



Mission Bay Blocks 29-32

GSW Event Center and Mixed-Use Development

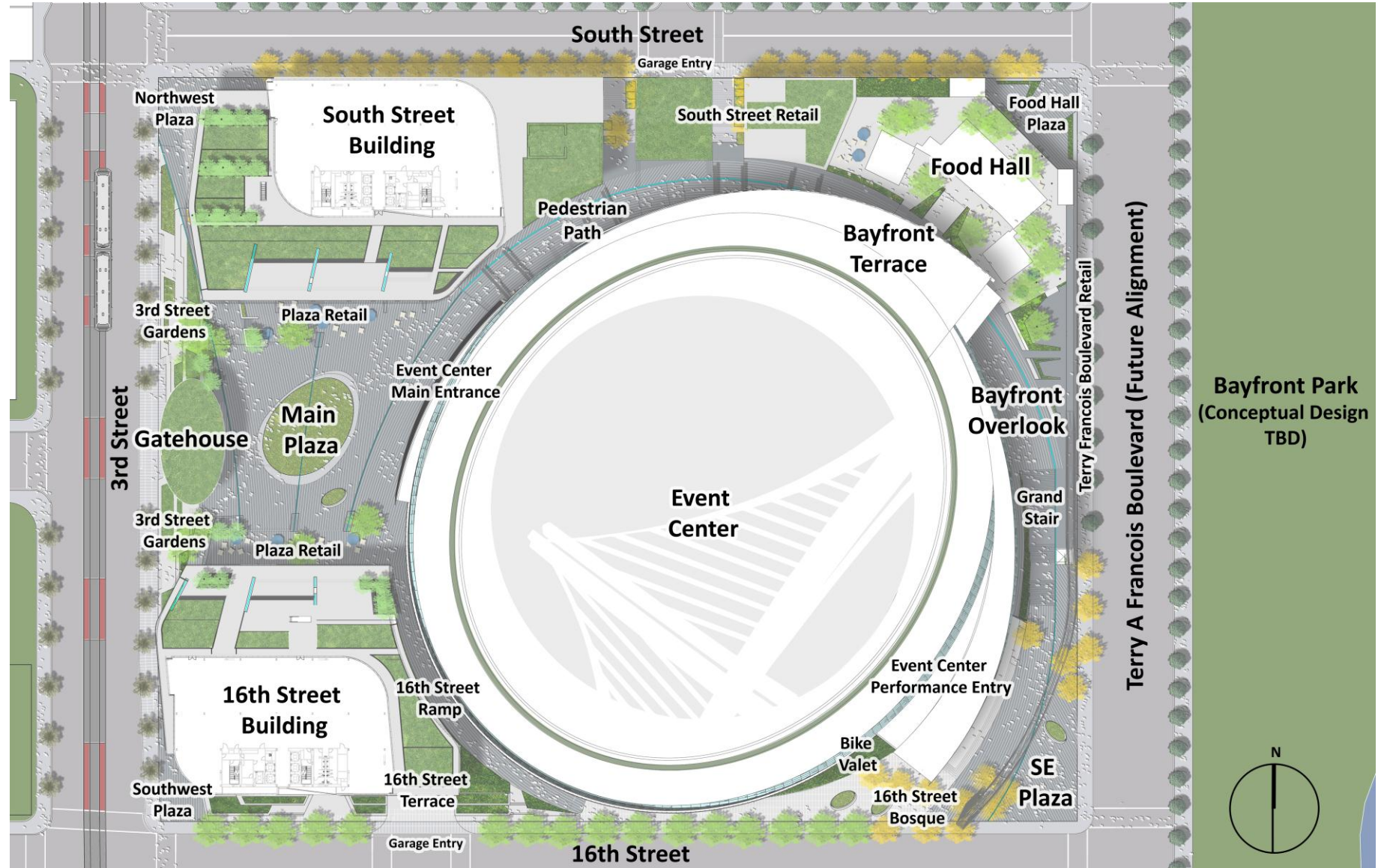
Commission on Community Investment and Infrastructure

Basic Concept & Schematic Design Update Presentation

November 3, 2015

Program

- 18,064-seat multi-purpose Event Center
- 513,000 leasable sq. ft. of office
- ~50,000 leasable sq. ft. of retail
- 3.2 acres of plazas and public space (approx. 30% of the site)
- 950 parking spaces on three underground levels, with 132 additional spaces in an existing South Street garage

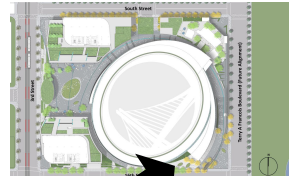
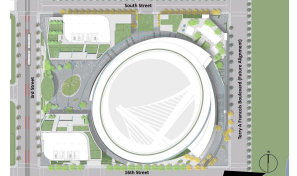


Design Updates: Soffits, Perforations

May 2015 - Commission Workshop



Fall 2015 - Current Design

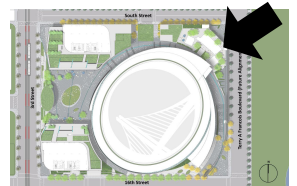
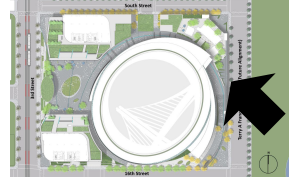


Design Updates: Bayfront Terrace

May 2015 - Commission Workshop



Fall 2015 - Current Design

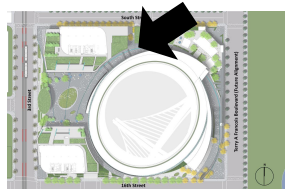
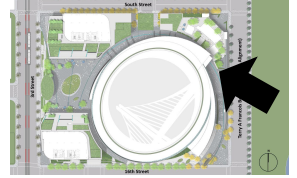


Design Updates: Pedestrian Path

May 2015 - Commission Workshop



Fall 2015 - Current Design

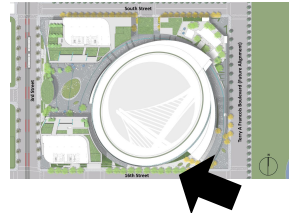
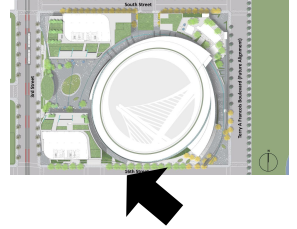


Design Updates: 16th Street

May 2015 - Commission Workshop

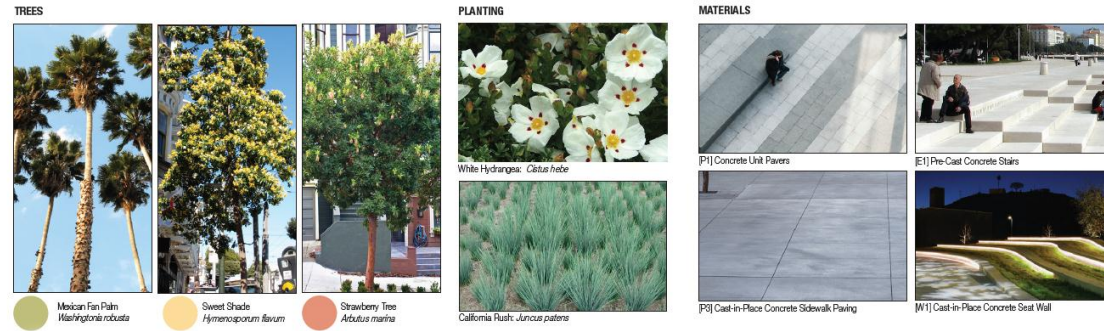


Fall 2015 - Current Design

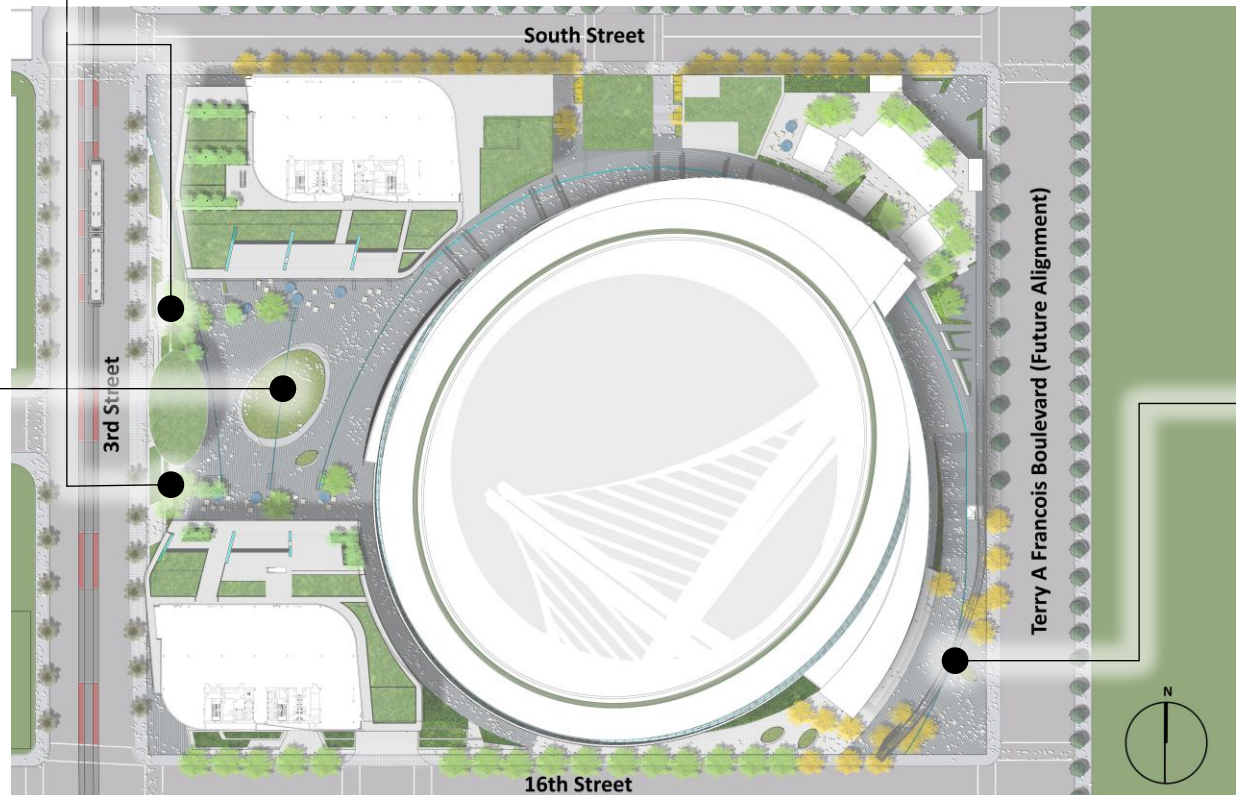


Design Updates: Landscape Materials

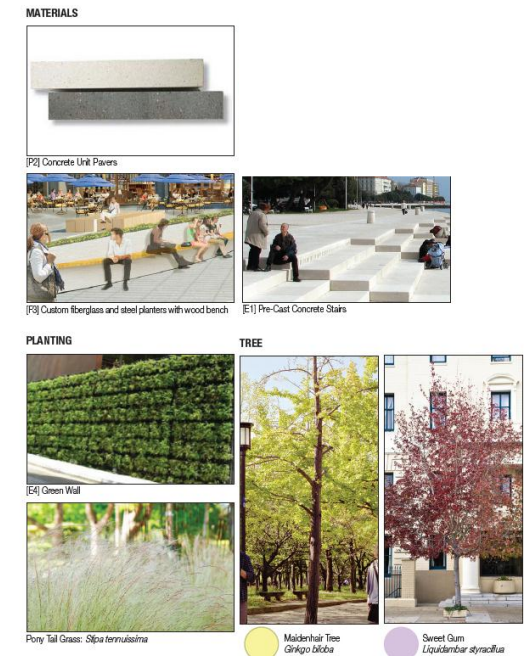
3rd Street Gardens



Main Plaza



SE Plaza



Design Updates: Streetscape

- **Trash receptacles:** Locations updated to reflect pedestrian circulation patterns
- **Bike racks:** Additional racks provided
- **Media pedestals:** Four (4) provided along 16th Street
- **Sidewalks:** Widened Terry Francois Boulevard sidewalk via an additional voluntary setback
- **Street trees:** Modifications to Third Street and Terry Francois Boulevard
 - *Third Street:* Alternating pattern of fan palms and marina strawberry replaced with Fan Palms at 50' spacing on center
 - *Terry Francois Blvd:* Tea tree spacing modified to 35' on center, with ginkgo biloba groves and planters at corners



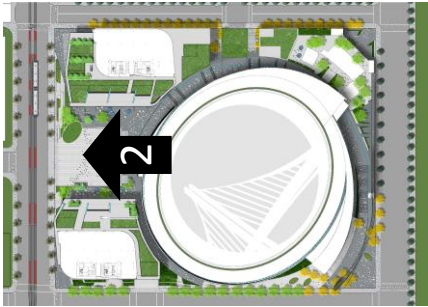
Design Updates: Parking By Use

Vehicle Parking by Use*				
	Commercial/Industrial	Retail/Restaurant	Event Center	<i>Total Spaces</i>
On-site Garage	546 Office 12 Other	162	230	950
450 South Street Garage	0	0	132	132
<i>Total Spaces</i>	558	162	362	1082

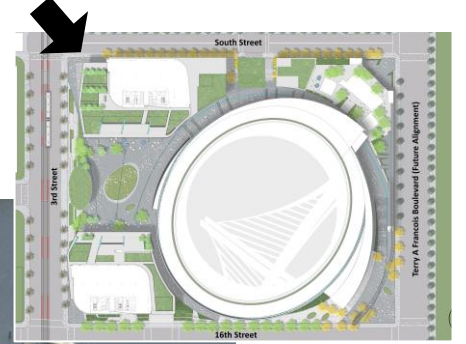
*Parking may also be shared amongst users (e.g., parking spaces provided for daytime office employees may be used by Event Center on nights and weekends).



Design Updates: 3rd Street Plaza Variant



Views: NW Aerial



Views: NW Corner

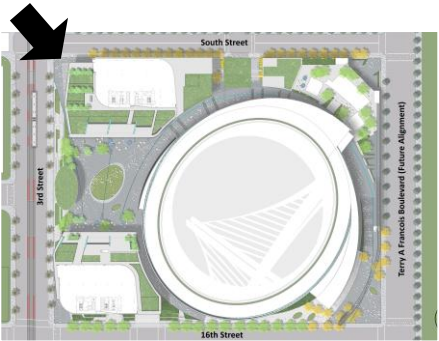
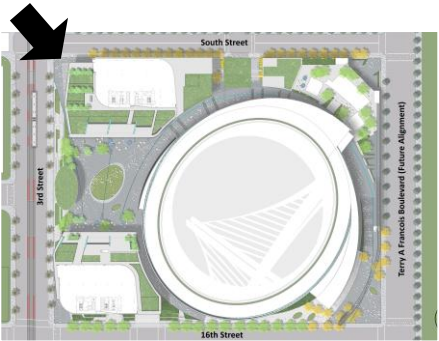


Image rendered by Steelblue.



Views: NW Corner



Views: 3rd Street Approach

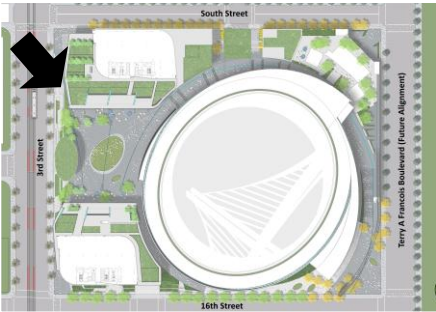
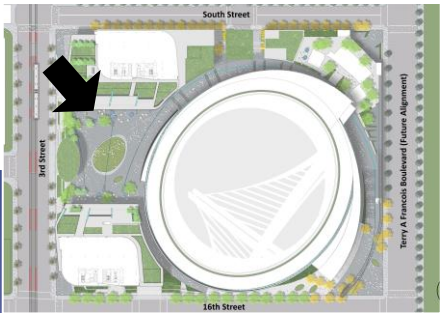


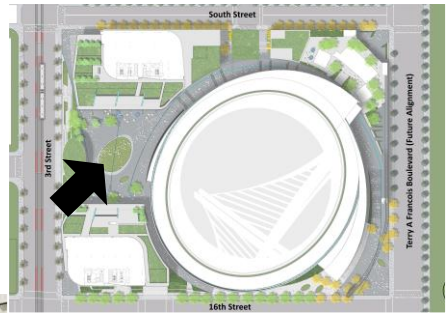
Image rendered by Steelblue.



Views: Main Plaza



Views: Main Plaza



Views: Main Plaza



Image rendered by Steelblue.



Views: SW Corner



Image rendered by Steelblue.



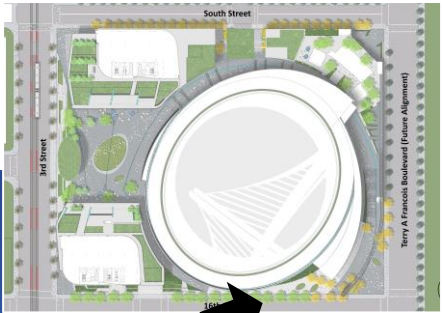
Views: 16th Street



Image rendered by Steelblue.



Views: 16th Street



Views: SE Corner



Image courtesy of MANICA Architecture.



Views: East Frontage



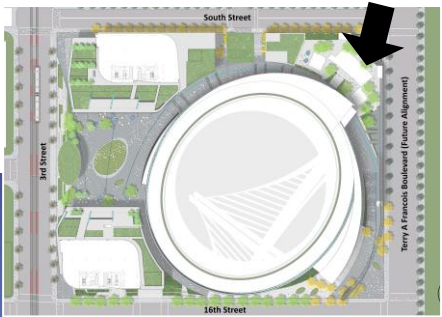
Image courtesy of MANICA Architecture.



Views: NE Corner



Image courtesy of MANICA Architecture.



Views: Bayfront Overlook

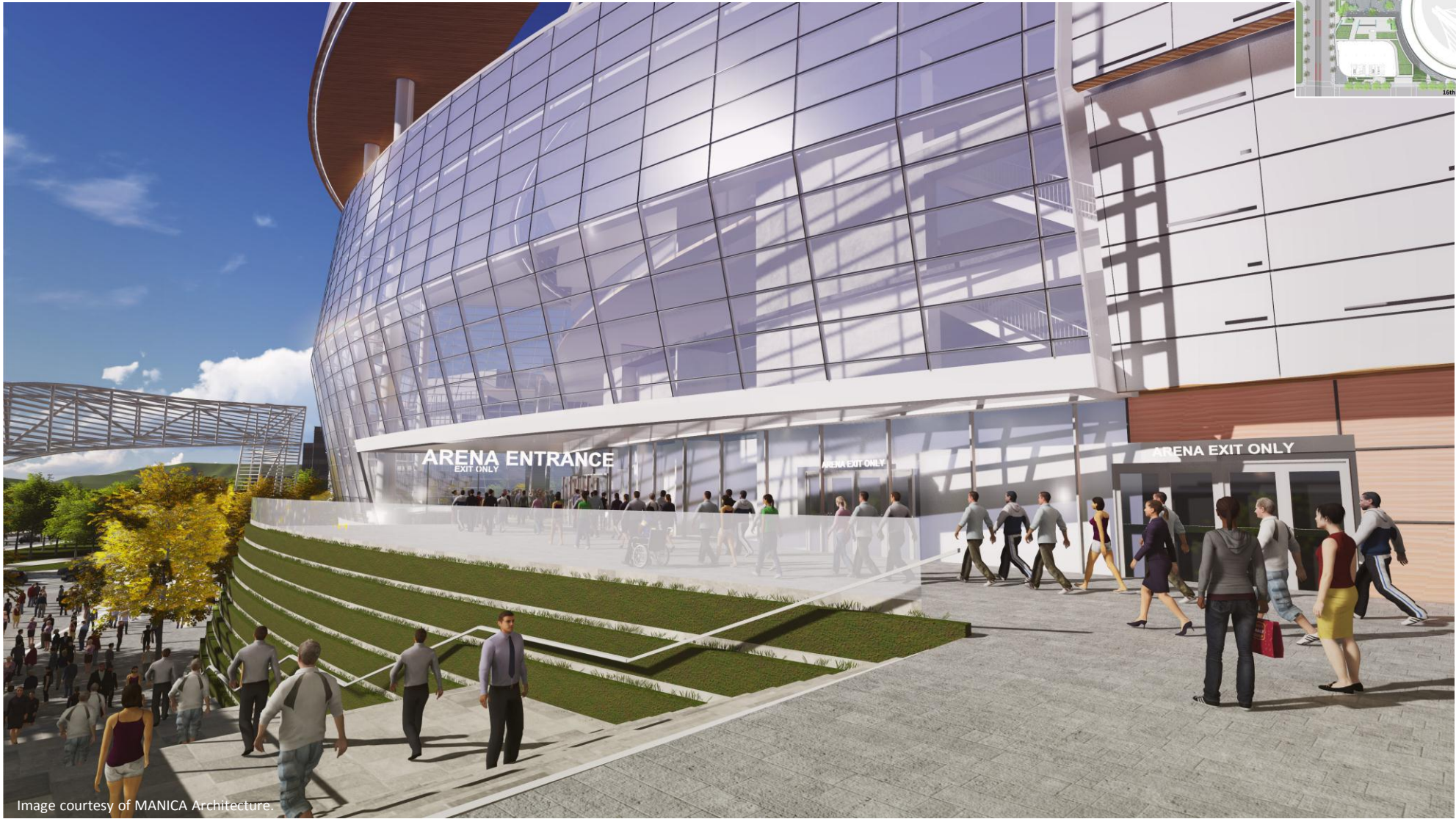


Image courtesy of MANICA Architecture.



Views: Pedestrian Path



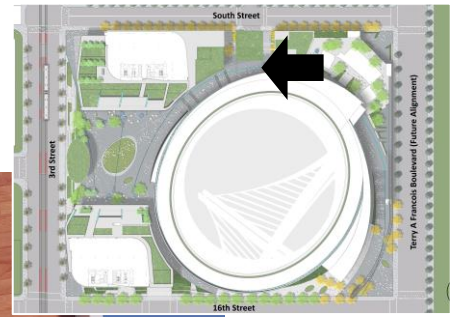
Image courtesy of MANICA Architecture.



Views: Pedestrian Path



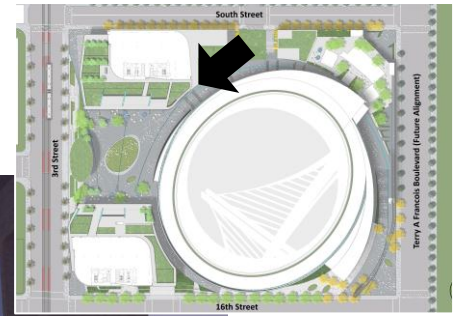
Image courtesy of MANICA Architecture.



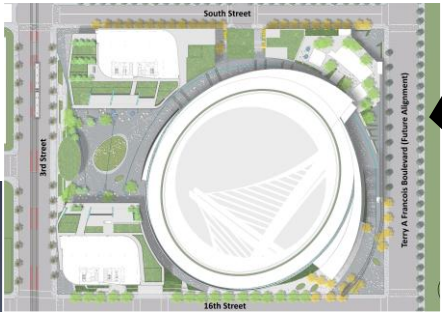
Views: Pedestrian Path



Image courtesy of MANICA Architecture.



Views: East Frontage (Night)



Views: SE Corner (Night)



Image courtesy of MANICA Architecture.



Views: Event Center Interior



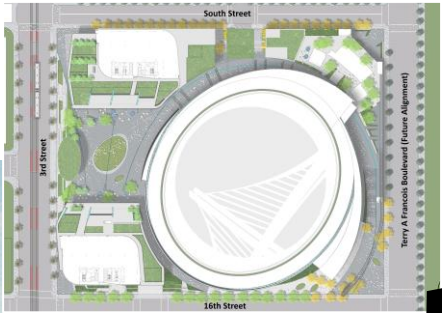
Views: Event Center Interior



Image courtesy of MANICA Architecture.



Views: SE Aerial





Thank You

Materials: Event Center

“Clear” Glass Panel

(will be treated for energy efficiency and bird strike prevention)



Fig. 23



Fig. 24



Fig. 25

Metal Panel

(rain screen system with fixed % of perforation pattern, backlit at night - see image on opposite page)

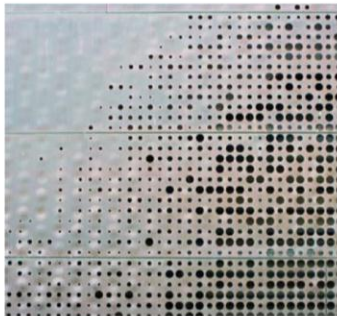


Fig. 26



Fig. 27



Fig. 28



Glass Fiber Reinforced Concrete (GFRC)

(located at pedestrian level for durability, texture, and color)



Fig. 29

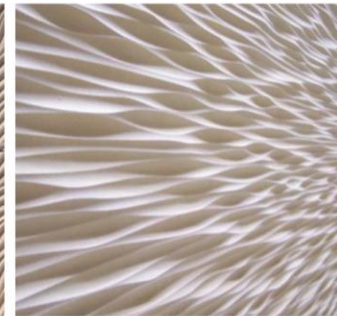


Fig. 30



Fig. 31



Materials: Event Center



Sustainable Wood

(applied under soffits to soften the facade palette)

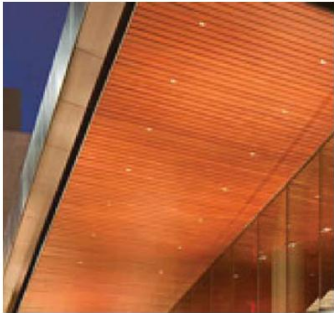


Fig. 38



Fig. 39



Fig. 40

Metal Mesh

(located at 16th street window punches to protect from bird nesting, natural elements, etc.)



Fig. 32



Fig. 33



Fig. 34

Metal Louver Screen



Fig. 35



Fig. 36



Fig. 37



Materials: Retail/Food Hall

Stone/Concrete Panels



Metal Storefronts
(with or without wood infill)



“Clear” Glass
(will be treated for energy efficiency and
bird strike prevention)



Materials: Retail Kiosks

Sustainable Wood



Fig. 41



Fig. 42



Fig. 43

Metal Roof Framing



Fig. 44



Fig. 45



Fig. 46

Metal Panel



Fig. 47



Fig. 48



Fig. 49



"Clear" Glass



Fig. 50



Fig. 51

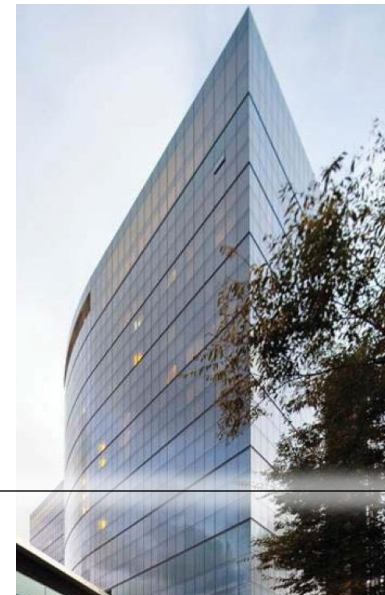
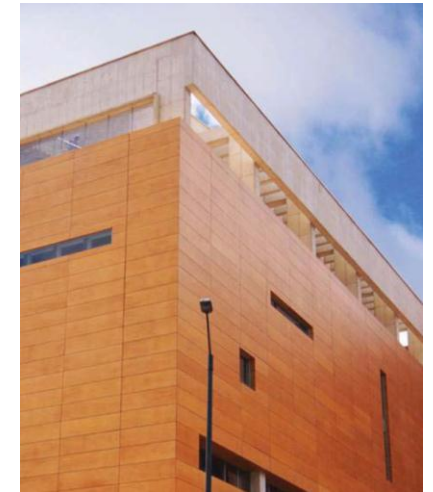


Fig. 52



Materials: Offices

Resin-coated Wood



Clear Glass

(will be treated for energy efficiency and bird strike prevention)

