BLOCKS 29-32: OPEN SPACE, GATEHOUSE & PARKING AND LOADING

Fig 01 | Event Center and Mixed-Use Development

CLIENT
Golden State Warriors

LANDSCAPE ARCHITECT
SWA Group
Merrill Morris Partners

DESIGN ARCHITECT
MANICA Architecture

PARKING CONSULTANT
Walter P. Moore

ARCHITECT OF RECORD
Kendall Heaton Associates

GOLDEN STATE WARRIORS EVENT CENTER AND MIXED-USE DEVELOPMENT

COMBINED BASIC CONCEPT/SCHEMATIC DESIGN SUBMITTAL :: NOVEMBER 3, 2015
OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

TABLE OF CONTENTS

TABLES + FIGURES

PROJECT INTRODUCTION

INTRODUCTION

The Golden State Warriors are submitting this Basic Concept & Schematic Design application for the open spaces, gatehouse and parking and loading areas at the larger development of Blocks 29-32. At approximately 11 acres, Blocks 29-32 collectively represent one of the largest remaining development sites in San Francisco, and the future location of the Golden State Warriors' new, state-of-the-art multi-purpose event center. The approximately 18,000-seat event center will be the home of the Golden State Warriors' basketball team, and will host a variety of other activities including concerts, family shows, other sporting events, cultural and theatrical shows, conferences, and civic events. The site also includes two office buildings, retail, and other amenities that will activate the site during non-event times.

The open spaces associated with the Golden State Warriors Event Center and Mixed-Use Development collectively contribute a quality, urban, public experience to the Mission Bay neighborhood. Anchoring the open space is a large urban "main plaza," while terraced gardens, pedestrian path and overlook, southeastern entry plaza, and streetscape elements define additional landscape moments. At the west end of the site, the 4,892 Gross SF (2,831 Leasable SF) gatehouse creates shelter for those within the main plaza, providing an increased sense of intimacy and separation from street traffic and the wind. A 950-car parking garage with entries on 16th Street and South Street, a concealed below-grade loading dock, and 300-space bicycle valet located along 16th Street, will serve employees and visitors to the on-site open spaces, offices, retail, and event center.

RELATED SUBMITTALS

This Basic Concept and Schematic Design package is one of six (6) in total. Other packages have been prepared for:

1. the Event Center;
2. the 16th Street Office/Retail tower;
3. the South Street Office/Retail tower;
4. Northeast retail along South Street and Terry Francois Boulevard, including a Food Hall; and
5. A common book of Background Appendices for all of these submittals, which will include utility information, wind and shadow studies for the full development, vicinity plans, and site diagrams for additional reference.

SITE ACCESS AND LOCAL TRANSPORTATION

Local transit and access-ways in the vicinity include the Muni T line (future Central Subway connection to East Bay and South Bay via BART at the Powell Street station), Caltrain stations at King Street and 22nd Street, the planned cycle track on Terry Francois Boulevard, and the Bay Trail extension through the Bayfront Park (P22). Forthcoming additional improvements include the Muni Forward project along 16th Street, which will include Bus Rapid Transit (BRT) lines, improvement to local bike routes, and a potential future ferry landing at the terminus of 16th Street. Bay Transportation Management Association (TMA) Shuttles also run daily service for employees and residents of Mission Bay. Together, these resources constitute a transit-rich and highly-accessible urban location that will cater to both local and regional employees and patrons.

Site-specific transportation considerations are addressed in a project-specific Transportation Management Plan (TMP) prepared by Fehr & Peers on behalf of the Golden State Warriors. The Plan outlines plans for traffic control before and after event center events, introduces streetscape design features to reduce congestion for daily office and retail users, and proposes travel demand strategies to lower auto mode share of all site visitors.

SUSTAINABILITY

The project at Blocks 29-32 will be designed to a LEED Gold campus certification standard for sustainable design. Sustainable design measures in open spaces and garage areas include self-treating landscape areas and bio-filtration planters and carpool vehicle parking and abundant bicycle parking to encourage sustainable transport to and from the site. Glass on the gatehouse façade will include bird-safe glazing treatments.

WASTE MANAGEMENT

Robust low waste goals will be supported by separate trash, organic waste, and recycling compactors located in the project's shared loading dock area below grade. All waste will be collected in the below-grade area, and trucks will use the 16th Street driveway to access the loading dock for regular collection of waste. This process will occur out of sight of project neighbors, employees, and visitors.

ART AND SIGNAGE

The Golden State Warriors intend to incorporate a robust public arts program at Blocks 29-32, complemented by tasteful lighting design. Signage, wayfinding, and building identification will also be introduced as both design features and functional elements. However, public art, signage, and lighting have been deferred to the project's Design Development (DD) phase, and are therefore not outlined further in this Basic Concept/ Schematic Design package. Signage and lighting depicted in the following pages is included for illustrative purposes only and do not represent the forthcoming DD signage and lighting proposal.

DOCUMENTS, REGULATORY PROCESSES, AND APPROVALS

This package presupposes a forthcoming amendment to the Mission Bay South Design for Development (DforD), which will modify standards and guidelines regarding parking, loading, and streetwall, based on the unique nature of the development. No amendment to the Mission Bay South Redevelopment Plan is required for the Project's approval.

Blocks 29-32 will be privately owned, and construction of the full development, including the event center, will be 100% privately financed.

TEAM

Our team has a commitment to high-quality design and engineering, with strong representation from diverse local designers and small business partners. The project is on track to meet its goal of 50% participation by Small Business Enterprises (SBEs) in architecture and engineering professional services.

DEVELOPMENT TIMELINE

The proposed development for Blocks 29-32 is planned for construction in one total phase. All structures outlined in these Basic Concept/Schematic Design packages will be constructed simultaneously. Estimated construction duration for the full Blocks 29-32 project is approximately 24 to 27 months.

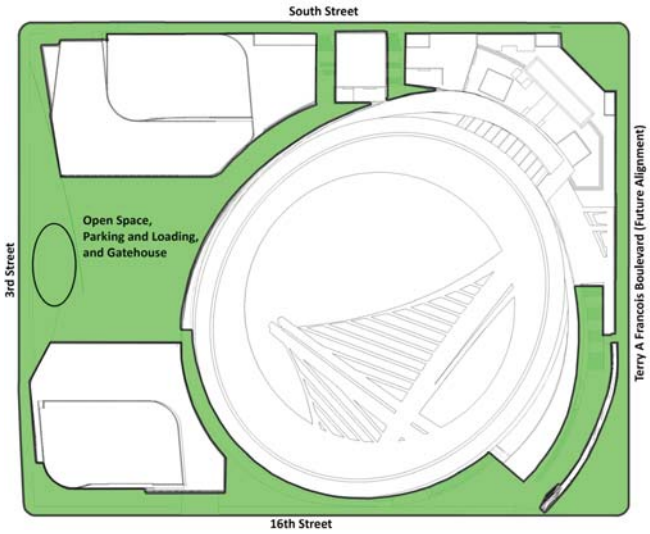


Fig 02 | Site Plan Key

DESIGN NARRATIVE: OPEN SPACE

The goals of the landscape design at Blocks 29-32 are to develop a unique place identity, to connect new public spaces to the larger neighborhood, and to serve as a local and regional amenity. In addition to maximizing the quality of public space amenities for visitors and community members, the landscape design also incorporates a diverse array of sustainability strategies.

Site Areas

The approach to the project site begins with the streetscape. This Basic Concept and Schematic Design application presupposes a forthcoming amendment to the Mission Bay South Plan Area Streetscape Master Plan*, which will include:

- Relocating trash receptacles to align with anticipated high-volume pedestrian circulation areas;
- Adding media pedestals to the north side of 16th Street, to facilitate media truck function during NBA games and keep the nearby sidewalk clear of obstructions (e.g., cords) that would otherwise be required; and
- Modifying tree spacing and species selection on Third Street and Terry Francois Boulevard to maintain clear views and improve the sense of connectivity from the edges of the site to the interior public spaces.

All streetscape features such as streetlights, trashcans, and media pedestals are located outside of pedestrian paths of travel to facilitate circulation by and around the site.

*For detail on site-wide streetscape plans and proposed amendments, see Background Appendices BC/SD book, pages 22-25.

Additional landscaping then further weaves together public and private (publicly accessible) spaces, listed below:

Third Street Gardens and Plazas

To maximize connectivity to the larger neighborhood, a 7,000 SF plaza is located at the corner of Third Street and South Street. This plaza can absorb and redirect large crowds of visitors, serving as a landing pad for visitors coming from the Muni rail. In addition, the landscape design will utilize the streetscape around the site to maximize views and improve a clear sense of connectivity from the edges of the site into the interior public spaces. The Third Street gardens mask the eight foot grade change from the curb to the main plaza through a series of terraces, some occupiable and some set aside for stormwater treatment. This space is intended to both facilitate a porous connection between the street and the main plaza and serve as an independent public space. With hundreds of linear feet of seat walls, turf panels, and shade, these will be comfortable places for workers to eat lunch, friends to meet before a game, or neighbors to rest and observe the street life.

At the thresholds between the public sidewalks and the North and South Plazas, the city-standard grey concrete paving extends up the angled sloped walks that lead to the Main Plaza, bringing the urban street experience right up to the base of the two office towers setback on Third Street. The resulting aesthetic will provide a strong visual link to the facing neighborhood.

Paving in the garden terrace rooms is a narrow, linear unit paver, the grain of the pattern enhancing the intimate nature of these spaces. Evergreen Hymenosporum flavum provides a dappled canopy year-round, regulating the micro-climate within the gardens. In the spring, these trees produce a visually-popping yellow-orange flower, celebrating the primary threshold to the event center. Plant selections at the ground-level will have similar color accents and visual appeal to compliment this important interface with the neighborhood.

Main Plaza

The main plaza is designed to accommodate seasonal programming and large events for the Bay Area community, as well as function as a quality public space for the local neighborhood. To accomplish this, the space is designed with maximum flexibility at its heart. Large-scale occupiable movable planters can be rearranged to accommodate various programs. Generous lawn panels and a few large specimen trees will create a neighborhood park atmosphere during non-event times. Movable tables & chairs as well as furnishings will migrate depending on the needs of the visitors and events.

Passing through a green threshold as they move up the entry ramps or terrace steps, site users will enter into an enclosed urban plaza with architecture on four sides. Centering this one-acre open space is an elliptical lawn which can efficiently serve as a staging area for a variety of public program activities, including a seasonal ice rink or a public concert. Encircling the lawn is a custom modular seating system, designed to allow site users the ability to either occupy a continuous seatwall or to move and orient their module as desired.

Retail and dining break-out spaces line the perimeter of the plaza. These areas are accented with clusters of Hymenosporum flavum and Arbutus marina which serve to bring the scale of the architecture down to the plaza level while also acclimatizing these important gathering spaces.

Pedestrian Path and Bayfront Overlook

The 'pedestrian path,' a paseo subdividing the block, will be activated with break-out dining terraces flanking visitors' walk up to the +26' level event center entrance and the food hall roof gardens. Stepped terraces line the interior of the corridor, accented with dining kiosks and cafe seating, a resting point to stop and observe the human traffic pass by. To the outside of the corridor are a mix of retail and dining services, fueling the energy of this promenade. A series of architectural steel frames frame the corridor and connect users to the industrial past of the area.

Alongside the pedestrian path, on top of the northeast retail along Terry Francois Boulevard, is a slightly elevated public space. This space is a flexible retail breakout space, with occupiable lawns and movable furnishings to take advantage of the waterfront view. In addition, along the +26' level overlook, a series of moments for seating, play, and rest are set outside of the primary circulation route.

Upon reaching the summit of the path, users arrive at the northeast retail podium and Bayfront Overlook. These garden-scale spaces provide a comfortable cafe dining and intimate spaces under the canopy of an Arbutus marina grove.

A double-set of grand stairs, dotted with an incursion of Ginkgo biloba stepping in from the sidewalk, create an important locals' connection into the site.

Southeast Plaza

The southeastern corner plaza is greater than 25,000 SF of public space. This plaza is the waterfront face of the event center, and also the 'performance' entrance. A large sculptural proscenium arch frames an elevated 'stage'. The plaza is designed to maximize flexibility, to accommodate red carpet events and farmers markets, ballroom dancing and wine festivals.

Capturing the form and energy of the dynamic event center, a large steel proscenium emerges from the Bayfront Overlook and dramatically sweeps across the large plaza expanse, to land amidst a grove of Ginkgo biloba on the south end. The overall structure and the tree clusters on either side frame the significant Event Center Performance Entry doors.

More than a means to simply traverse between the street-level and the Bayfront Terrace, the Grand Stairs are a significant urban feature, a place where site users can sit on the oversized treads and observe the action in the plaza below. The plaza has generous space to maximize flexibility in order to accommodate multiple programs. On days when the space is not required, custom mobile planters can be arrayed to breakdown the expanse, creating intimate-scaled pockets.

16th Street Setback

The streetscape along the southern edge of the event center is the most urban in its structure, functioning the eastern-most transit hub for the busy 16th Street corridor. The generous setback of the buildings from the street edge will accommodate passenger staging as Muni and post-event shuttles queue in the west-bound lane along most of the block length. Also, two primary bike arrival points book-end the block, an exterior bike corral on the west end and an enclosed bike valet structure adjacent to the Southwest Plaza. Additionally, the south entrance to the parking structure and the Event Center loading dock is aligned with the termination of

DESIGN NARRATIVE

Illinois Street directly south.

At mid-block the city-standard grey concrete paving will branch-off to the north, rising as a curving corridor that hugs the south edge of the building, a direct connection into the Main Plaza and the Event Center entry from the 16th street ramp. Over the parking entrance, a dining terrace stands sentry above the urban bustle of the street.

Stormwater
All stormwater will be treated on site, either in self-treated planting areas or in filtration basins. This ambitious goal is accomplished through a complex system of extensive and intensive green roofs, filtration basins, rain gardens, and other softscape strategies. This treatment system is designed as an amenity, with ornamental stormwater garden terraces integrated into the Third Street Gardens and 16th Street Setback, providing educational and interpretive moments.

Sustainability
The landscape design also addresses sustainability through resiliency and recycled materials. Recycled content steel and concrete will reduce landfill. Wood details, including benches, seat wall copes, and other features will all be detailed with durable FSC certified lumber. LED fixtures and low water use planting will reduce the environmental impact from long-term maintenance

GATEHOUSE
The gatehouse is an iconic building located along Third Street midway between South Street and 16th Street. It acts as formal entry from Third Street, and the parking garage into the public plaza retail, office towers, and arena. This smaller, free standing structure brings the scale of the surrounding structures down to a more pedestrian scale entering the plaza making it more approachable for visitors. Centered on the open, west end of the public plaza, the gatehouse creates shelter for those within the plaza, providing an increased sense of intimacy and separation from street traffic and the wind.

Within the gatehouse, the roof will be supported by an iconic lattice-like cantilevered structure resembling a basketball net. This structure will be visible in a soaring open atrium, connecting all above-grade levels. Within the net is a spiral stair connecting all floors from grade level up to the broadcast mezzanine. Beneath this structure, the top-most floor could act as a broadcast platform for game-day broadcast crews to film live on site with the arena as a backdrop. A retractable glass wall will open to the plaza to further connect these possible broadcasts to the game-day atmosphere in the plaza. At plaza and grade levels a mix of dining and retail will be accessible to the public. On grade level public restrooms will be available, as well as a direct connection to grade level parking. All parking levels will access the plaza and grade level through stairs and an elevator within the gatehouse.

The exterior of the gatehouse consists of a simple palate: glass curtain wall to match that of the office towers; a gray fascia circling the top of the façade, matching the columns on the office towers; retractable glass panels to open the top floor to the public plaza; and a sedum green roof
.

THIRD STREET PLAZA VARIANT
The Third Street Plaza Variant design represents a variation to the proposed Open Space plan for Blocks 29-32. The University of California, San Francisco (UCSF) currently maintains a view easement on the project site that extends along a traditional Mission Bay Vara, 100 feet in length east from Third Street and 68.75' in width consistent with the width of Campus Lane to the west. The "Vara Block Easement" prevents the construction of a building or structure that would block the above-grade unobstructed view corridor through the 100' deep easement area. Landscaped areas, including walkways, seating areas, trees, planters, and sculptures are permitted. The Third Street Plaza Variant design was developed to accommodate the proposed project design to the extent feasible, while avoiding any above-grade structural development within the boundary of this easement, as a potential design alternate.

The design alternate features a publicly accessible hardscaped plaza at grade ("Lower Main Plaza"), with staircases leading to the elevated Upper Main Plaza level above.* The at-grade space is anticipated to be activated, as the Main Plaza under the base design proposal would be, with seasonal or regular programming, retail kiosks, and seating and furniture. Retail frontages would be designed utilizing the same metal, glass, and stone infill framework as the retail along the office tower bases. Access to the Upper Main Plaza and Event Center main entry would be provided via the ramps and stairs on either Third Street corner of the site, and via staircases inside the Lower Main Plaza.

The Third Street Plaza Variant design would reduce the number of on-site parking spaces by approximately 50-75.

*For detail on Plaza level structures, see 16th Street Office/Retail Tower and South Street Office/Retail Tower BC/SD books
.

PARKING AND LOADING

Garage Interior Design and Operations:
The three-level, 950-space garage has been designed with two points of entry and several independent paths of vehicular travel to facilitate both peak vehicular load during event traffic flow and daily use:

- Daily office employees will access the garage via the 16th Street driveway.
- Daily retail visitors will access the garage via the South Street driveway, which features an interior valet drop-off and pick-up area designed for counterclockwise flow to allow guests to be dropped off on the passenger side of the vehicle. Retail users will be encouraged to utilize valet services.
- Pre-event, patrons with on-site parking passes (dashboard display or AVI) will enter the garage primarily via the 16th Street driveway.
- Post-event, north-bound patrons will be encouraged to exit via the South Street driveway and Terry Francois Boulevard. South-bound patrons may use either the South Street or the 16th Street driveway, while west-bound patrons will be encouraged to use the 16th Street driveway only. Several areas within the garage will be designated for parking linked to these preferred exit routes, and the garage will include clear and copious signage directing different users to the appropriate locations.
- The northeast corner of the garage will be reserved for GSW users (e.g., players, coaches, trainers) and will feature additional access control equipment. Similarly, the southeast corner of the garage will be equipped for interior valet activities for a subset of GSW-affiliated personnel (e.g., team owners, team executives).

While several areas of the garage will be designated primarily for event, office, or retail use, daytime users on site may make their spaces available to nighttime event vehicles (e.g., a single space may be used by an office user during the day and an event patron during the evening).

All vehicular ramping inside the garage is express ramping (no parking on ramp). Ramps on both the north and south sides of the project garage allow vehicles to travel directly from Lower Level 2 to Level 050 if desired.

The garage will feature ADA spaces as required by code, in addition to carpool and vanpool spaces, and will consist of 50% compact spaces.

Loading Dock Interior Design and Operations:
The below-grade loading dock is accessible via a two-lane (one entry, one exit) driveway on 16th Street, adjacent to the driveway for private vehicles, which will be access-controlled at all times. The loading dock is located at Level -10' and is entirely separate from the parking garage. Inside this space, trucks may access commercial loading docks for the event center, office, or retail uses on site. Trash compactors will also be located within this space so that daily waste collection trucks can operate entirely out of sight of patrons or visitors.

At-Grade Garage Features:
East of the South Street driveway, a small portion of the project parking garage will be visible at grade. This area will be screened with landscape elements (e.g., climbing plants and/or green wall) and treated with materials that integrate it into the adjacent retail and food hall frontages.

Additional at-grade vehicle parking on-site is completely concealed by the Main Plaza, which slopes from +8' above Third Street at its western edge to +10' above Third St. near the event center main entry. Access to this parking level and additional subgrade levels is provided via elevators in the gatehouse structure at the edge of the plaza.*

*For detail on the Main Plaza at-grade garage treatment, see Open Space section of this BC/SD book.

16th Street Driveway Design:
The four-lane 16th Street driveway will serve as the primary entry and exit point for office users, and the sole access point to the below-grade loading dock and trash collection area that serves the entire site. The driveway has been designed for maximum pedestrian safety and comfort, opening sightlines between exiting drivers and east- or westbound pedestrians, maximizing the available level and ADA-accessible "walk path" across the driveway, and minimizing curb radii to avoid disruption to pedestrian crosswalks at the intersection of 16th Street and Illinois Street. In addition, the driveway will utilize hardware and software to direct traffic entering or exiting the garage and eliminate potential conflicts between driveway users and through-traffic. Lanes to the loading dock will be access-controlled at all times.

The driveway has been visually integrated into the landscaping and office design immediately adjacent, utilizing a similar textured concrete at grade and merging gracefully with the landscaped topography that leads pedestrians up from 16th Street to the Main Plaza. The garage entry's rooftop serves as an occupiable terrace, from which site visitors can either watch activity along 16th Street or gaze back to the Main Plaza and event center main entry.* The same terraced area creates a moment of visual interest and layered views to project elements for members of the public on Illinois Street, encouraging them to approach the site.

*For detail on the 16th Street driveway aesthetics, see 16th Street Office/Retail Tower BC/SD book.

South Street Driveway Design:
The three-lane South Street driveway will serve as the primary entry and exit point for retail users, including those users who prefer a valet experience (during non-event hours). Like the 16th Street driveway, this driveway has been designed to maximize pedestrian safety and comfort as well as efficient vehicle flow.

Additionally, because the valet drop-off area located inside the property line will be visible to members of the public who may approach or view the site from Bridgeview Way, the driveway interior has been partially screened with landscape elements (e.g., a trellis) and will feature high-quality materials and/or artistic treatments.

*For detail on the South Street driveway aesthetics, see South Street Office/Retail Tower and Northeast Retail BC/SD books.

Additional Features:
In addition to facilities for private vehicles, the project features a robust Transportation Management Plan designed to encourage patrons, employees, and visitors to utilize public transit for events or daily transportation. To support these programs, restrooms located at the event center employee entry will be made available to bus drivers associated with the planned Muni Special Event shuttles. The facilities, located on the southern façade of the event center, will be a short walk from designated loading zones on 16th Street and Illinois Street.

DESIGN NARRATIVE

DESIGN SYSTEMS

The Blocks 29-32 project design team is committed to high-quality, cutting edge design and engineering to support the building's aesthetic and programmatic goals.

Structural System:

Gatehouse

The gatehouse structure will consist of structural steel framing comprised of pipe or tube columns supporting a combination of built-up and wide flange steel beams. The gatehouse structure will be supported off the at-grade and plaza level reinforced concrete structure. The supporting structure will be locally thickened as needed to transfer the forces from the gatehouse to the reinforced concrete structure below.

Parking and Loading

The foundation system will consist of augercast concrete piles, pile caps, and a concrete structural slab-on-grade spanning between pile caps. The perimeter of the site will be supported by concrete basement walls.

Gravity system framing will consist of reinforced concrete columns and mild-reinforced concrete slabs and beams.

Special reinforced concrete shear walls will be utilized to resist earthquake and wind lateral forces. The concrete slabs will act as diaphragms to deliver lateral forces to the shear walls.

MEP Systems:

Open Space

Electrical

Anticipated programming in on-site open spaces will require event and show power, a 277/480V power distribution panel and lighting panels. All lighting fixtures will use LED lamp sources.

Plumbing

Separate piping systems will be designed for service to the plaza and landscaped areas around the project site. Domestic water will serve lavatories, drinking fountains, and supply water for the plaza winter season ice rink. Reclaimed water will be used for water closets, urinals, and landscape irrigation.

Sanitary waste will be routed to sewage lift pumps located in the parking garage below.

Plaza surface drains will be collected together and piped to bio-retention basins located between the main entry plaza and 3rd Street for pre-treatment before being connected to the city storm water system.

Gatehouse

Mechanical

Outside air (or ventilation air) will be conditioned and supplied by an integral VRF energy recovery air handling units (ERVs) located within a small mechanical equipment room in the Gatehouse area. Each unit will be equipped with an energy recovery unit, and separate supply and exhaust/return fans. Exhaust air will pass through the energy recovery unit prior to being exhausted from the facility to recover energy from the exhaust airstream and preheat and humidify or pre-cool and dehumidify incoming outside air according to season.

Variable Refrigerant Flow (VRF) heat recovery type heat pump systems will be provided for all tenant retail and lobby spaces in the Gatehouse to allow for efficient, heating or cooling to the individual spaces according to occupant and/or tenant preference. The system will allow occupants in each retail space or lobby to choose either heating or cooling mode independent of one another, and will allow heat recovered from a space in cooling mode to be transferred to a space in heating mode, which will minimize compressor energy use at the condensing unit. Data for each fan coil unit will be recorded and logged through the BAS and backed up to a computer hard drive. Run time of individual fan coil units, as well as operational mode and other parameters will be stored to facilitate metering of energy use. In this way, individual tenants can be accurately charged for their portion of the cooling or heating energy used and provided by the common VRF systems. Monthly reports of this data can be easily generated to facilitate this process.

The heat pump condensing units will be air-cooled, not water-cooled, and will not be connected to the arena heat rejection loop. Air-cooled condensers will be grouped together and located indoors in mechanical equipment rooms adjacent to the retail areas. Rooms will require ventilation to the exterior for heat rejection.

Electrical

Gatehouse power loads will be served from the 16th Street Office/Retail tower; a 277/480V power distribution panel and lighting panels will be required. Lighting fixtures will use LED lamp sources. A portion of the general lighting system will be utilized for egress lighting.

Plumbing

Separate piping systems for domestic cold water and reclaimed water will be designed at this building. Domestic water will serve lavatories and drinking fountains. Reclaimed water will be used for water closets and urinals. Both piping systems will be connected to the city domestic water system at this time. City reclaimed water is schedule to be available in 2020.

Small public restrooms are anticipated. Instantaneous electric water heaters will be used for lavatories at these locations. Water saving fixtures will be specified for the toilet rooms serving this building. Sanitary waste will be routed to sewage lift pumps located in the parking garage below.

Roof drains will be collected together and piped to bio-retention basins located between this building and 3rd Street for pre-treatment before being connected to the city storm water system.

Parking and Loading

Mechanical

Parking garage and loading docks are considered fully enclosed and will be fully ventilated per building code requirements. Ventilation systems for the enclosed parking garage, loading docks, and access tunnels will be designed for the minimum code airflow. However, all ventilation systems will be provided with variable exhaust rates which will modulate to maintain acceptable carbon monoxide (CO) levels within the space.

Exhaust fans will be equipped with variable frequency drives (VFDs) to allow control of variable airflow as required. Fans will be located within the arena and office towers. Makeup air will be provided by gravity intake outside air louvers strategically located around the perimeter of the parking garage near grade level. No ductwork is planned for supply and exhaust. A CO monitoring system shall be provided and shall be monitored by the BAS.

The parking garage will not be heated.

Electrical

Parking garage power loads will be served from the event center; a 277/480V power distribution panel and lighting panels will be required at each end of the garage at one level to serve ventilation fans and lighting. Ventilation systems will be connected to legally-required standby.

Lighting fixtures will use LED lamp sources. Design criteria will be 5fc average, maintained at the parking bays and 10fc average, maintained at the intersections. Entrances will be required to be 7.5fc during the night and 30fc during the day. Motion sensing for programmable automatic two step control of parking area lighting will be provided. Exit signage will be LED type. A portion of the general lighting system will be utilized for egress lighting.

Plumbing

No provisions have been made for domestic cold water, reclaimed water, or hot water in the parking garage. Cold water mains serving the other buildings on property will be routed through portions of the parking areas.

No provisions have been made for sanitary waste and vent in the parking garage.
Area drains and underground piping are not used in the parking garage level.
Parking floors are sloped toward the exterior walls to sheet drain in those directions. Trenches and sump pumps are arranged along the exterior walls to manage storm water run-off or sprinkler discharge water that may occur. All water collected will be treated prior to discharge to the city storm water system.

THIS PAGE INTENTIONALLY LEFT BLANK

PART I
OPEN SPACE

Project Data Summary - Open Space

Project Standards	Site Data	Consistent With				Notes
		Mission Bay South Redevelopment Plan	Design for Development (2004)	Design for Development to be Amended (2015) (1)	GSW Major Phase Application for Blocks 29-32	
Land Use	Commercial Industrial Retail	√	√	--	√	Major Phase Submittal for Blocks 29-32, pages 6-7, 16-17.
Height Zone	HZ-5	√	√	--	√	See map in Design for Development, page 22.
Parcel Land Area (2)	475,688 SF (10.92 acres)	√	√	--	√	Major Phase Submittal, pages 6, 33.
Building Height / Elevated Open Space	Main plaza: 8' to 10' Pedestrian path: 26' Bayfront overlook: 26'	√	√	--	√	Maximum base height of 90'-0'' and maximum tower height of 160'-00'', per Design for Development, pages 22-23. 160'-0'' height limit per Mission Bay South Redevelopment Plan, Section 304.5.
Setbacks	3rd Street: Variable; 5' or greater	√	√	--	√	5' minimum setback along 3rd Street, per Design for Development, page 27.
	16th Street: Variable; 17' to 72' (average 29')	√	X	√	√	20' minimum setback along 16th Street, per Design for Development, page 27. The Event Center Project shall be permitted to encroach within the required setback on the north side of 16th Street between Terry Francois Boulevard and Third Street as long as a minimum average of 20' is provided along that frontage. Per Amended Design for Development, page 27.
Sunlight Access / Shadow Analysis	Provided (see Background Appendices)	√	√	--	√	No variance requested. Design is compliant with the Design for Development, page 36-37. Provided for informational purposes only.
Wind Analysis	Provided (see Background Appendices)	√	√	--	√	Wind tunnel testing provided. Design is compliant with Design for Development, page 38.
View Corridors	Provided (see Background Appendices)	√	X	√	√	No building or portion thereof shall block a view corridor, provided, however, that a view corridor on Blocks 29-32 may terminate in an Event Center that provides an important architectural statement as recommended in the Commercial Industrial Guidelines. Per Amended Design for Development, page 39.

Notes

(1) This column applies only to those provisions of the Design for Development that require amendment; project features are otherwise consistent with the Design for Development 2004.
(2) Measured for full project at Blocks 29-32.

Applicable Codes and Documents

Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998.
Amended Design for Development, dated March 16, 2004.
Amended Design for Development, per GSW submittal dated November 3, 2015.
Major Phase Application for Blocks 29-32, to be appproved prior to this submittal.

Table 1 | Project Data Summary - Open Space

OPEN SPACE CONTEXT

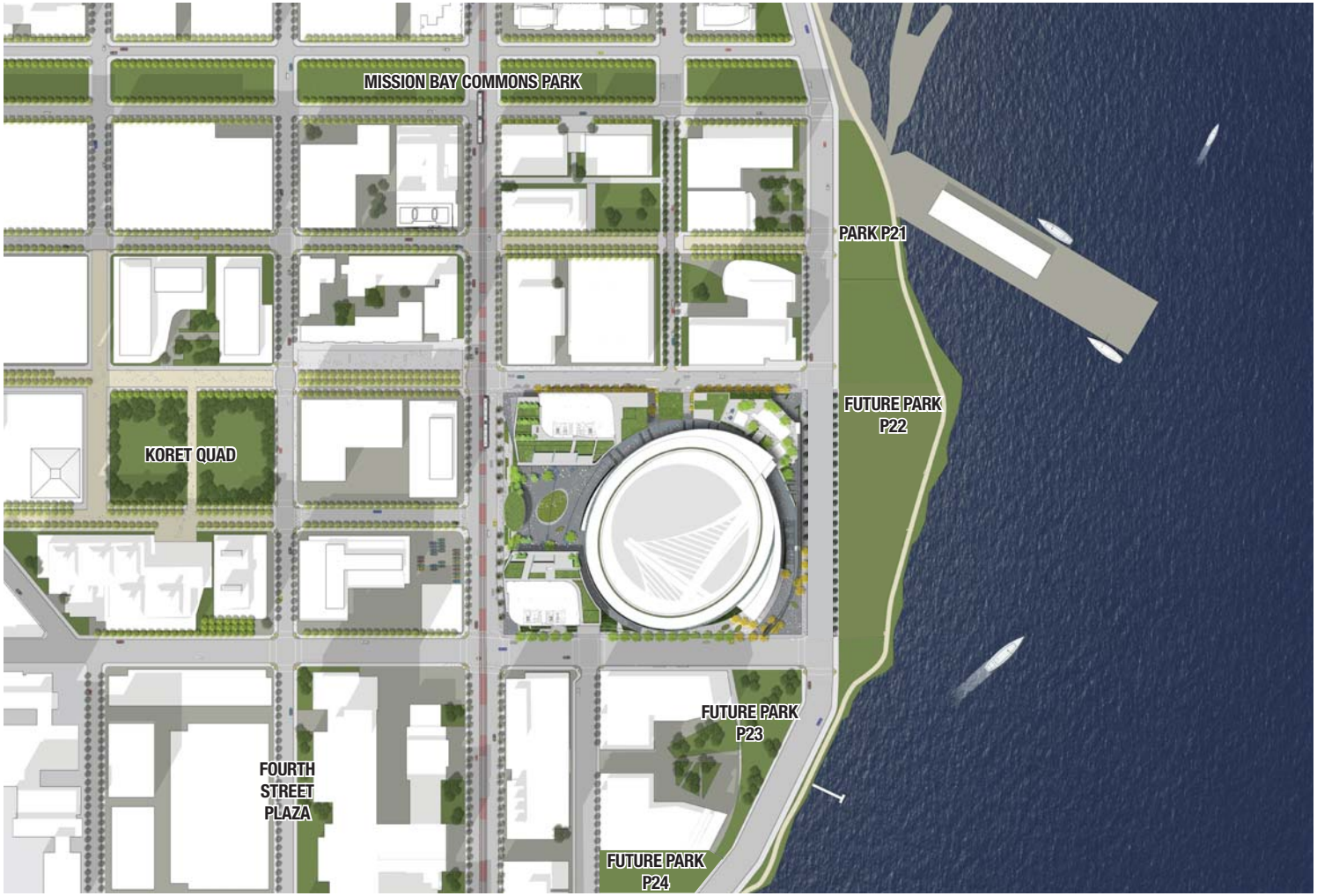


Fig 03 | Neighborhood Open Space Context

LANDSCAPE SITE PLAN

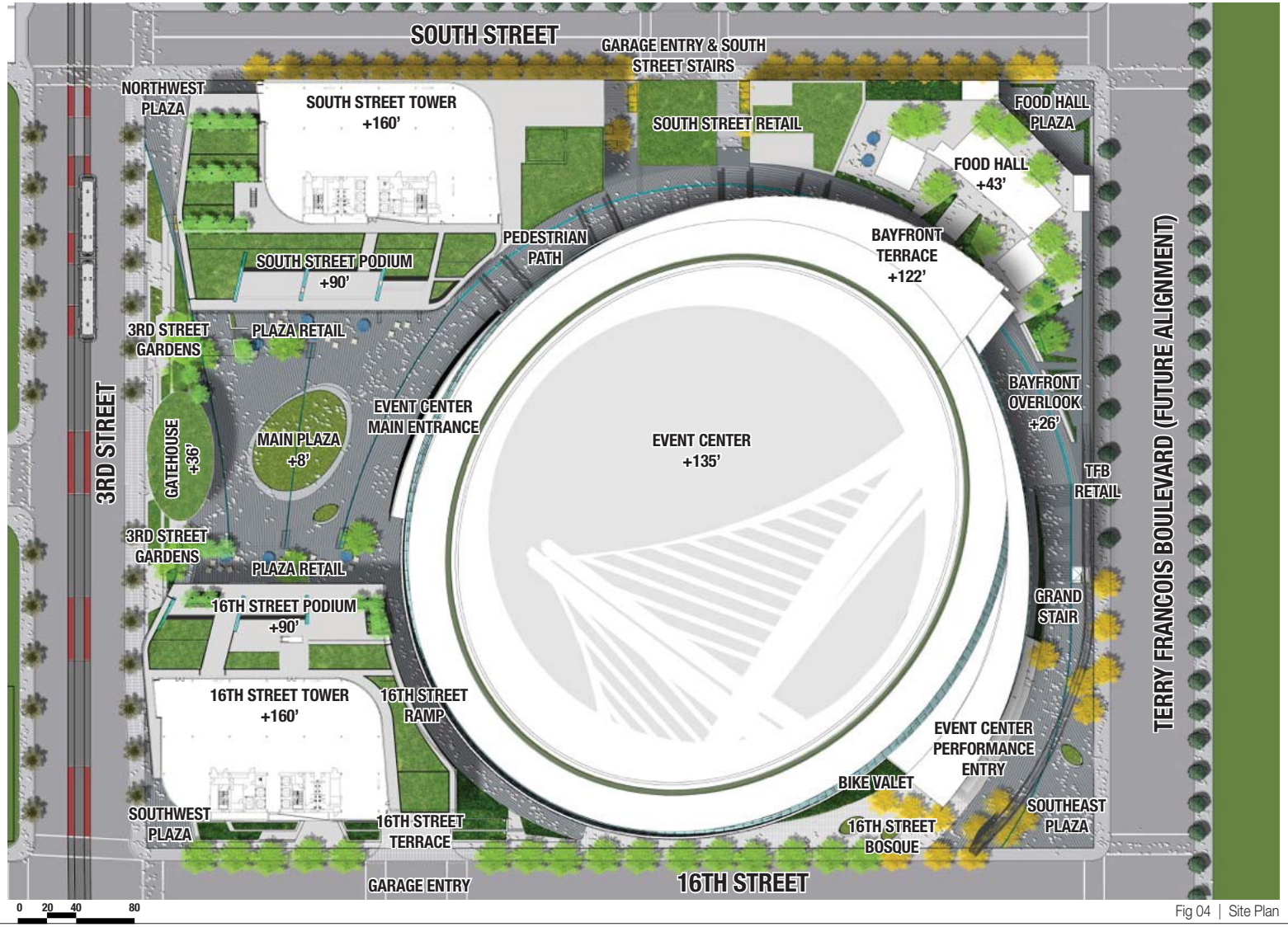
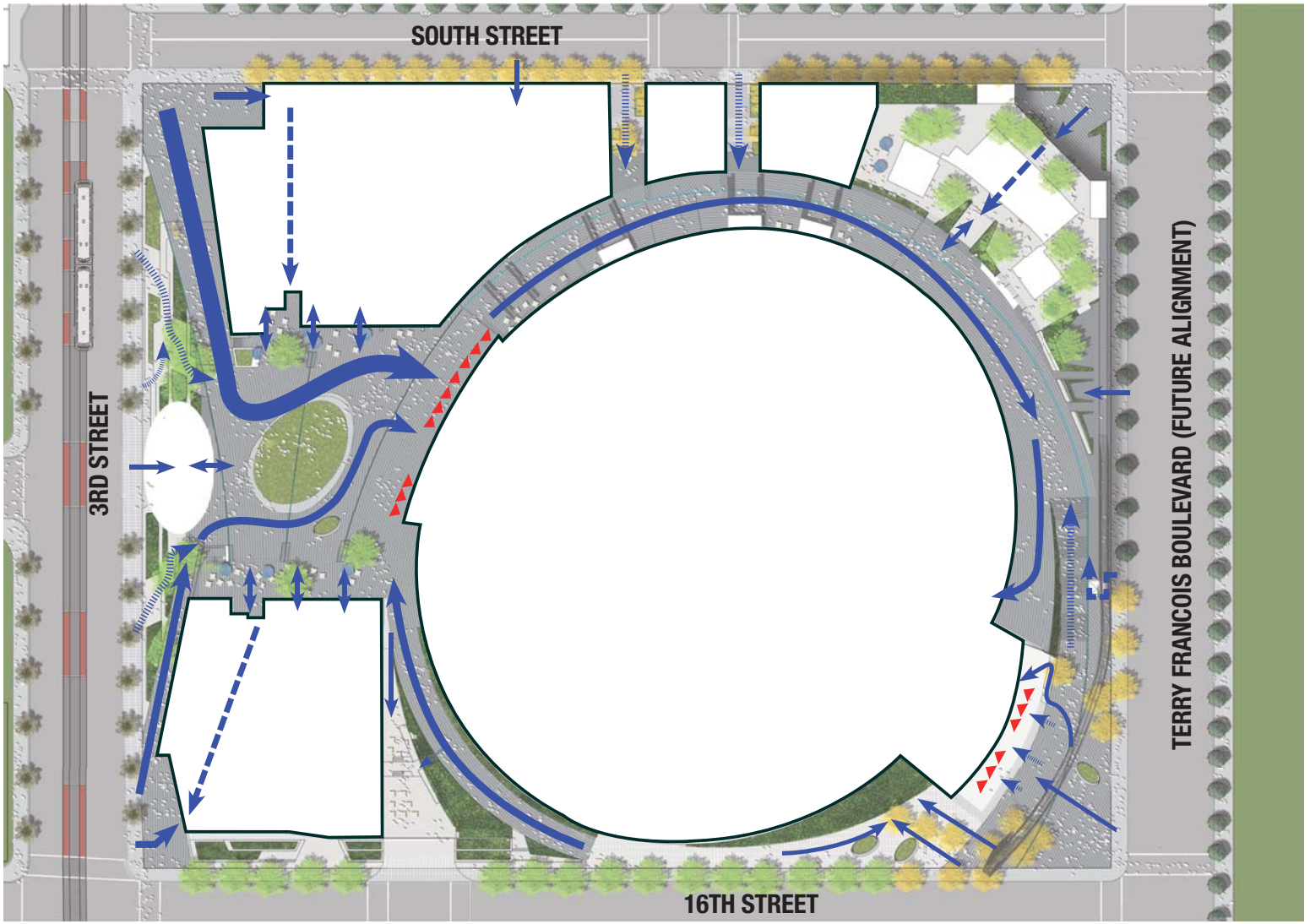


Fig 04 | Site Plan

SITE ACCESS



LEGEND

- ACCESSIBLE ROUTES THROUGH ARCHITECTURE (USES ELEVATORS)
- OUTDOOR ACCESSIBLE ROUTES (SLOPED WALKWAYS OR RAMPS)
- OUTDOOR ROUTES WITH STAIRS
- PRIMARY EVENT CENTER ENTRANCES

Fig 05 | Site Access

GROUND LEVEL GRADING PLAN

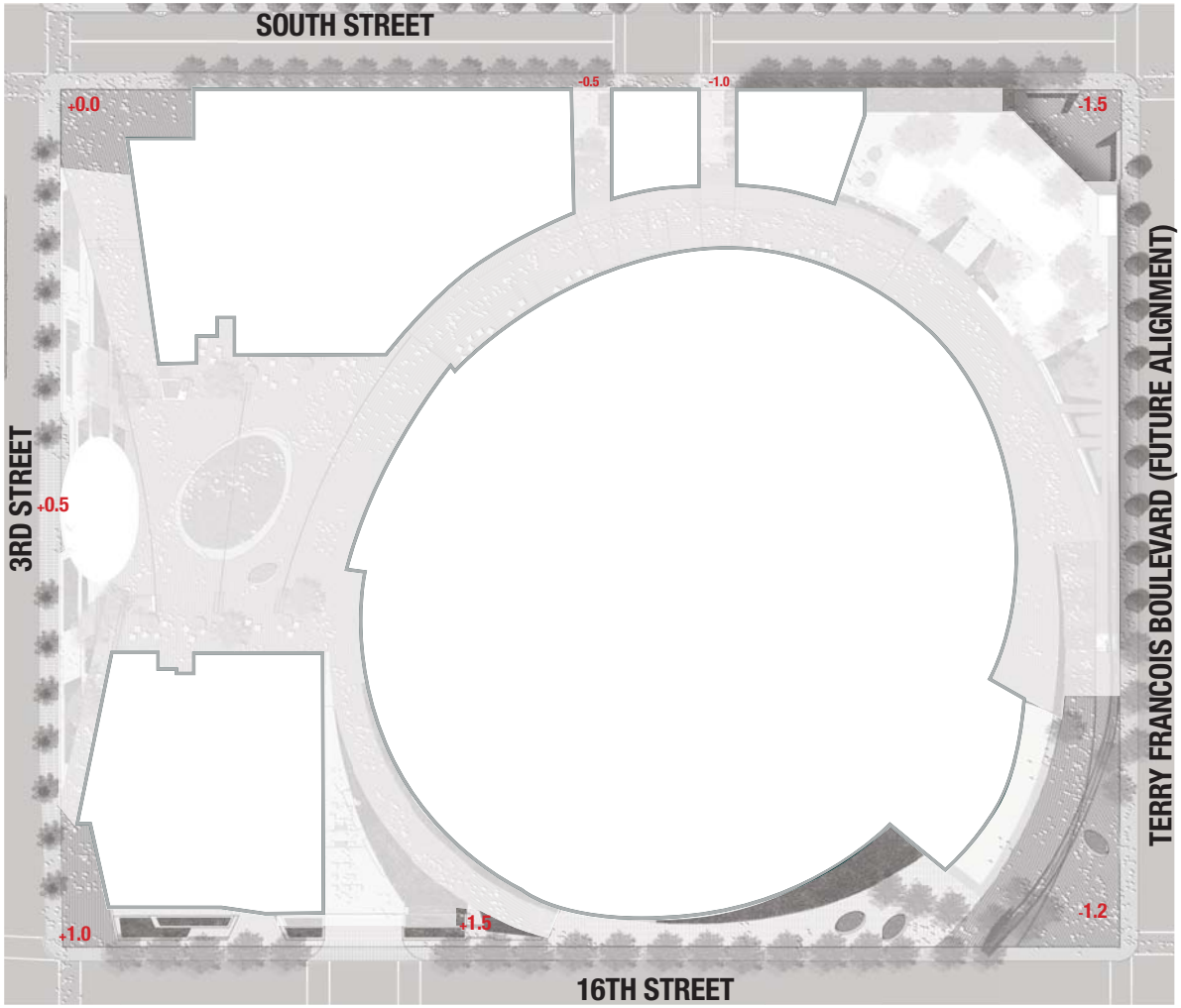


Fig 06 | Grading Plan

EVENT PLAZA GRADING PLAN

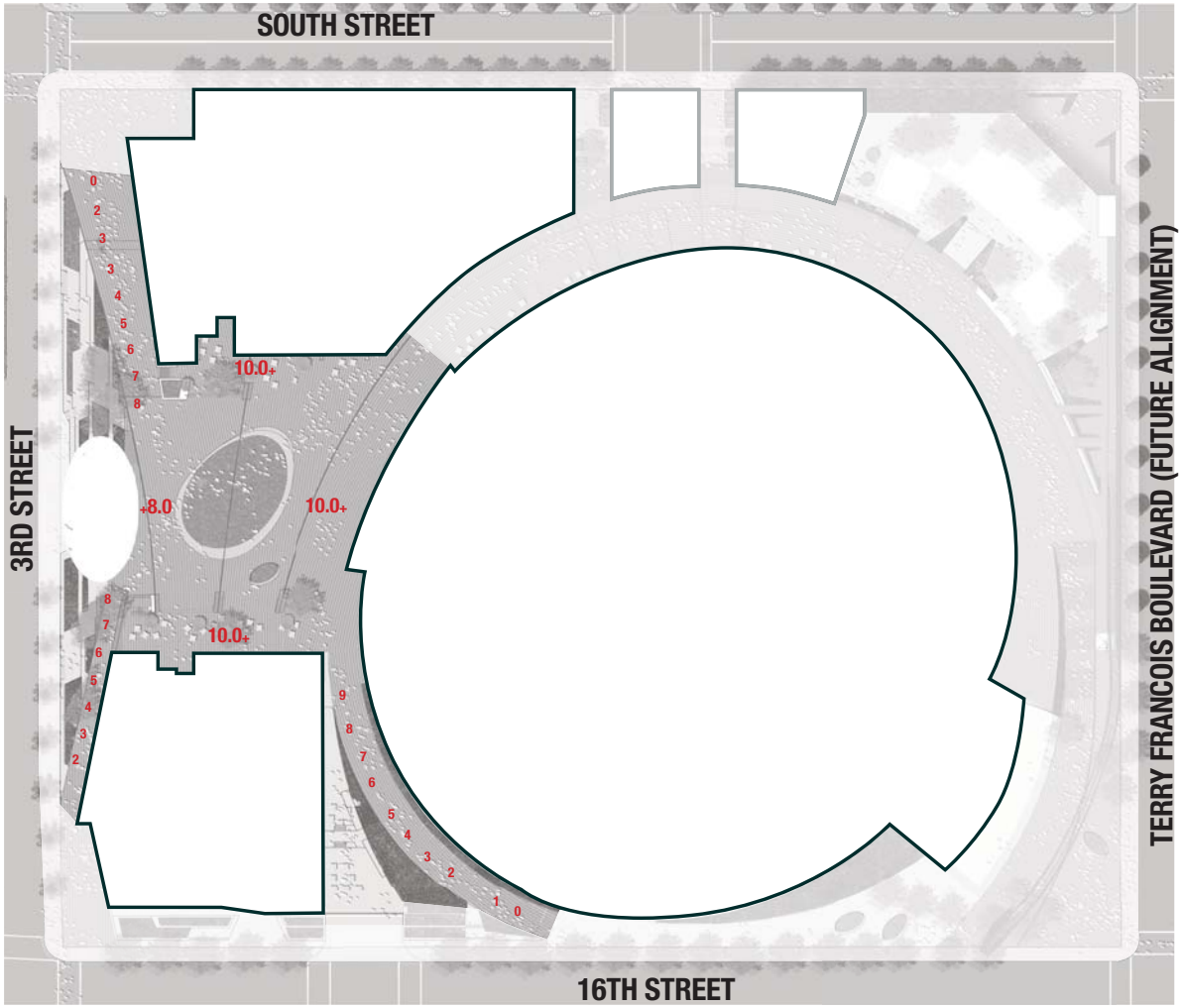


Fig 07 | Grading Plan

PEDESTRIAN PATH / FOOD HALL GRADING PLAN

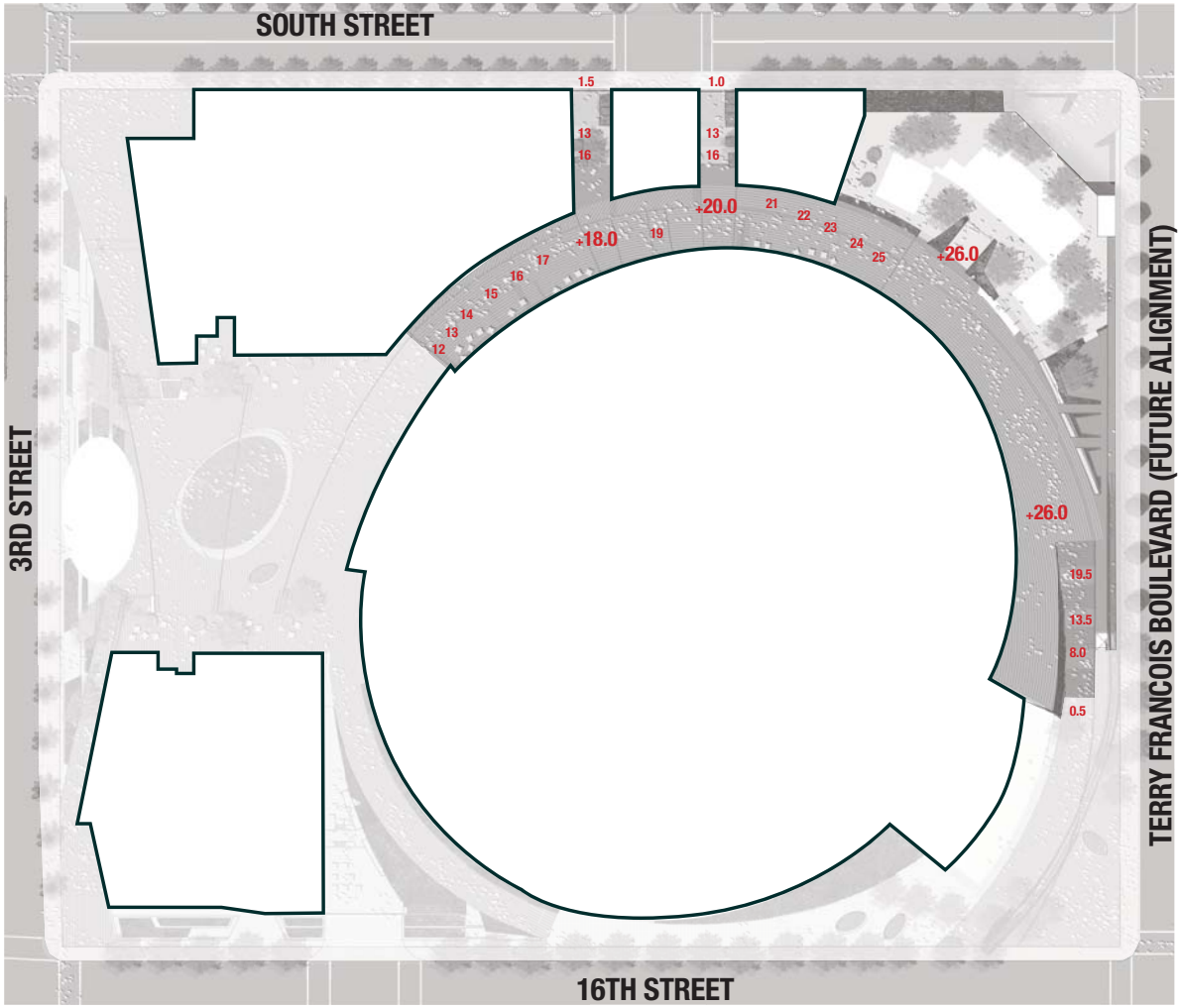


Fig 08 | Grading Plan

STORM WATER STRATEGY: SELF-TREATING + BIO-FILTRATION

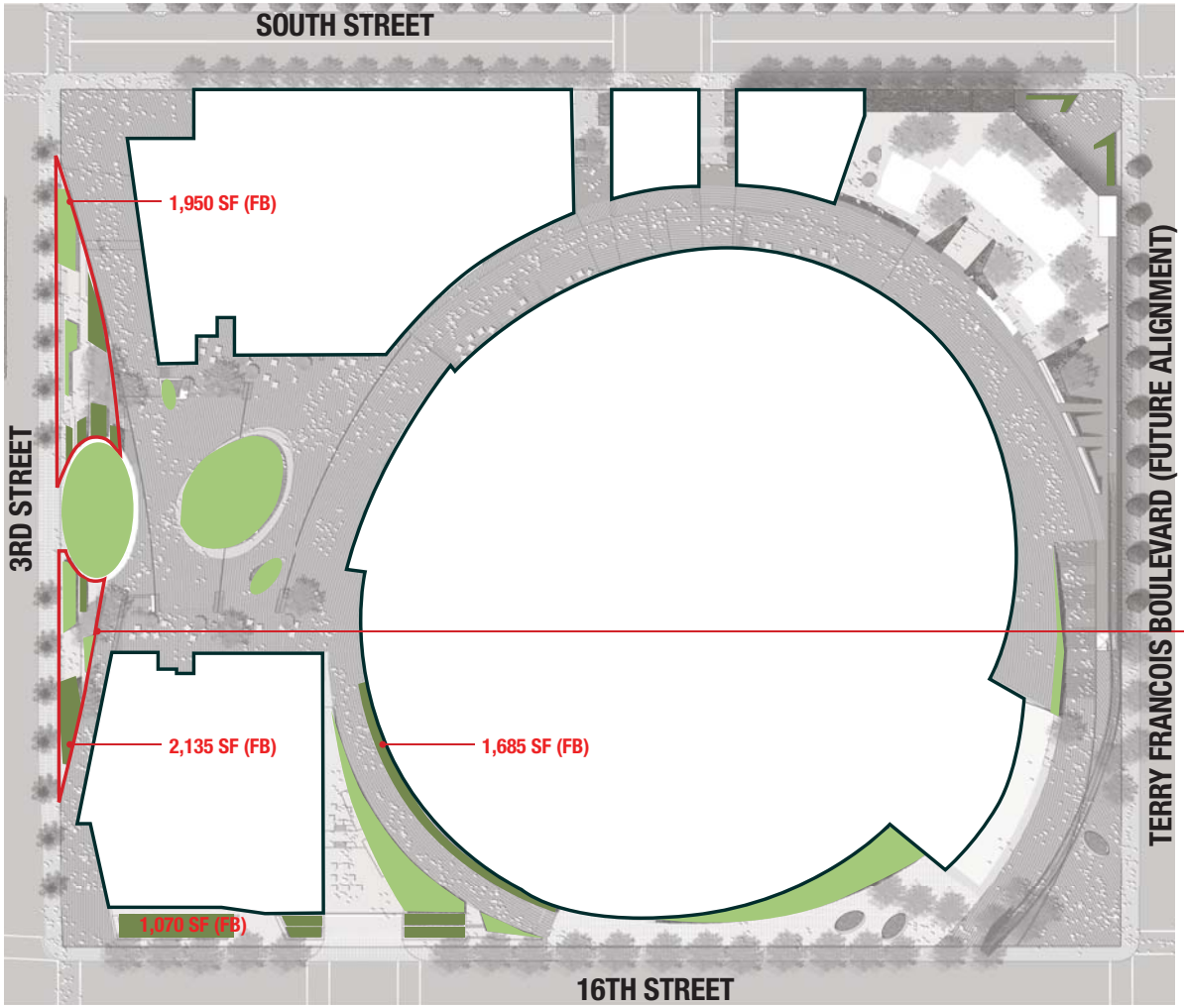


Fig 09 | Stormwater Treatment Diagram

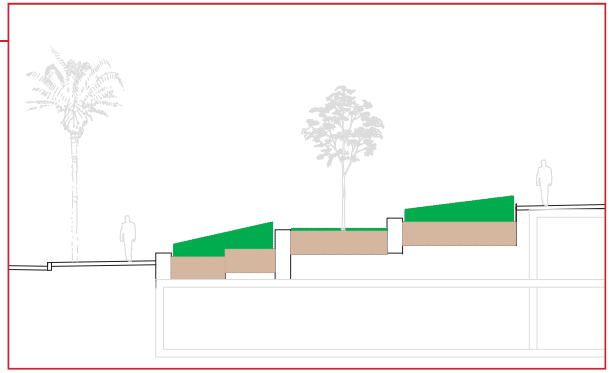
LEGEND

SELF-TREATING AREA

BIO-FILTRATION PLANTER

TOTAL REQUIRED FILTRATION BASINS:
18,940 SF

TOTAL GROUND AND PLAZA LEVEL FILTRATION BASINS:
6,740 SF



TYPICAL BIO-FILTRATION DETAIL AT 3RD STREET TERRACES

STORM WATER STRATEGY: SELF-TREATING + BIO-FILTRATION

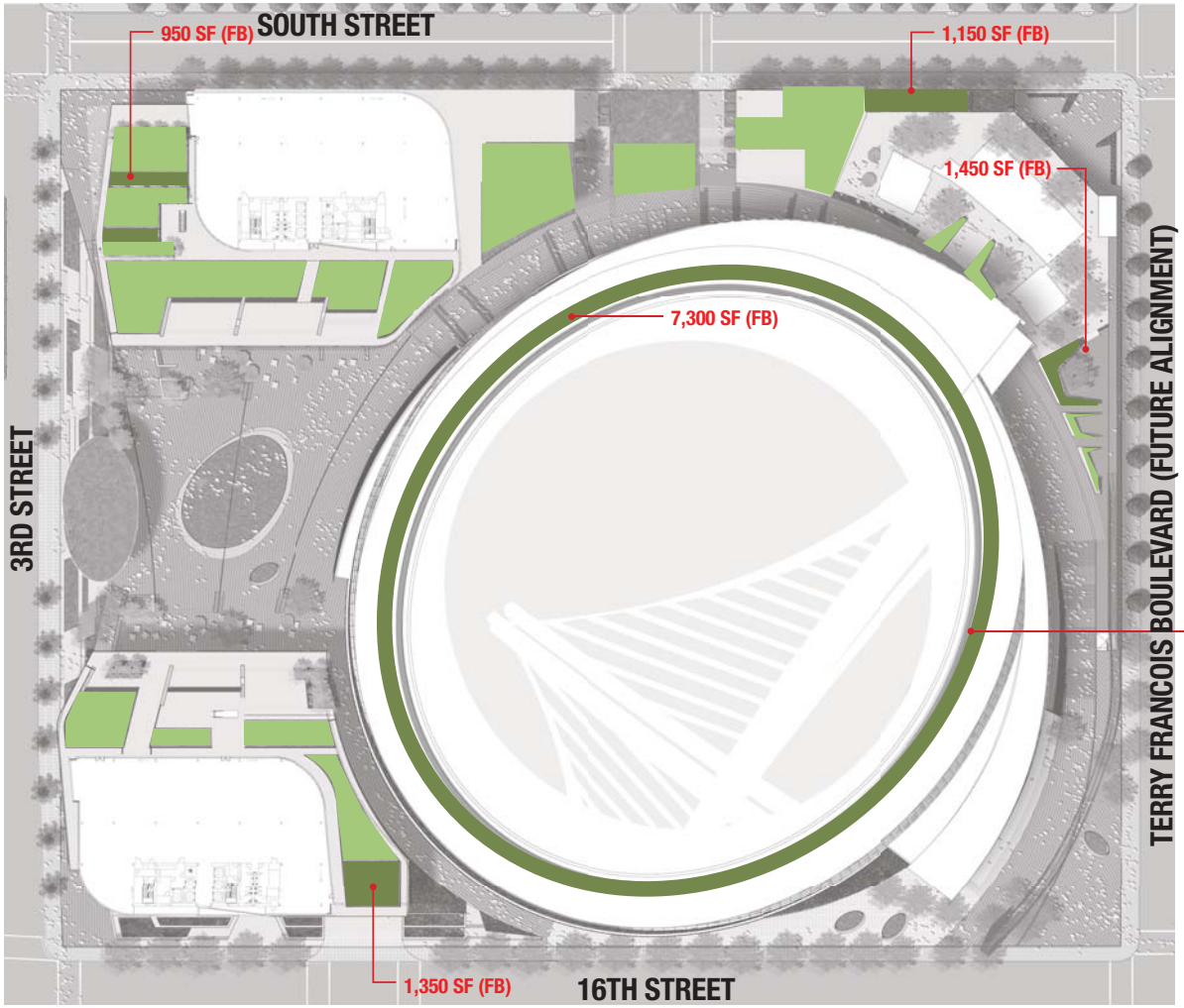


Fig 10 | Stormwater Treatment Diagram

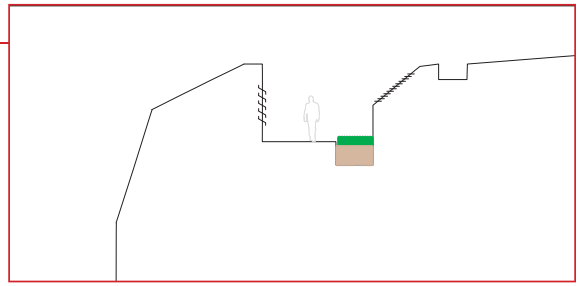
LEGEND

SELF-TREATING AREA

BIO-FILTRATION PLANTER

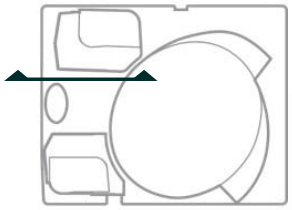
TOTAL REQUIRED FILTRATION BASINS:
18,940 SF

TOTAL PODIUM AND ROOF LEVEL FILTRATION BASINS:
12,200 SF



TYPICAL BIO-FILTRATION DETAIL AT EVENT CENTER ROOF

PLAZA EAST-WEST SECTION



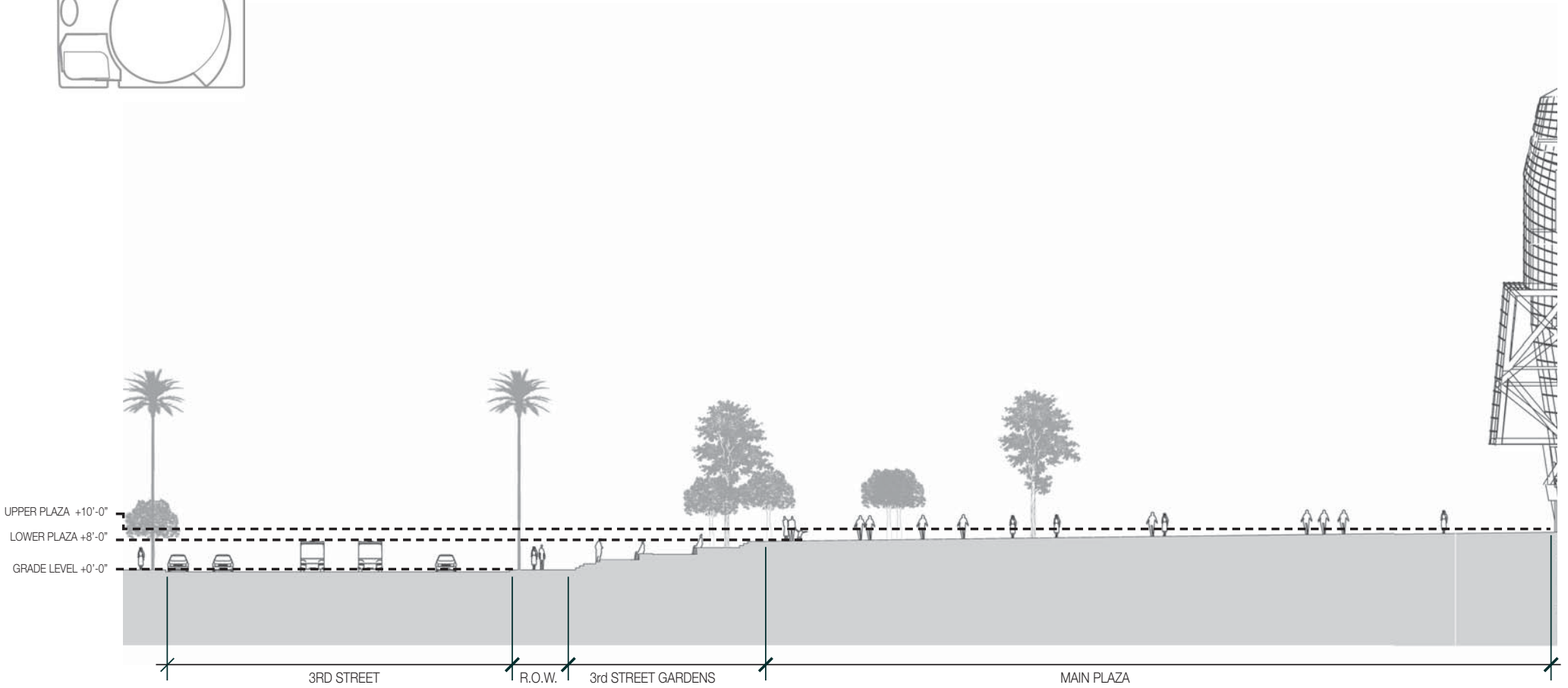


Fig 11 | Site Section

SOUTH TO PLAZA WALKWAY SECTION

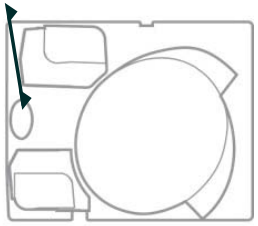


Fig 12 | Site Section

PLAZA TO 16TH WALKWAY SECTION

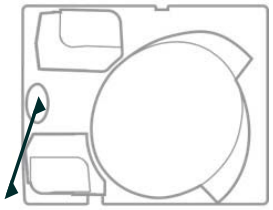
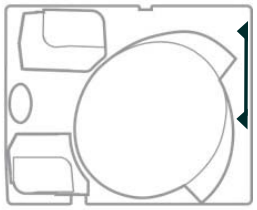


Fig 13 | Site Section

PEDESTRIAN PATH AT NE CORNER SECTION



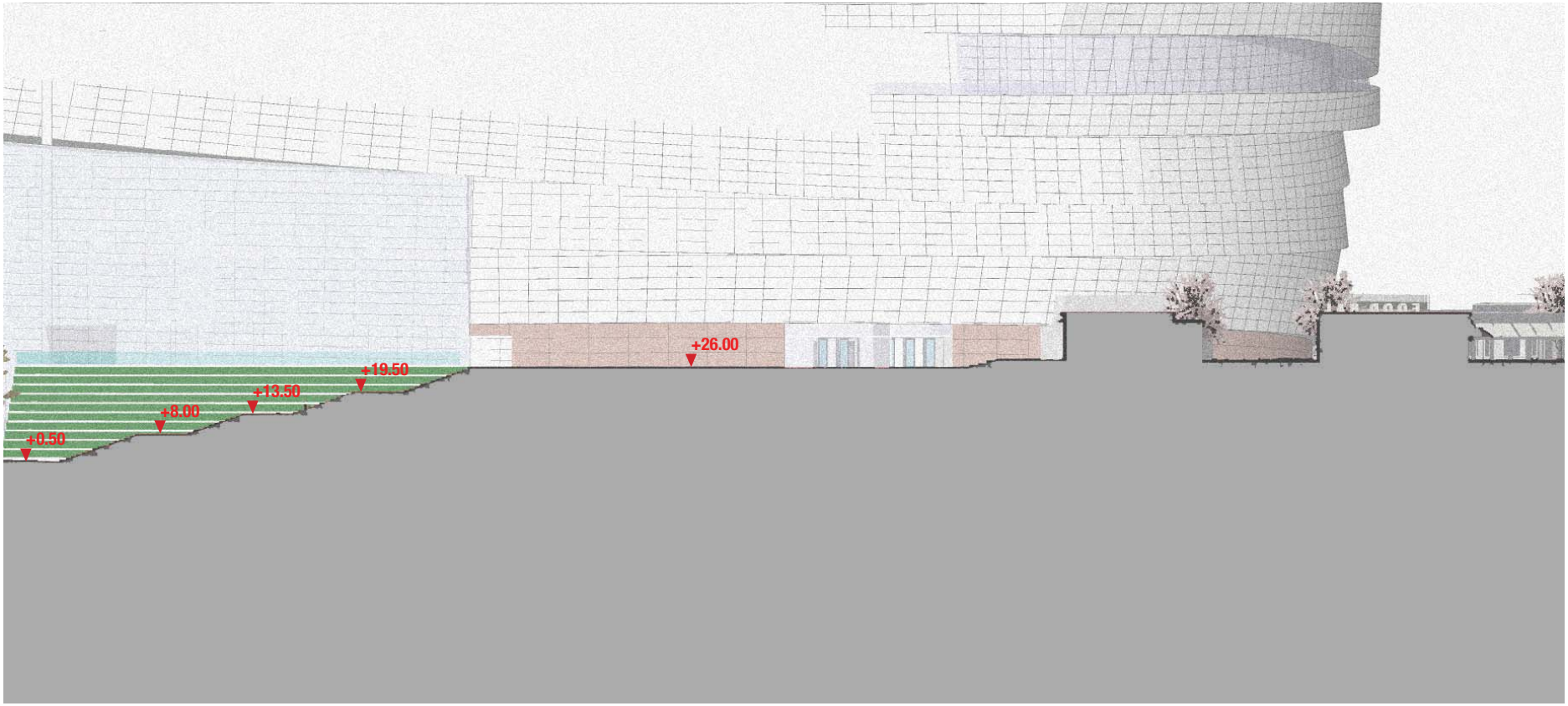
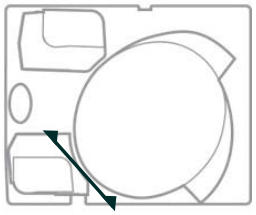


Fig 14 | Site Section

PEDESTRIAN PATH AT 16TH STREET SECTION



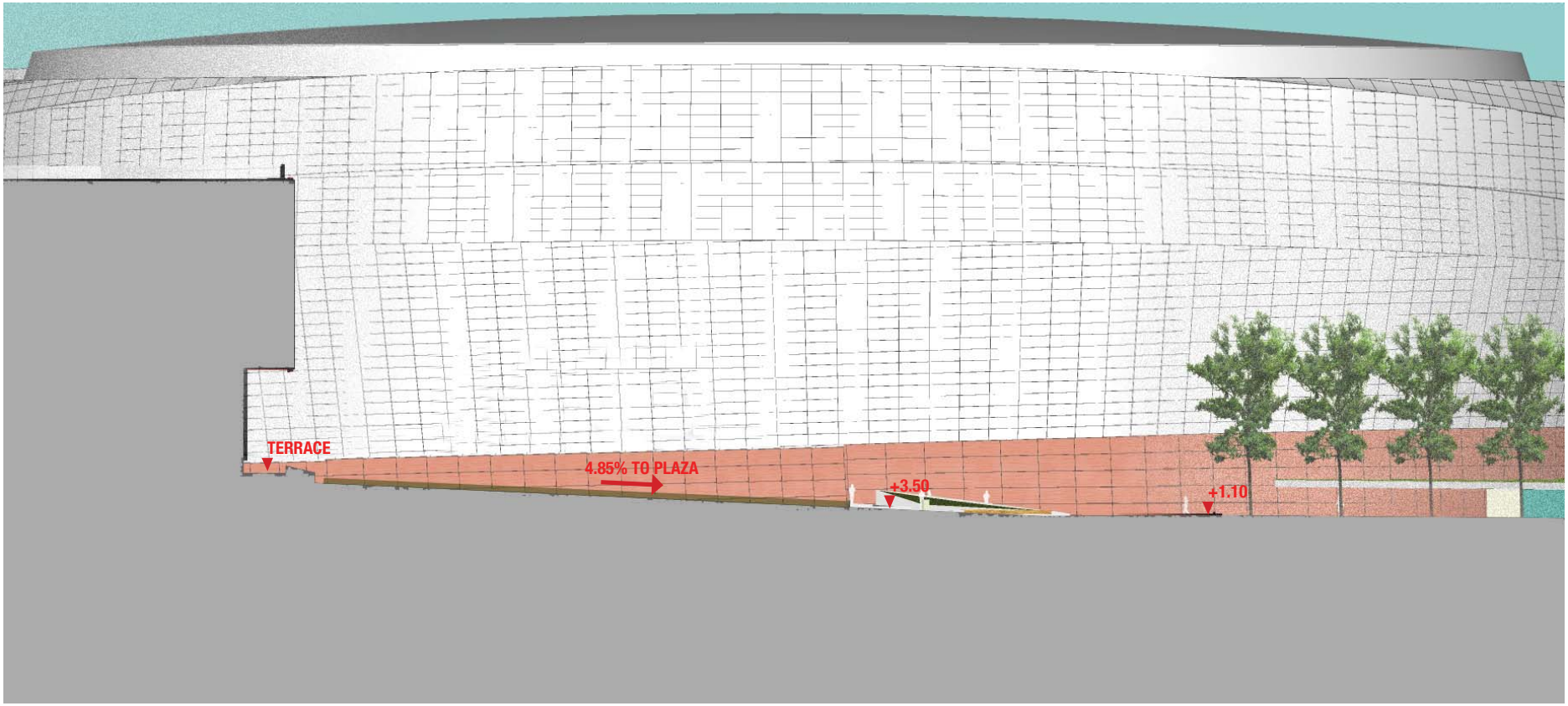


Fig 15 | Site Section

ELEVATION: WEST

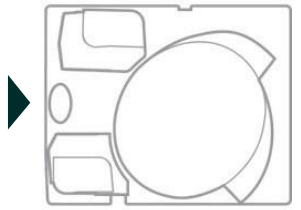
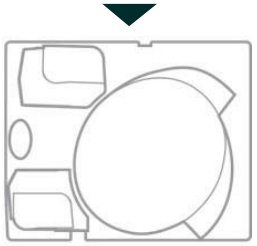


Fig 16 | Site Elevation

NOTE: ELEVATIONS ARE FOR HIGHLIGHTING THE OPEN SPACE SCOPE SPECIFICALLY AND DETAIL OF THE BUILDINGS HAS BEEN INTENTIONALLY SUBDUED AS IS NOT REPRESENTATIVE OF PROPOSED BUILDING FINISHES



ELEVATION: NORTH

Fig 17 | Site Elevation

NOTE: ELEVATIONS ARE FOR HIGHLIGHTING THE OPEN SPACE SCOPE SPECIFICALLY AND DETAIL OF THE BUILDINGS HAS BEEN INTENTIONALLY SUBDUED AS IS NOT REPRESENTATIVE OF PROPOSED BUILDING FINISHES

ELEVATION: EAST

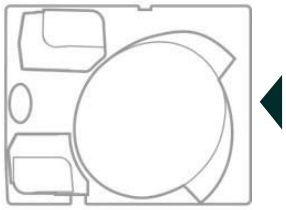


Fig 18 | Site Elevation

NOTE: ELEVATIONS ARE FOR HIGHLIGHTING THE OPEN SPACE SCOPE SPECIFICALLY AND DETAIL OF THE BUILDINGS HAS BEEN INTENTIONALLY SUBDUED AS IS NOT REPRESENTATIVE OF PROPOSED BUILDING FINISHES

ELEVATION: SOUTH

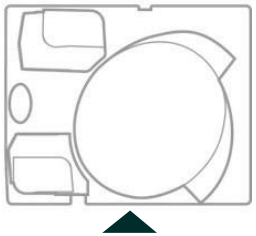


Fig 19 | Site Elevation

NOTE: ELEVATIONS ARE FOR HIGHLIGHTING THE OPEN SPACE SCOPE SPECIFICALLY AND DETAIL OF THE BUILDINGS HAS BEEN INTENTIONALLY SUBDUED AS IS NOT REPRESENTATIVE OF PROPOSED BUILDING FINISHES

3RD STREET GARDENS + PLAZAS

View at Northwest Plaza looking south to Main Plaza

View west across 3rd Street looking at Northwest Plaza

View of 3rd Street Gardens and Gatehouse

View of 3rd Street Gardens and North Office Tower

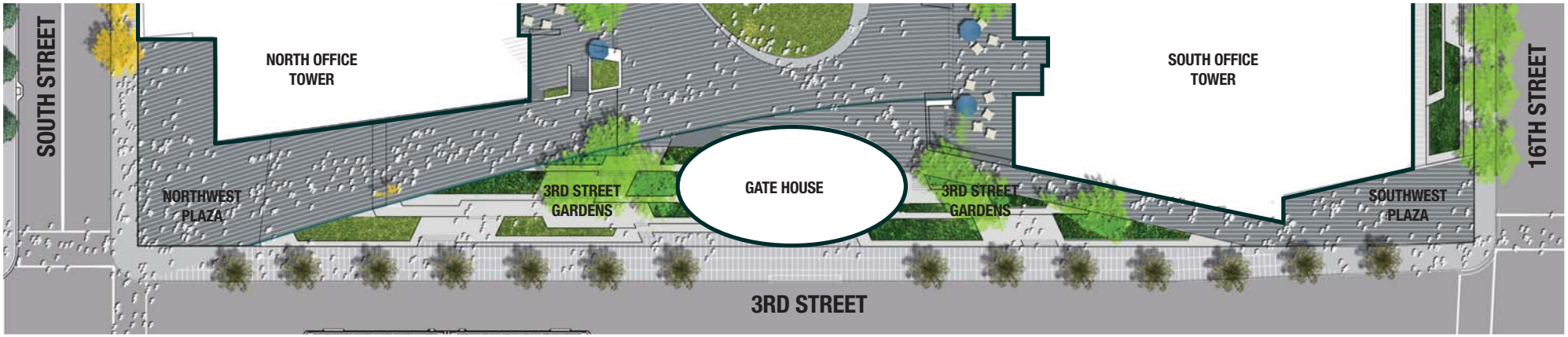
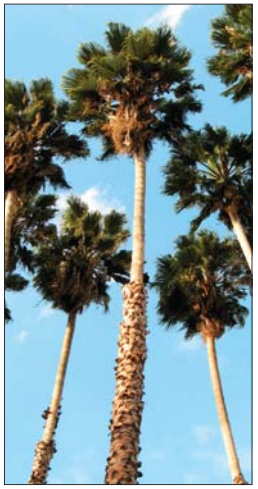


Fig 20 | Site Plan - 3rd Street

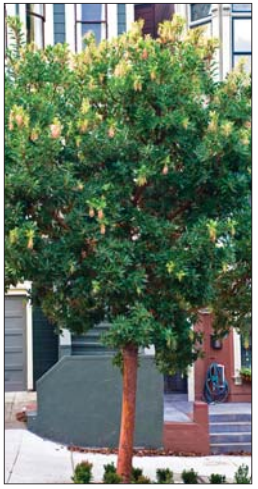
N

TREES



Mexican Fan Palm
Washingtonia robusta

Sweet Shade
Hymenosporum flavum



Strawberry Tree
Arbutus marina

PLANTING

White Hydrangea: *Cistus hebe*

California Rush: *Juncus patens*

MATERIALS

[P1] Concrete Unit Pavers

[E1] Pre-Cast Concrete Stairs

[P3] Cast-in-Place Concrete Sidewalk Paving

[W1] Cast-in-Place Concrete Seat Wall

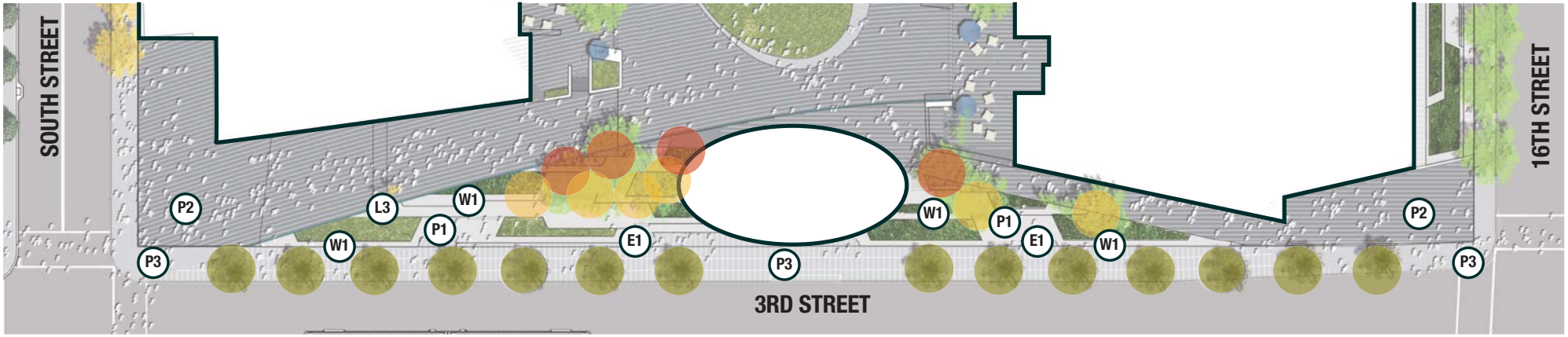


Fig 21 | Materials Plan - 3rd Street

N

MAIN PLAZA

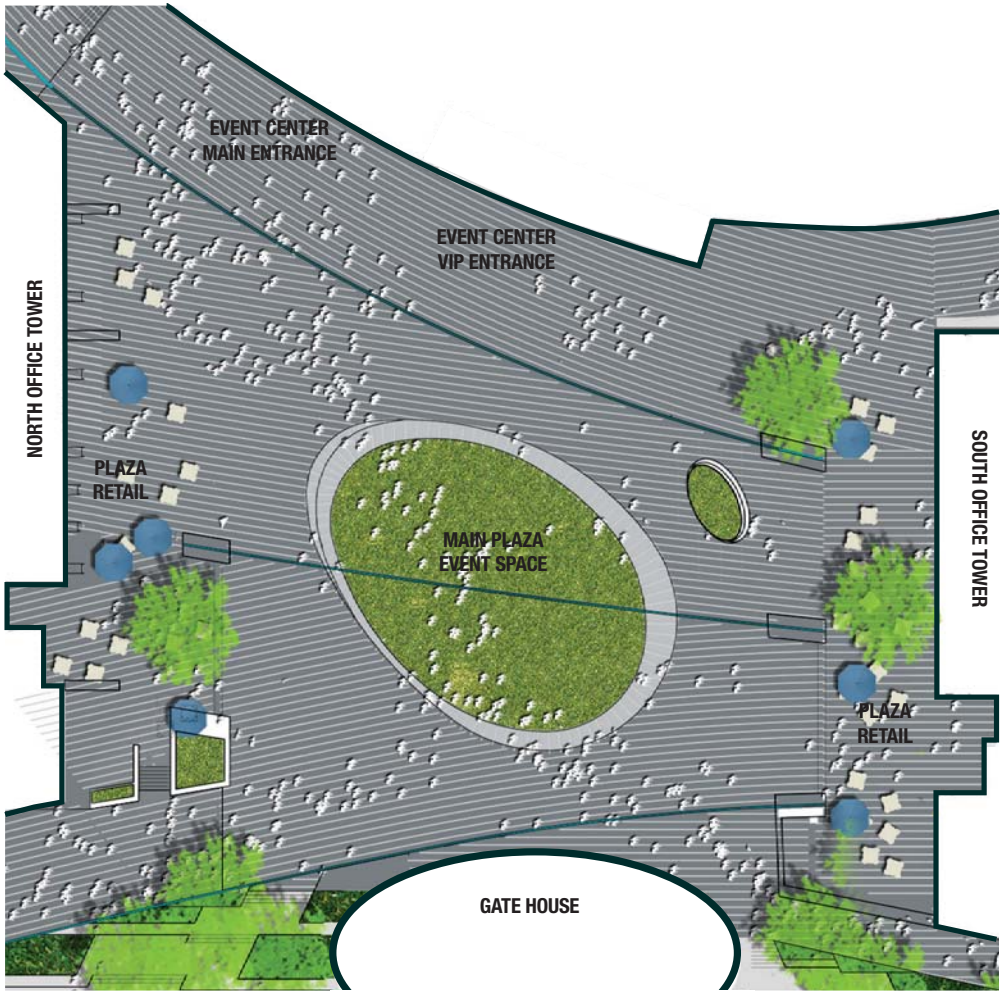


Fig 22 | Site Plan - Main Plaza

View at Main Plaza looking east to Event Center

View at Main Plaza looking west to Gatehouse

View at Main Plaza looking south to Plaza Retail

View at Plaza Retail Level 3 looking north to Main Plaza Event Space

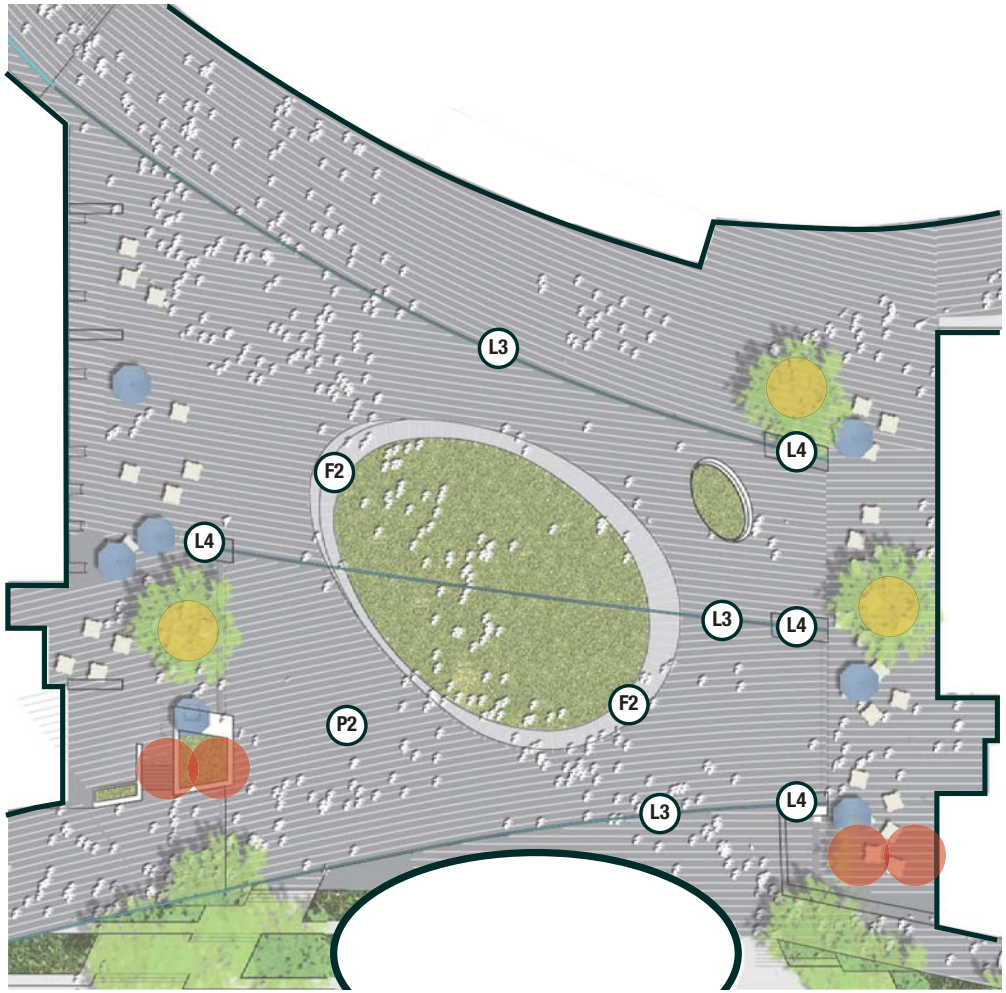
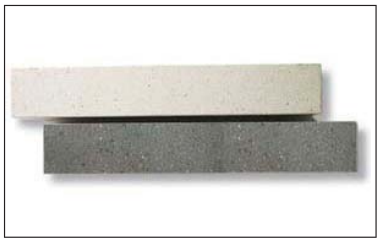


Fig 23 | Materials Plan - Main Plaza

MATERIALS



[P2] Concrete Unit Pavers

[L3] Linear lighting in paving

[F2] Modular Light-Weight Custom Furnishings, Disassembled

[L4] Seating plinth

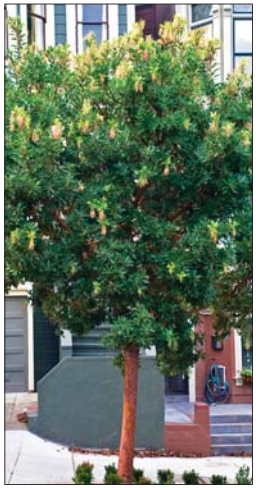
PLANTING

No - mow fescue blend

African Iris: *Dietes irridoides*

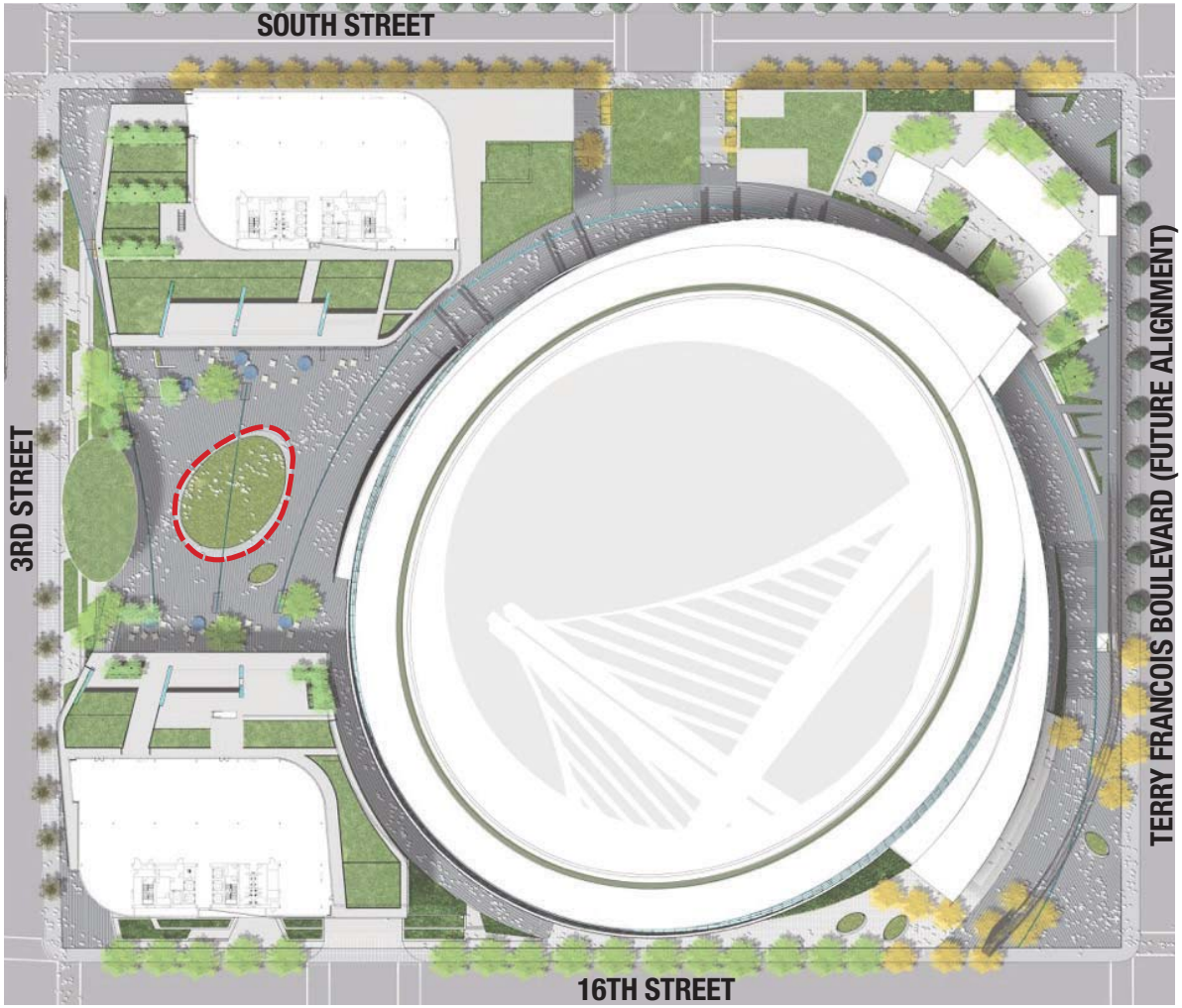
TREE

Sweet Shade
Hymenosporum flavum



Strawberry Tree
Arbutus marina

MAIN PLAZA EVENT SPACE: FLEXIBLE SURFACE



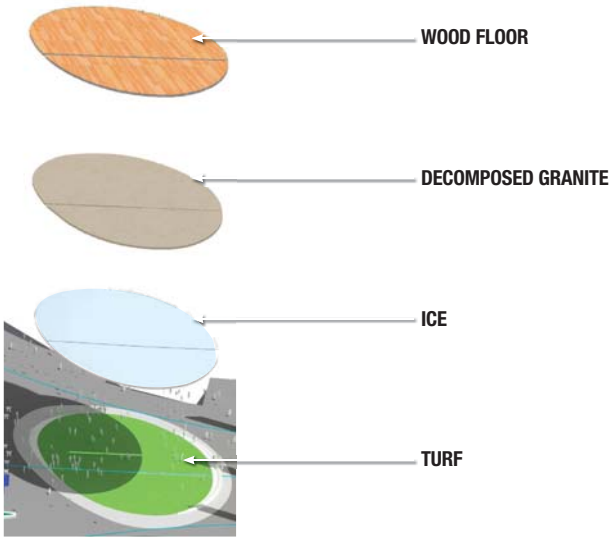
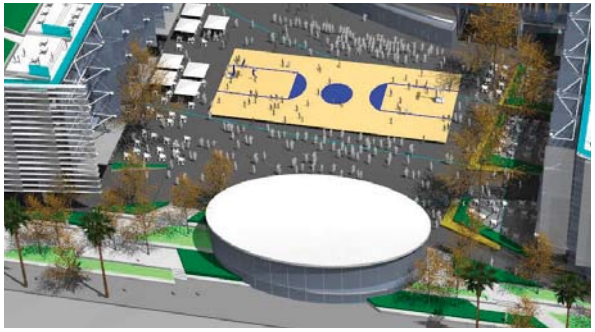


Fig 24 | Main Plaza Event Space

**Please Note: Flexible seating elements and large mobile planters complement the Main Plaza's flexible surface material. For detail, see pg. 40 of this BC/SD book.

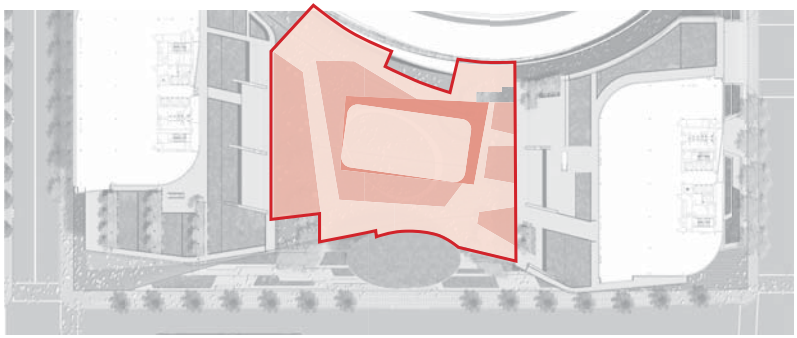
MAIN PLAZA EVENT SPACE: PROGRAM MATRIX + CAPACITY

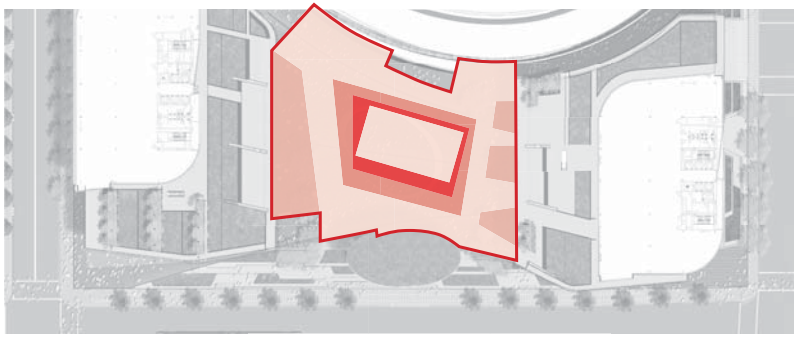
CHRISTMAS ICE RINK

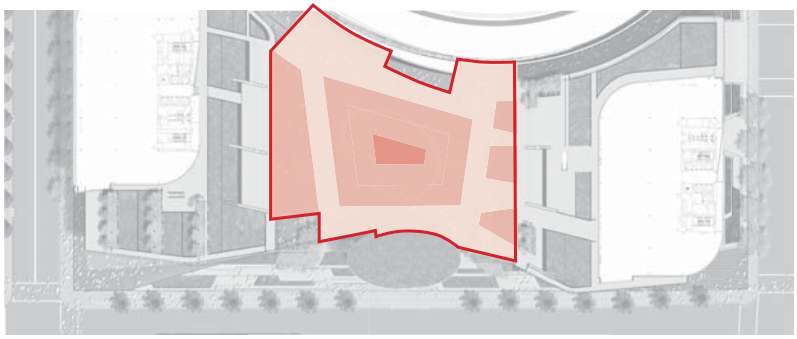


NBA ALL STAR EVENT

PUMPKIN FESTIVAL







4 SF/PERSON

7 SF/PERSON

15 SF/PERSON

50 SF/PERSON

Fig 25 | Main Plaza Program Matrix

PEDESTRIAN PATH, FOOD HALL + BAYFRONT OVERLOOK

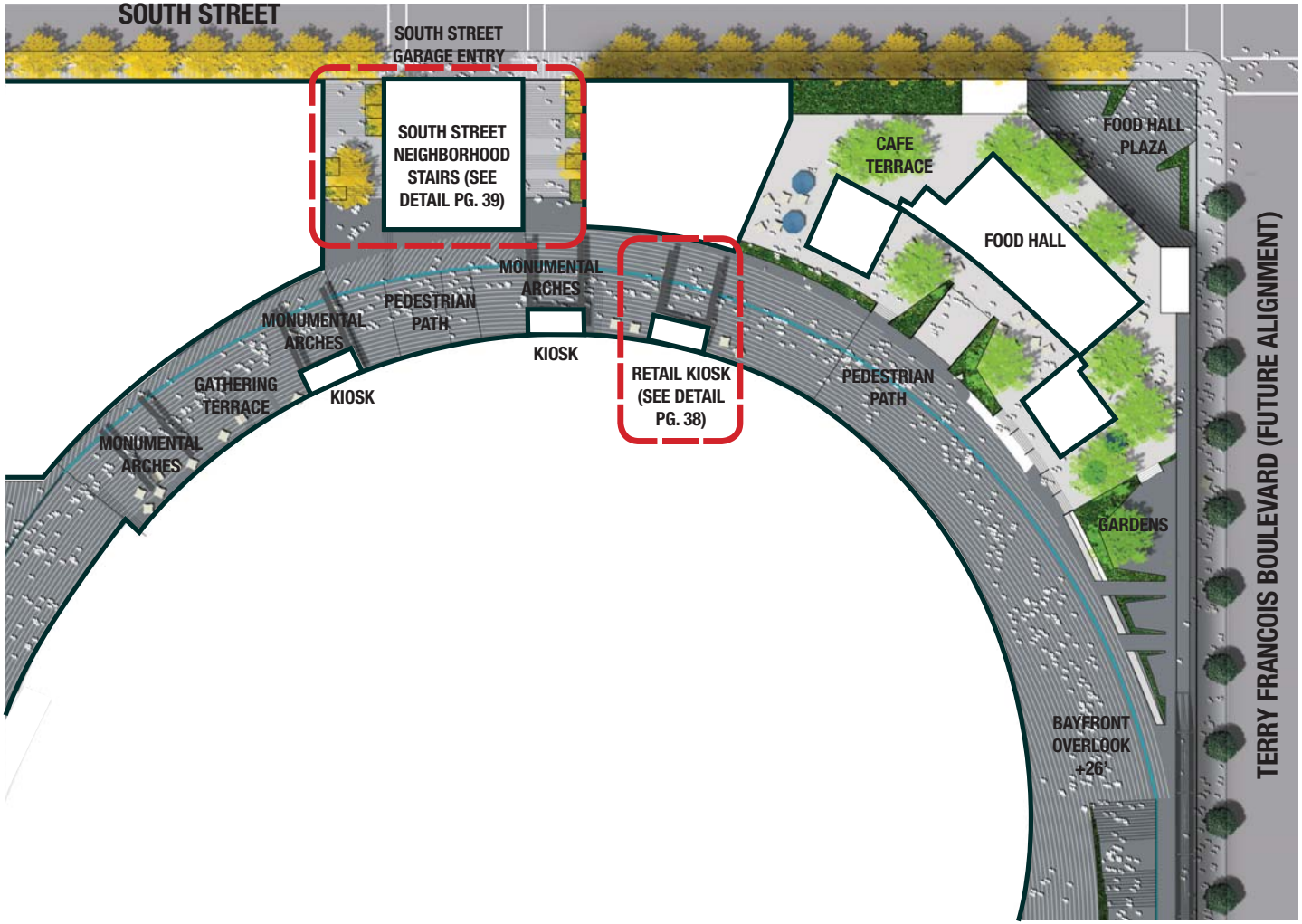
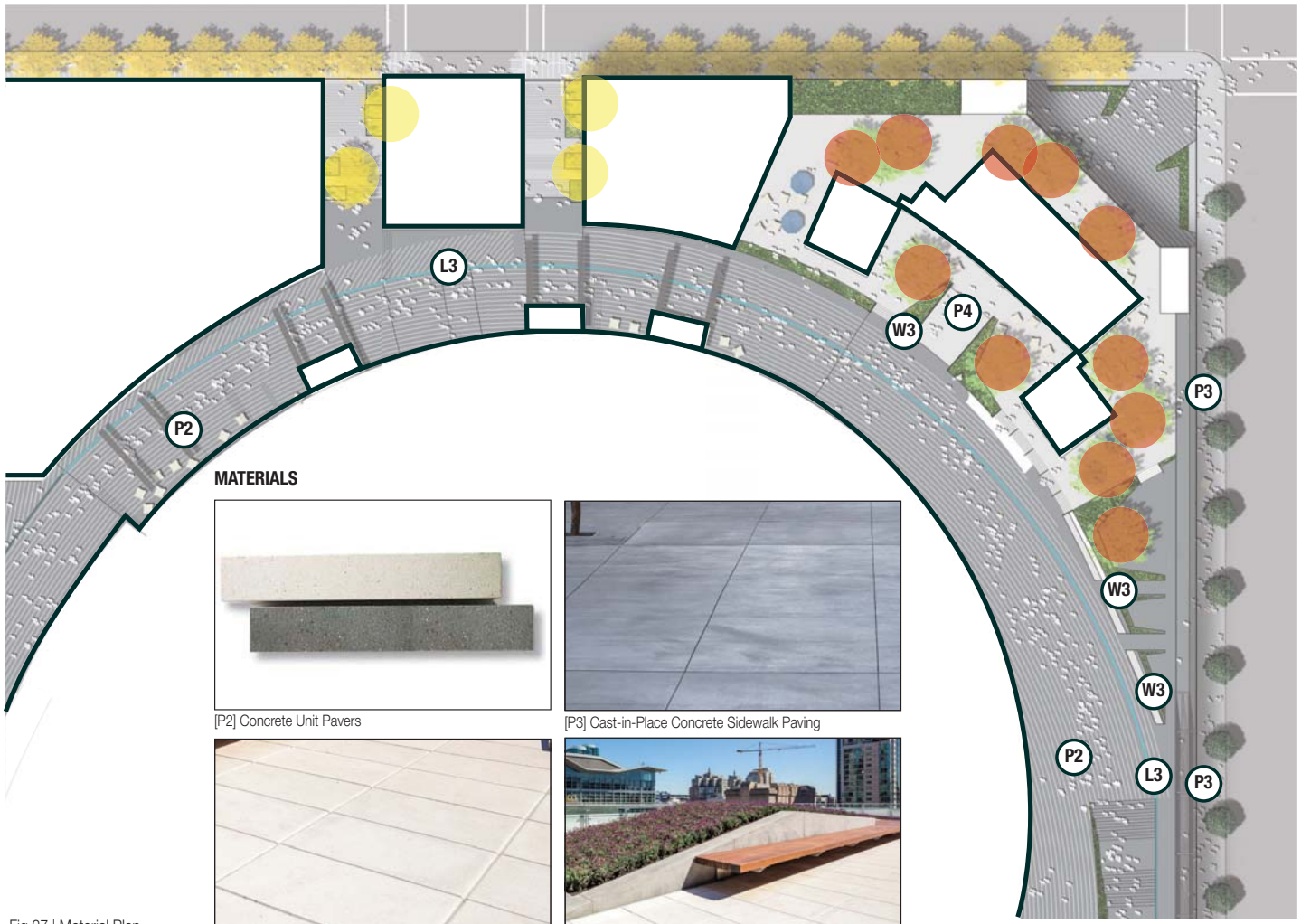


Fig 26 | Site Plan - Path, Food Hall + Overlook

View at Pedestrian Path looking west

View at Pedestrian Path looking west

Bird's Eye View east of Food Hall Podium and Plaza



MATERIALS

[P2] Concrete Unit Pavers

[P3] Cast-in-Place Concrete Sidewalk Paving

[P4] Concrete Pedestal Pavers

[W3] Cast-in-Place Concrete Planter Wall

Fig 27 | Material Plan - Path, Food Hall + Overlook

PLANTING

Beach strawberry: *Frageria chiloensis`*

Red Fringe Flower: *Lorapetalum chinensis rubrum*

TREE

Maidenhair Tree
Ginkgo biloba

Strawberry Tree
Arbutus marina

RETAIL KIOSK DETAIL

SUSTAINABLE WOOD



METAL ROOF FRAMING



METAL PANEL



"CLEAR" GLASS



Fig 28 | Retail Kiosk Material Palette

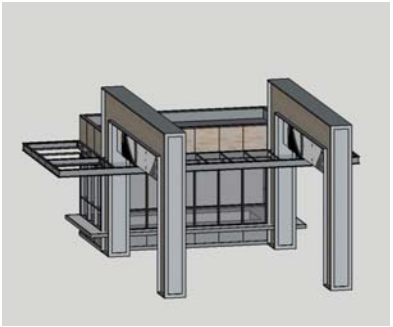
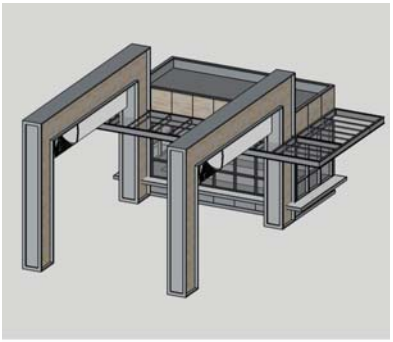



Fig 29 | Retail Kiosk Axonometric

SOUTH STREET STAIRS DETAIL

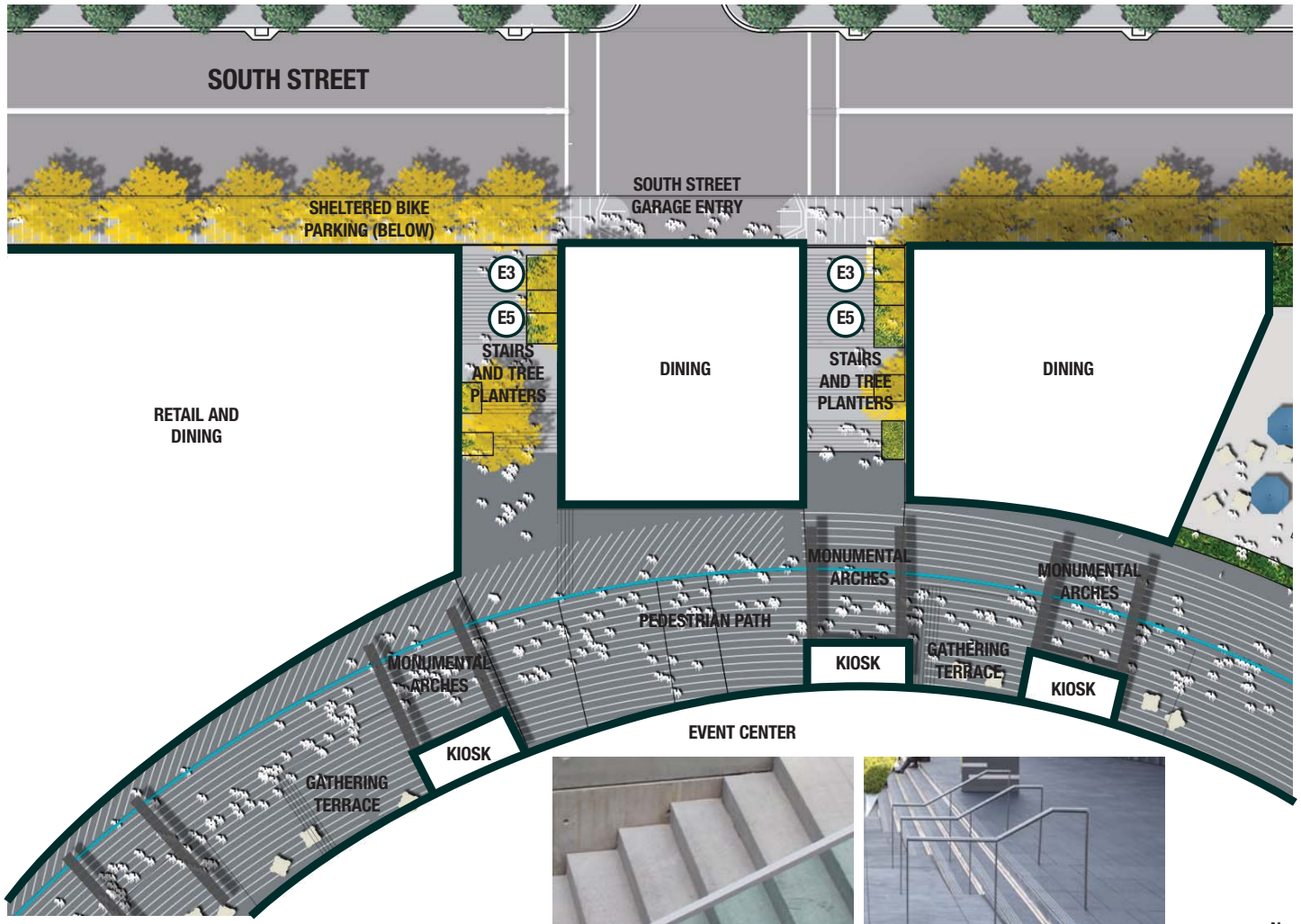
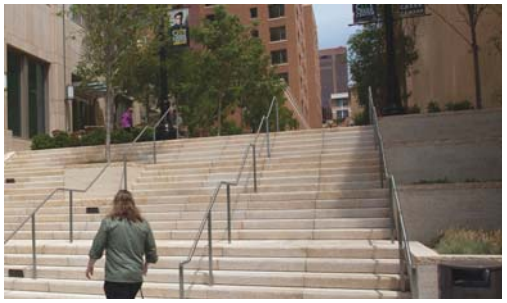


Fig 30 | South Street Stairs Detail

[E5] Austre Concrete Stairs

[E3] Stainless Steel Handrails, Stairs

View from South Street looking southwest



Precedent image: Stairs and tree planters

Elevation view from Bridgeview Way

SOUTHEAST PLAZA

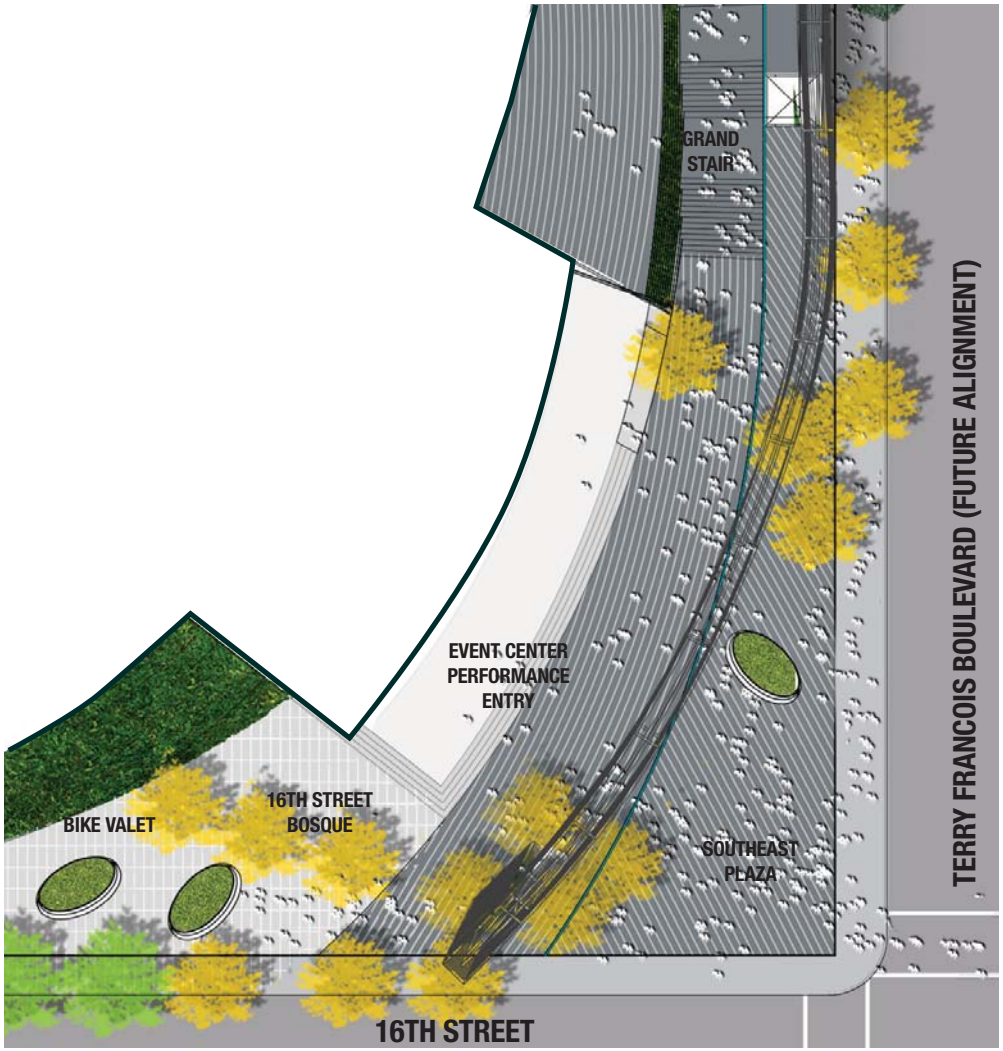
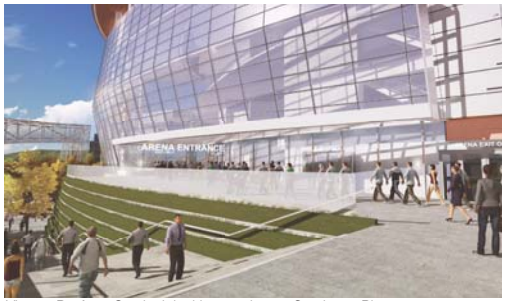


Fig 31 | Site Plan - Southeast Plaza

View at Southeast Plaza looking west to Performance Entry and Grand Stair

View at Southeast Plaza looking east past bicycle valet.



View at Bayfront Overlook looking south over Southeast Plaza

Bird's Eye View looking east over Southeast Plaza

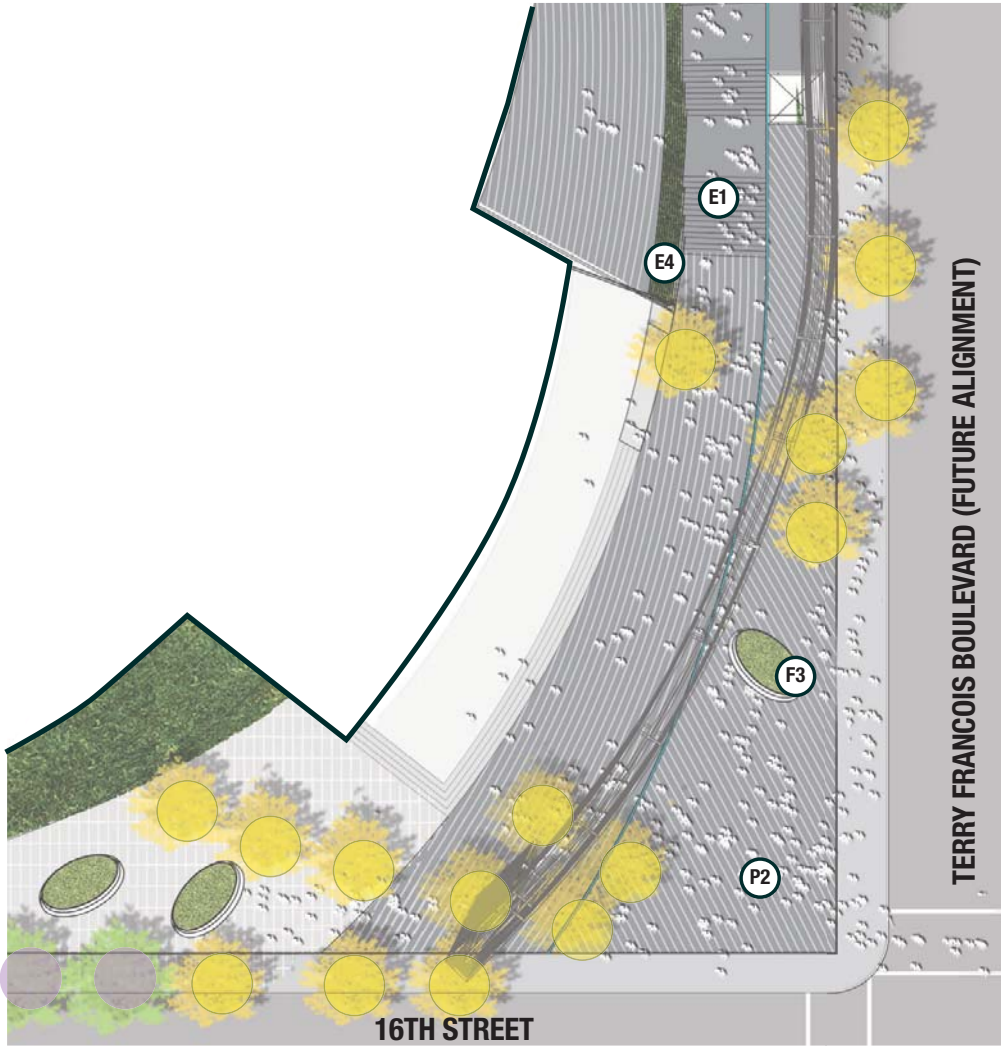
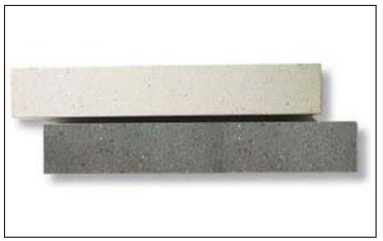


Fig 32 | Materials Plan - Southeast Plaza

MATERIALS



[P2] Concrete Unit Pavers

[F3] Custom fiberglass and steel planters with wood bench

[E1] Pre-Cast Concrete Stairs

PLANTING

[E4] Green Wall

Pony Tail Grass: *Stipa tennuissima*

TREE

Maidenhair Tree
Ginkgo biloba

Sweet Gum
Liquidambar styraciflua

16TH STREET SETBACK

View at sidewalk of bio-filtration planters and bike corral looking east.

View of 16th Street Ramp, bio-filtration planters and Dining Terrace.

View at sidewalk of public transit queuing area looking east.

View of 16th Street sidewalk looking west.

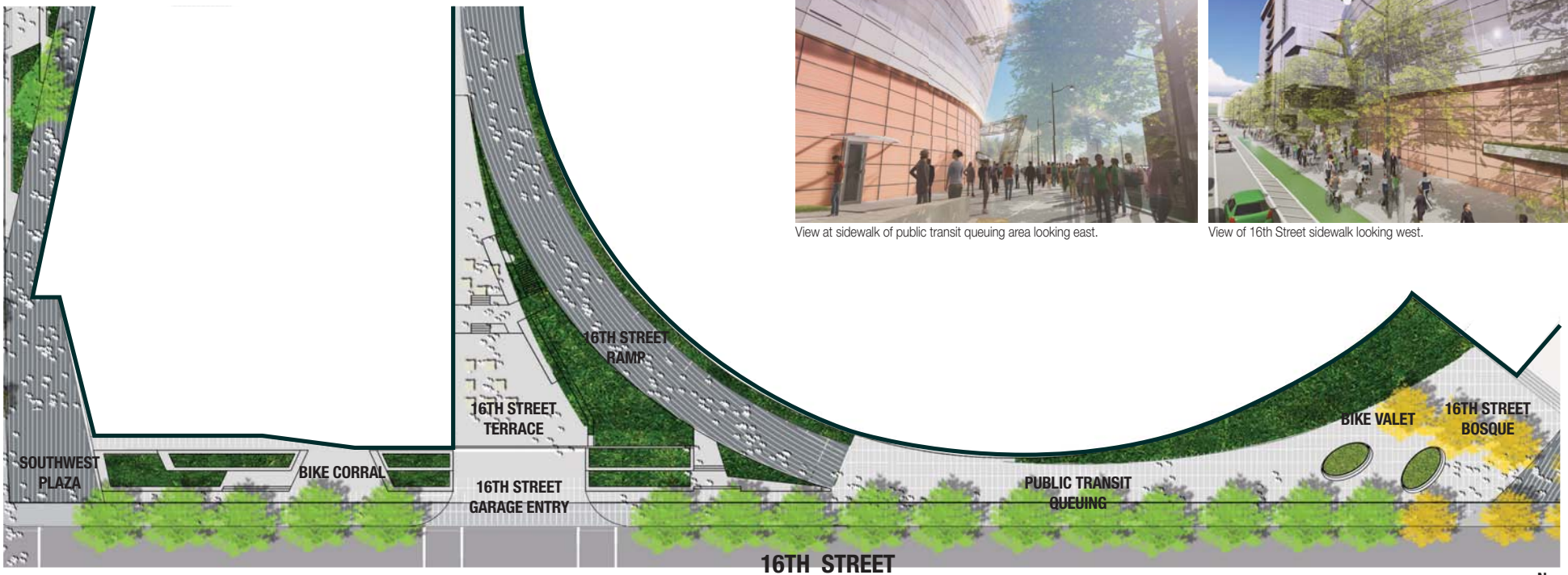
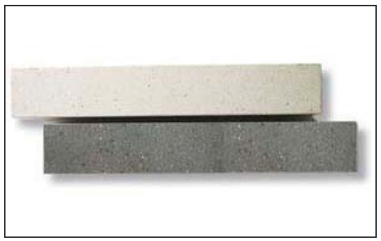


Fig 33 | Site Plan - 16th Street

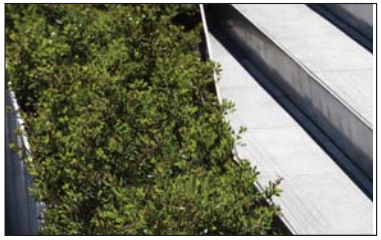
MATERIALS



[P2] Concrete Unit Pavers

[E1] Pre-Cast Concrete Stairs

[P3] Cast-in-Place Concrete Sidewalk Paving



[W4] Stainless Steel Planter Walls

PLANTING

Cape Rush: *Chrondropetalum tectorum*

Beach strawberry: *Frageria chiloensis*

TREES

Maidenhair Tree
Ginkgo biloba

Sweet Gum
Liquidambar styraciflua

Strawberry Tree
Arbutus marina

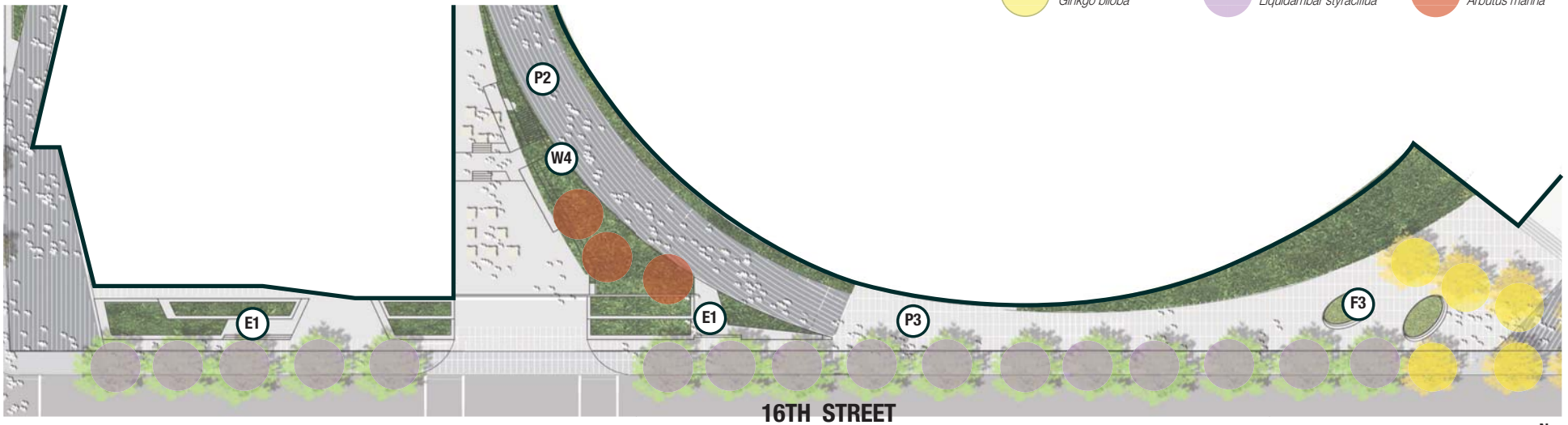
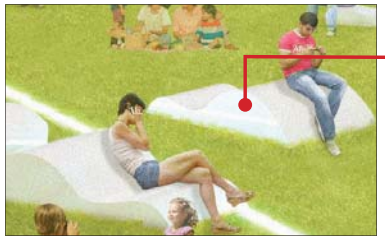


Fig 34 | Materials Plan - 16th Street

CUSTOM SITE FURNISHINGS

Reinforced Fiberglass, in seatwall assembly

When joined together, the modular units create an extruded ring around the Main Plaza Event Space, making for monolithic seating elements as well as an artful presence in the large open plaza.



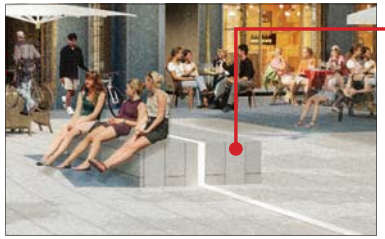
Reinforced Fiberglass, disassembled for user arrangement

The ability to disassemble the ring allows site users to create a custom experience every time they visit the plaza. Units can also be quickly removed to allow for event staging.

Glass Fiber Reinforced Concrete Planter

Ipe wood bench on steel supports

Large platers allow for maximum user occupation: on one side a sloping panel of lawn offers an inviting lounging spot while on the other side, an elegant wood bench accommodates seated patrons. These are also movable for maximum flexibility.



Cast-in-Place Concrete Plinths

Monolithic plinths anchor the north and south edges of the Main Plaza, signallng the transition between the event and circulation zone and the retail breakout. These can be an oversized seating element or an informal stage.

Fig 35 | Custom Site Furniture

Pre-Cast Concrete Seatwalls with Ipe wood bench

Ample seating in the terraced gardens between 3rd Street and the Main Plaza provides the Mission Bay Neighborhood with its own “front porch” to sit and observe the city.

LANDSCAPE MATERIALS SUMMARY: HARDSCAPE

PAVING


[P1] Concrete Unit Pavers, 3rd Street Gardens


[P2] Concrete Unit Pavers, Main and Southeast Plaza

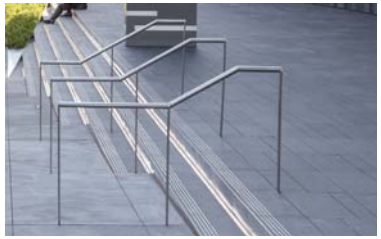

[P3] Cast-in-Place Concrete Sidewalk Paving


[P4] Concrete Pedestal Pavers, Food Hall Podium

SITE ELEMENTS


[E1] Pre-Cast Concrete Stairs, 3rd Street Gardens


[E2] Stainless Steel Header At Paving Transition, Plazas


[E3] Stainless Steel Handrails, Plazas

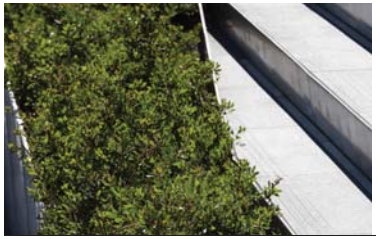

[E4] Green Wall, Adjacent to Grand Stair

WALLS


[W1] Cast-in-Place Concrete Seat Wall


[W2] Wood-clad Concrete Seat Walls


[W3] Cast-in-Place Concrete Planter Wall, Food Hall Podium


[W4] Stainless Steel Planter Walls, 3rd Street Gardens

FURNITURE


[F1] Modular Light-Weight Custom Furnishings, Main Plaza


[F2] Modular Light-Weight Custom Furnishings, Main Plaza


[F3] Custom planters, Main and Southeast Plaza


[F4] Movable tables and chairs, Main Plaza and Food Hall

LIGHTING


[L1] Terrace Lighting In Reveal, 3rd Street Gardens


[L2] Plaza Tree uplights, Main and Southeast Plaza


[L3] Linear lighting in paving, site


[L4] Seating plinth, Main Plaza

Fig 36 | Hardscape Materials

LANDSCAPE MATERIALS SUMMARY: SOFTSCAPE

TREES

Mexican Fan Palm: *Washingtonia robusta*
Street tree for 3rd Street, per MBDG

Strawbery Tree: *Arbutus marina.*
Street tree for 3rd Street, per MBDG

Tea Tree: *Melaleuca quinquenervia*
Street Tree for Terry Francois, per MBDG

Sweet Gum: *Liquidambar styraciflua*
Street tree for 16th Street, per MBDG

Maidenhair Tree: *Ginkgo biloba*
Street tree for South Street, per MBDG

Sweet Shade: *Hymenosporum flavum*
Internal site canopy tree.

SHRUBS

Blueblossom: *Ceanothus thyrsiflorus* - entire site

White Hydrangea: *Cistus hebe* - 3rd Street Gardens

Rosemary: *Rosmarinus officinalis* - entire site

Sonoma Salvia: *Salvia sonomentsis 'Dara's Choice'* -
3rd Street Gardens

Lavendar: *Lavandula angustifolia 'Hidcote Blue'* - Food Hall

Red Fringe Flower: *Lorapetalum chinensis rubrum* -
entire site

GREEN SCREEN

Climbing Fig: *Ficus pumila*

Wire vine: *Muehlenbeckia complexa*

Black-eye Susan Vine: *Thunbergia alata*

Blue Sky Flower: *Thunbergia grandiflora*

Fig 37 | Softscape Materials

LANDSCAPE MATERIALS SUMMARY: SOFTSCAPE

BIO-RETENTION


California Rush: *Juncus patens*


Purple Needlegrass: *Nassellla pulchra*


African Iris: *Dietes irridoides*


Longhair Sedge: *Carex comosa*


Wild Blue Rye: *Elymus glaucus 'Blue Dune'*


Douglas Iris: *Iris douglassiana 'Canyon Snow'*


Mexican Feather Grass: *Deschampsia cespitosa*


Japanese sedge: *Carex morrowii 'Icedance'*


Pony Tail Grass: *Stipa tennuissima*


Pink Muhly Grass: *Muhlenbergia capillaris*


Cape Rush: *Chrondropetalum tectorum*


Common Muhly Grass: *Muhlenbergia rigens*

GROUNDCOVERS


No - mow fescue blend


Japanese blood grass: *Imperata cylindrica*


Stonecrop: *Sedum spurium*


Star Jasmine: *Trachelospermum jasminoides*


Beach strawberry: *Frageria chiloensis*


Common Geranium: *Geranium macrorrhizum*

Fig 38 | Softscape Materials

PART II
GATEHOUSE

PROJECT DATA SUMMARY - GATEHOUSE

Project Data Summary - Gatehouse

Project Standards	Site Data	Consistent With				Notes
		Mission Bay South Redevelopment Plan	Design for Development (2004)	Design for Development to be Amended (2015) (1)	GSW Major Phase Application for Blocks 29-32	
Land Use	Commercial Industrial Retail	√	√	--	√	Major Phase Submittal for Blocks 29-32, pages 6-7, 16-17.
Height Zone	HZ-5	√	√	--	√	See map in Design for Development, page 22.
Parcel Land Area (2)	475,688 SF (10.92 acres)	√	√	--	√	Major Phase Submittal, pages 6, 33.
Gross Square Feet	4,892 GSF	√	√	--	√	As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Leasable Square Feet	2,831 LSF	√	√	--	√	As part of aggregate leasable area of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Building Height	36'	√	√	--	√	Maximum base height of 90'-0" and maximum tower height of 160'-00", per Design for Development, pages 22-23. 160'-0" height limit per Mission Bay South Redevelopment Plan, Section 304.5.
Setbacks	3rd Street: 5' minimum (curved façade)	√	√	--	√	5' minimum setback along 3rd Street, per Design for Development, page 27.
Streetwall Block-length Coverage (3)	3rd Street: 110' = 18% (Gatehouse only) 496' = 80% (All planned development on 3rd Street for Blocks 29-32 site)	√	X	√	√	The Third Street and 16th Street frontages surrounding an Event Center are exempted from minimum streetwall length requirements, per Amended Design for Development, page 28.
Streetwall Heights	3rd Street: 36'	√	√	--	√	Minimum streetwall height of 15'. Maximum streetwall height not to exceed 90' (except for mid-rise, Event Center, and towers). Per Design for Development, page 28.
Streetwall Projections	3rd Street: None proposed	√	√	--	√	Maximum vertical dimension of 2'-6". Minimum 8' vertical clearance from public right of way to architectural projection. Maximum projection of 3' over public right of way. Per Design for Development, page 28.
Sunlight Access / Shadow Analysis	Provided (see Background Appendices)	√	√	--	√	No variance requested. Design is compliant with the Design for Development, page 36-37. Provided for informational purposes only.
Wind Analysis	Provided (see Background Appendices)	√	√	--	√	Wind tunnel testing provided. Design is compliant with Design for Development, page 38.
View Corridors	Provided (see Background Appendices) Gatehouse is located within a view corridor.	√	X	√	√	No building or portion thereof shall block a view corridor, provided, however, that a view corridor on Blocks 29-32 may terminate in an Event Center that provides an important architectural statement as recommended in the Commercial Industrial Guidelines. Per Amended Design for Development, page 39.
Vehicle Parking	5	√	√	--	√	Calculated at 1 per 1,000 sf of gross area for commercial/industrial development, 1 per 500 sf of gross area for retail development, and 1 pe 200 sf of gross area for restaurant development, with a 50% ratio of compact to standard spaces, per Design for Development, pages 42-43. Calculated with a 50% ratio of compact to standard spaces, per Design for Development, page 42.
Bicycle Parking (4)	Employee access to event center permanent bike valet (300 interior Class 1 spaces,	√	√	--	√	Minimum of 1 secure bicyle parking space must be provided for every 20 vehicular parking spaces or fraction thereof, per Design for Development, page 42.
Loading (5)	Commercial Loading: 3 Retail Loading: 3 Trash: 2	√	√	--	√	Calculated at a minimum of 3 for commercial industrial developments over 500,000 GSF plus 1 for each additional 400,000 GSF. Calculated at a minimum of 3 for retail developments over 100,000 GSF plus 1 for each additional 80,000 GSF. For multi-parcel developments, loading spaces can be aggregated. All per Design for Development, page 44.

Notes

(1) This column applies only to those provisions of the Design for Development that require amendment; project features are otherwise consistent with the Design for Development 2004.
(2) Measured for full project at Blocks 29-32.
(3) Total block length measured for Blocks 29-32 site, not Block 29 alone. See Background Appendices BC/SD book for further detail.
(4) Additional outdoor Class 2 bike parking spaces are also available for use by office/retail/event center employees and visitors.
(5) Commercial Loading spaces shown are shared between the South Street Office/Retail Tower, the 16th Street Office/Retail Tower, and all other retail on-site. See South Street Office/Retail Tower BC/SD book and Northeast Retail BC/SD book for further detail.

Applicable Codes and Documents

Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998.
Amended Design for Development, dated March 16, 2004.
Amended Design for Development, per GSW submittal dated November 3, 2015.
Major Phase Application for Blocks 29-32, to be appproved prior to this submittal

Table 2 | Project Data Summary - Gatehouse

Gross Floor Area Summary (OCII Design for Development and 1996 BOMA)

		OCII Area Exemptions from "True Gross" Floor Area Calculations (Sq. Ft.)				BOMA Area Exemptions (Sq.	
Level	"True Gross" Floor Area (Sq. Ft.)	#4: Intermediate Floor Mechanical / Ops	#11: Ground Floor Circulation & Service (1)	#12: Restaurants and Retail under 5,000 Sq. Ft. (2)	OCII Adjusted Gross Floor Area (Sq. Ft.)	Leasable Deductions	BOMA Leasable Floor Area (Sq. Ft.)
B100	430	0	0	0	430	283	147
000	430	0	0	0	430	283	147
050	4,963	0	2,900	1,412	651	651	0
100	3,237	262	483	1,593	899	507	392
200	2,482	0	0	0	2,482	337	2,145
TOTAL (3)	**11,542**	**262**	**3,383**	**3,005**	**4,892**	**2,061**	**2,831**

(1) Due to the sloping nature of the site and the Gatehouse's multiple access points for entry and circulation, "Ground Floor" is interpreted as both Grade (L050) and Plaza (L100) levels.

(2) Assumes these excluded areas will have deed restrictions requiring tenanting consistent with the proposed exclusion (i.e., personal services, restaurants, retail).

(3) Includes both Commercial Industrial and Retail.

Table 3 | Gross Floor Area Summary - Gatehouse

GATEHOUSE LOCATION

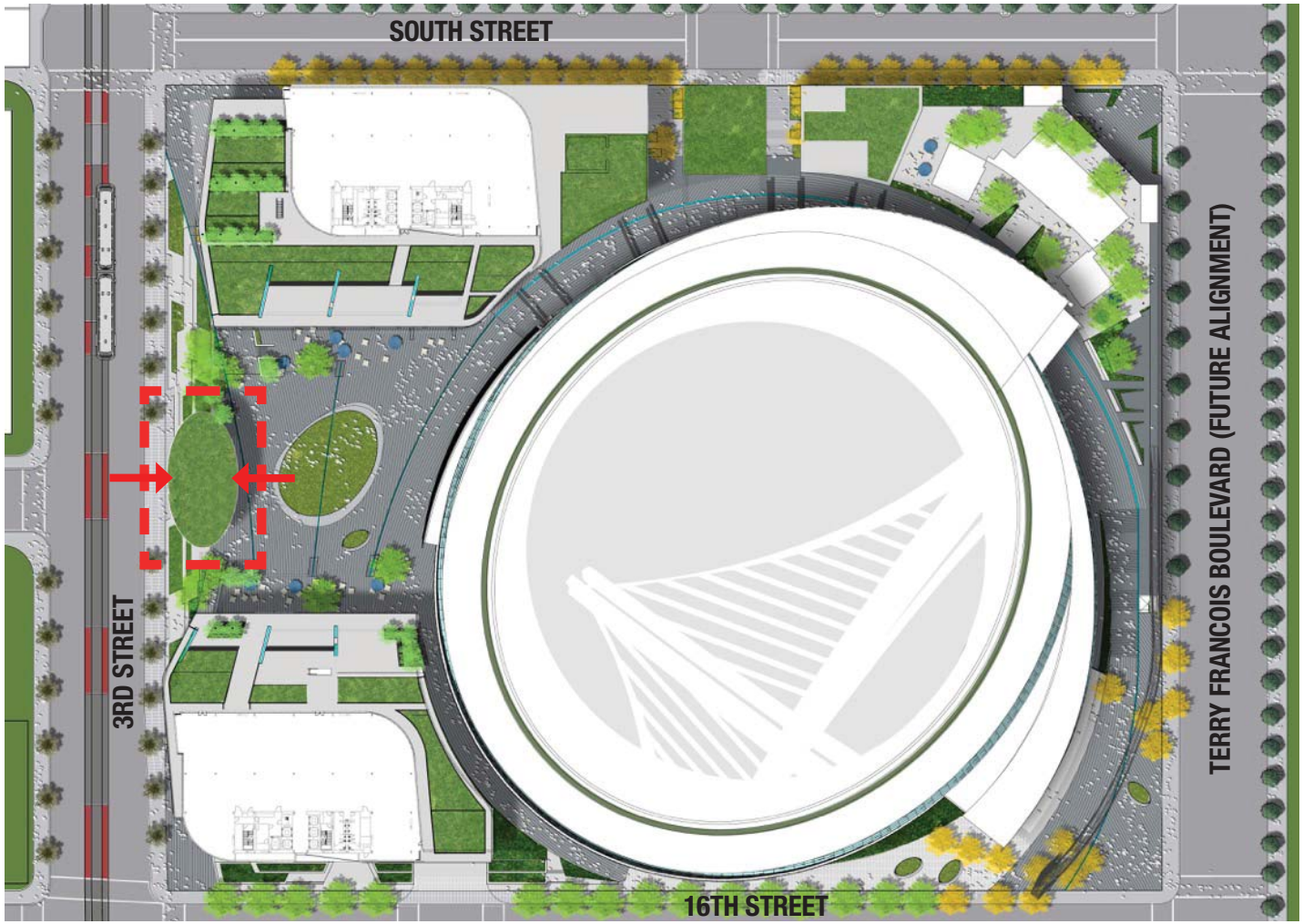


Fig 39 | Site Plan

GATEHOUSE SECTION

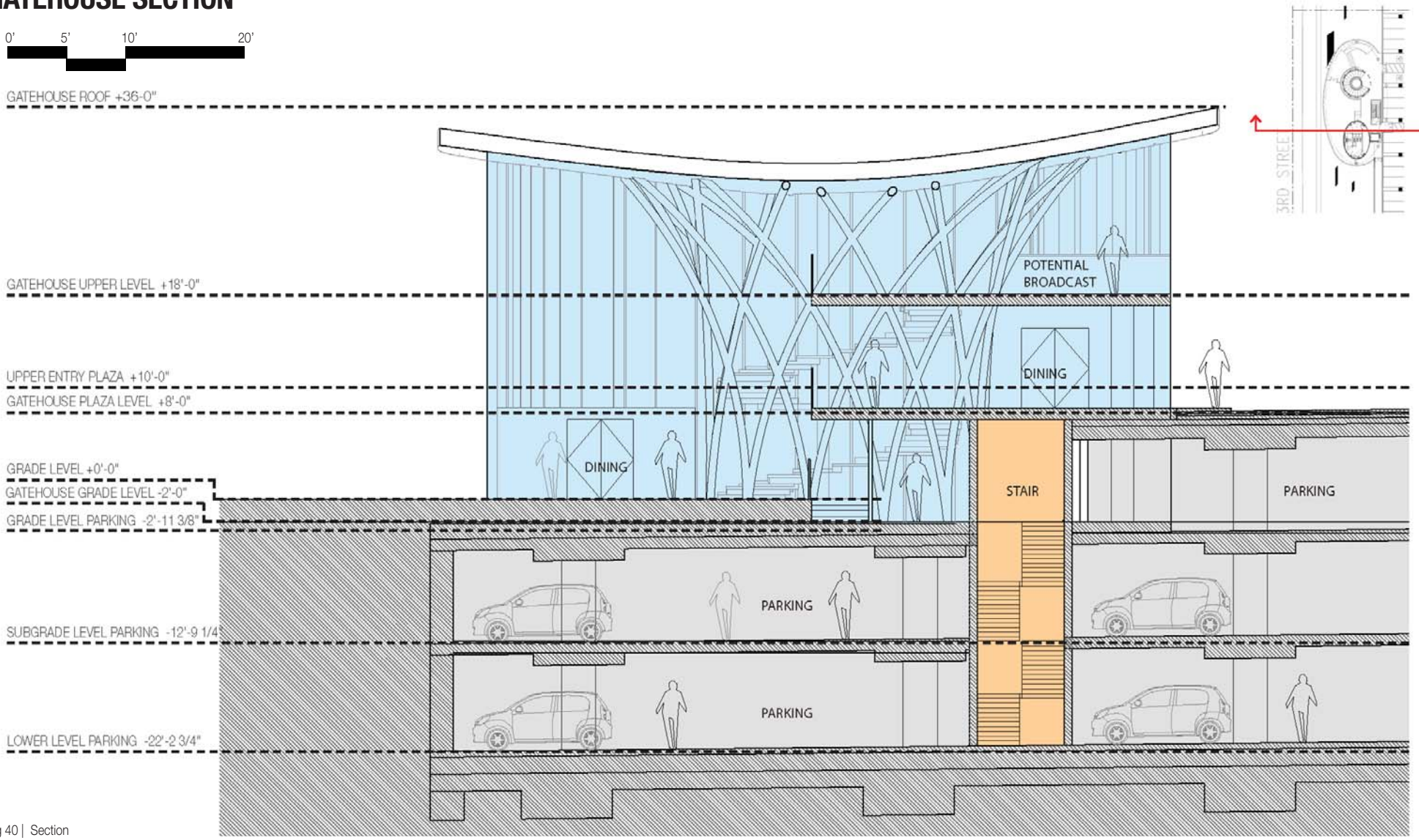


Fig 40 | Section

GATEHOUSE ELEVATIONS

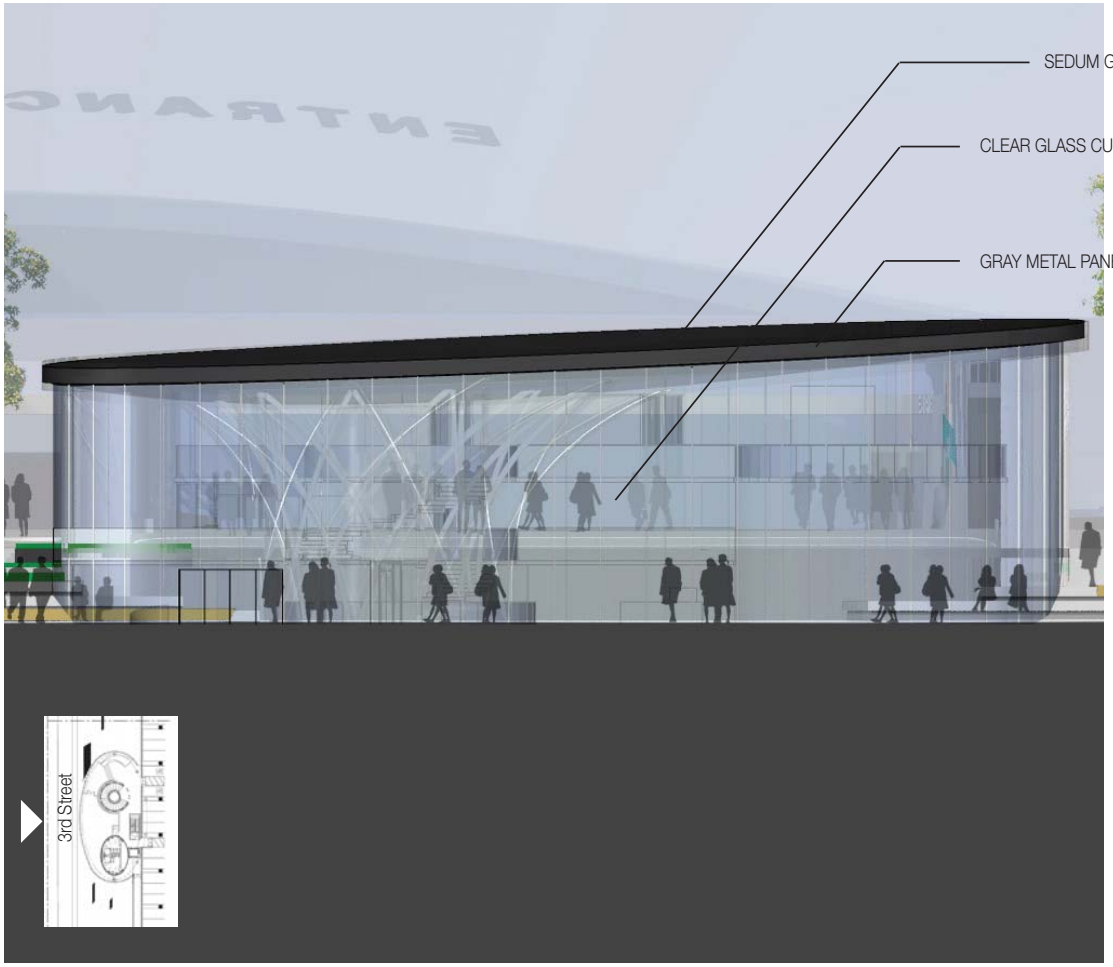


Fig 41 | West Elevation

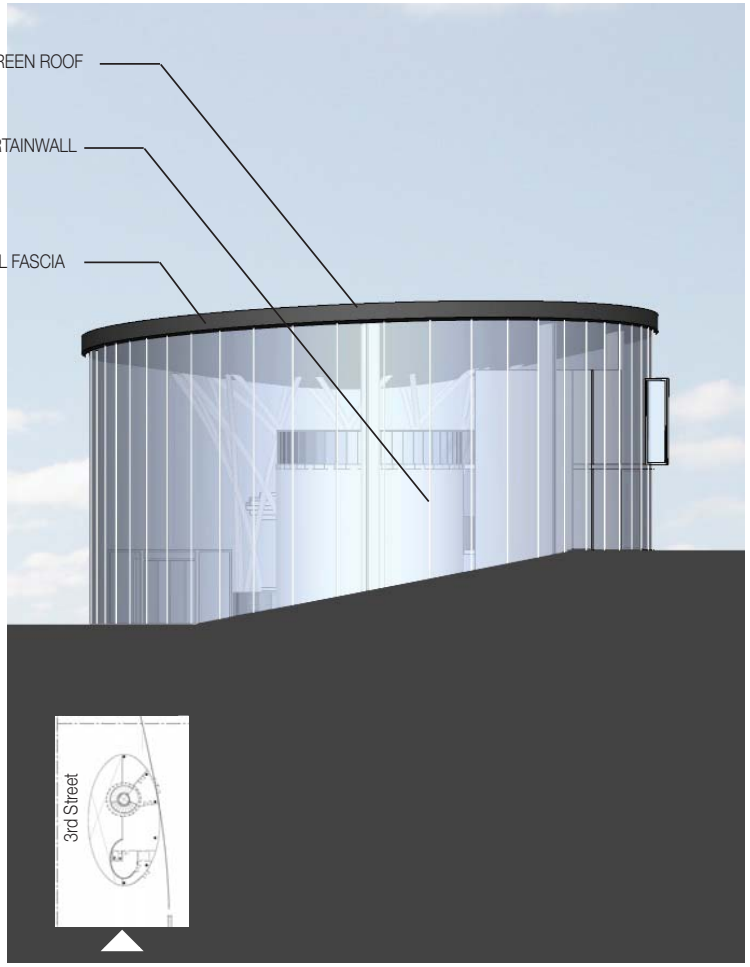


Fig 42 | South Elevation

GATEHOUSE ELEVATIONS

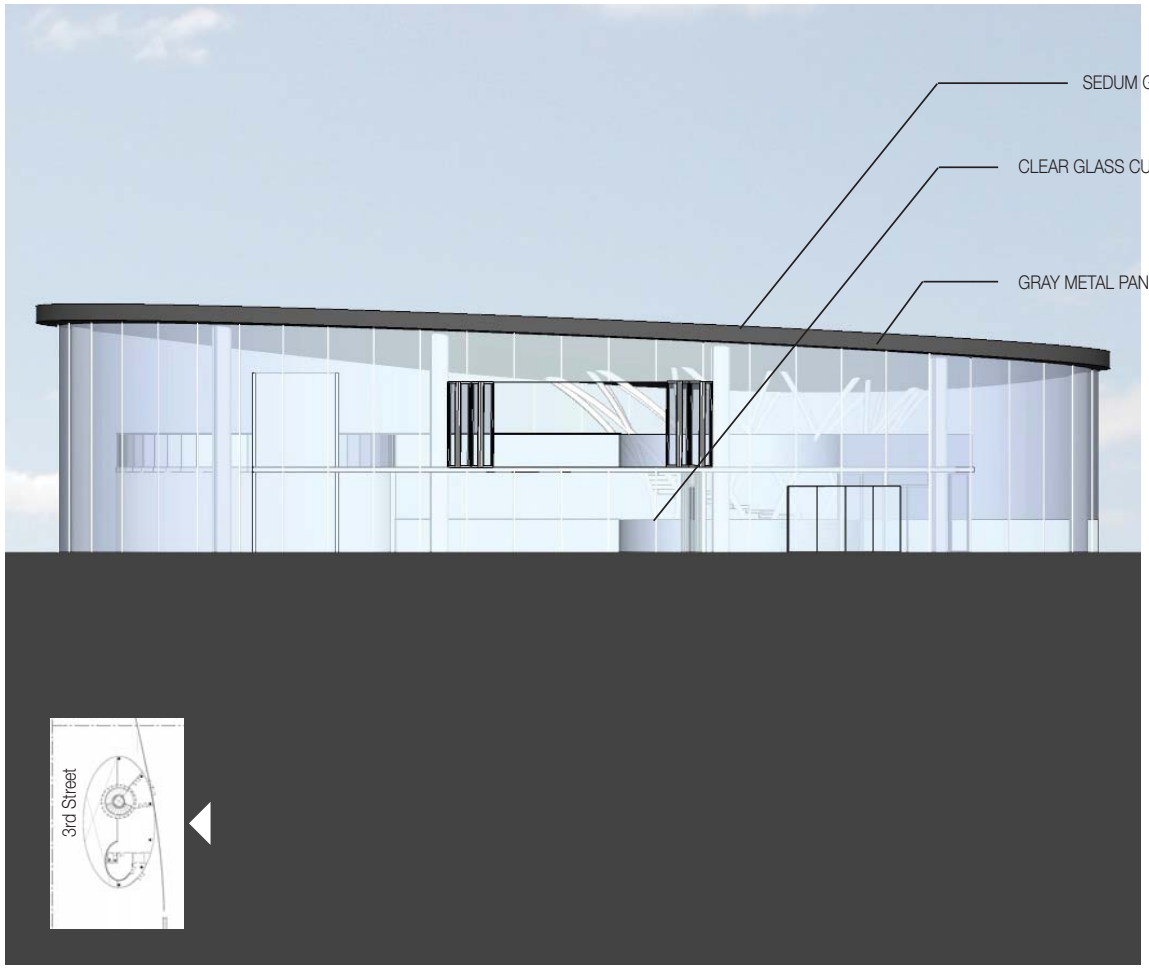


Fig 43 | East Elevation

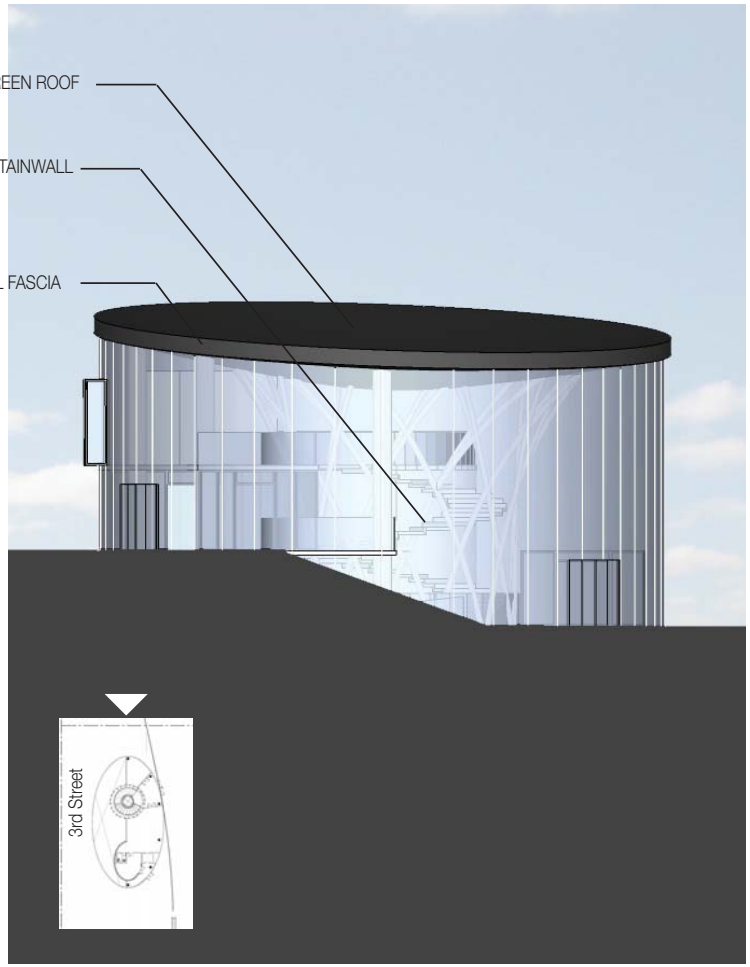


Fig 44 | North Elevation

GATEHOUSE PLANS

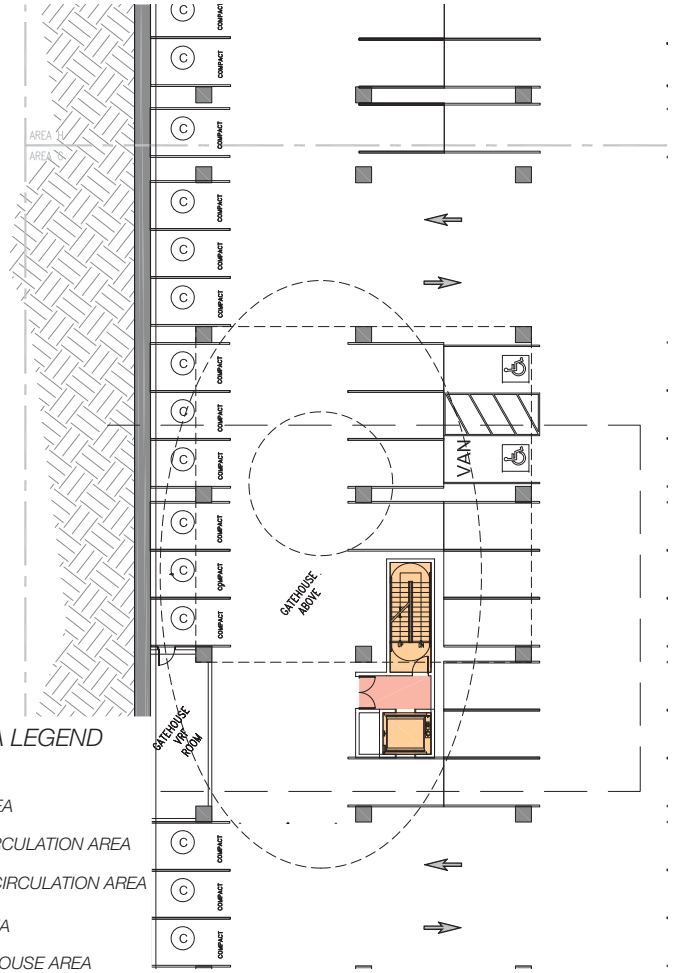


Fig 45 | Lower and Subgrade Parking Levels

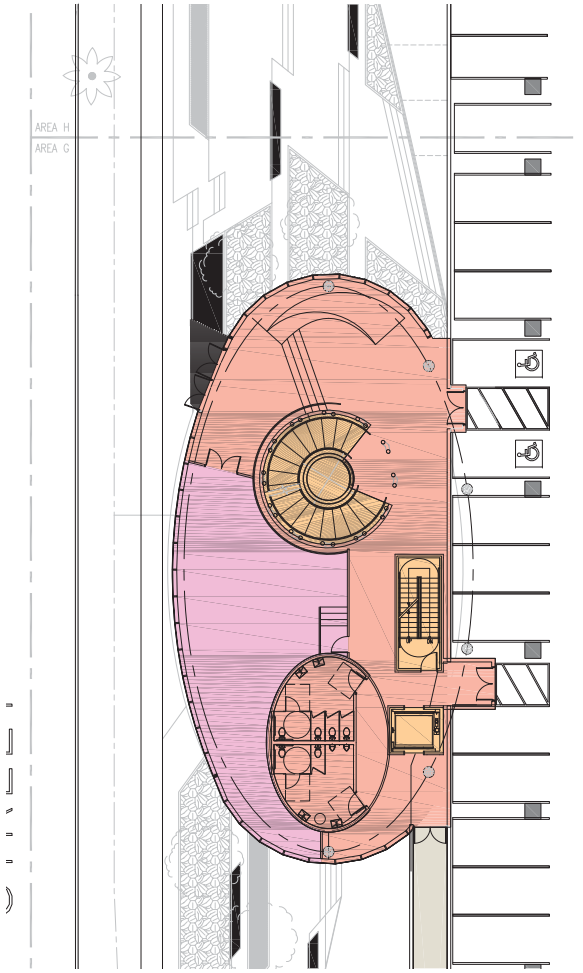


Fig 46 | Grade Level

GATEHOUSE AREA LEGEND

- *DINING AREA*
- *PUBLIC/CIRCULATION AREA*
- *VERTICAL CIRCULATION AREA*
- *RETAIL AREA*
- *BACK OF HOUSE AREA*
- *POTENTIAL BROADCAST AREA*

0' 5' 10' 20'

GATEHOUSE PLANS

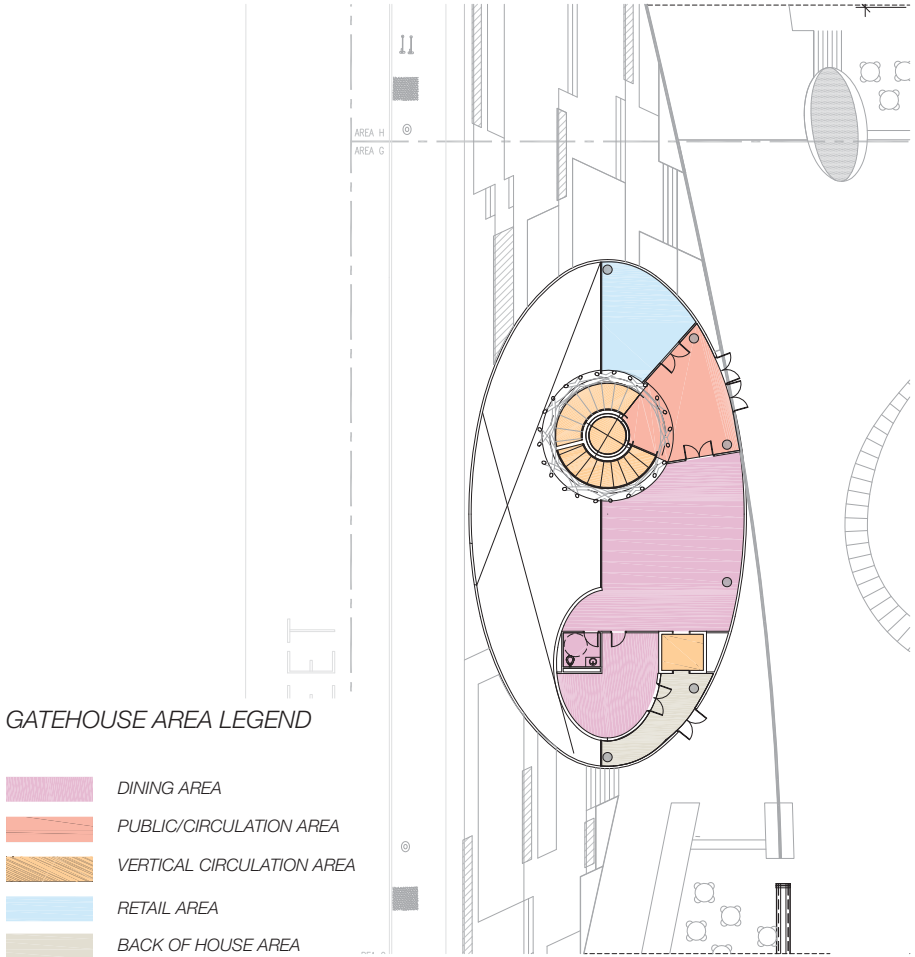


Fig 47 | Plaza Level

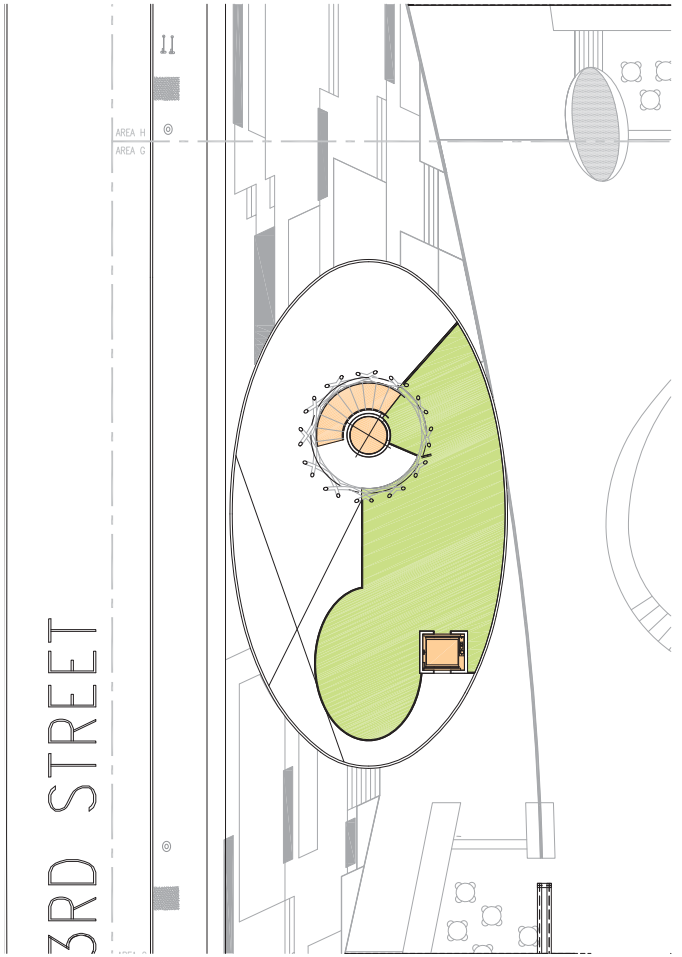


Fig 48 | Upper Level

0' 5' 10' 20'

GATEHOUSE AREA LEGEND

- *DINING AREA*
- *PUBLIC/CIRCULATION AREA*
- *VERTICAL CIRCULATION AREA*
- *RETAIL AREA*
- *BACK OF HOUSE AREA*
- *POTENTIAL BROADCAST AREA*

GATEHOUSE ISOMETRIC VIEWS

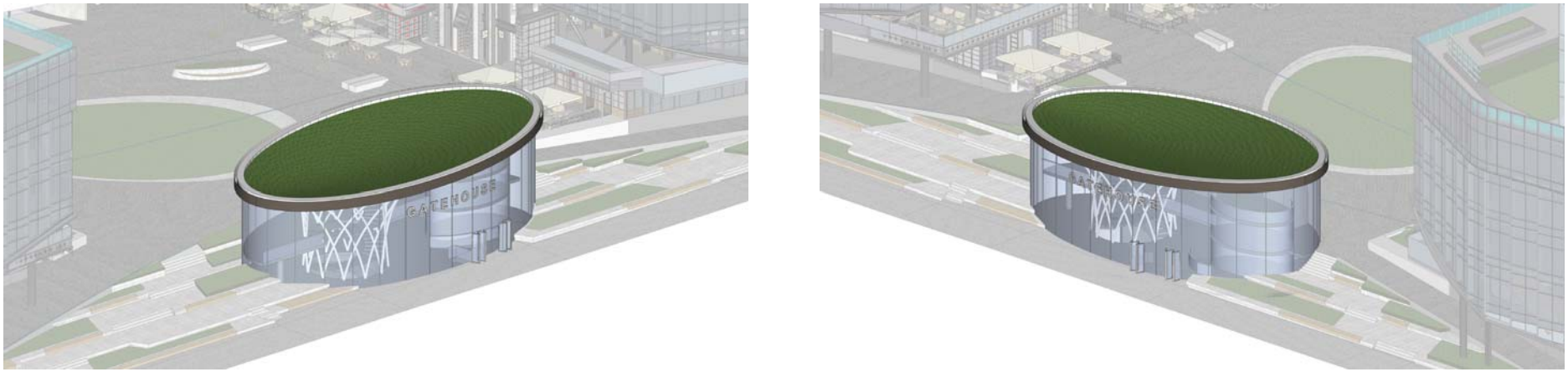
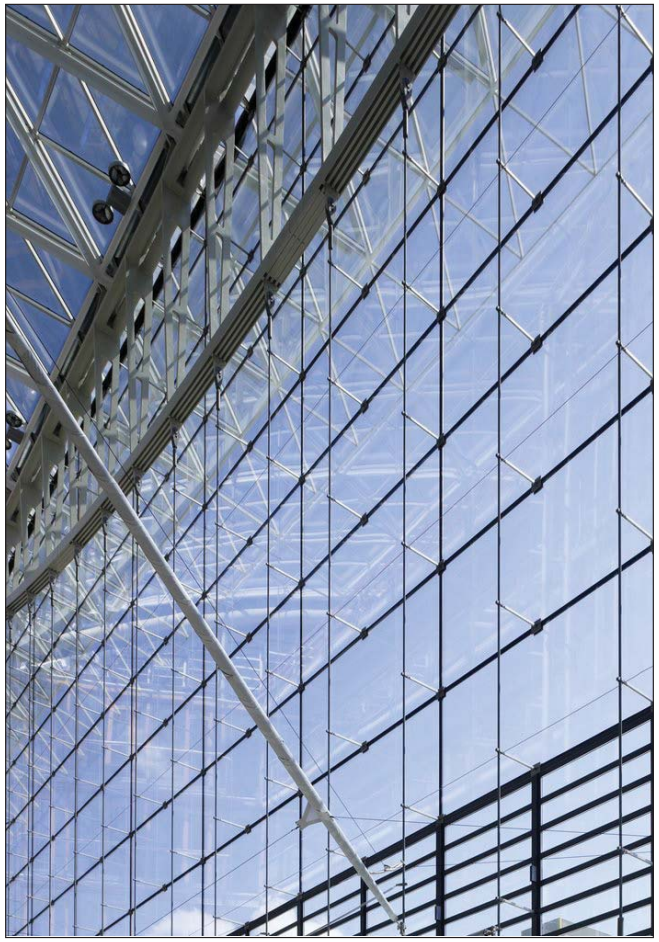


Fig 49 | Gatehouse Isometric Views

GATEHOUSE MATERIALS



CLEAR GLASS WITH LOW-E COATING.

GRAY METAL PANEL

SEDUM GREEN ROOF MATERIAL

Fig 50 | Gatehouse Materials

THIS PAGE INTENTIONALLY LEFT BLANK

PART III

OPEN SPACE: THIRD STREET PLAZA VARIANT

DATA CHARTS

Gross Floor Area Summary (OCII Design for Development and 1996 BOMA)

		OCII Area Exemptions from "True Gross" Floor Area Calculations (Sq. Ft.)			BOMA Area Exemptions (Sq. Ft.)
Level	"True Gross" Floor Area (Sq. Ft.)	#11: Ground Floor Circulation & Service	#12: Restaurants and Retail under 5,000 Sq. Ft.	OCII Adjusted Gross Floor Area (Sq. Ft.)	Leasable Deductions
050	3,902	1,361	2,541	0	0
100	1,876	0	1,876	0	0
TOTAL	**5,778**	**1,361**	**4,417**	**0**	**0**

Table 4 | Gross Floor Area Summary - Variant Gatehouse and Retail

THIRD STREET PLAZA VARIANT PLAN

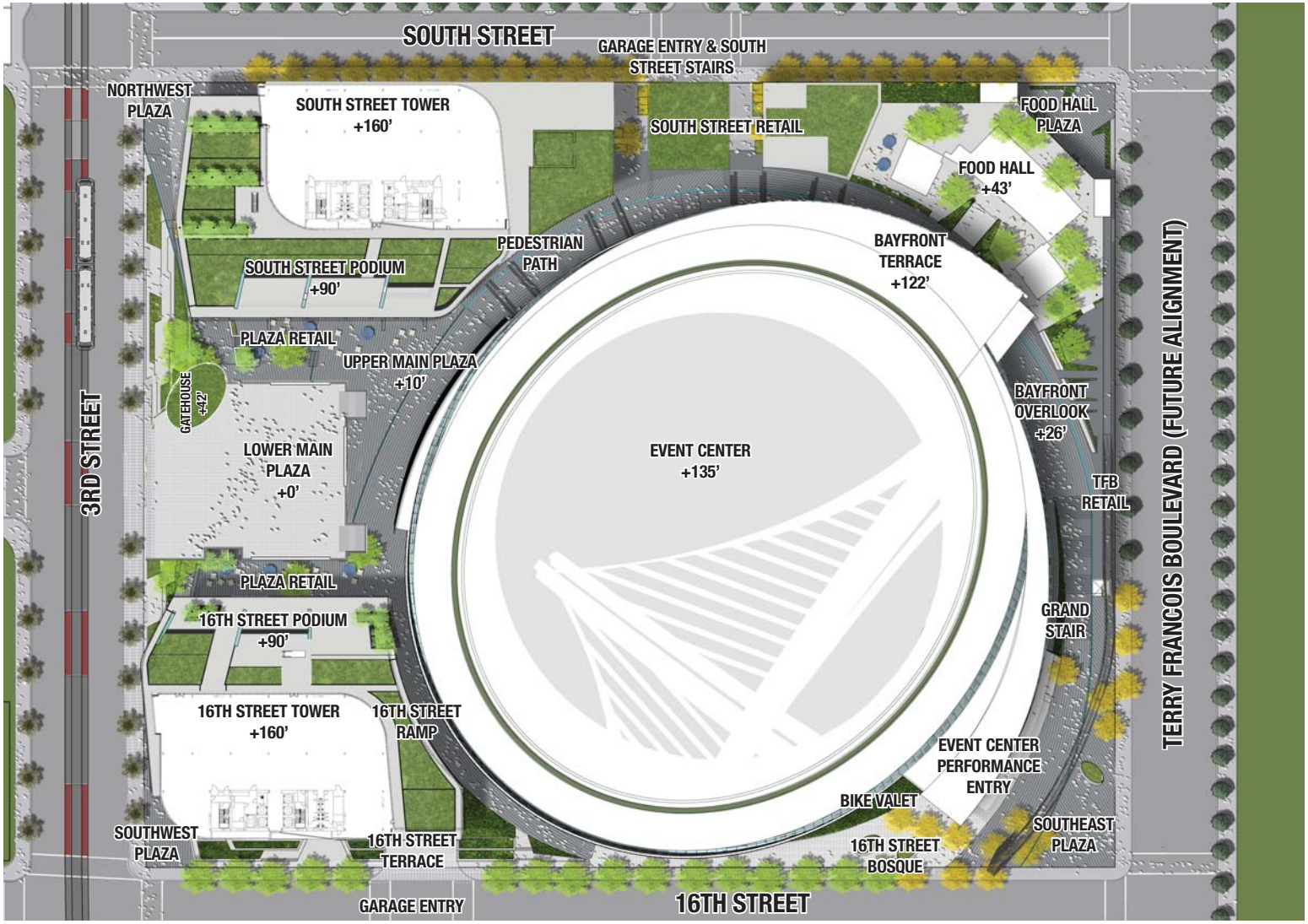
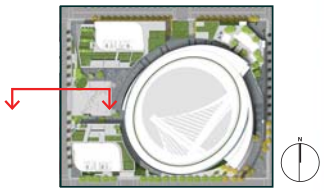


Fig 51 | Site Plan - 3rd Street Plaza Variant

VARA SECTION/ELEVATION

A - STONE/CONCRETE
B - CLEAR GLASS
C - BLACKENED STEEL
D- METAL AND GLASS RAILING



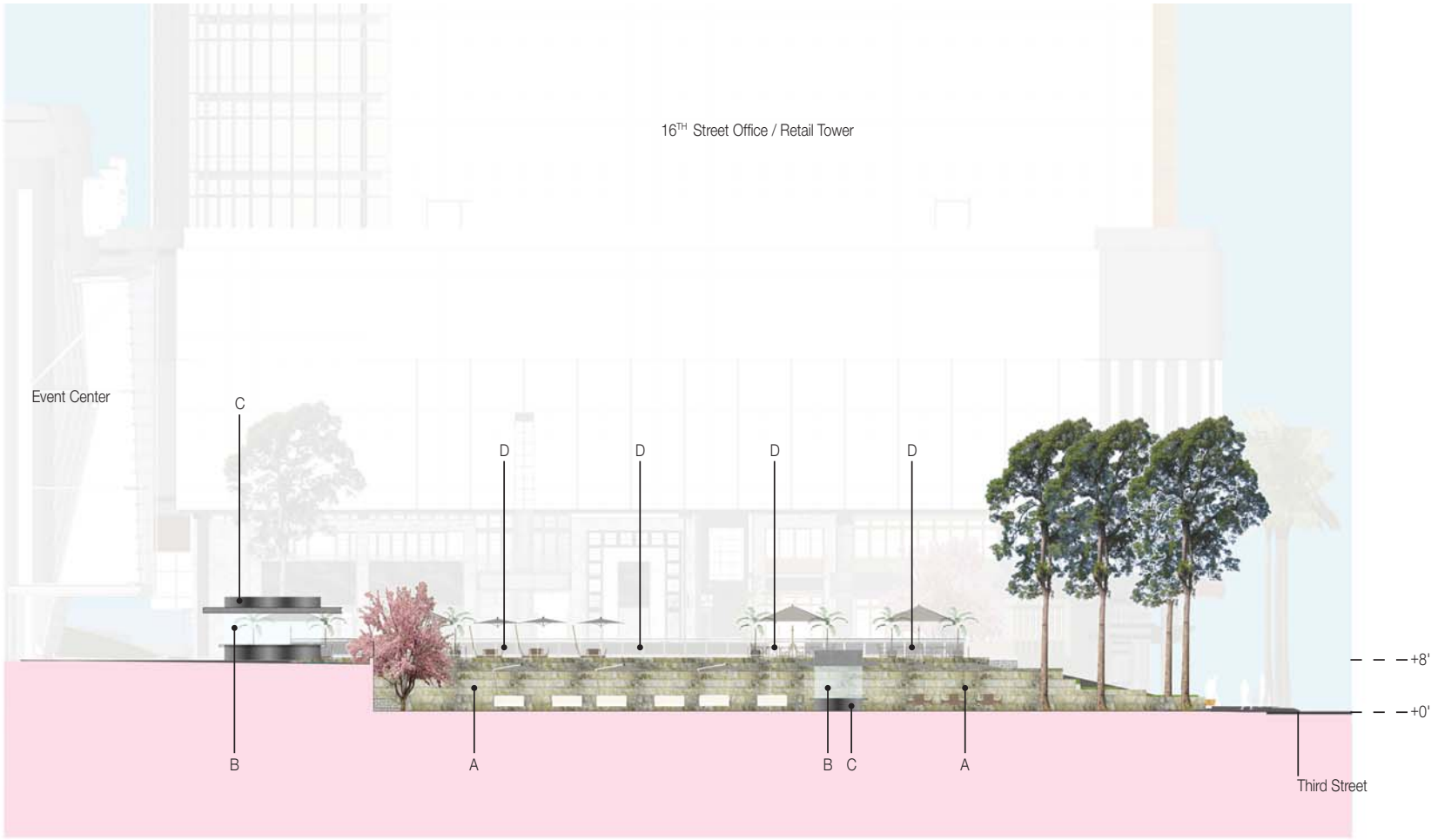


Fig 52 | Section / Elevation Looking South

Note: Please refer to the respective 16TH Street Office/Retail Tower and Event Center BC/SD packages for details on their design.

VARA SECTION/ELEVATION

A - STONE/CONCRETE
B - CLEAR GLASS
C - BLACKENED STEEL
D- METAL AND GLASS RAILING

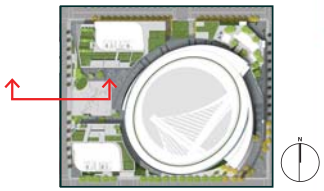
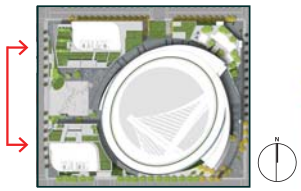


Fig 53 | Section / Elevation Looking North

Note: Please refer to the respective South Street Office/Retail Tower and Event Center BC/SD packages for details on their design.

VARA ELEVATION

A - STONE/CONCRETE
B - CLEAR GLASS
C - BLACKENED STEEL
D- METAL AND GLASS RAILING



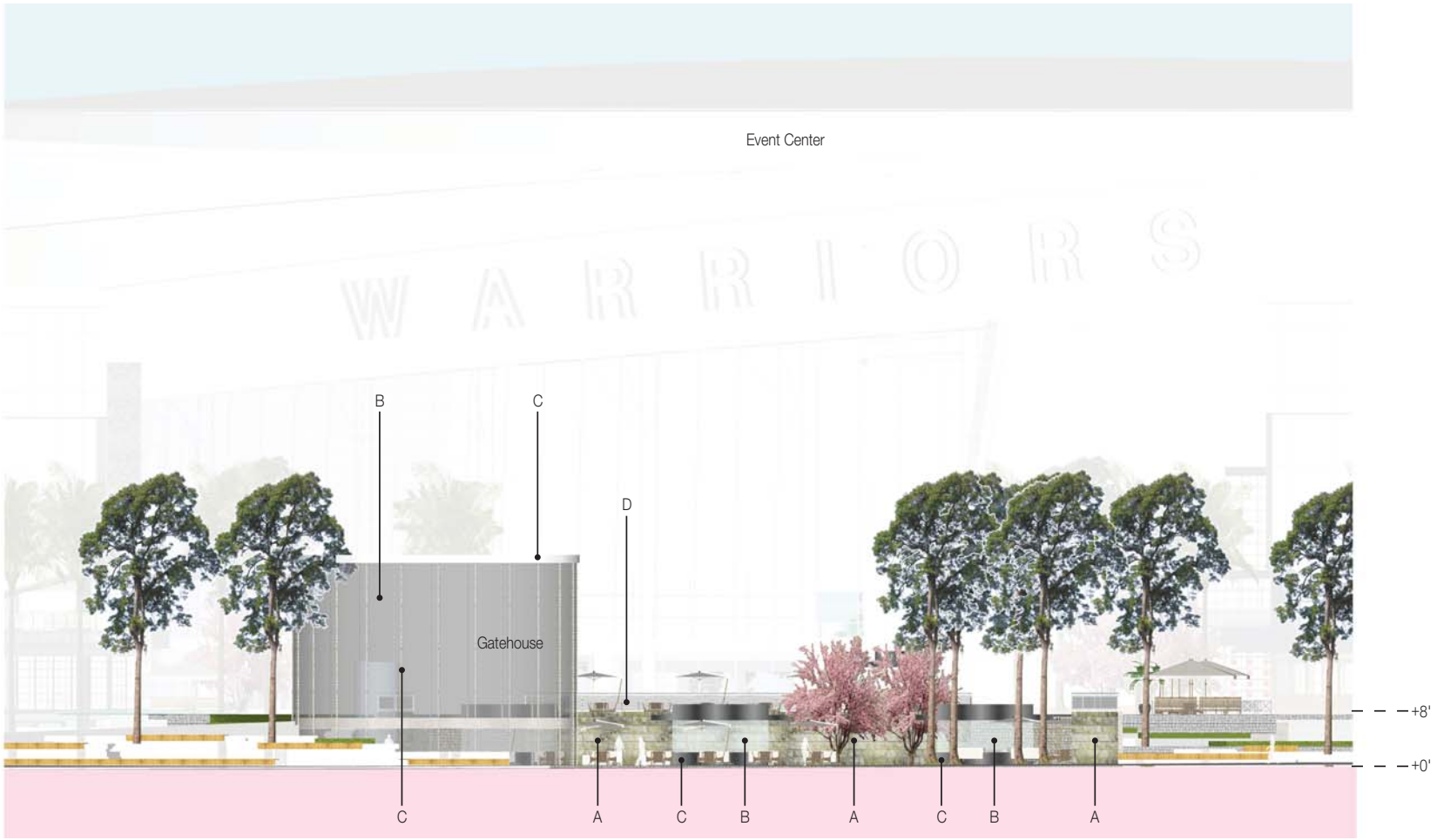


Fig 54 | Elevation Looking East From 3RD St.

Note: Please refer to the Event Center BC/SD package for details on its design. All signage is for illustrative purposes only and is not indicative of the forthcoming DD-level signage plan.

VARA PLANS

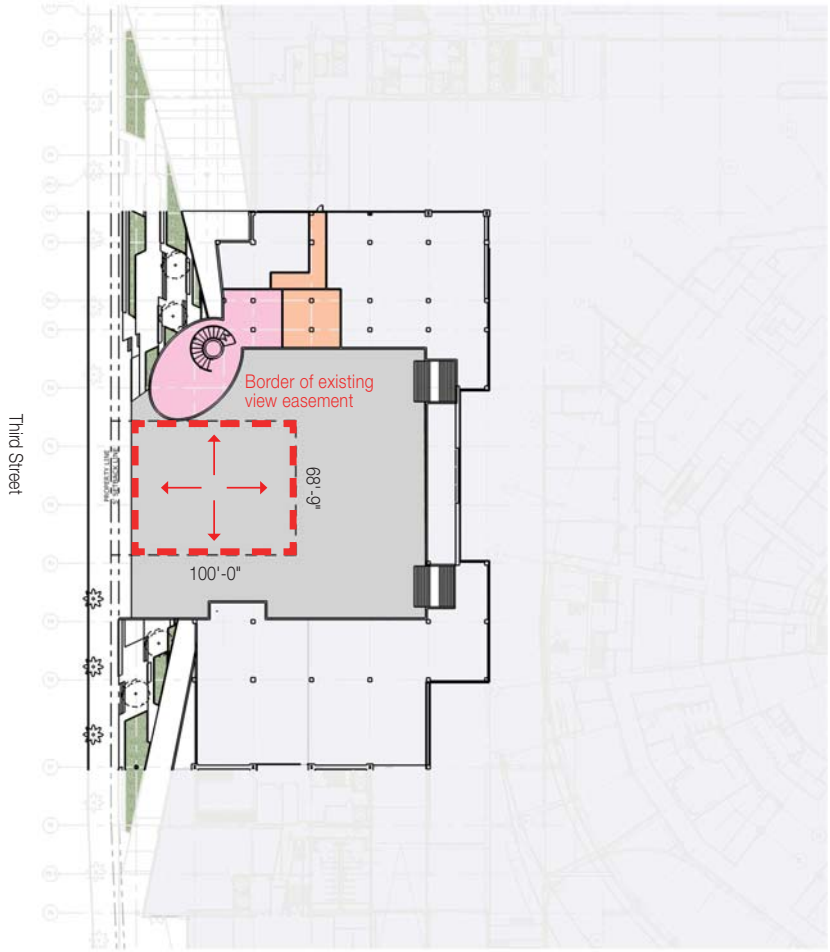


Fig 55 | Street Level Plan of Vara

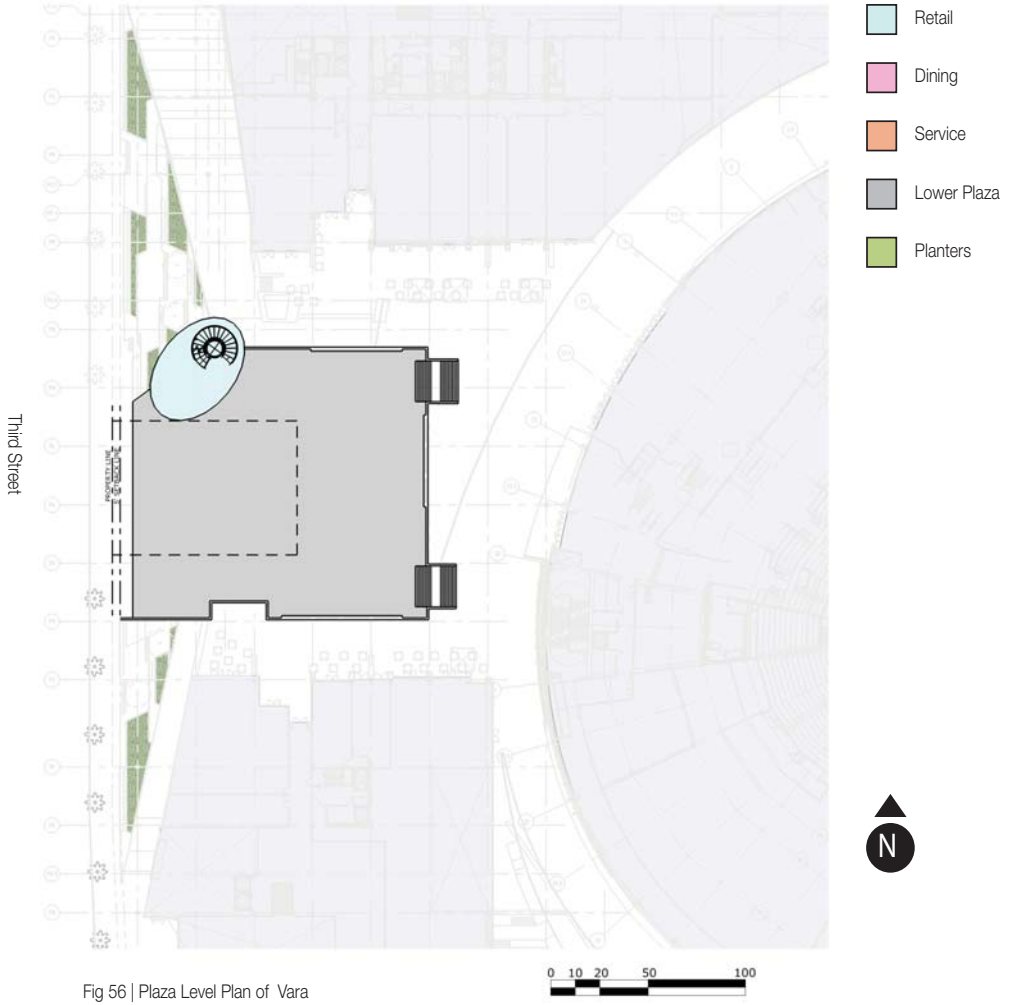


Fig 56 | Plaza Level Plan of Vara

VARA VIEWS

Fig 57 | View from Campus Lane looking toward Vara

VARA VIEWS

Fig 58 | View from Event Center looking toward Vara

THIS PAGE INTENTIONALLY LEFT BLANK

PART IV
PARKING + LOADING

PROJECT DATA SUMMARY - PARKING AND LOADING

Project Data Summary - Parking and Loading

Project Standards	Site Data	Consistent With				Notes
		Mission Bay South Redevelopment Plan	Design for Development (2004)	Design for Development to be Amended (2015) (1)	GSW Major Phase Application for Blocks 29-32	
Land Use	Commercial Industrial Retail	√	√	--	√	Major Phase Submittal for Blocks 29-32, pages 6-7, 16-17.
Height Zone	HZ-5	√	√	--	√	See map in Design for Development, page 22.
Parcel Land Area (2)	475,688 SF (10.92 acres)	√	√	--	√	Major Phase Submittal, pages 6, 33.
Gross Square Feet (3)	0 GSF	√	√	--	√	As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Leasable Square Feet (3)	0 LSF	√	√	--	√	As part of aggregate leasable area of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Building Height	Main plaza: 8' to 10' South Street: 43' (Garage is first story only; retail is located above) Bike valet: 14'	√	√	--	√	Maximum base height of 90'-0'' and maximum tower height of 160'-00'', per Design for Development, pages 22-23. 160'-0'' height limit per Mission Bay South Redevelopment Plan, Section 304.5.
Streetwall Projections	South Street: 3' 16th Street: None	√	√	--	√	Maximum vertical dimension of 2'-6''. Minimum 8' vertical clearance from public right of way to architectural projection. Maximum projection of 3' over public right of way. Per Design for Development, page 28.
View Corridors	Provided (see Background Appendices) South Street Garage Entry is located within a view corridor terminated by the Event Center.	√	X	√	√	No building or portion thereof shall block a view corridor, provided, however, that a view corridor on Blocks 29-32 may terminate in an Event Center that provides an important architectural statement as recommended in the Commercial Industrial Guidelines. Per Amended Design for Development, page 39.
Vehicle Parking	950 (on-site) 132 (off-site at 450 South Street) The entry to 450 South Street is approximately 270' from the South Street Office/Retail Tower entrance. See BC/SD packages for on-site structures for individual assignment of parking spaces by use.	√	X	√	√	Calculated at 1 per 1,000 sf of gross area for commercial/industrial development, 1 per 500 sf of gross area for retail development, and 1 per 200 sf of gross area for restaurant development, with a 50% ratio of compact to standard spaces, per Design for Development, pages 42-43. Calculated at a minimum of 1 space per 50 seats for an Event Center, with a 50% ratio of compact to standard spaces, per Amended Design for Development, page 42. Parking spaces provided for a project on Blocks 29-32 that is approved to include an Event Center may be shared among various users of Blocks 29-32 as determined by such users (for example, without limitation, parking spaces provided for daytime office use may be used by the Event Center on nights and weekends). Per Amended Design for Development, page 42. The existance of offsite parking facilities may be used to satisfy some portion of the parking requirements for a project on Blocks 29-32 that is approved to include an Event Center Project, provided that the entrance to any such offsite parking facility is located within 300' of an Event Center Project building entrance on Blocks 29-32. Per Amended Design for Development, page 42.
Bicycle Parking (5)	300 interior Class 1 spaces (permanent bike valet for event center) Up to 100 outdoor Class 2 spaces (temporary bike corrals for event center) 124 interior Class 1 spaces also available in office/retail buildings. See BC/SD packages for on-site structures for individual assignment of interior secure bike spaces by use.	√	√	--	√	Minimum of 1 secure bicyle parking space must be provided for every 20 vehicular parking spaces or fraction thereof, per Design for Development, page 42.
Loading (6)	Arena Loading: 7 Commercial Loading: 3 Retail Loading: 3 Trash: 5	√	X	√	√	Calculated at a minimum of 3 for commercial industrial developments over 500,000 GSF plus 1 for each additional 400,000 GSF. Calculated at a minimum of 3 for retail developments over 100,000 GSF plus 1 for each additional 80,000 GSF. For multi-parcel developments, loading spaces can be aggregated. All per Design for Development, page 44.

Notes

(1) This column applies only to those provisions of the Design for Development that require amendment; project features are otherwise consistent with the Design for Development 2004.
(2) Measured for full project at Blocks 29-32.
(3) Accounts for allowable square footage "exclusions" from "True Gross" floor area, per Design for Development pages 11-13. "True Gross" square footage for parking and loading uses on-site equals 473,050 SF.
(4) Total block length measured for Blocks 29-32 site, not Block 29 alone. See Background Appendices BC/SD book for further detail.
(5) Additional outdoor Class 2 bike parking spaces are also available for use by office/retail/event center employees and visitors.
(6) Commercial Loading spaces shown are shared between the South Street Office/Retail Tower, the 16th Street Office/Retail Tower, and all other retail on-site.

Applicable Codes and Documents

Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998.
Amended Design for Development, dated March 16, 2004.
Amended Design for Development, per GSW submittal dated November 3, 2015.
Major Phase Application for Blocks 29-32, to be appproved prior to this submittal.

Table 5 | Project Data Summary - Parking and Loading

Gross Floor Area Summary (OCII Design for Development and 1996 BOMA)

		OCII Area Exemptions from "True Gross" Floor Area Calculations (Sq. Ft.)		BOMA Area Exemptions (Sq. Ft.)	
Level	"True Gross" Floor Area (Sq. Ft.)	#6: Parking/ Loading/ Driveways	OCII Adjusted Gross Floor Area (Sq. Ft.)	Leasable Deductions	BOMA Leasable Floor Area (Sq. Ft.)
P3	173,229	173,229	0	0	0
P2	228,765	228,765	0	0	0
P1	68,806	68,806	0	0	0
Grade	2,250	2,250	0	0	0
TOTAL	**473,050**	**473,050**	**0**	**0**	**0**

Table 6 | Gross Floor Area Summary - Parking and Loading

DATA CHARTS

Vehicle Parking by Use*				
	Office	Retail/Restaurant	Event Center	*Total Spaces*
On-site Garage	558	162	230	*950*
450 South Street Garage	0	0	132	*132*
Total Spaces	*558*	*162*	*362*	*1082*

**Assignment of spaces assumes listed retail square footages are composed of approximately 50% retail and 50% restaurant site-wide.*

Table 7 | Vehicle Parking by Use

Vehicle Parking Requirements and Counts					
Lower Level 2		Lower Level 1		Level 050	
Spaces	309	Spaces	208	Spaces	89
Valet	154	Valet	149	Valet	25
ADA	0	ADA	14	ADA	0
ADA Van	0	ADA Van	2	ADA Van	0
TOTAL	463	TOTAL	373	TOTAL	114
				Total Garage	950
				Total Compact	475

**Note 132 additional spaces are available for event center use in the 450 South Street Garage.*

Table 8 | Vehicle Parking Requirements and Counts

Loading Requirements and Counts		
Description	Qty. Provided Loading Slips	Dimensions
Event Center Loading	5	10' wide x 70' long
Event Center Kitchen Loading	2	10' wide x 35' long
Event Center Trash Compactor	3	10' wide x 35' long
Office Loading	3	10' wide x 35' long
Retail Loading	3	10' wide x 35' long
Commercial Trash	2	10' wide x 35' long

Table 9 | Loading Requirements and Counts - Subgrade Level 1

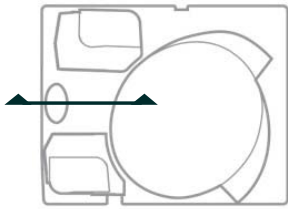
Class 1 Bicycle Requirement and Counts			
Structure	Vehicle Parking	Bicycle Parking Required	Bicycle Parking Design Supply
Event Center	35	18	300
16th Street Office/Retail Tower	315	16	64
South Street Office/Retail Tower	362	18	60
Food Hall and Other Retail	45	2	Access to event center bike valet (300, see above)
Gatehouse	5	0	Access to event center bike valet (300, see above)

Table 10 | Class 1 Bicycle Requirements and Counts

Driveway Details		
	South Street Driveway	16th Street Driveway
No. Lanes		
Auto	3	2
Truck	0	2
Total Width	41'	52'
ADA Walk Path	5' (1)	7'
Curb Radii	10"	10"
(1) Approximately 1' additional walk space is available for pedestrians and ADA access inside the property line.		

Table 11 | Driveway Details

GARAGE SECTIONS || ELEVATIONS



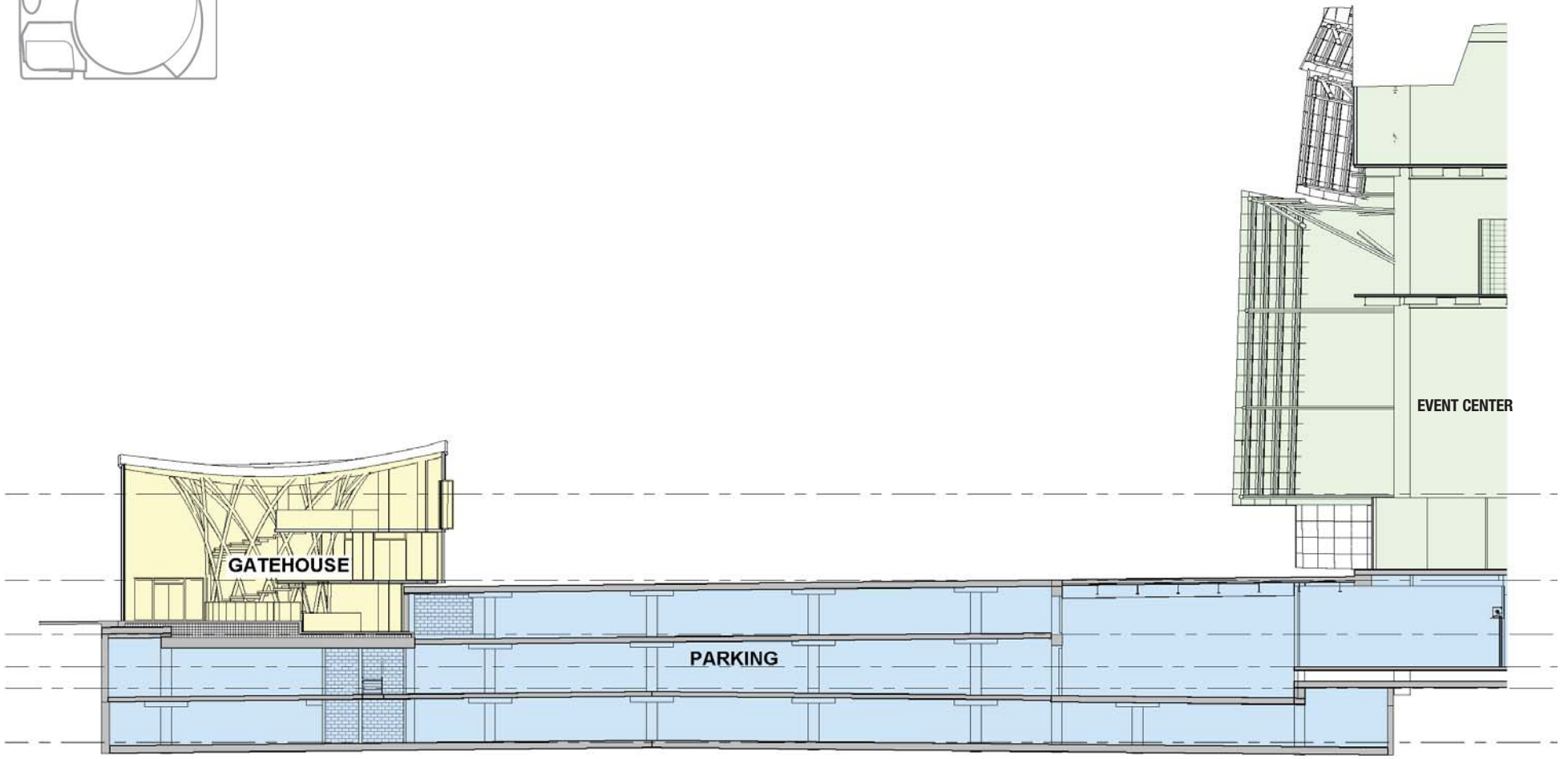
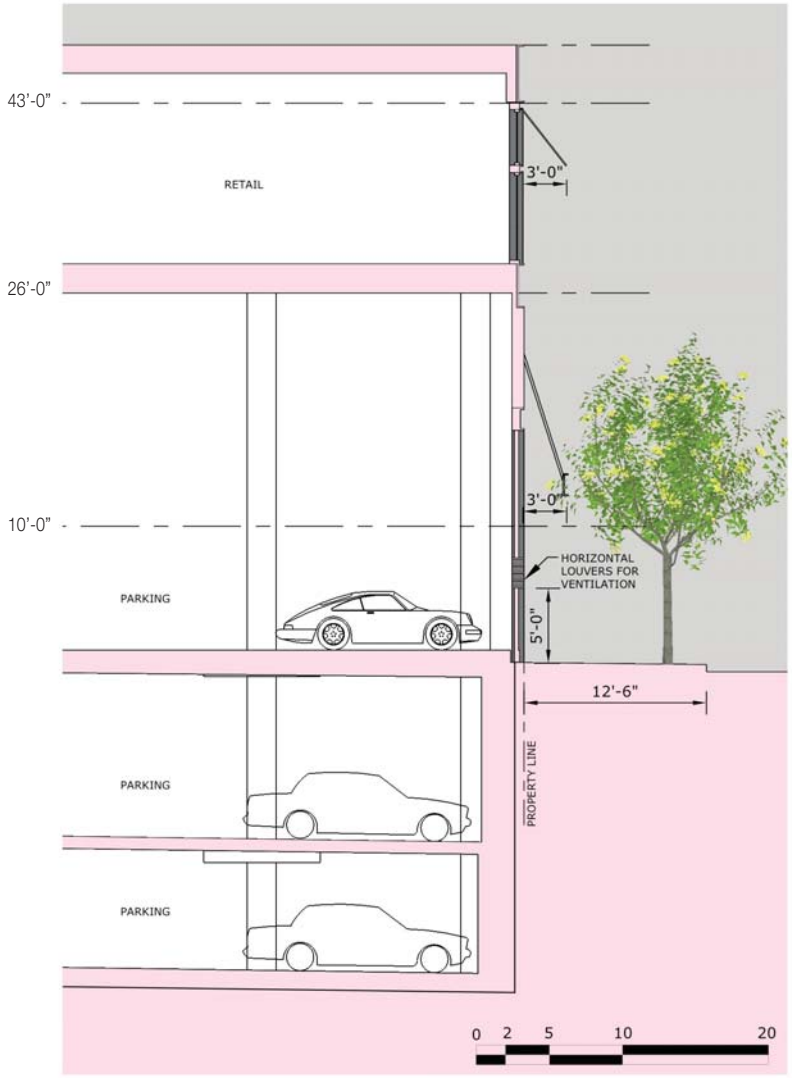


Fig 59 | Parking Site Section

GARAGE SECTIONS || ELEVATIONS



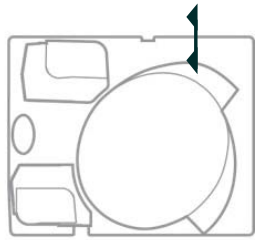


Fig 60 | Parking Site Section

BICYCLE PARKING || VEHICULAR ACCESS

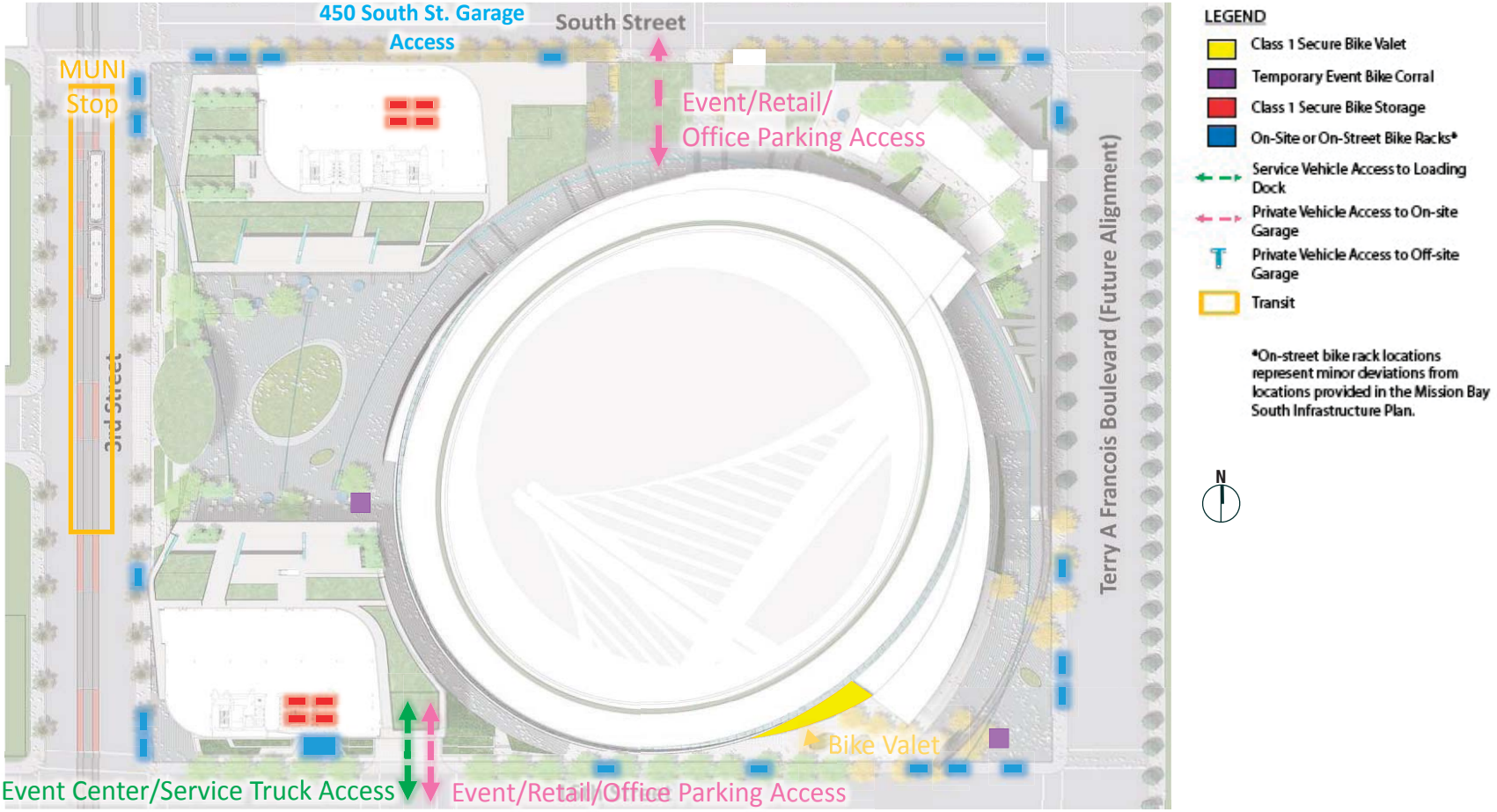


Fig 61 | Bike Parking / Vehicular Access

VEHICULAR CIRCULATION

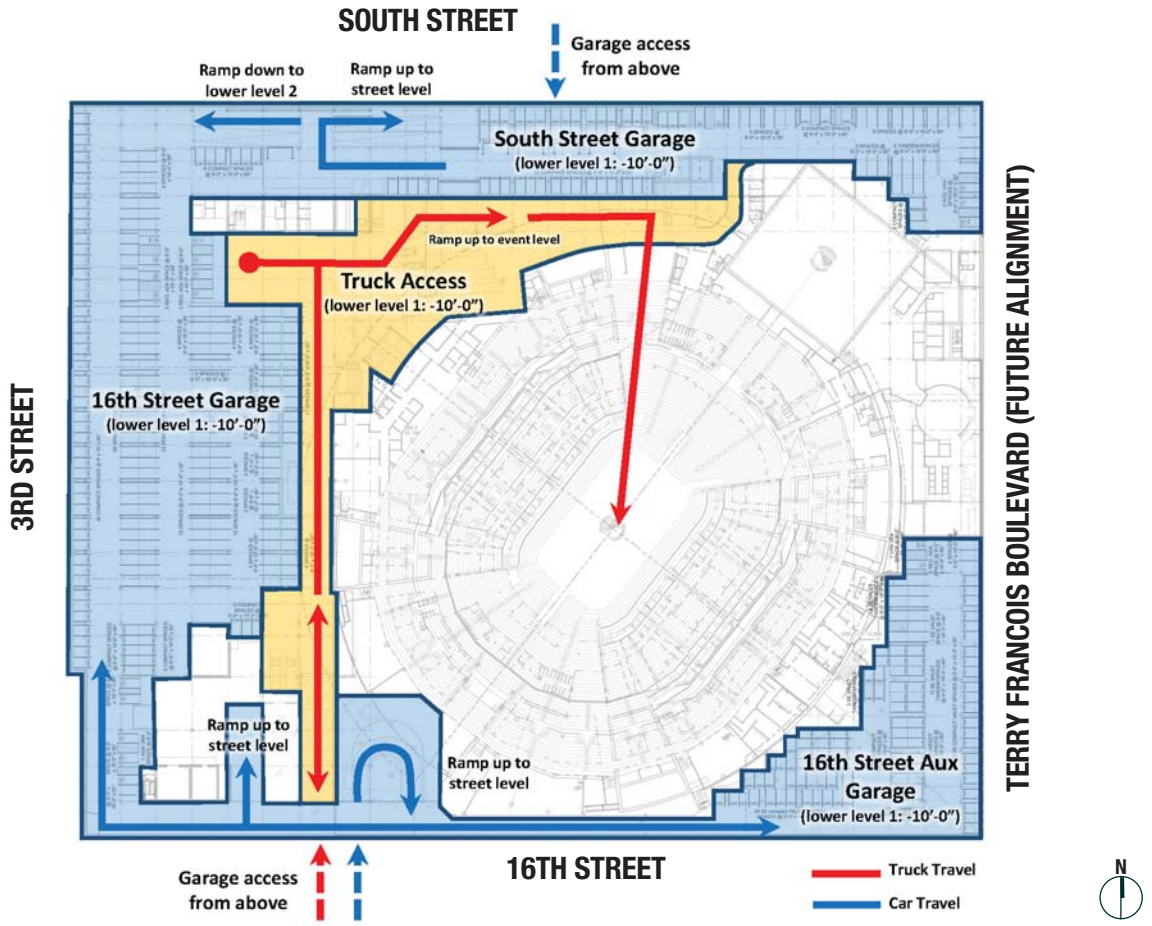


Fig 62 | Vehicular Circulation

B100 PARKING PLAN

Fig 63 | Level B100

000 PARKING PLAN

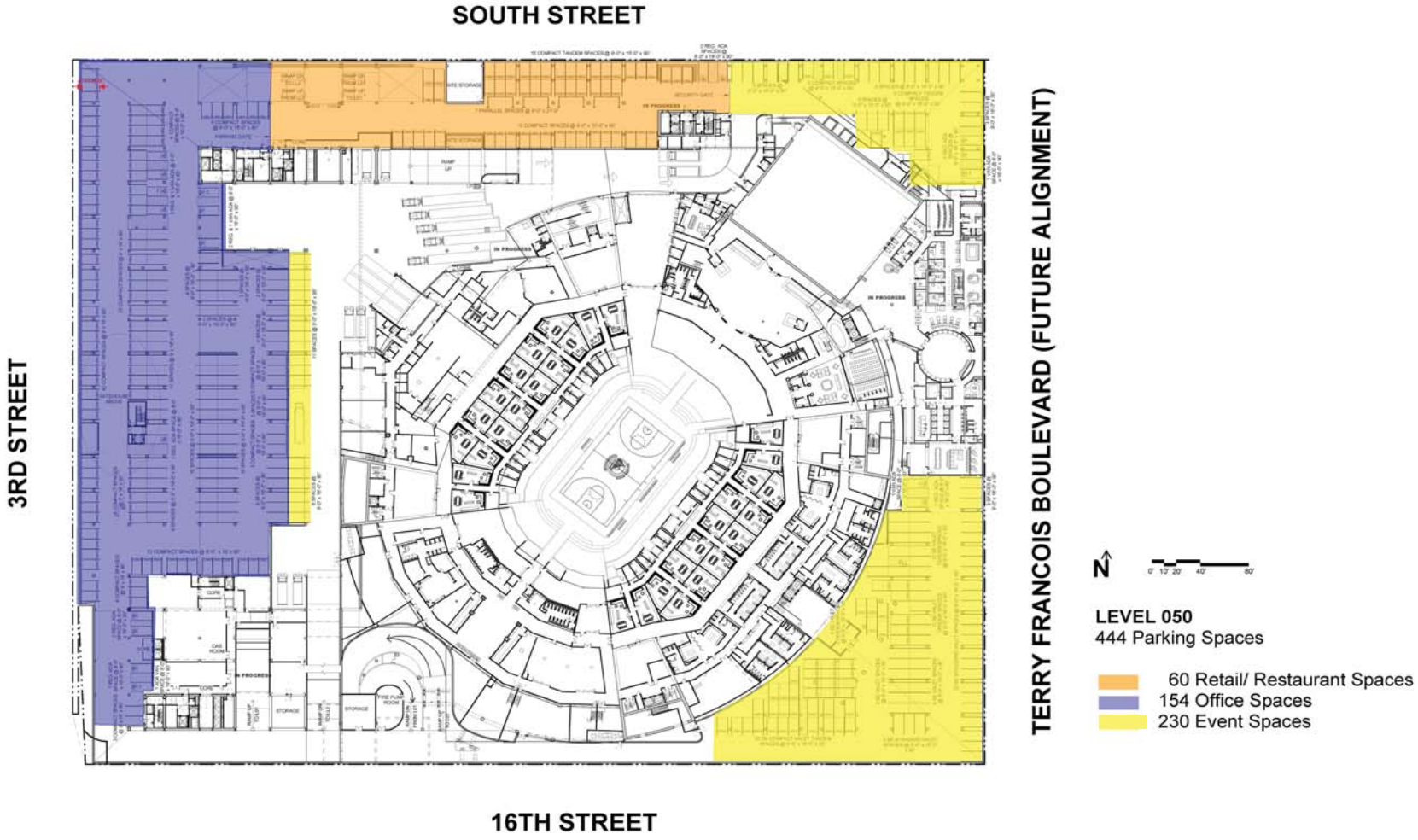


Fig 64 | Level 000

050 PARKING PLAN

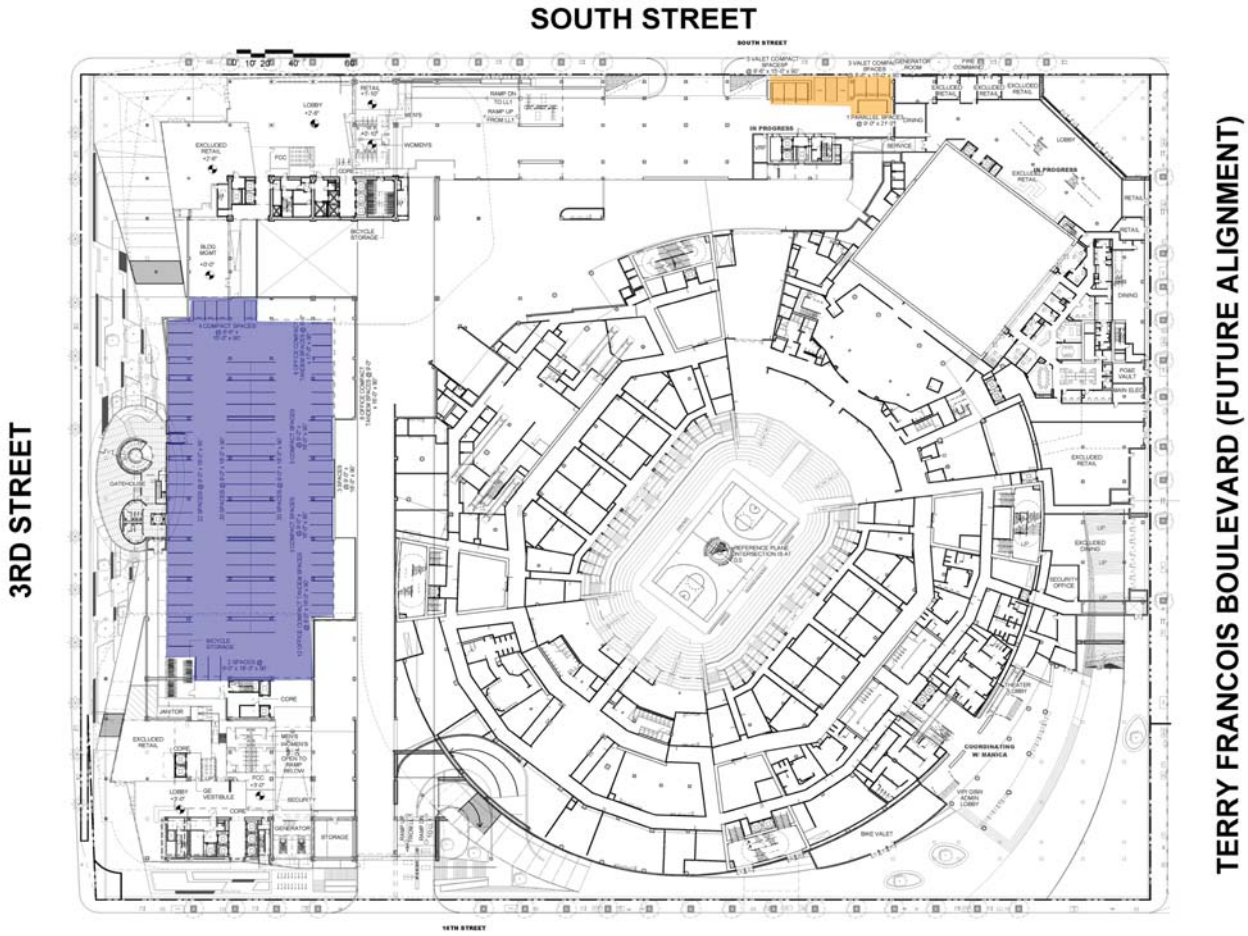


Fig 65 | Level 050

MTA PATH OF TRAVEL

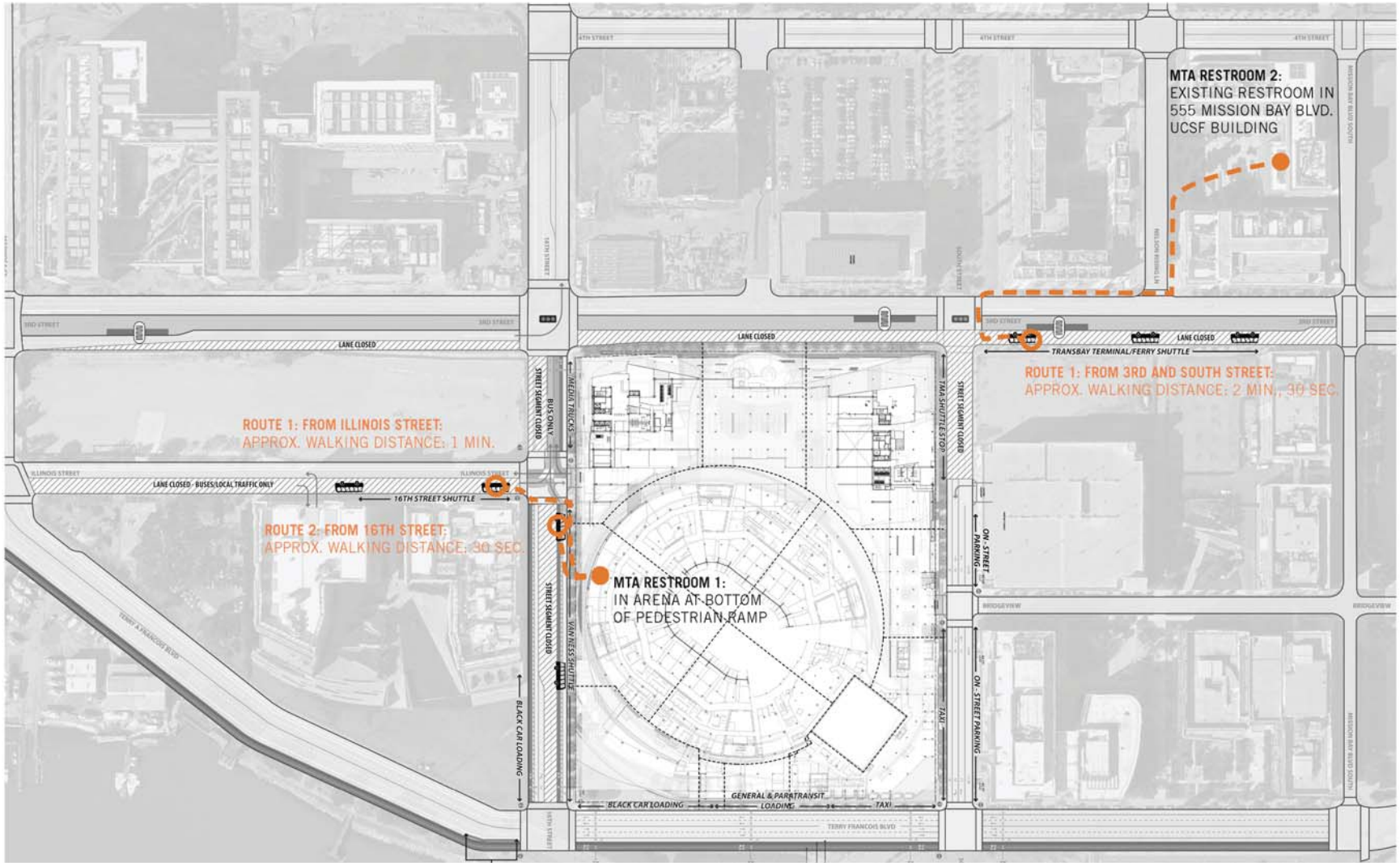
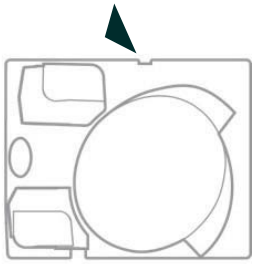


Fig 66 | MTA Path of Travel

PART IV
RENDERED VIEWS



SOUTH STREET STREETSCAPE

Fig 67 | South Street Streetscape

SOUTH STREET TOWER LOBBY

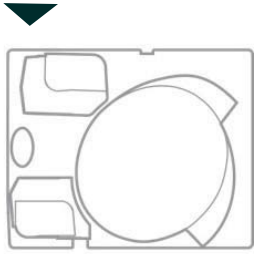


Fig 68 | South Street Tower Lobby

3RD STREET AND SOUTH STREET

Fig 69 | 3rd Street and South Street

NORTHWEST ENTRY PLAZA

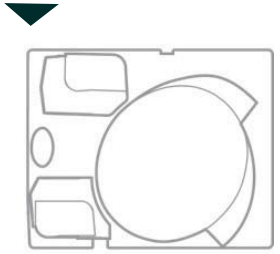


Fig 70 | Northwest Entry Plaza

3RD STREET GARDENS

Fig 71 | 3rd Street Gardens

3RD STREET GARDENS

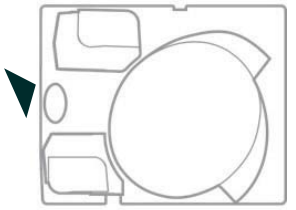


Fig 72 | 3rd Street Gardens

MAIN PLAZA

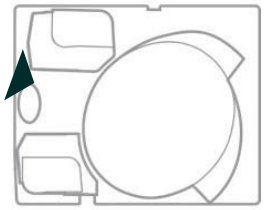


Fig 73 | Main Plaza

MAIN PLAZA

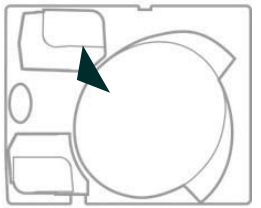


Fig 74 | Main Plaza

MAIN PLAZA

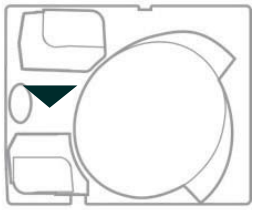


Fig 75 | Main Plaza

MAIN PLAZA

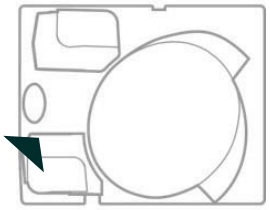


Fig 76 | Main Plaza

3RD STREET AND 16TH STREET

Fig 77 | 3rd Street and 16th Street

16TH STREET

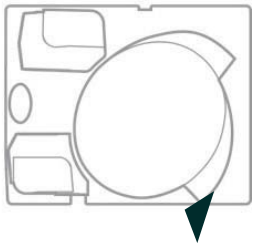


Fig 78 | 16th Street

BIKE VALET

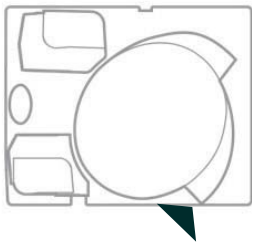


Fig 79 | Bike Valet

SOUTHEAST PLAZA

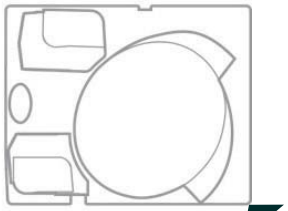


Fig 80 | Southeast Plaza

BAY OVERLOOK

Fig 81 | Bayfront Overlook

FOOD HALL ROOF

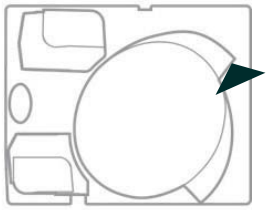


Fig 82 | Food Hall Roof

PEDESTRIAN PATH

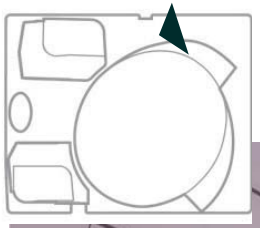


Fig 83 | Pedestrian Path

FOOD HALL PLAZA

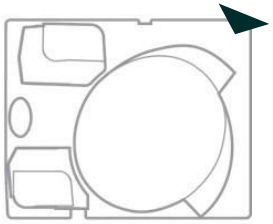


Fig 84 | Food Hall Plaza

TERRY FRANCOIS BOULEVARD RETAIL

Fig 85 | TFB Retail

END OF DOCUMENT