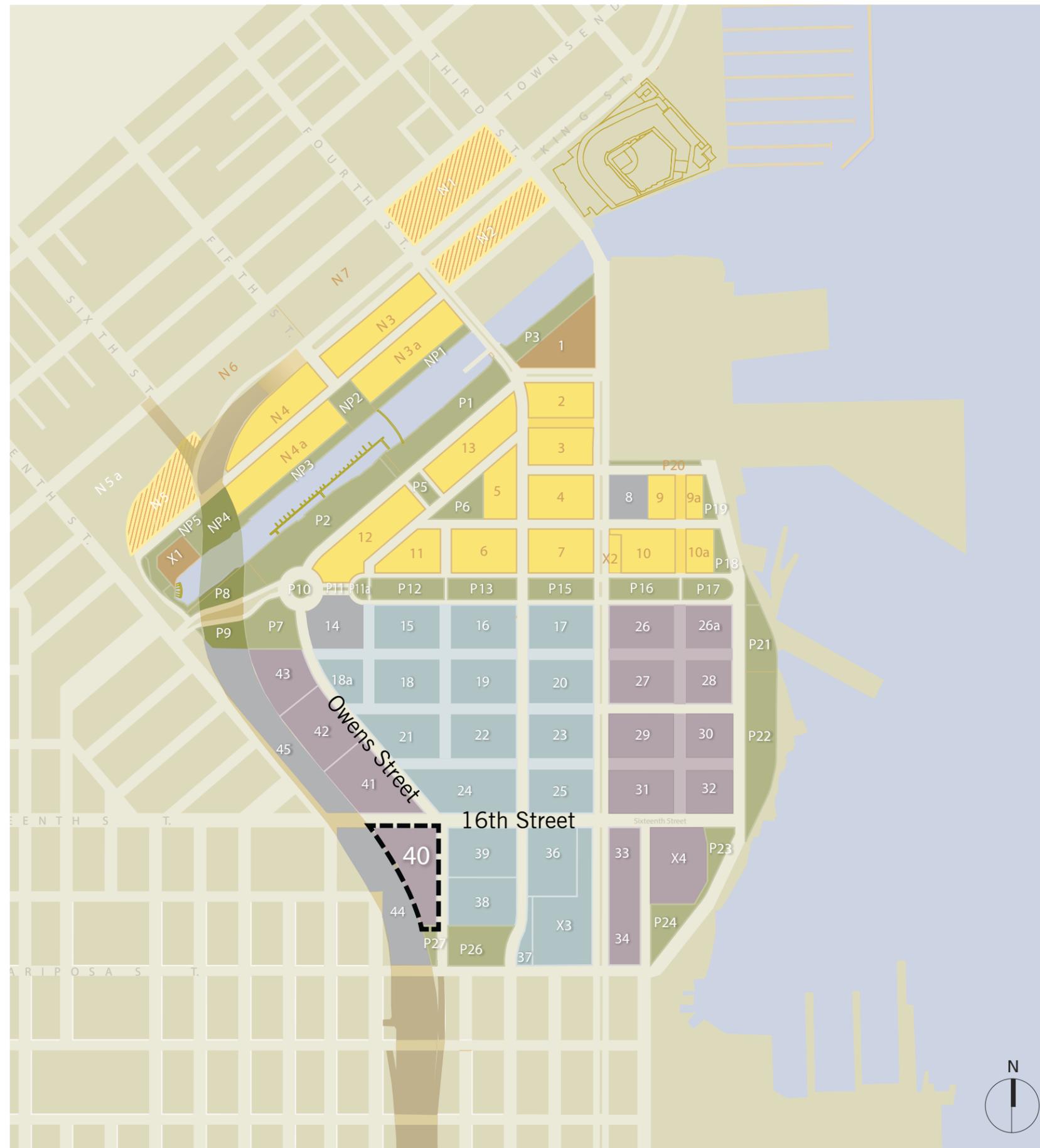
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interiors  
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urban design

SITE PLAN





Land Use

-  Block 40
-  Commercial Office / R&D
-  UCSF
-  Residential
-  Open Space
-  Public Facility
-  Hotel

Drawings not to scale

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Land Use Diagram

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Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard



## East Elevation

Architectural Materials, See Sheet 2.5

- |                                                                         |                                                                 |                  |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|------------------|
| ① CURTAIN WALL SYSTEM FOUR SIDED SILICONE GLAZED                        | ⑤ PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS | ⑩ VEGETATED WALL |
| ② CURTAIN WALL SYSTEM EXPRESSED MULLION WITH HORIZONTAL SUNSHADE SYSTEM | ⑥ GLASS SIDE BUILDING CORES AND UPPER LOBBIES                   |                  |
| ③ CEMENT PLASTER                                                        | ⑦ ROOFTOP WINTERGARDEN TERRACE                                  |                  |
| ④ STOREFRONT GLAZING SYSTEM                                             | ⑧ COMPOSITE CEMENT PANEL (SWISSPEARL)                           |                  |
|                                                                         | ⑨ ALUMINUM SUNSHADES                                            |                  |



Key Plan

Mission Bay Block 40

East Elevation

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urban design

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard



## West Elevation

Architectural Materials, See Sheet 2.5

- |                                                                         |                                                                 |                  |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|------------------|
| ① CURTAIN WALL SYSTEM FOUR SIDED SILICONE GLAZED                        | ⑤ PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS | ⑩ VEGETATED WALL |
| ② CURTAIN WALL SYSTEM EXPRESSED MULLION WITH HORIZONTAL SUNSHADE SYSTEM | ⑥ GLASS SIDE BUILDING CORES AND UPPER LOBBIES                   |                  |
| ③ CEMENT PLASTER                                                        | ⑦ ROOFTOP WINTERGARDEN TERRACE                                  |                  |
| ④ STOREFRONT GLAZING SYSTEM                                             | ⑧ COMPOSITE CEMENT PANEL (SWISSPEARL)                           |                  |
|                                                                         | ⑨ ALUMINUM SUNSHADES                                            |                  |



Key Plan

Mission Bay Block 40

West Elevation

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## South Elevation

Architectural Materials, See Sheet 2.5

- |                                                                         |                                                                 |                  |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|------------------|
| ① CURTAIN WALL SYSTEM FOUR SIDED SILICONE GLAZED                        | ⑤ PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS | ⑩ VEGETATED WALL |
| ② CURTAIN WALL SYSTEM EXPRESSED MULLION WITH HORIZONTAL SUNSHADE SYSTEM | ⑥ GLASS SIDE BUILDING CORES AND UPPER LOBBIES                   |                  |
| ③ CEMENT PLASTER                                                        | ⑦ ROOFTOP WINTERGARDEN TERRACE                                  |                  |
| ④ STOREFRONT GLAZING SYSTEM                                             | ⑧ COMPOSITE CEMENT PANEL (SWISSPEARL)                           |                  |
|                                                                         | ⑨ ALUMINUM SUNSHADES                                            |                  |



Key Plan

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

South Elevation

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2.3

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard



North Elevation

Architectural Materials, See Sheet 2.5

- |                                                                         |                                                                 |                  |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|------------------|
| ① CURTAIN WALL SYSTEM FOUR SIDED SILICONE GLAZED                        | ⑤ PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS | ⑩ VEGETATED WALL |
| ② CURTAIN WALL SYSTEM EXPRESSED MULLION WITH HORIZONTAL SUNSHADE SYSTEM | ⑥ GLASS SIDE BUILDING CORES AND UPPER LOBBIES                   |                  |
| ③ CEMENT PLASTER                                                        | ⑦ ROOFTOP WINTERGARDEN TERRACE                                  |                  |
| ④ STOREFRONT GLAZING SYSTEM                                             | ⑧ COMPOSITE CEMENT PANEL (SWISSPEARL)                           |                  |
|                                                                         | ⑨ ALUMINUM SUNSHADES                                            |                  |



Key Plan

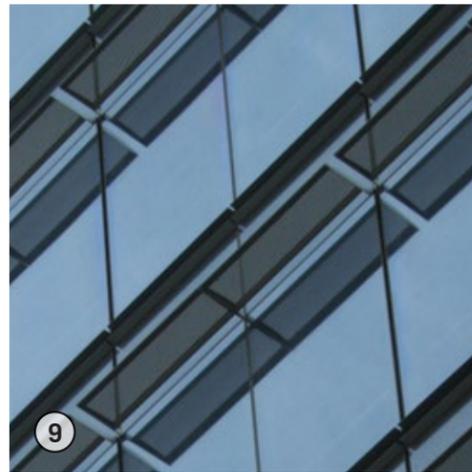
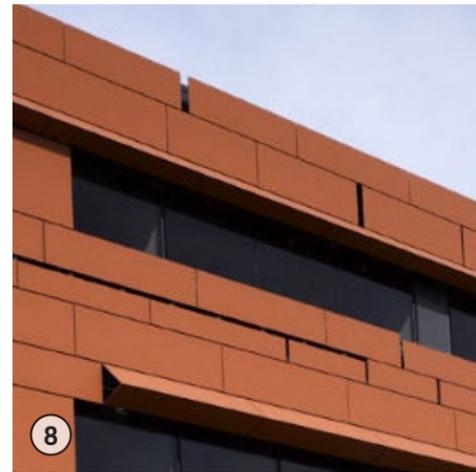
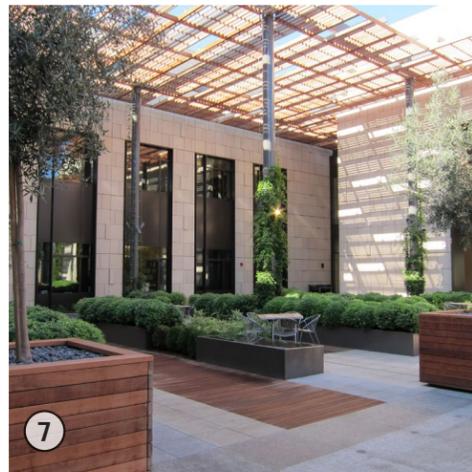
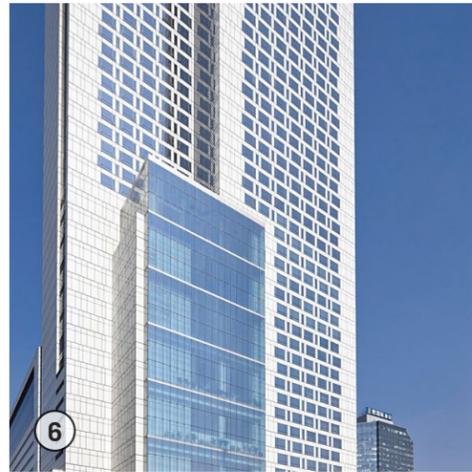
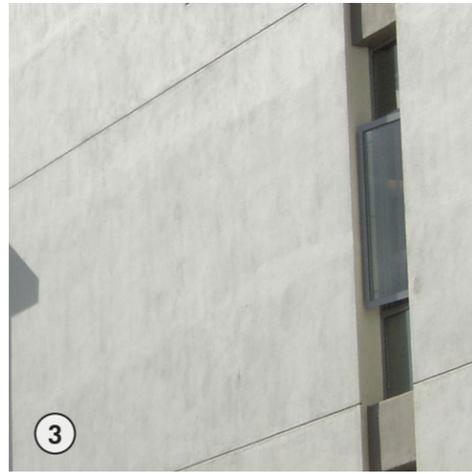
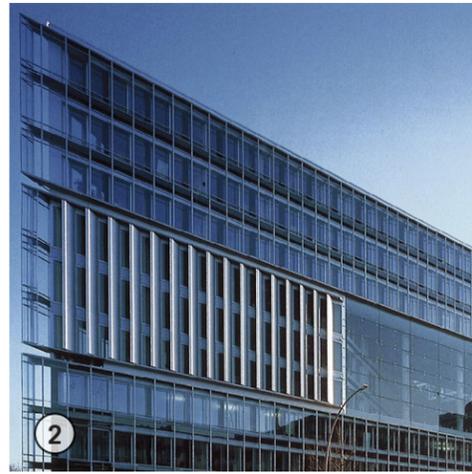
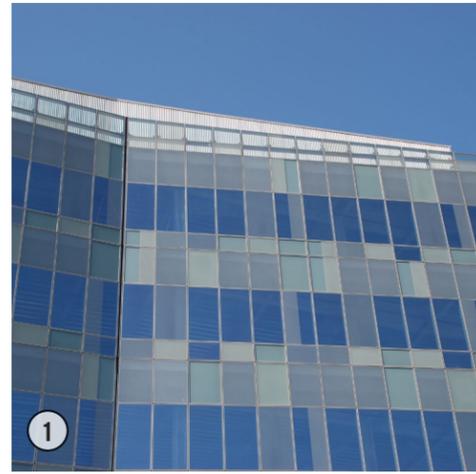
Mission Bay Block 40  
**North Elevation**  
14 February 2013

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# Architectural Materials

- ① EXTERIOR SKIN SYSTEM 01: CURTAIN WALL SYSTEM FOUR SIDED SILICONE GLAZED
- ② EXTERIOR SKIN SYSTEM 02: CURTAIN WALL SYSTEM EXPRESSED MULLION WITH HORIZONTAL SUNSHADE SYSTEM
- ③ CEMENT PLASTER
- ④ EXTERIOR SKIN SYSTEM 04: STOREFRONT GLAZING SYSTEM
- ⑤ PEDESTAL PAVERS AND VEGETATED ROOF SYSTEMS ON SELECT ROOFTOPS
- ⑥ GLASS SIDE BUILDING CORES AND UPPER LOBBIES
- ⑦ ROOFTOP WINTERGARDEN TERRACE
- ⑧ COMPOSITE CEMENT PANEL (SWISSPEARL)
- ⑨ ALUMINUM SUNSHADES
- ⑩ VEGETATED WALL



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Architectural Materials

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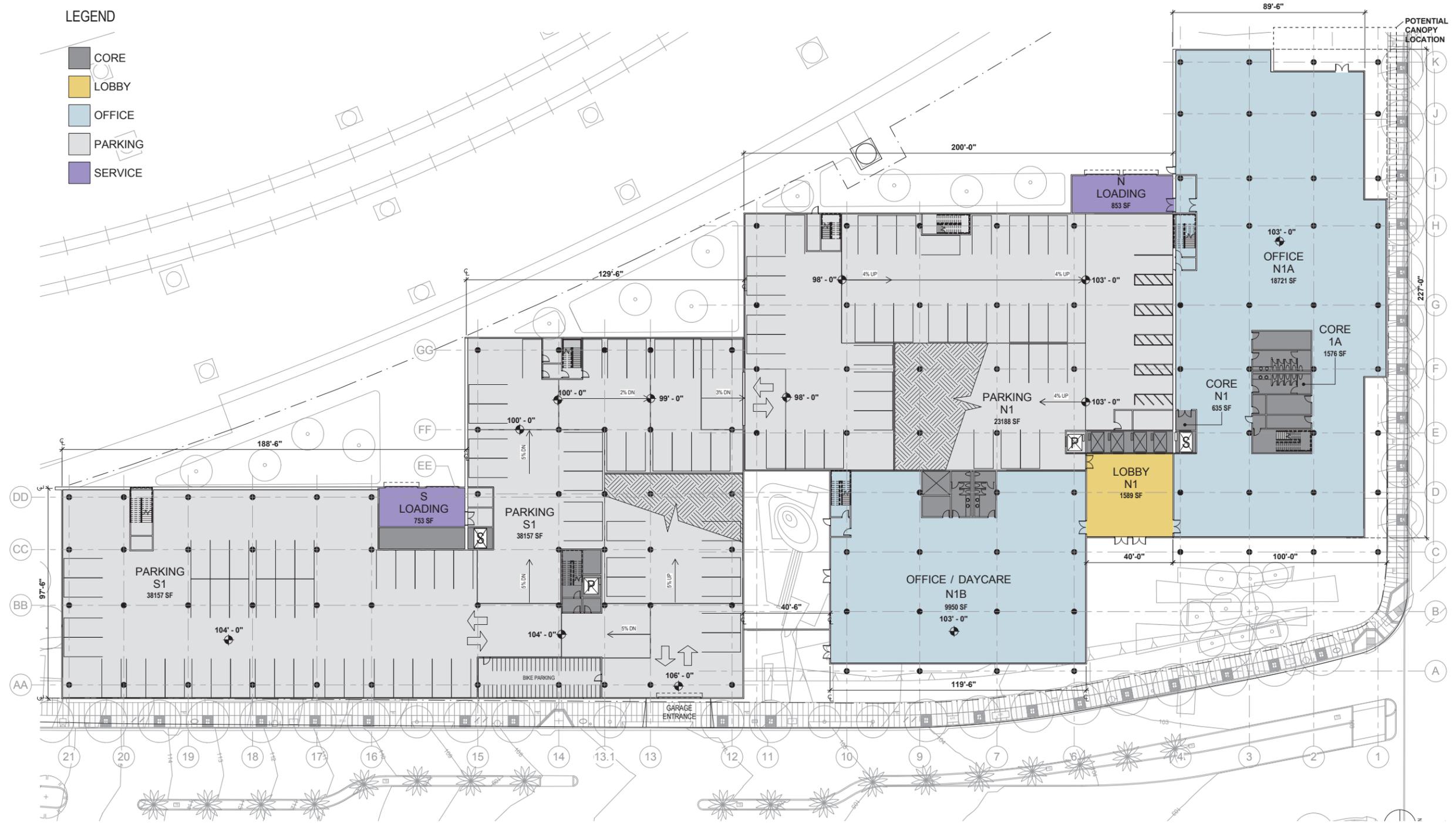
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# Ground Floor

## LEGEND

- CORE
- LOBBY
- OFFICE
- PARKING
- SERVICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Ground Floor Plan

14 February 2013

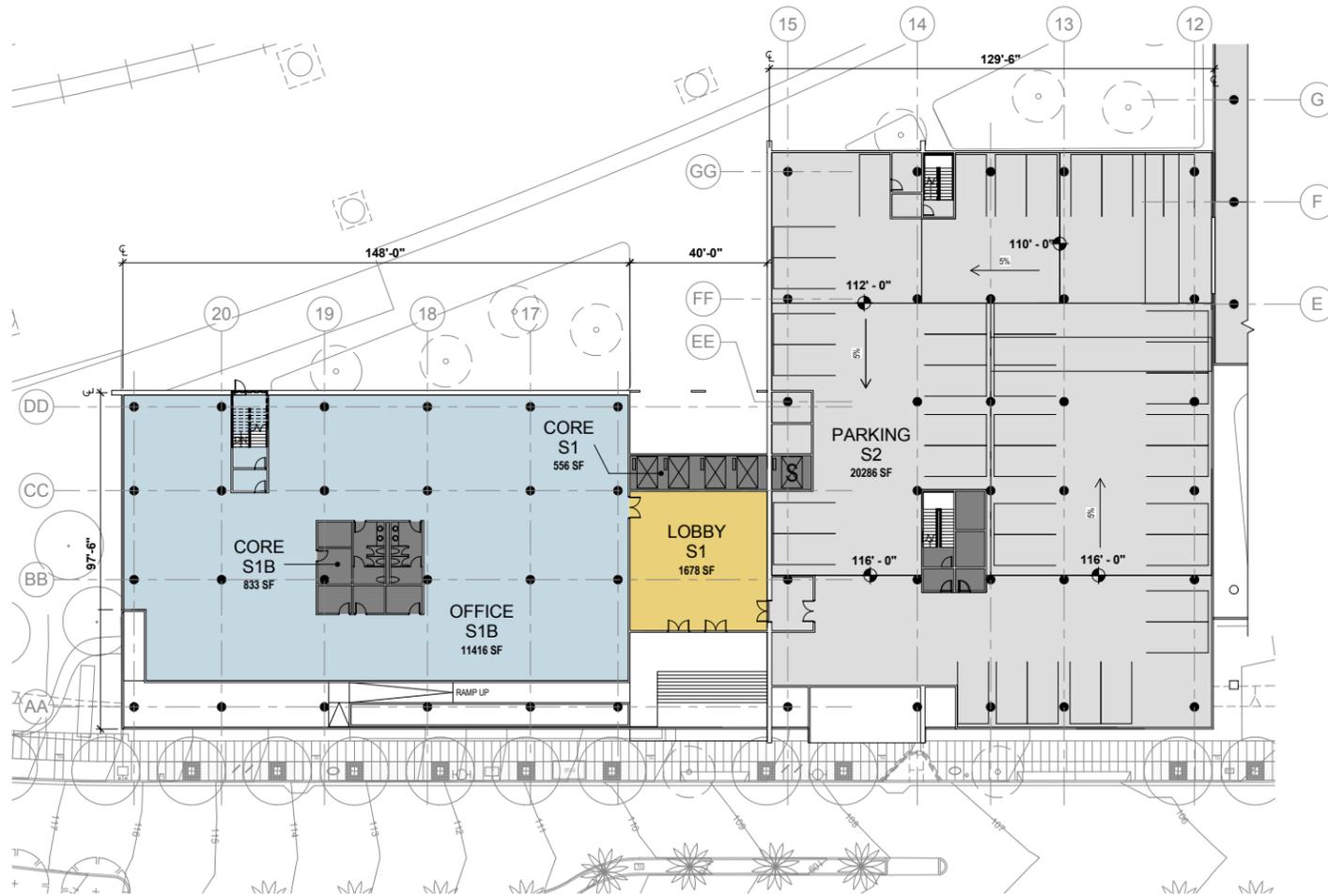
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# Lobby Level South Building

## LEGEND

- CORE
- LOBBY
- OFFICE
- PARKING



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Lobby Level South Building

14 February 2013

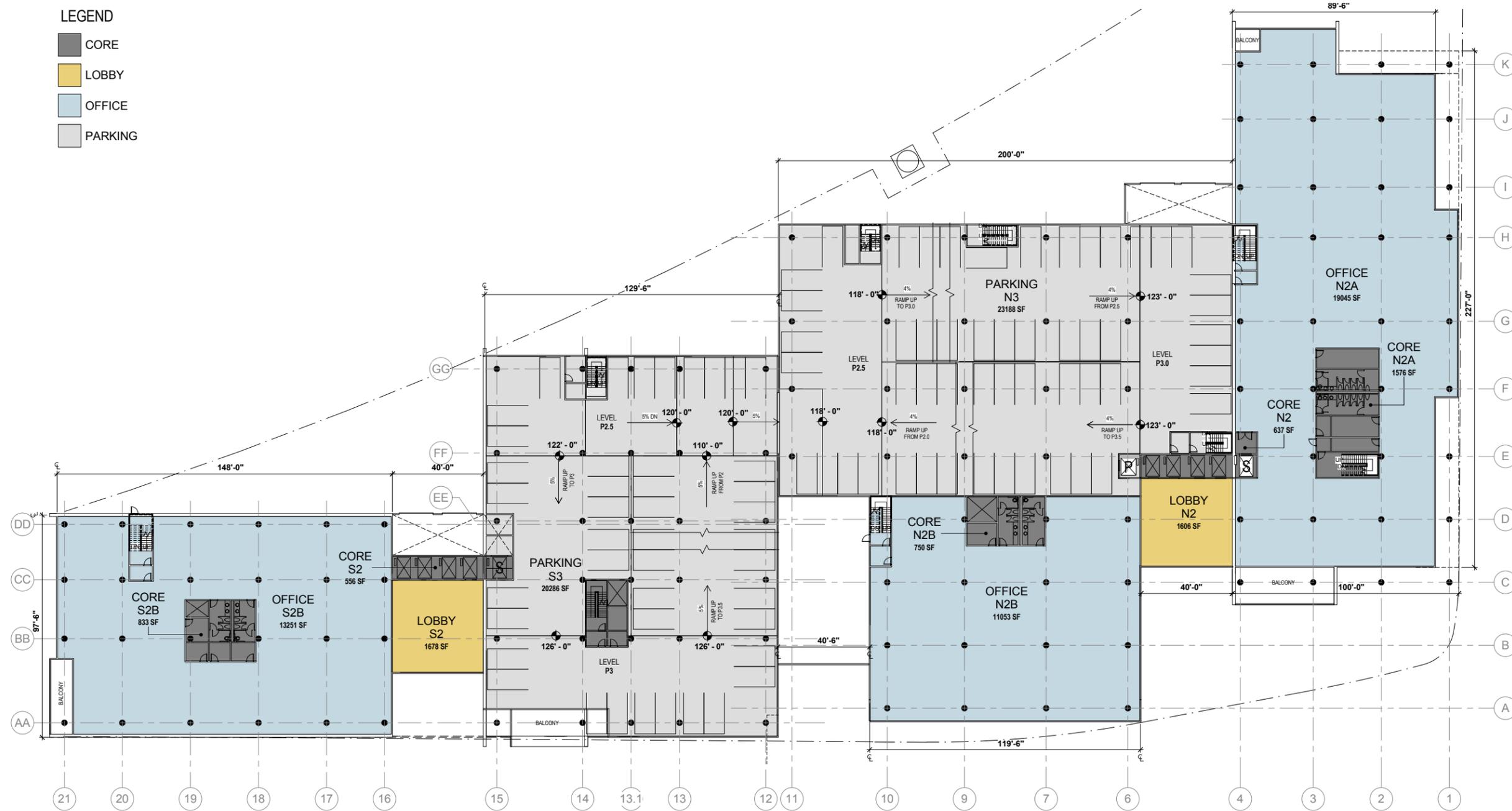
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# Second Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE
- PARKING



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Second Floor Plan

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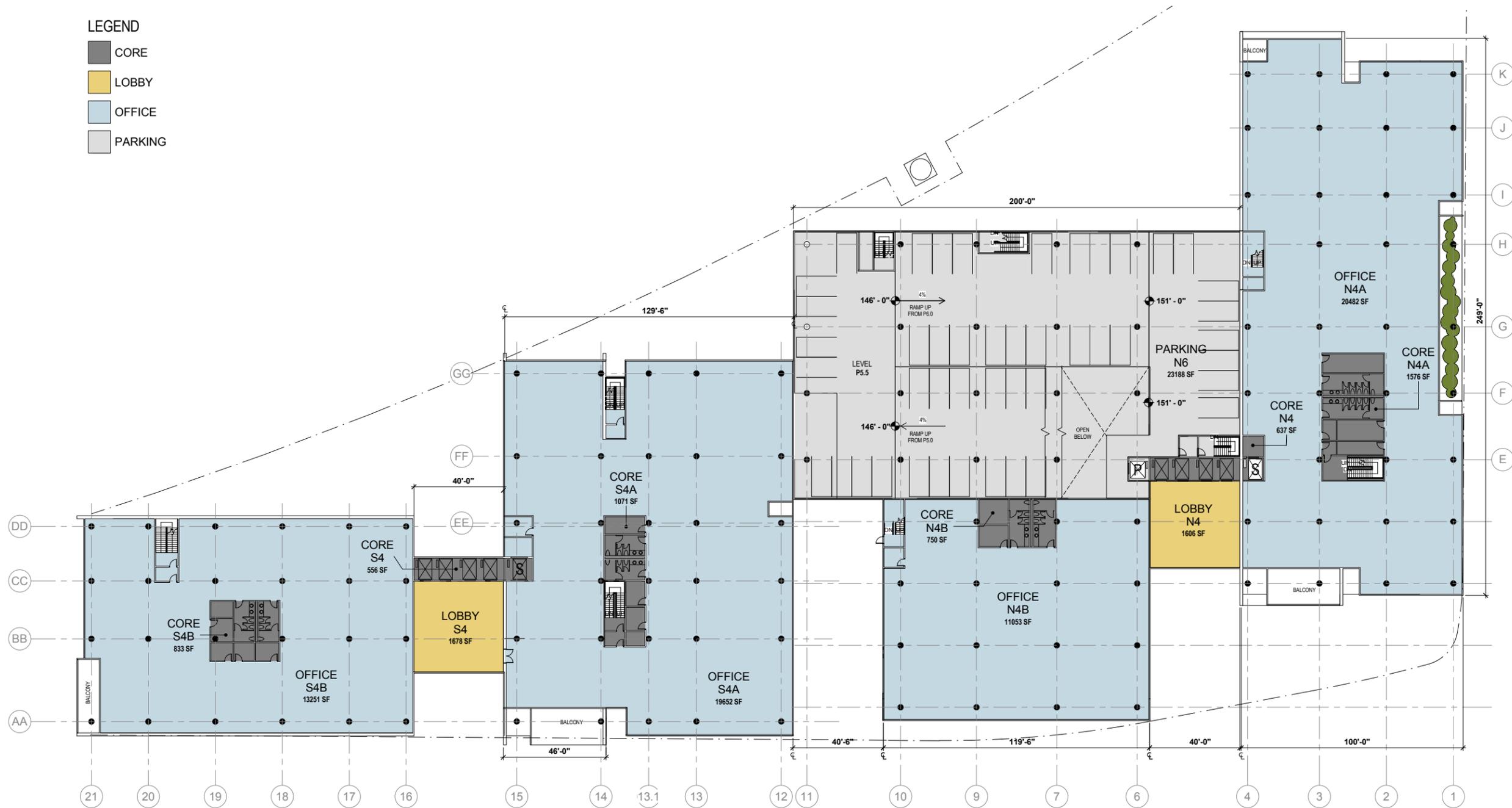
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interiors  
planning +  
urban design





# Fourth Floor Plan

- LEGEND**
- CORE
  - LOBBY
  - OFFICE
  - PARKING



**Client:**  
FOCIL-MB, LLC

**Architect:**  
Perkins+Will

**Landscape Architect:**  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Fourth Floor Plan

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# Fifth Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Fifth Floor Plan

14 February 2013

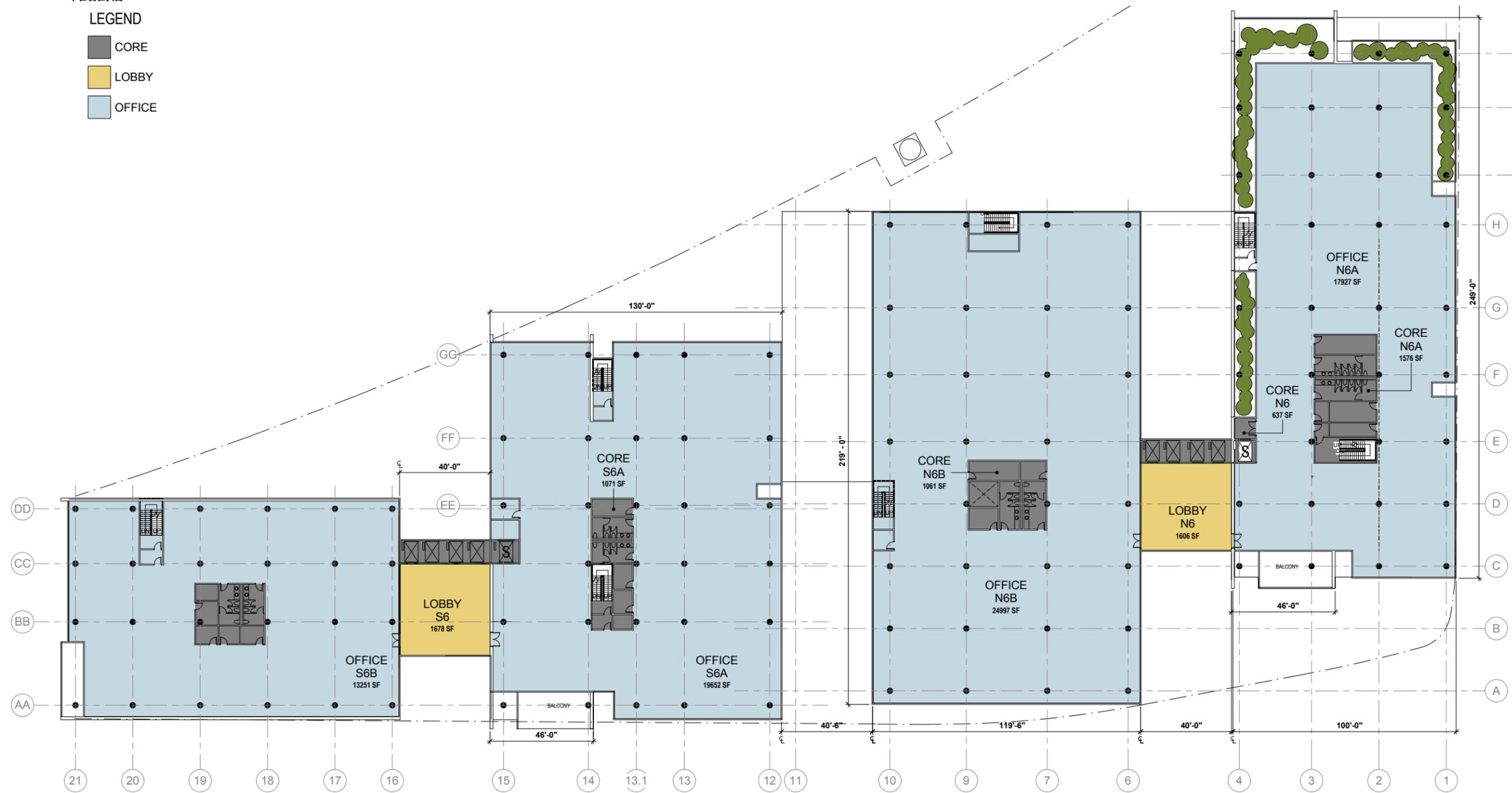
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urban design

# Sixth Floor Plan

LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Sixth Floor Plan

14 February 2013

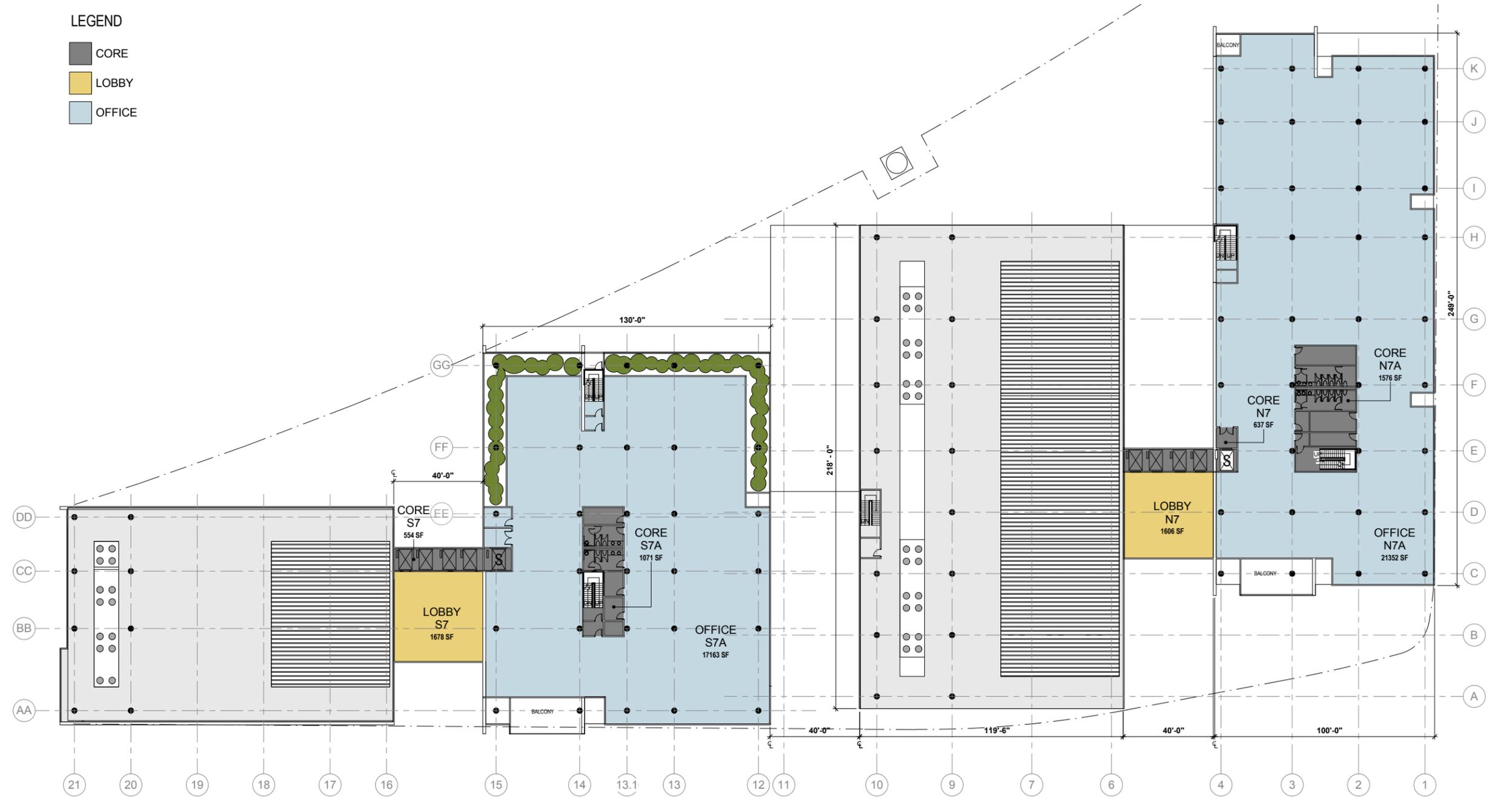
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# Seventh Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
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Mission Bay Block 40

## Seventh Floor Plan

14 February 2013

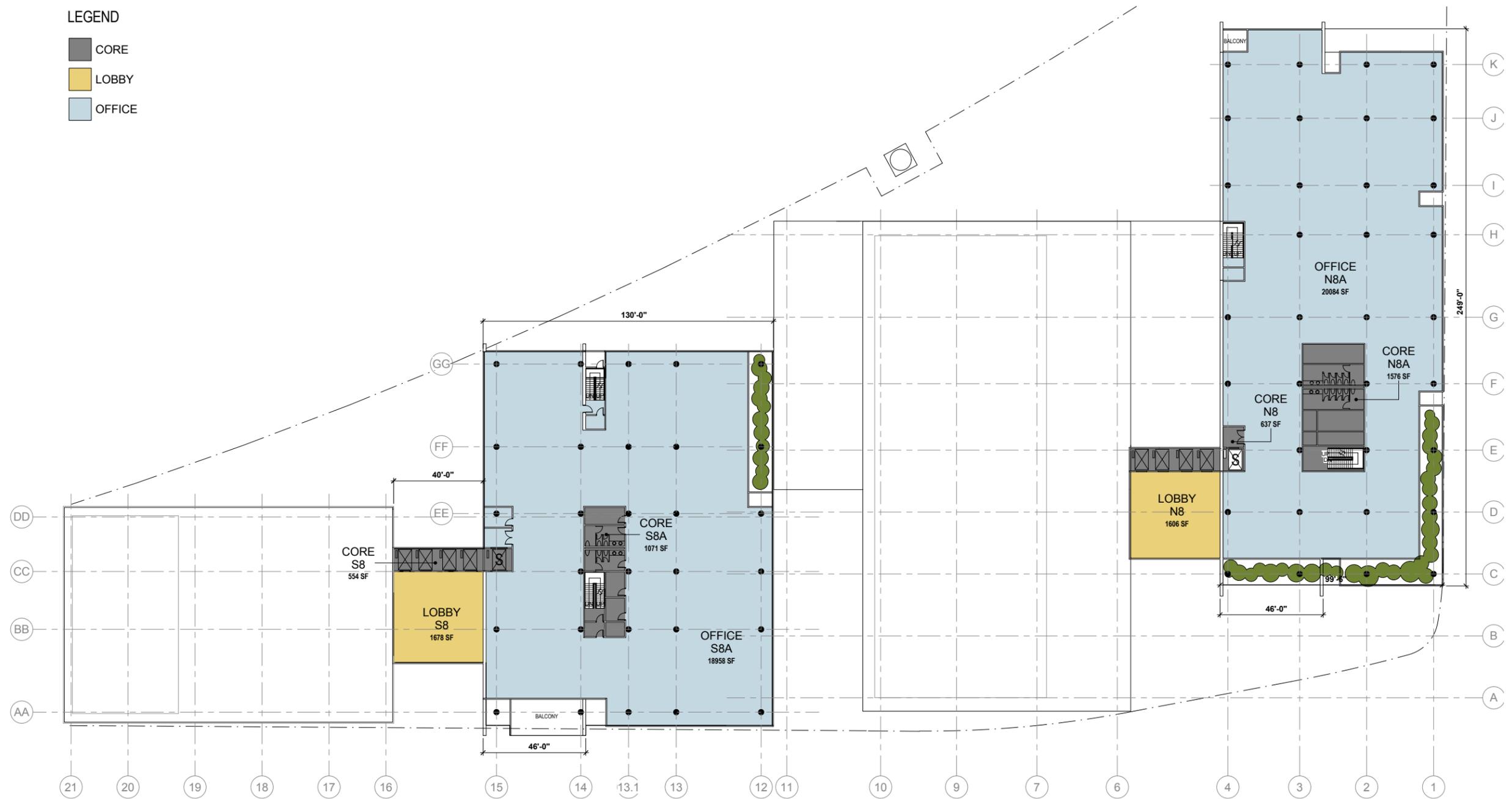
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urban design

# Eighth Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Eighth Floor Plan

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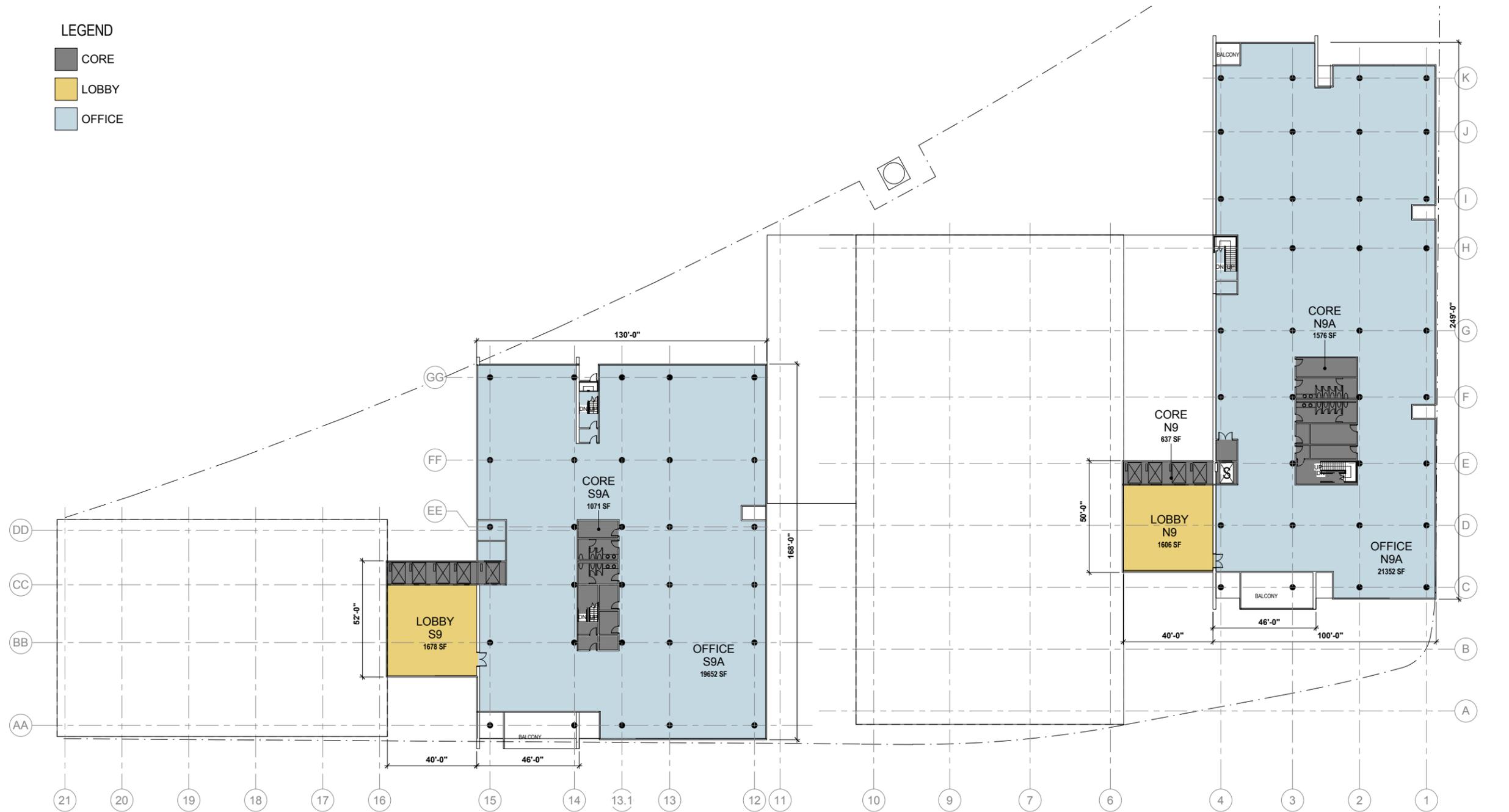
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planning +  
urban design

# Typical Ninth & Eleventh Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

# Typical Ninth & Eleventh Floor Plan

14 February 2013

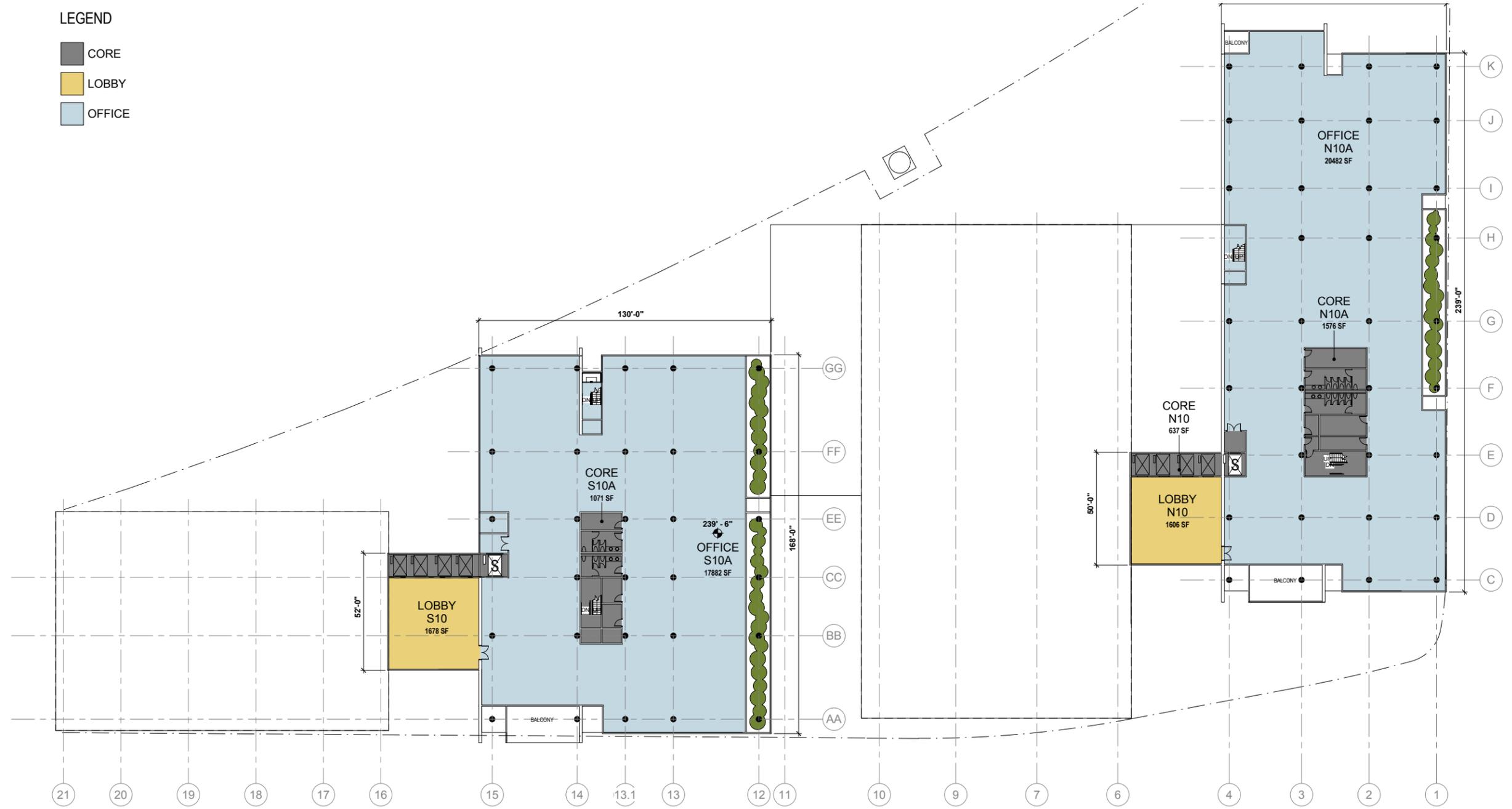
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# Tenth Floor Plan

## LEGEND

- CORE
- LOBBY
- OFFICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## Tenth Floor Plan

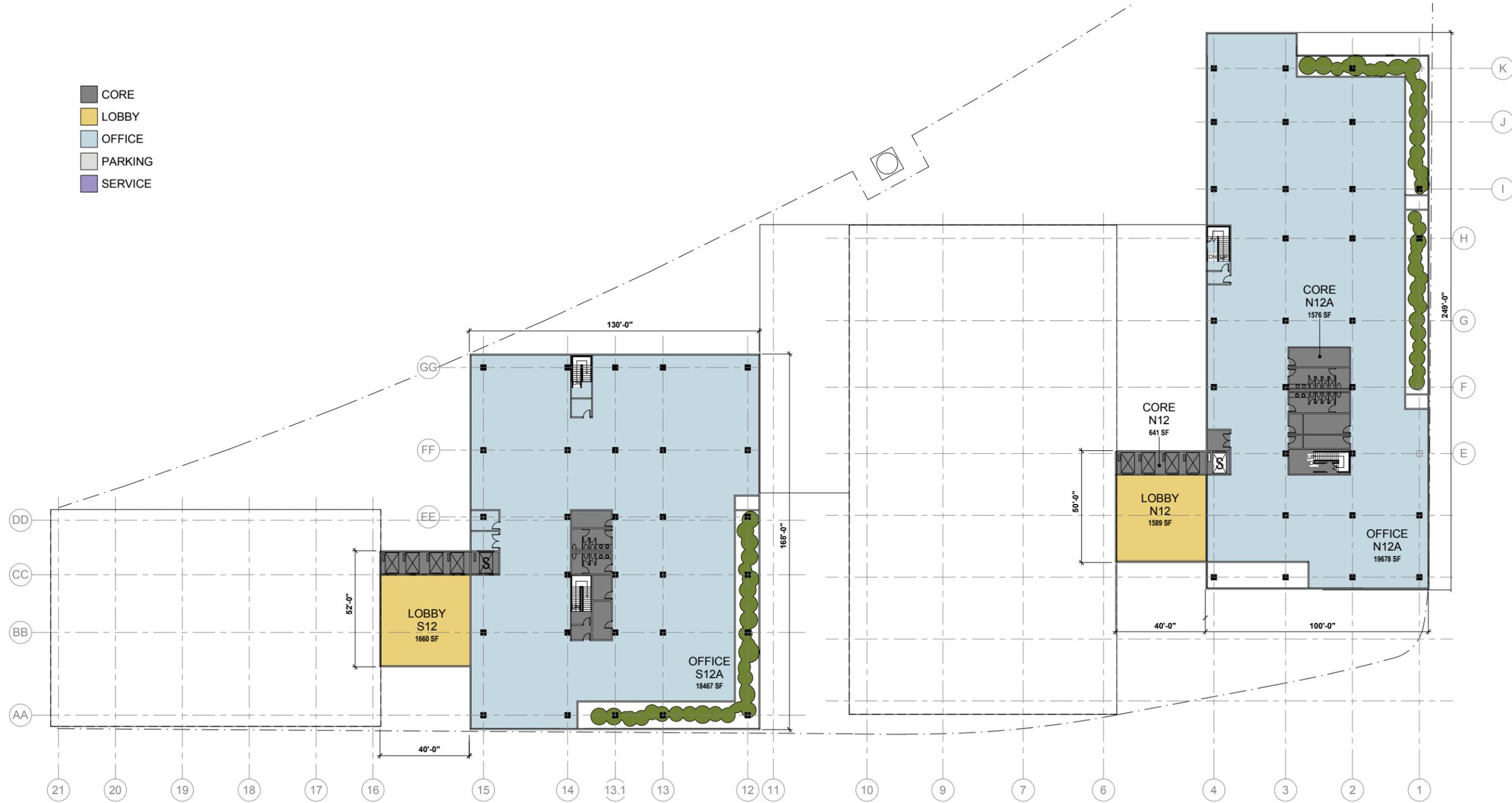
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urban design

# Twelfth Floor Plan

- CORE
- LOBBY
- OFFICE
- PARKING
- SERVICE



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

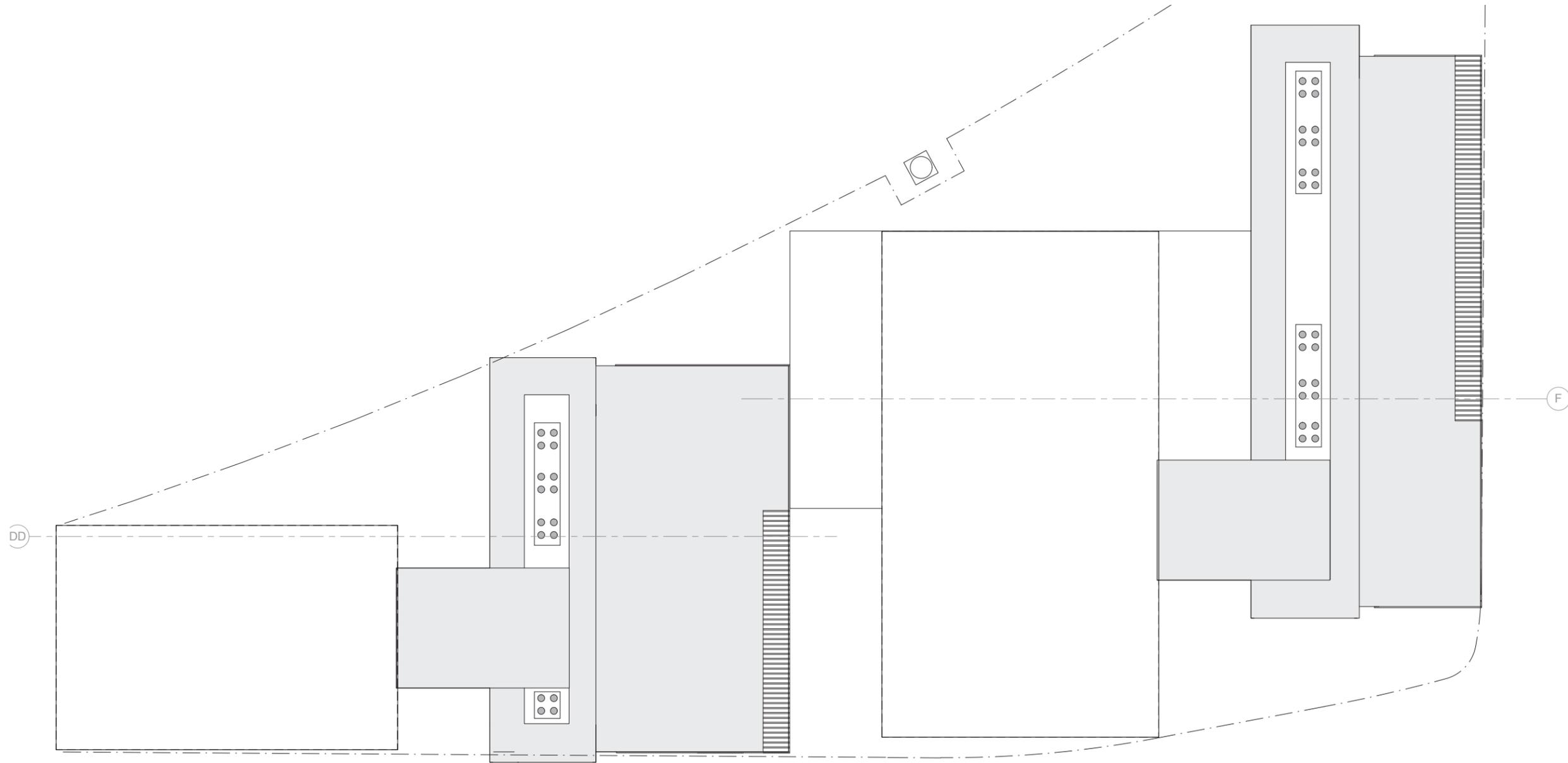
## Twelfth Floor Plan

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Roof Plan



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Roof Plan

14 February 2013

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interiors  
planning +  
urban design

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

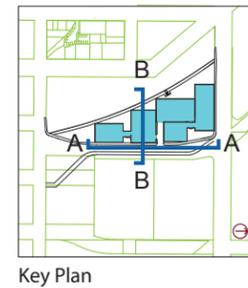
Landscape Architect:  
CMG, Conger Moss  
Gulliard



A-A NORTH/SOUTH SITE SECTION



B-B EAST/WEST SITE SECTION



Mission Bay Block 40

Site Sections

14 February 2013

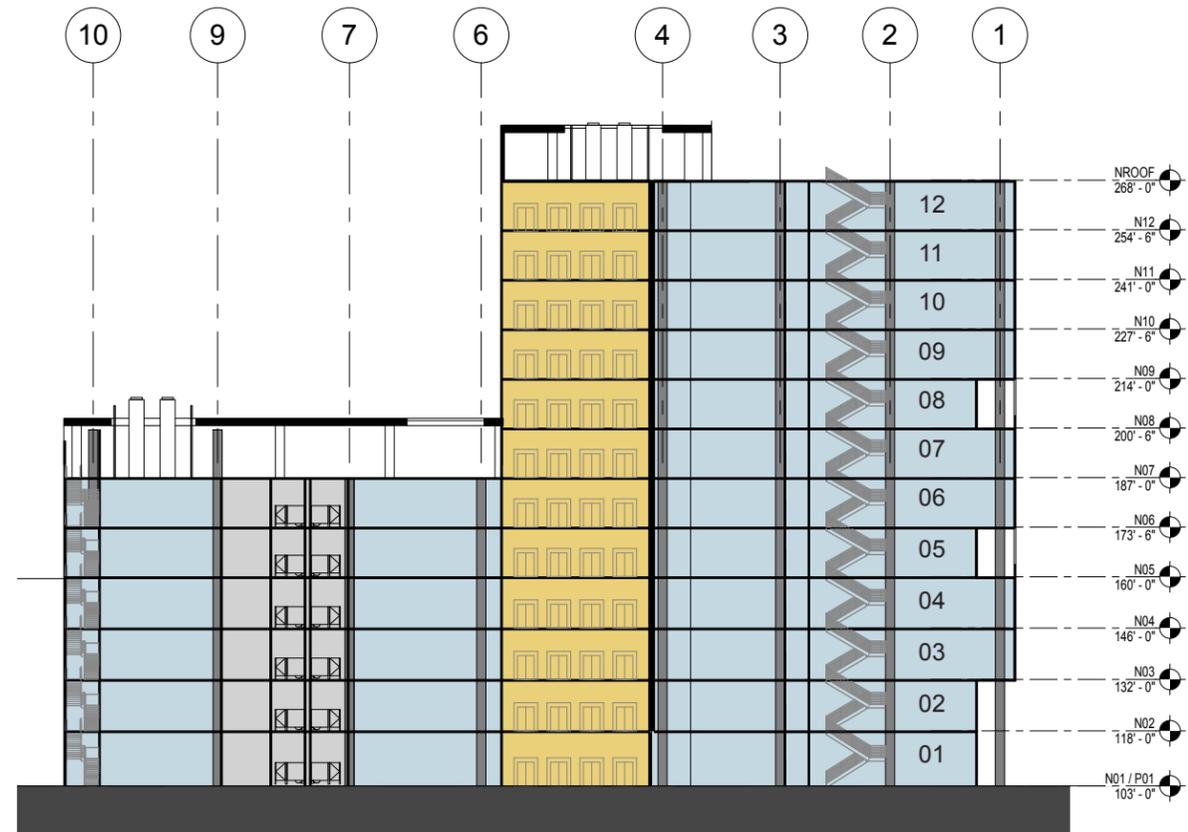
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interiors  
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Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

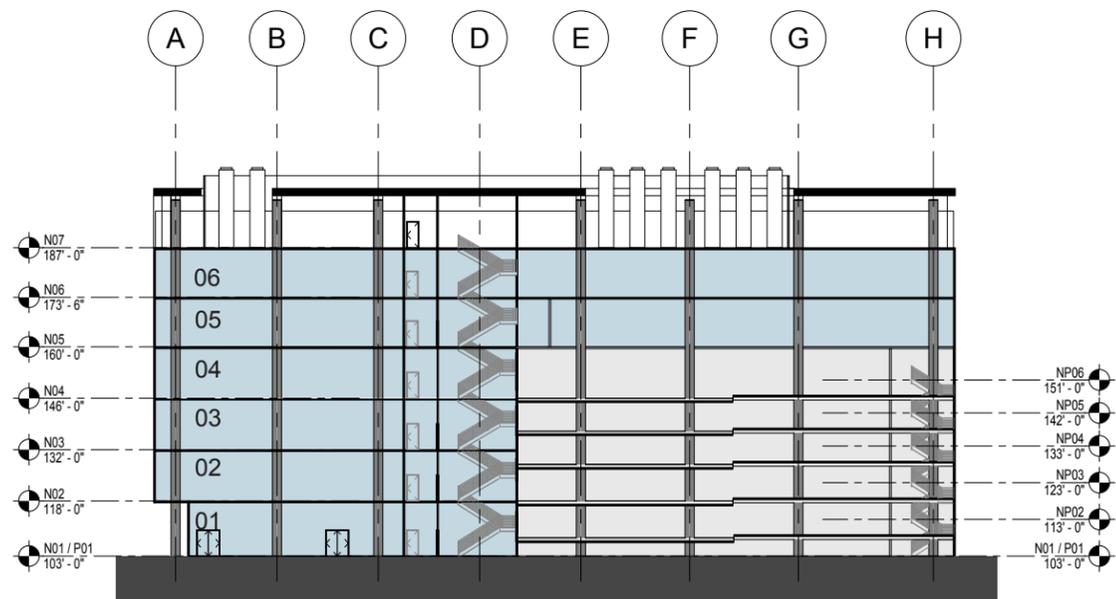
Landscape Architect:  
CMG, Conger Moss  
Gulliard



SECTION A-A NORTH BUILDINGS

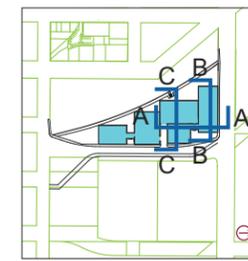


SECTION B-B NORTH TOWER



SECTION C-C NORTH BUILDING

- Lab/Office A
- Core
- Parking
- Lobby
- Service / Loading



Key Plan



Mission Bay Block 40

Building Sections

14 February 2013

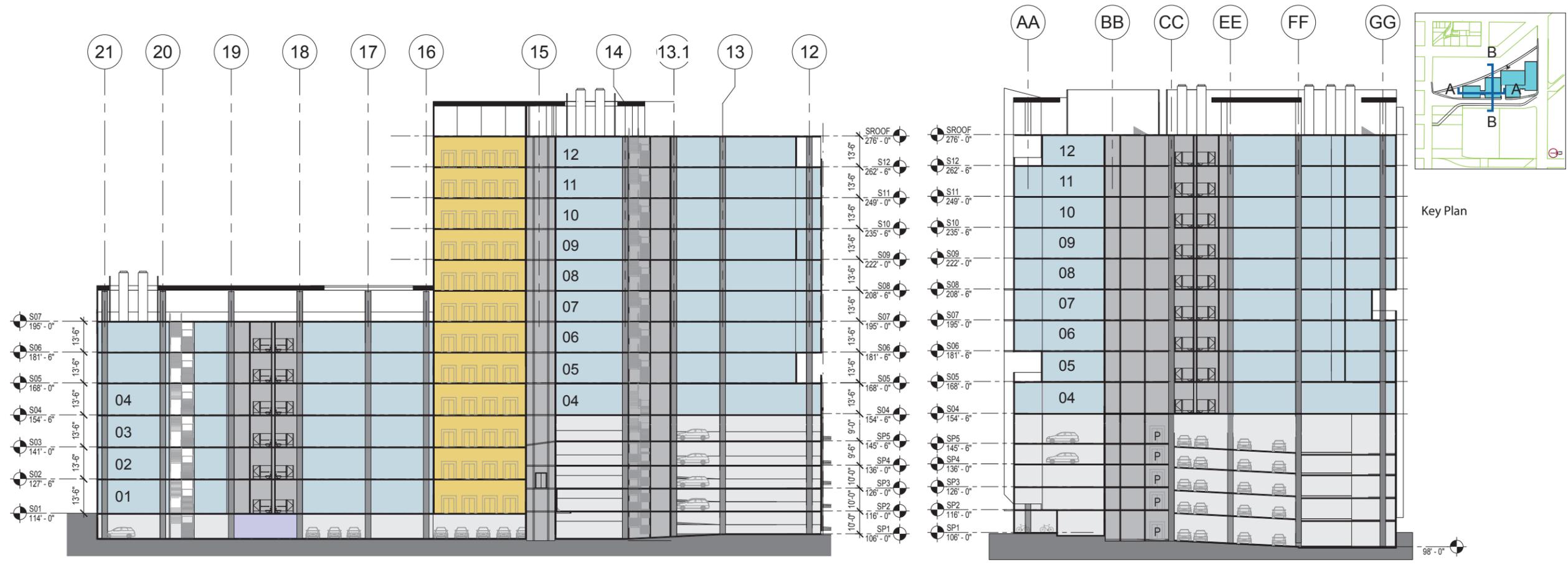
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Client:  
FOCIL-MB, LLC

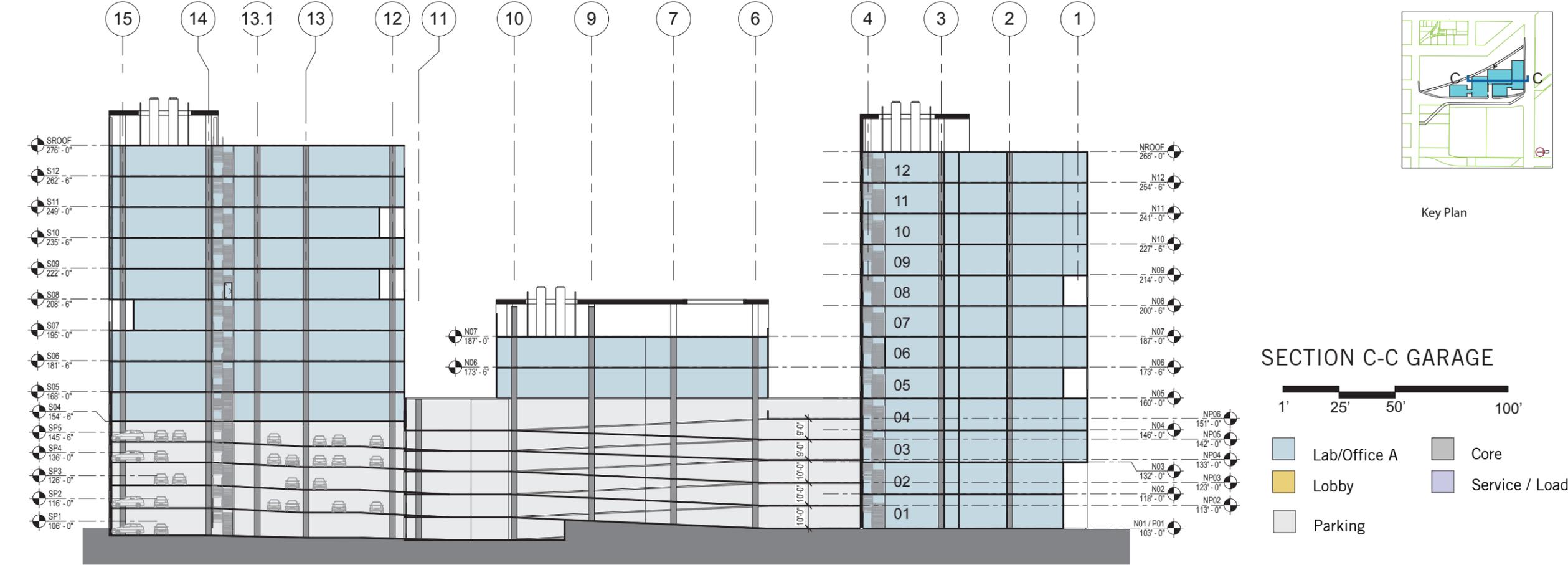
Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard



SECTION A-A SOUTH BUILDINGS

SECTION B-B SOUTH TOWER



SECTION C-C GARAGE



- Lab/Office A
- Lobby
- Parking
- Core
- Service / Loading

Mission Bay Block 40

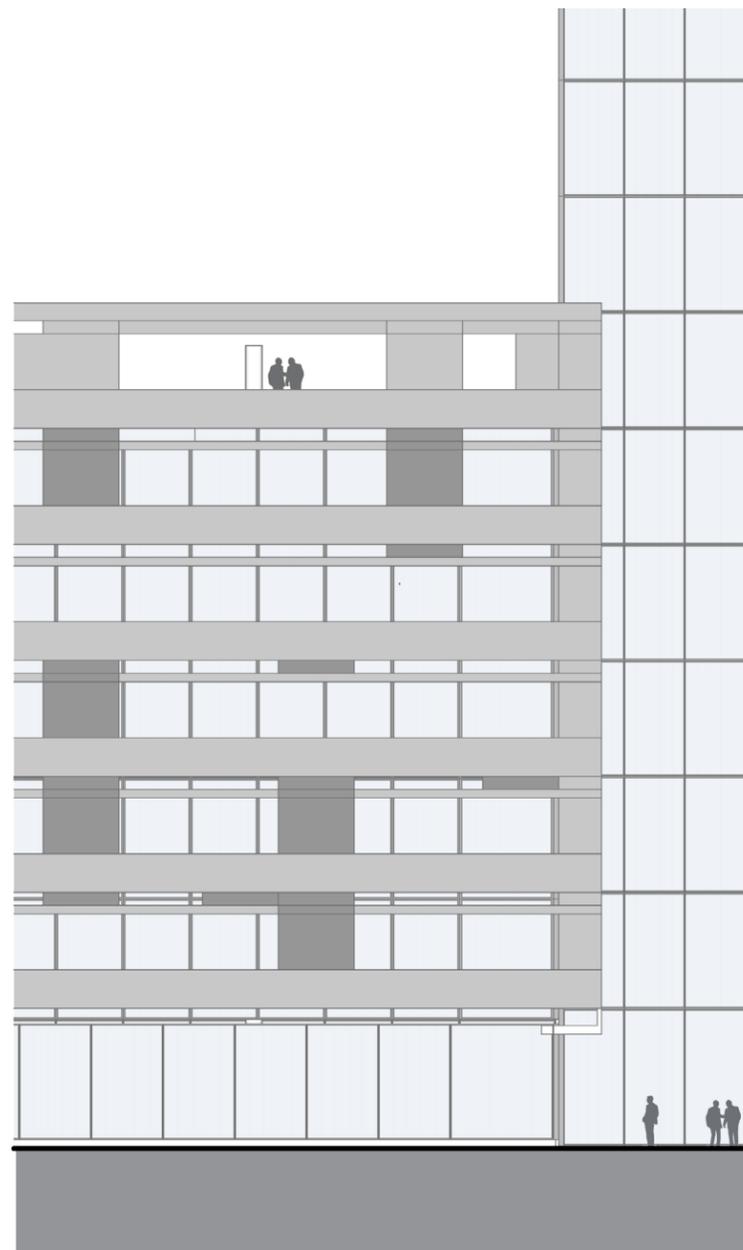
Building Sections

14 February 2013

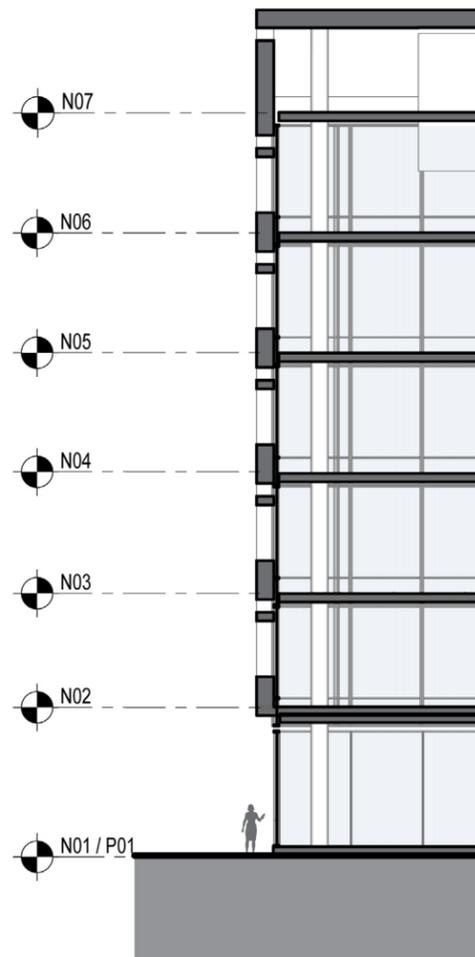
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# Wall Sections



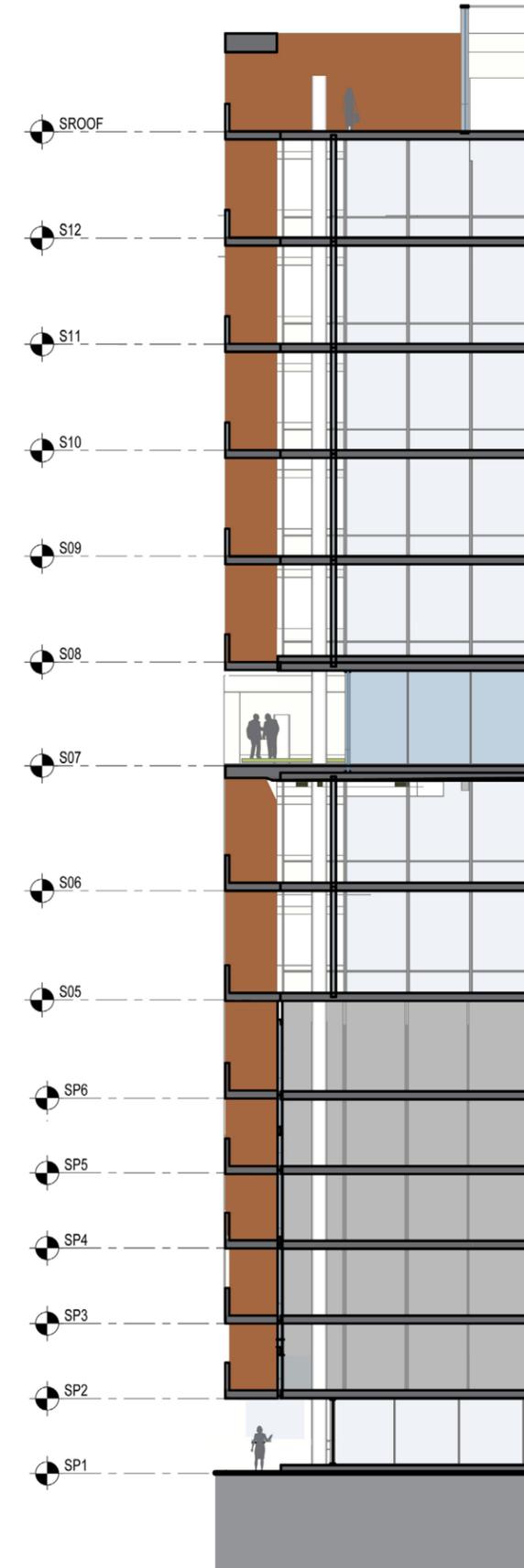
ELEVATION



SECTION



ELEVATION



SECTION

Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Wall Sections

14 February 2013

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planning +  
urban design



View from Northeast



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Rendering

14 February 2013

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interiors  
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urban design



View from Southeast



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

Rendering

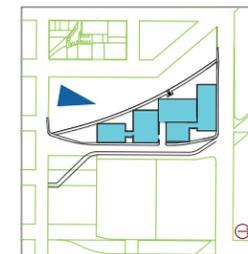
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View From 280 Freeway



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

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5.3



View along 16th Street



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

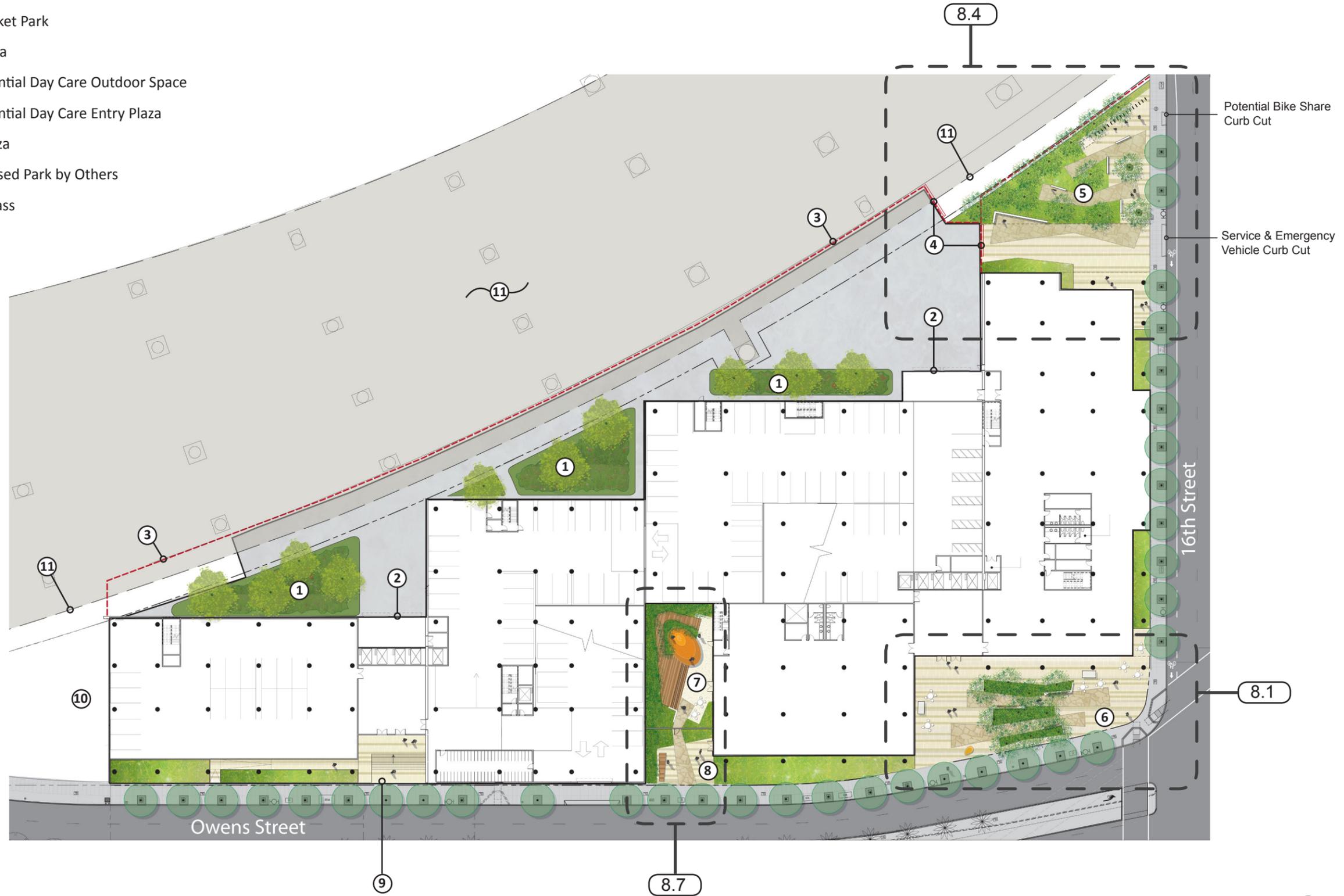
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- ① Stormwater Treatment Planter
- ② Truck Loading Area
- ③ Perimeter Fence - - - - -
- ④ Service & Emergency Vehicle Access Gate
- ⑤ 16th Street Pocket Park
- ⑥ 16th Street Plaza
- ⑦ Courtyard/Potential Day Care Outdoor Space
- ⑧ Courtyard/Potential Day Care Entry Plaza
- ⑨ South Entry Plaza
- ⑩ Adjacent Proposed Park by Others
- ⑪ Freeway Overpass



Client:  
FOCIL-MB, LLC

Architect:  
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Landscape Architect:  
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Gulliard

Mission Bay Block 40

# Landscape Plan

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① Stormwater Garden with Tree Grove



⑤ Unit Paving Field



⑥ Accent Paving Band



⑦ Temporary Vendors like a Coffee Kiosk



⑧ Public Art: To Be Determined



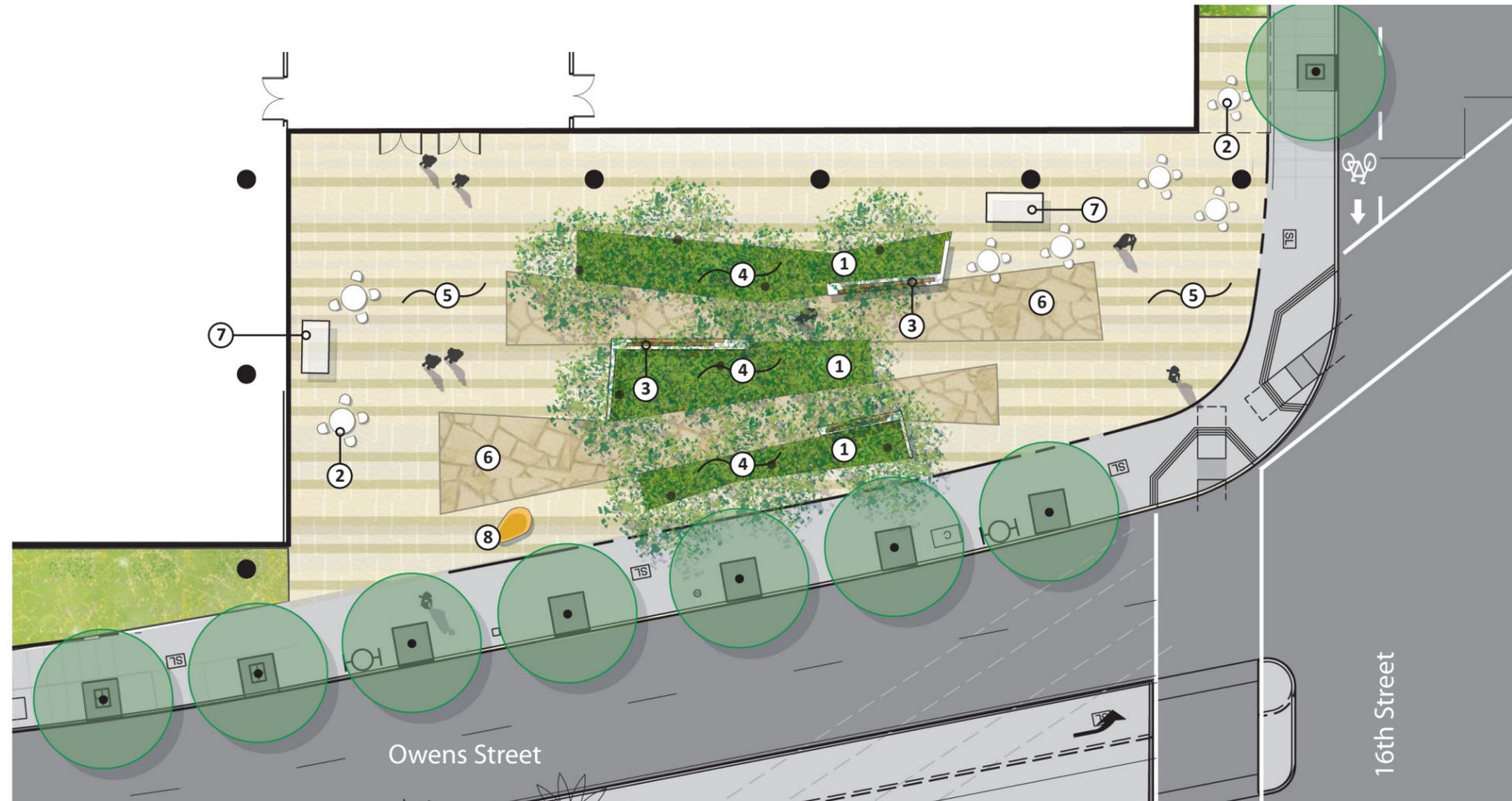
② Moveable Furniture



③ Seating Element



④ Lighting: Suspended LED Lights in Grove and building-mounted fixtures



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

# 16th Street Plaza Enlargement Plan

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Client:  
FOCIL-MB, LLC

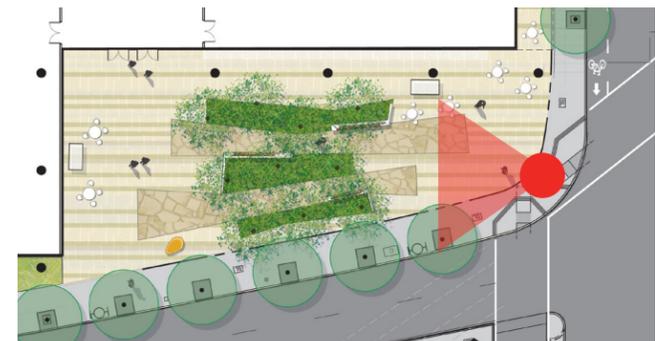
Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40

## 16th Street Plaza View

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① Garden Planting with Tree Grove



② Potential Bike Share Pod



③ Lighting: Pole Lighting



④ Public Bike Repair Station

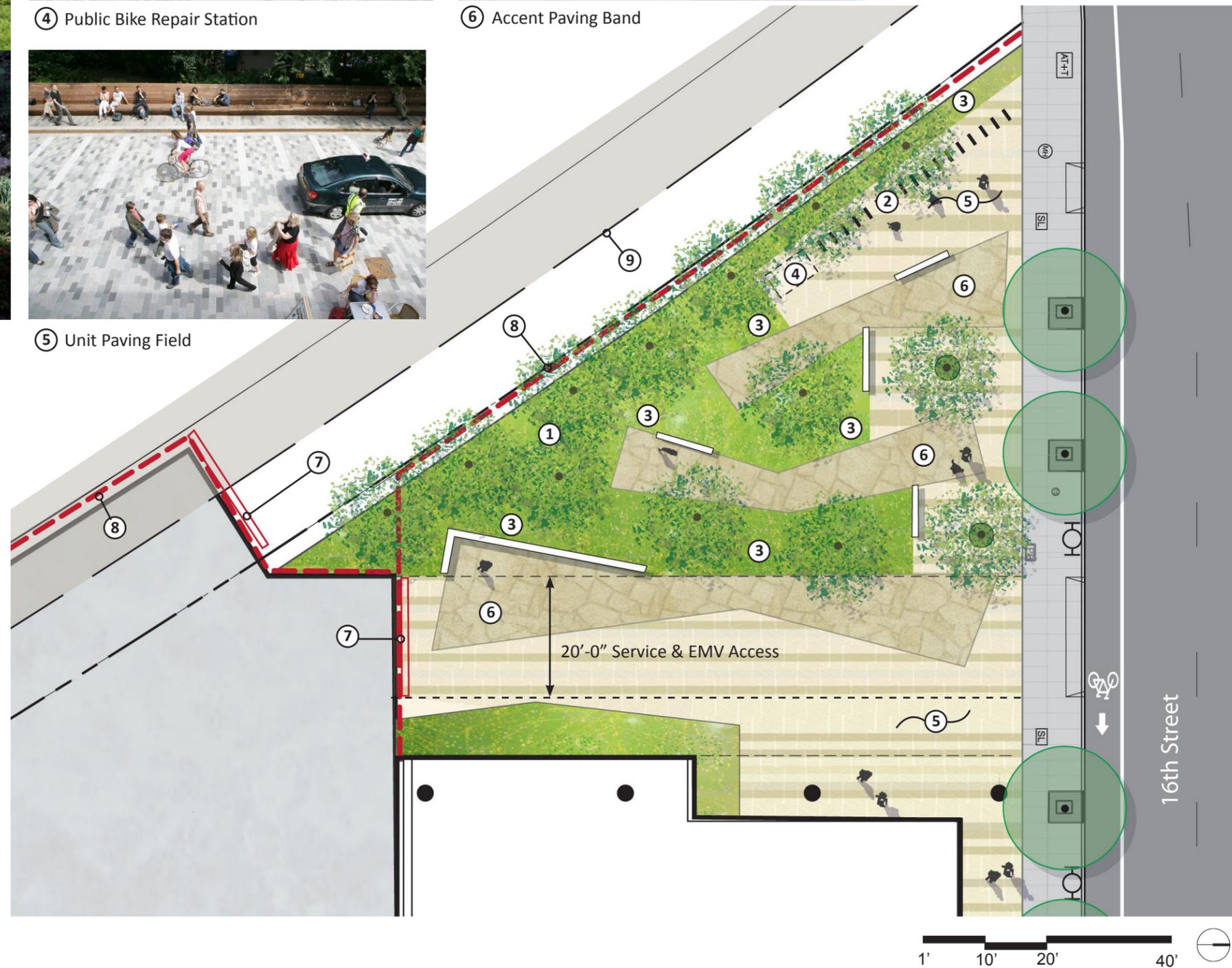


⑤ Unit Paving Field



⑥ Accent Paving Band

- ⑦ Service & EMV Access Gate
- ⑧ Perimeter Fence
- ⑨ Freeway Overpass



Client:  
FOCIL-MB, LLC

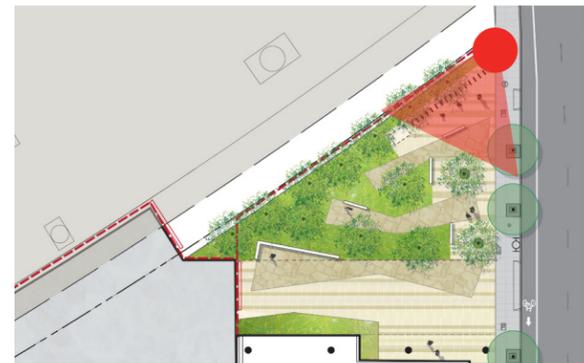
Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40  
**16th St. Pocket Park Enlargement Plan**  
Alternative 1  
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Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
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**16th Street Pocket Park View**  
 Alternative 1  
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① Garden Planting with Tree Grove



② Lawn Pitch



③ Lighting: Pole Lighting



④ Seating Elements

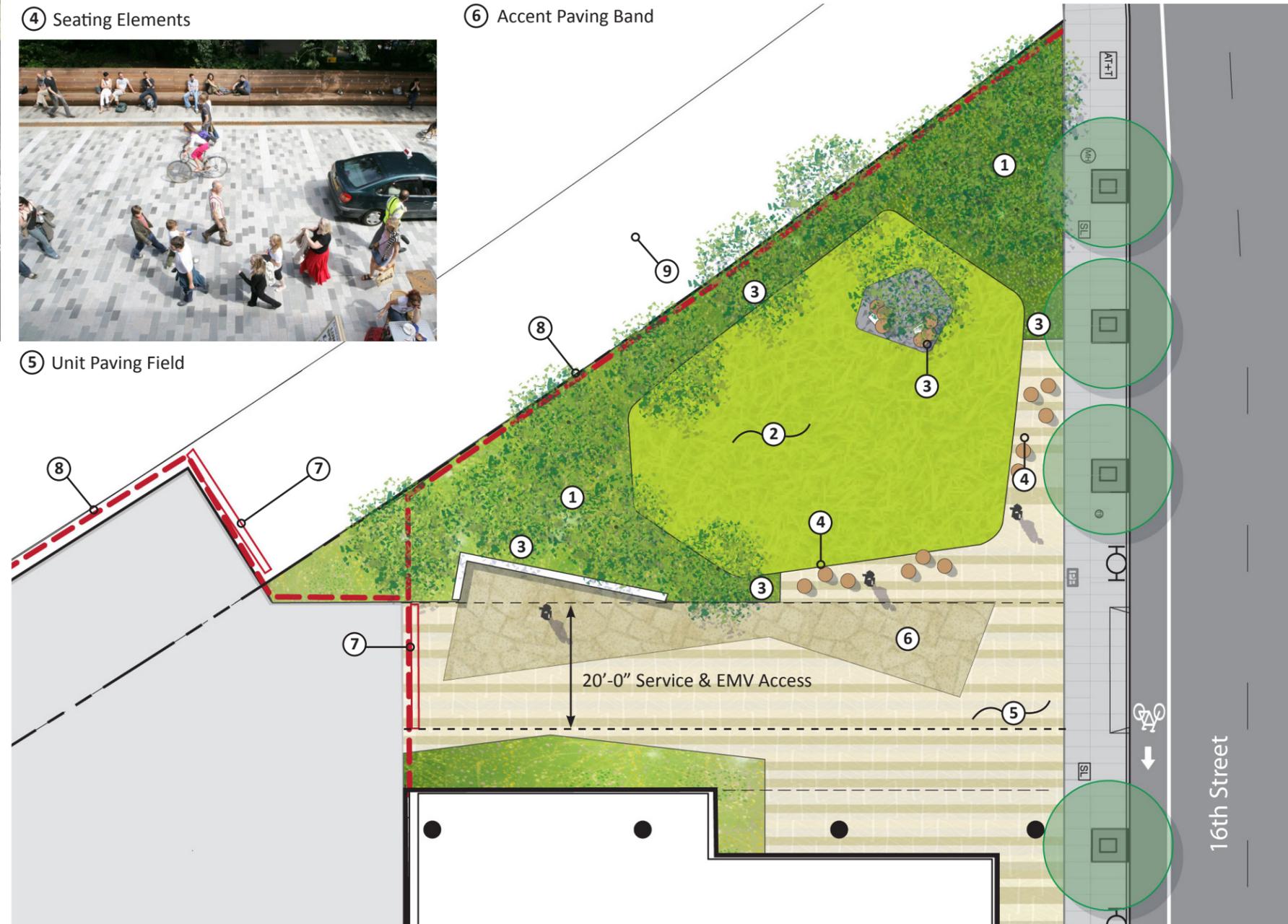


⑤ Unit Paving Field



⑥ Accent Paving Band

- ⑦ Service & EMV Access Gate
- ⑧ Perimeter Fence
- ⑨ Freeway Overpass



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40  
**16th St. Pocket Park Engagement Plan**  
Alternative 2  
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① Bamboo Screen & Planting



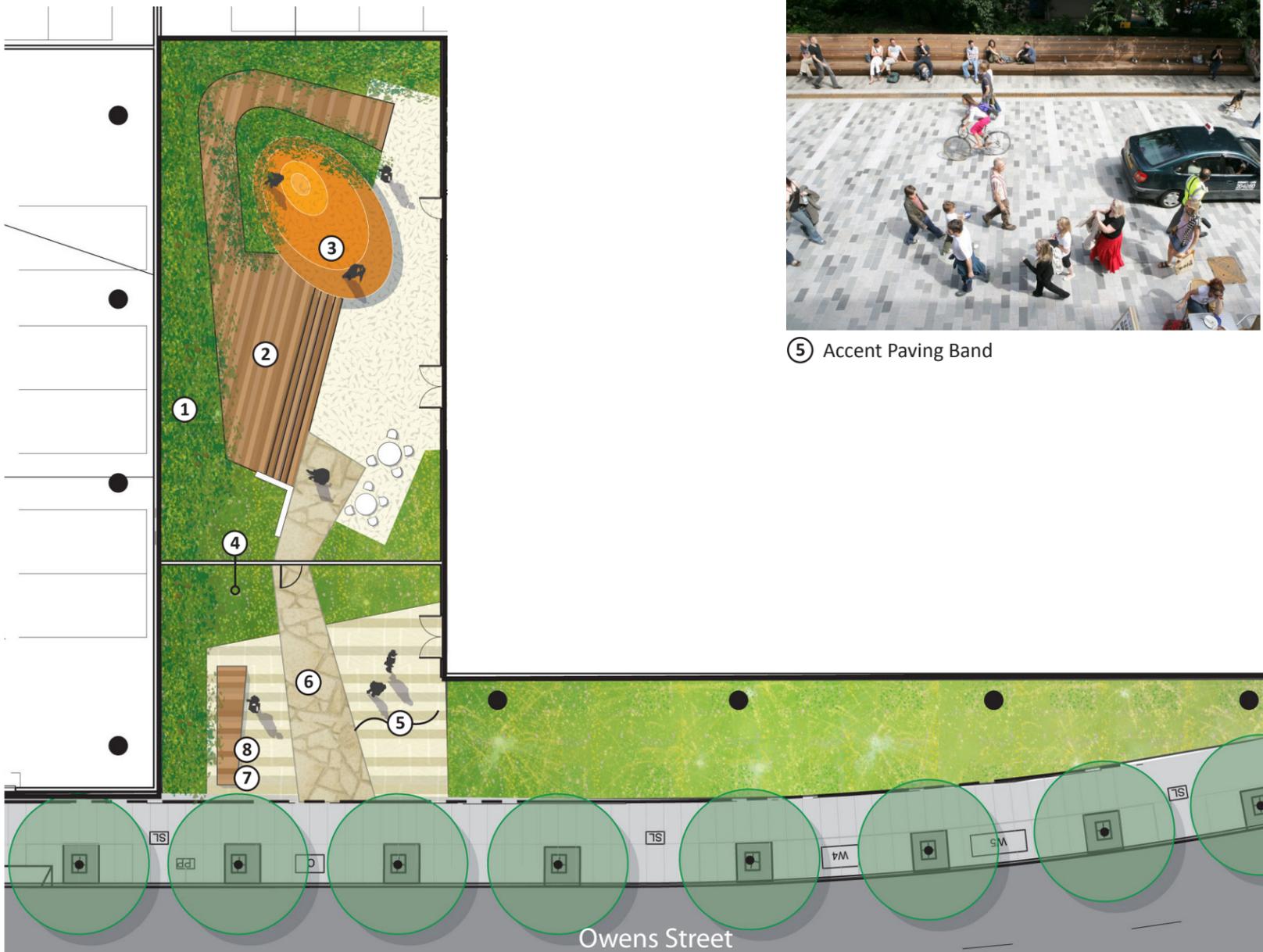
② Raised Deck Gathering Area



③ Topographic Play Feature  
\*(If day care is placed in adjoining building)



④ Gate: Custom Painted Steel



⑤ Accent Paving Band



⑥ Accent Paving Band



⑦ Lighting: Seating Element Light Feature, and building-mounted fixtures



⑧ Seating Element



Client:  
FOCIL-MB, LLC

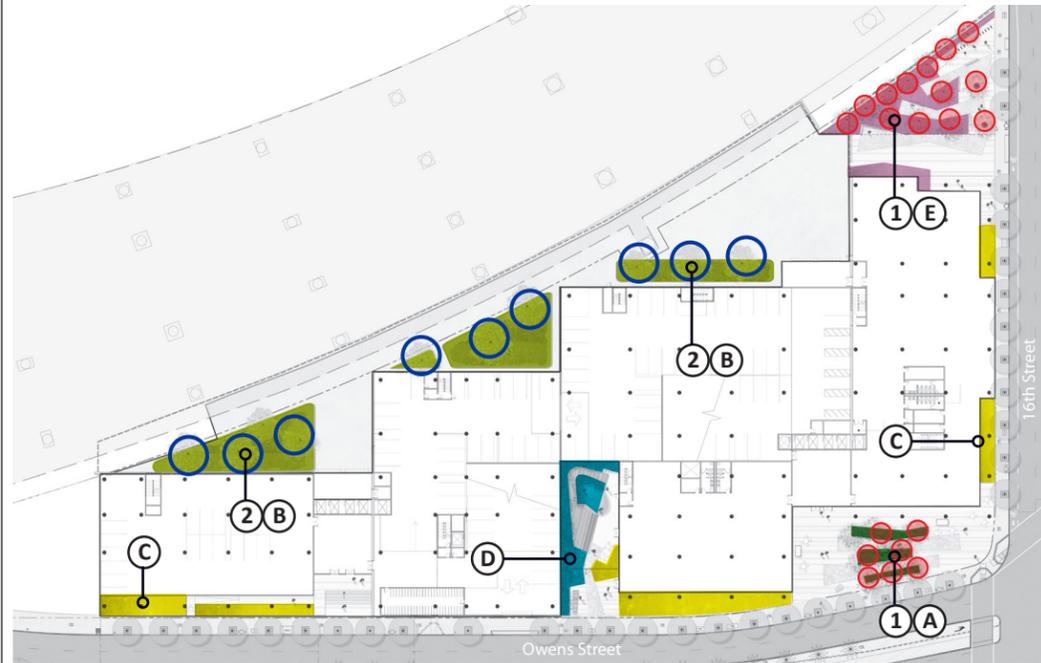
Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard

Mission Bay Block 40  
**Courtyard Enlargement Plan**  
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urban design



① TR1

② TR2



Corymbia citriodora



Populus nigra

**A** TREATMENT GARDEN TYPE 1



Libertia peregrinans  
'Gold Leaf'



Dietes iridioides



Leymus condensatus  
'Canyon Prince'

**B** TREATMENT GARDEN TYPE 2



Leymus condensatus  
'Canyon Prince'



Chondropetalum  
tectorum



Carex morrowii

**C** PERIMETER PLANTING



Agave attenuata



Fascicularia bicolor



Senecio mandraliscae



Beschorneria albiflora

**D** COURTYARD PLANTING - Bamboo Grove



Phyllostachys oldhamii



Phyllostachys 'Robert  
Young'



Asparagus densiflorus  
'Myers'



Rhaps excelsa

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



Ceanothus griseus hori-  
zontalis 'Yankee Point'



Zauschneria californica  
'Ghostly Red'



Salvia spathacea



Myrica californica



Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
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Gulliard

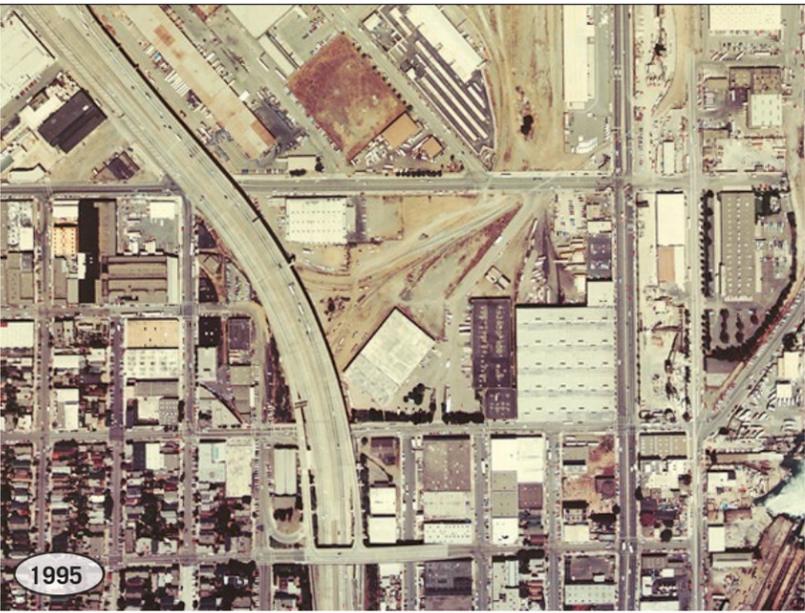
Mission Bay Block 40

Planting Palette

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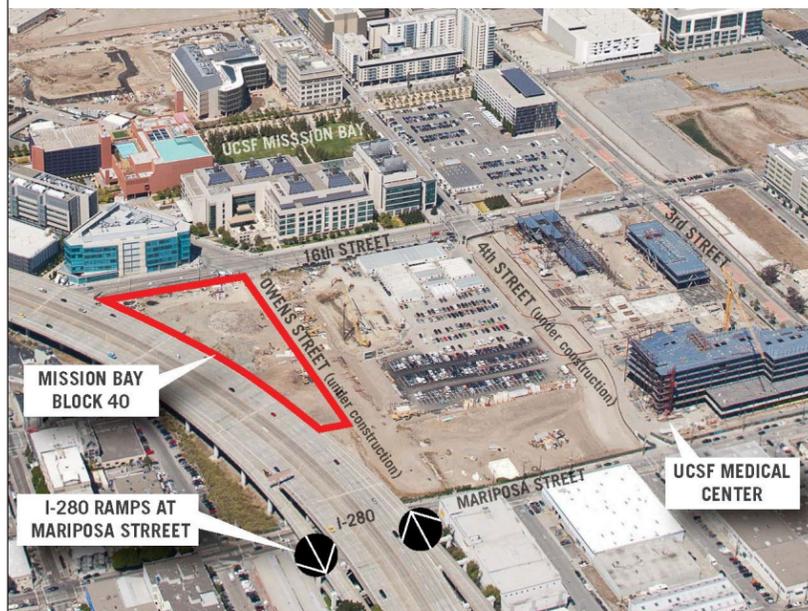


SITE CHRONOLOGY

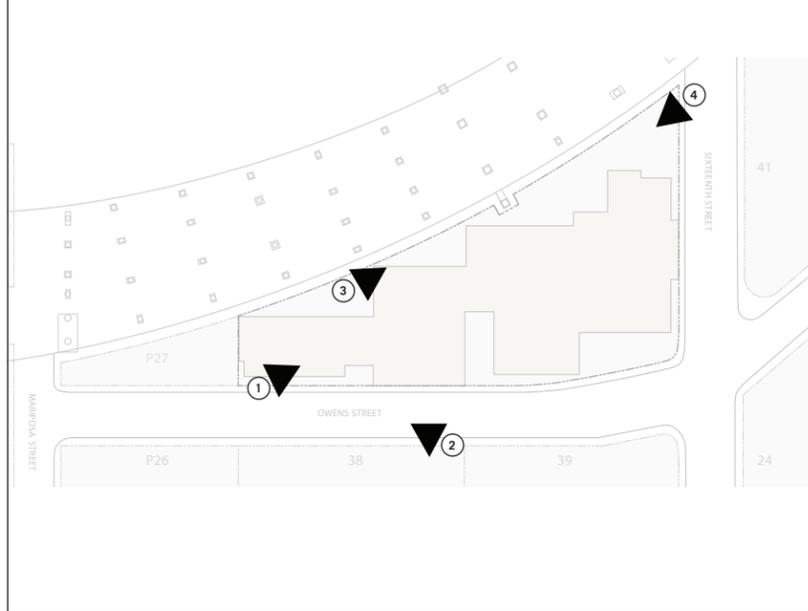
Client:  
FOCIL-MB, LLC

Architect:  
Perkins+Will

Landscape Architect:  
CMG, Conger Moss  
Gulliard



SITE PHOTOS



Mission Bay Block 40  
**Site Photos**  
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