

## BLOCKS 29-32: BACKGROUND APPENDICES

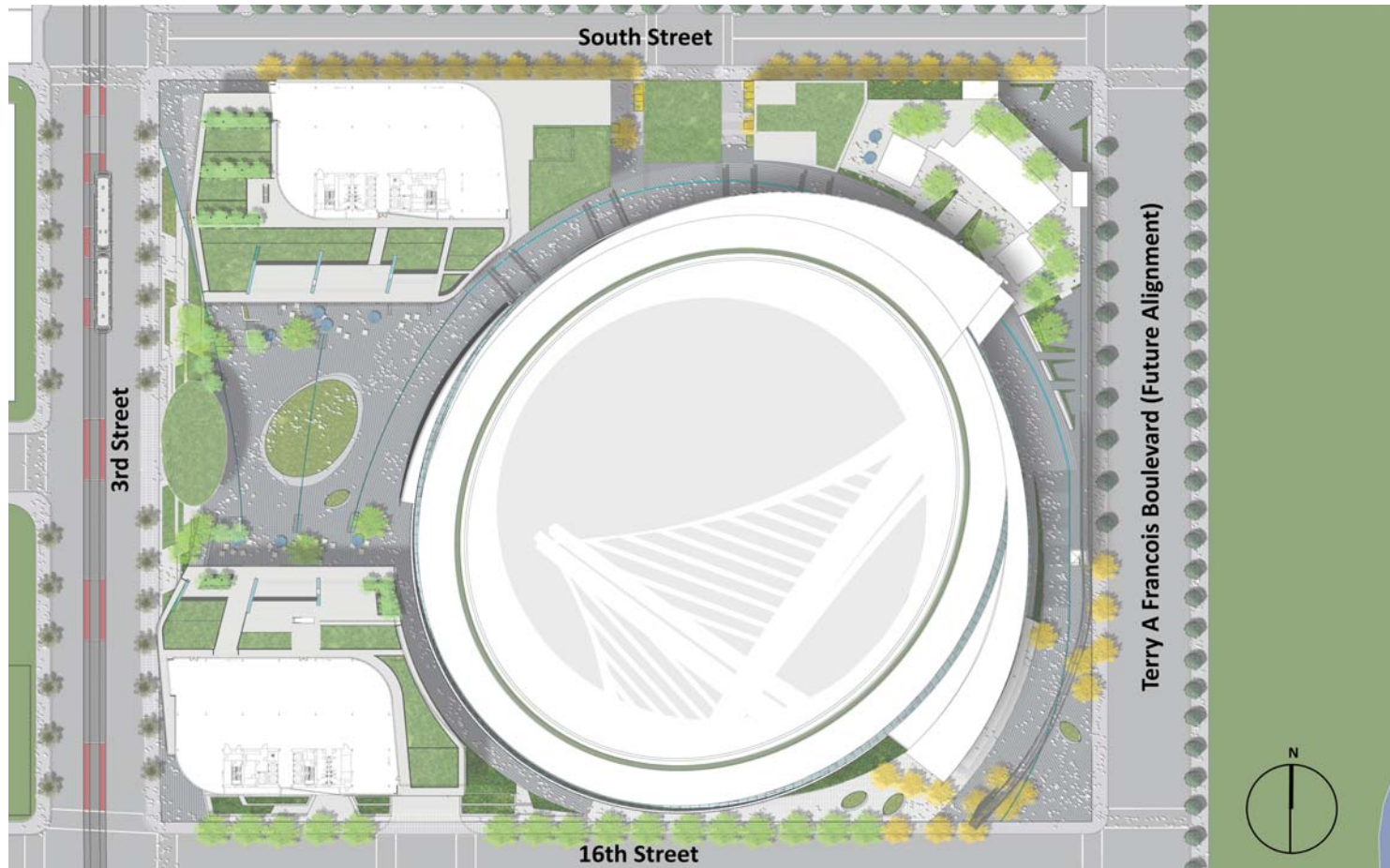


Fig 1 | Event Center and Mixed-Use Development at Mission Bay Blocks 29-32

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# PROJECT INTRODUCTION

## INTRODUCTION

The Golden State Warriors are submitting this package of Basic Concept & Schematic Design (BC/SD) background appendices as part of the BC/SD submissions for the full 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 office and retail development, structured parking, open public plazas, and other amenities that will activate the site during non-event times.

## RELATED SUBMITTALS

These background appendices are designed to provide vicinity and site information that may be used to contextualize the materials provided in associated packages for:

- (1) the Event Center;
- (2) the 16th Street Office/Retail tower;
- (3) the South Street Office/Retail tower;
- (4) the Northeast retail, including a Food Hall; and
- (5) Open Space, Gatehouse, and Parking and Loading facilities

## 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 AND WASTE MANAGEMENT

The project at Blocks 29-32 will be designed to a LEED Gold campus certification standard for sustainable design. In addition, 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.

## 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 and signage 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 depicted in the following pages is included for illustrative purposes only and does not represent the forthcoming DD signage 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 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 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.

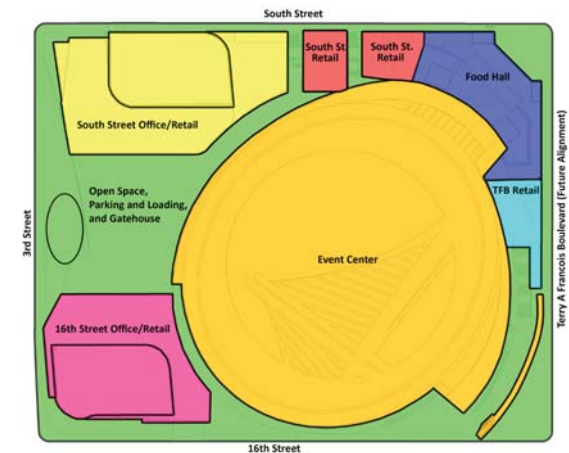


Fig 2 | Site Plan Diagram



## DATA CHARTS

Developable Area at Base and Tower Heights (HZ-5)

| Block                                     | Gross Sq. Ft.    |                |                  | Floor Plate (Sq. Ft. est.) |               | HZ-5 Buildout |           |
|---|------------------|----------------|------------------|----------------------------|---------------|---------------|-----------|
|   | Base             | Tower          | Total            | Base                       | Tower         | Base          | Tower     |
| <b>OTHER BUILT OR PLANNED DEVELOPMENT</b> |                  |                |                  |                            |               |               |           |
| Blocks 26-27 (Alexandria/UBER proposal)   | 322,980          | 100,000        | 422,980          | 53,830                     | 20,000        | 6%            | 2%        |
| Block 26 (Buildings 2 & 3)                | 222,339          | -              | 222,339          | 44,468                     | -             | 5%            | 0%        |
| Block 26a                                 | 312,173          | -              | 312,173          | 52,029                     | -             | 6%            | 0%        |
| Block 28                                  | 308,913          | -              | 308,913          | 51,486                     | -             | 5%            | 0%        |
| Blocks 33-34 (UCSF proposal)              | 400,000          | 100,000        | 500,000          | 66,667                     | 20,000        | 7%            | 2%        |
| Block X4                                  | 450,000          | -              | 450,000          | 75,000                     | -             | 8%            | 0%        |
| <b>SUBTOTAL</b>                           | <b>2,016,405</b> | <b>200,000</b> | <b>2,216,405</b> | <b>343,479</b>             | <b>40,000</b> | <b>36%</b>    | <b>4%</b> |
| <b>GSW PROPOSED DEVELOPMENT</b>           |                  |                |                  |                            |               |               |           |
| South Street Office/Retail Tower          | 214,158          | 98,840         | 312,998          | 25,911                     | 19,868        | 3%            | 2%        |
| 16th Street Office/Retail Tower           | 171,326          | 98,840         | 270,166          | 19,344                     | 19,868        | 2%            | 2%        |
| Event Center                              | 544,139          | -              | 544,139          | 129,026                    | -             | 14%           | 0%        |
| Other Development on Blocks 29-32         | 18,560           | -              | 18,560           | 14,900                     | -             | 2%            | 0%        |
| <b>SUBTOTAL</b>                           | <b>948,183</b>   | <b>197,680</b> | <b>1,145,863</b> | <b>189,181</b>             | <b>39,736</b> | <b>20%</b>    | <b>4%</b> |
| <b>SUM</b>                                | <b>2,964,588</b> | <b>397,680</b> | <b>3,362,268</b> | <b>532,660</b>             | <b>79,736</b> | <b>57%</b>    | <b>8%</b> |

Table 1 | Developable Area at Base and Tower Heights (HZ-5)

### Project Data Summary

Project Data Summaries are provided for each structure on-site, and for open space, in the individual BC/SD books for Blocks 29-32. Refer to books for further detail.

## DATA CHARTS

Entire Project at Blocks 29-32 - Gross Floor Area Summary (OCII Design for Development)

| Building                               | “True Gross”<br>Floor Area<br>(Sq. Ft.) | OCII Area Exemptions from “True Gross” Floor Area Calculations (Sq. Ft.) |                         |  |                             |                   |                                  |  |  | OCII Adjusted<br>Gross Floor Area<br>(Sq. Ft.) |
|--|---|--|-------------------------|--|-----------------------------|-------------------|----------------------------------|--|--|--|
|  |   | Basement/<br>Cellar<br>Space <sup>1</sup>                                | Mechanical<br>Penthouse | Intermediate Floor<br>Mechanical/<br>Operations <sup>2</sup> | Parking/<br>Loading<br>Area | Outside<br>Stairs | Balconies/<br>Decks/<br>Terraces | Ground Floor<br>Circulation/<br>Service <sup>3</sup> | Restaurants/<br>Retail < 5k <sup>4</sup> |  |
| COMMERCIAL/ INDUSTRIAL                 |   |  |                         |  |                             |                   |                                  |  |  |  |
| Gatehouse Non-Retail                   | 8,145                                   | -  | -                       | 262  | -                           | -                 | -                                | 3,383  | see below                                | 4,500  |
| Event Center                           | 776,862                                 | 84,287   | 24,119                  | 40,489   | -                           | 5,711             | 4,652                            | 73,465   | see below                                | 544,139  |
| South St Tower - Office                | 314,118                                 | 10,091   | -                       | 1,452  | -                           | -                 | -                                | 9,293  | see below                                | 293,282  |
| 16th St Tower - Office                 | 272,168                                 | 10,445   | -                       | 1,452  | -                           | -                 | -                                | 7,676  | see below                                | 252,595  |
| Parking/Loading                        | 473,050                                 | -  | -                       | -  | 473,050                     | -                 | -                                | -  | -  | -  |
| Commercial/<br>Industrial<br>Sub-Total | 1,844,343                               | 104,823  | 24,119                  | 43,655   | 473,050                     | 5,711             | 4,652                            | 93,817   | -  | 1,094,516                                      |
|  |   |  |                         |  |                             |                   |                                  |  |  |  |
| RETAIL                                 |   |  |                         |  |                             |                   |                                  |  |  |  |
| Gatehouse Retail                       | 3,397                                   | -  | -                       | -  | -                           | -                 | -                                | see above  | 3,005                                    | 392  |
| Event Center<br>Retail                 | 5,889                                   | -  | -                       | -  | -                           | -                 | -                                | see above  | 5,889                                    | -  |
| South St Tower -<br>Retail             | 28,154                                  | -  | -                       | -  | -                           | -                 | -                                | see above  | 8,438                                    | 19,716   |
| 16th St Tower -<br>Retail              | 25,526                                  | -  | -                       | -  | -                           | -                 | -                                | see above  | 7,955                                    | 17,571   |
| Northeast Retail                       | 44,375                                  | -  | -                       | 1,771  | -                           | -                 | -                                | 6,072  | 22,864                                   | 13,668   |
| Retail Sub-Total                       | 107,341                                 | -  | -                       | 1,771  | -                           | -                 | -                                | 6,072  | 48,151                                   | 51,347   |

<sup>1</sup>Assumes "Cellar Space" includes all below-grade levels, where applicable.

<sup>2</sup>Assumes industrial kitchens inside the event center are support areas; this does not apply to spaces that are considered restaurants. Also assumes intermediate floors will remain permanently separate from adjacent floors.

<sup>3</sup>Assumes "Ground Floor" includes all circulation with a public entry (e.g., Event Level, Mezzanine/Main Concourse Levels, and Plaza Levels for office towers and gatehouse).

<sup>4</sup>Assumes excluded Retail spaces will have deed restrictions placed on the specific areas which require the Owner to tenant the space consistent with the proposed exclusion (i.e., personal services, restaurants, retail sale of goods). No structure has more than 5,000 GSF of excluded retail and 5,000 GSF of excluded restaurant.

Table 2 | Gross Floor Area Summary

## DATA CHARTS

Entire Project at Blocks 29-32 - Leasable Floor Area Summary (OCII Design for Development and BOMA)

| Building                               | "True Gross" Floor Area (Sq. Ft.) | Total OCII Area Exemptions From "True Gross" (Sq. Ft.) (1) | OCII Adjusted Gross Floor Area (Sq. Ft.) | BOMA Leasable Exclusions (Sq. Ft.) (2) | BOMA Leasable Floor Area (Sq. Ft.) (3) |
|--|-----------------------------------|--|--|--|--|
| <b>COMMERCIAL/INDUSTRIAL</b>           |                                   |  |  |  |  |
| Gatehouse Non-Retail                   | 8,145                             | 3,645  | 4,500                                    | 2,061                                  | 2,439                                  |
| Event Center                           | 776,862                           | 232,723  | 544,139                                  | 56,200                                 | 487,939                                |
| South St Tower - Office                | 314,118                           | 20,836   | 293,282                                  | 16,552                                 | 276,730                                |
| 16th St Tower - Office                 | 272,168                           | 19,573   | 252,595                                  | 16,494                                 | 236,101                                |
| Parking/Loading                        | 473,050                           | 473,050  | -  | -                                      | -                                      |
| <b>Commercial/Industrial Sub-Total</b> | <b>1,844,343</b>                  | <b>749,827</b>   | <b>1,094,516</b>                         | <b>91,307</b>                          | <b>1,003,209 (4)</b>                   |
| <b>RETAIL</b>                          |                                   |  |  |  |  |
| Gatehouse Retail                       | 3,397                             | 3,005  | 392                                      | -                                      | 392                                    |
| Event Center Retail                    | 5,889                             | 5,889  | -  | -                                      | -                                      |
| South St Tower - Retail                | 28,154                            | 8,438  | 19,716                                   | -                                      | 19,716                                 |
| 16th St Tower - Retail                 | 25,526                            | 7,955  | 17,571                                   | -                                      | 17,571                                 |
| Northeast Retail                       | 44,375                            | 30,707   | 13,668                                   | 894                                    | 12,774                                 |
| <b>Retail Sub-Total</b>                | <b>107,341</b>                    | <b>55,994</b>  | <b>51,347</b>                            | <b>894</b>                             | <b>50,453 (5)</b>                      |

<sup>1</sup> Area listed is exempt per Mission Bay South Design for Development Gross Floor Area Exclusions #01 - #12 (see pages 11-13).

<sup>2</sup> Area listed is excluded per the 1996 BOMA publication, "Standard Method For Measuring Floor Area in Office Buildings".

<sup>3</sup> OCII tracks the maximum total Leasable square feet of development allowed under the Redevelopment Plan within Mission Bay South, shown on the most recent tracking sheet obtained from OCII.

<sup>4</sup> Based on OCII's tracking information, the maximum allowable Commercial Industrial square footage allocated to Blocks 29-32 is 1,011,986 Leasable square feet.

<sup>5</sup> Based on OCII's tracking information, the maximum allowable Retail square footage remaining in Zone A allocated to Blocks 29-32 is 50,464 Leasable square feet.

Table 3 | Leasable Floor Area Summary

# PROJECT LOCATION



Fig 3 | Project Location

## PUBLIC OPEN SPACE



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## BICYCLE CIRCULATION



Fig 6 | Bicycle Circulation Vicinity Plan

## VEHICULAR CIRCULATION

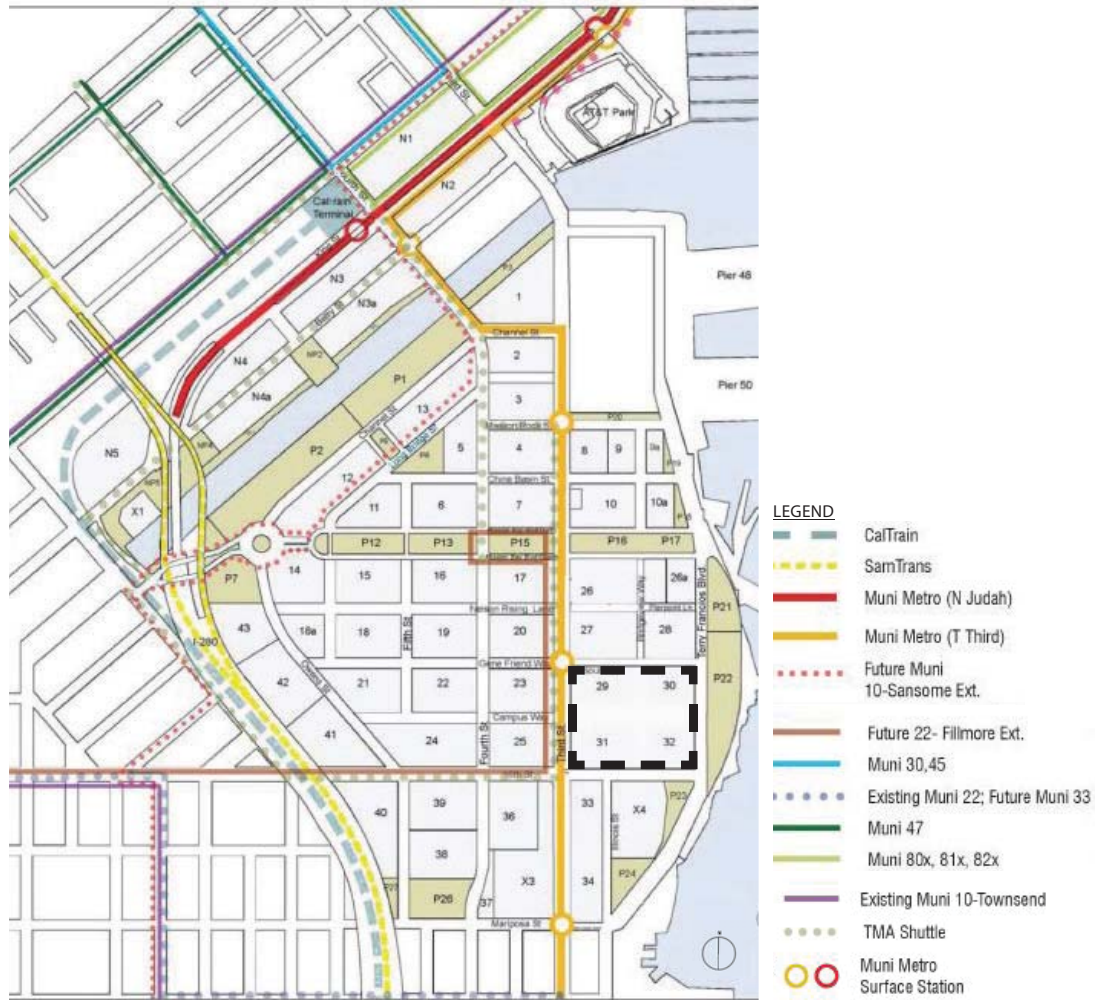


Fig 7 | Vehicular Circulation Vicinity Plan

## ADJACENT LAND USES



Fig 8 | Adjacent Land Uses

VIEW CORRIDORS



Fig 9 | View Corridors



Fig 10 | High Views to Skyline



Fig 11 | Clear Views to Bay Bridge



Fig 12 | Clear Views to Bay



Fig 13 | Views to South Bay



## BUILDING FOOTPRINTS AND OPEN SPACES

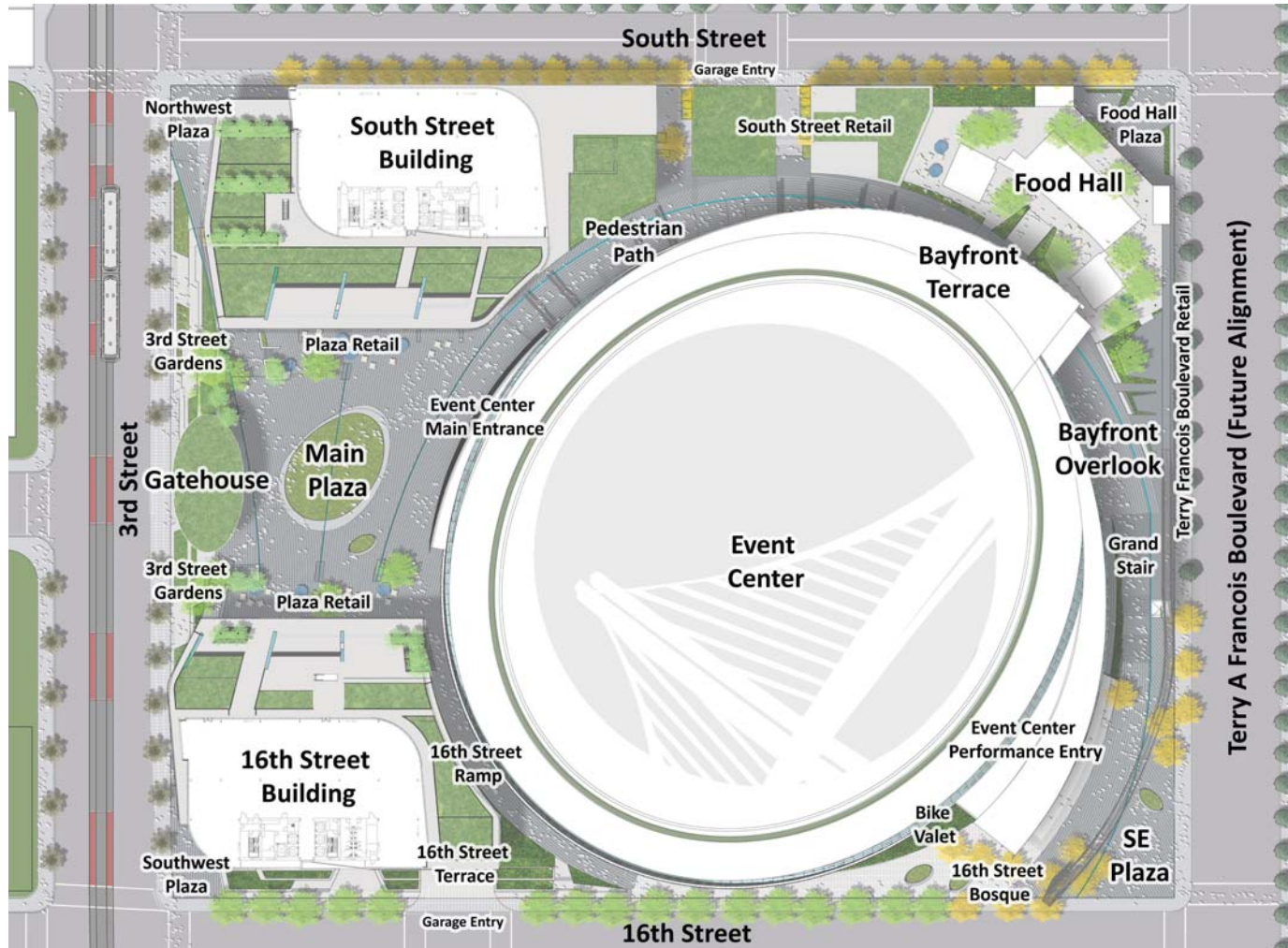


Fig 14 | Building Footprints and Open Spaces

## BUILDING DIMENSIONS

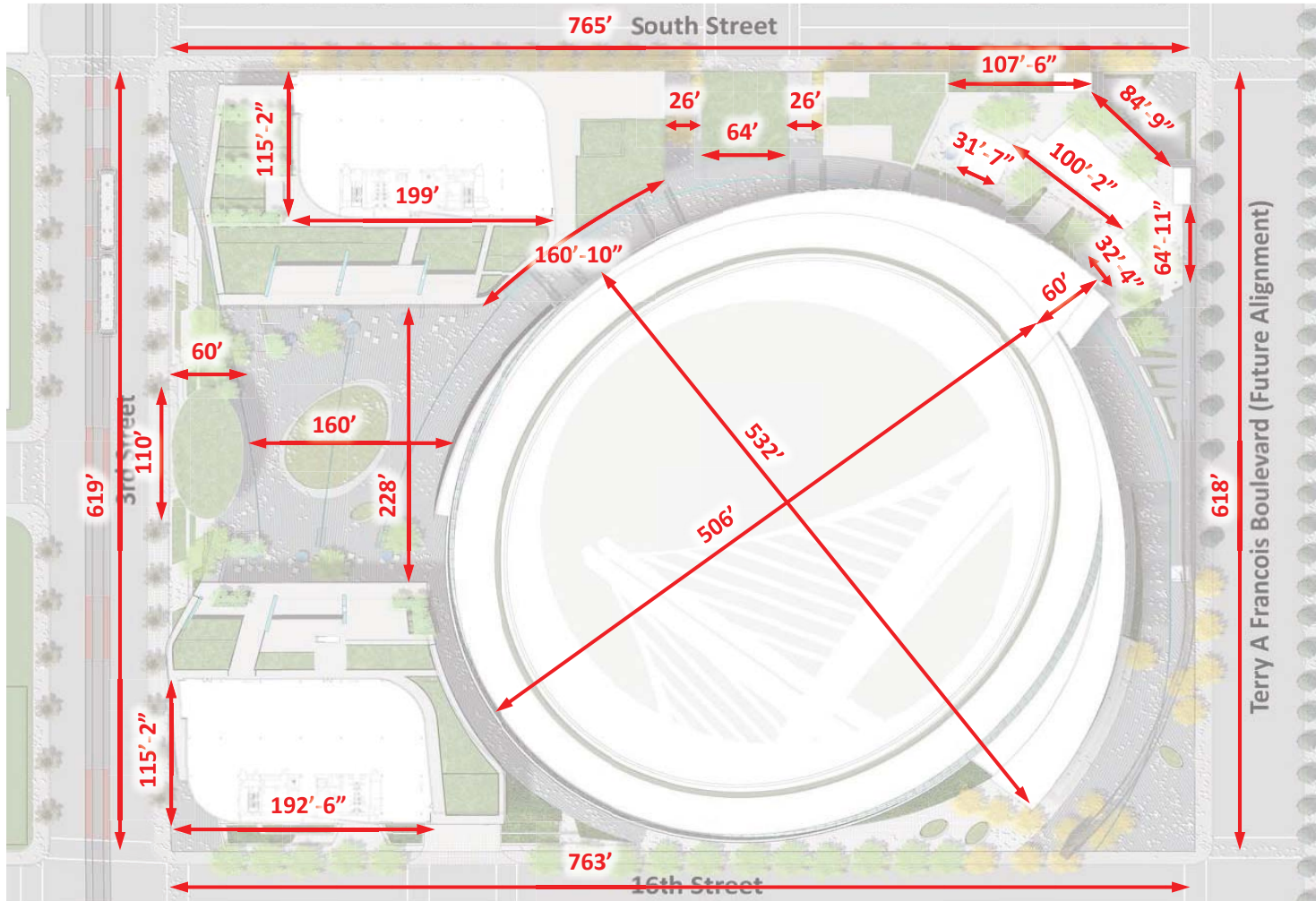


Fig 15 | Building Dimensions



## REQUIRED SETBACKS

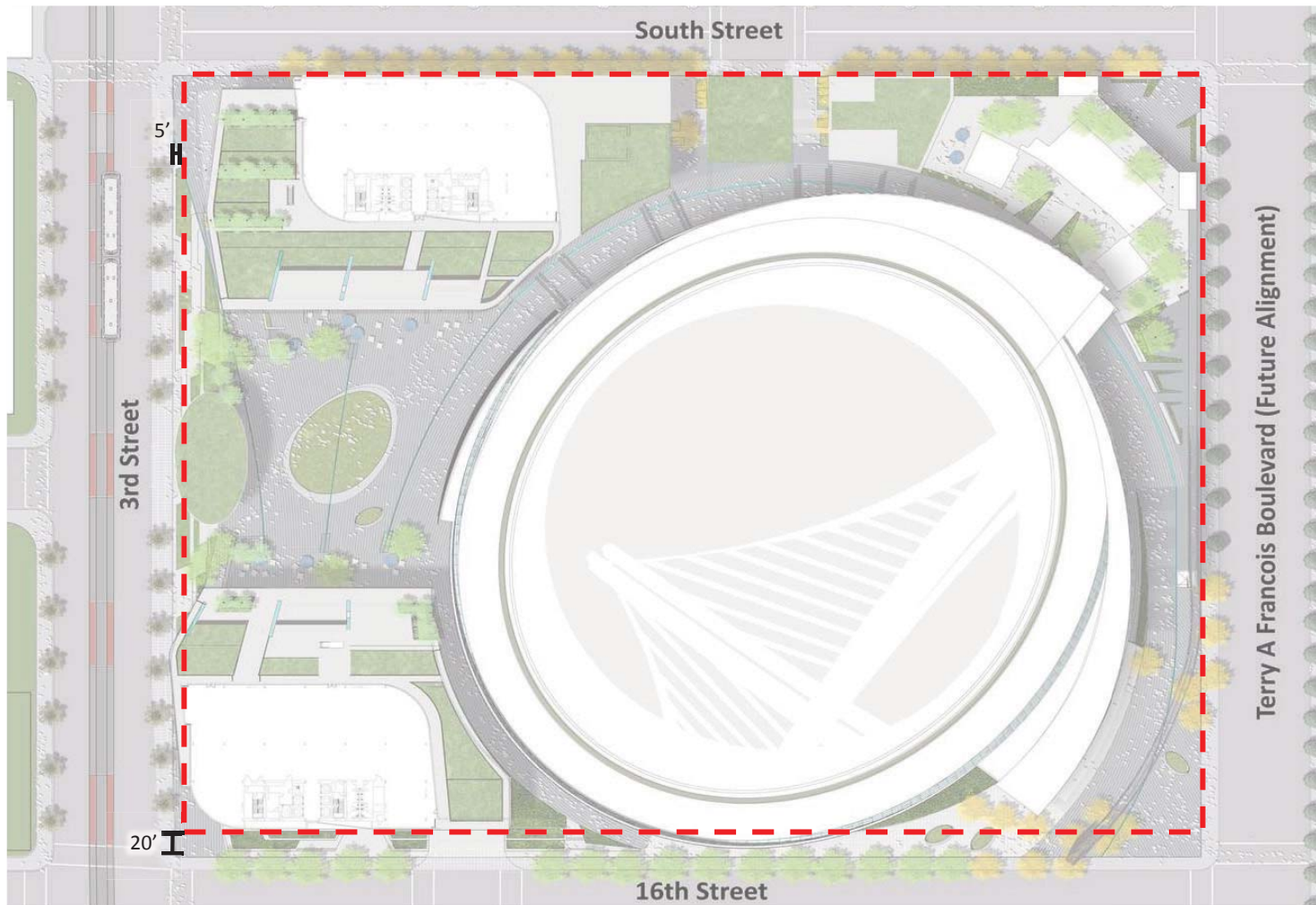


Fig 16 | Required Setbacks

STREETWALL

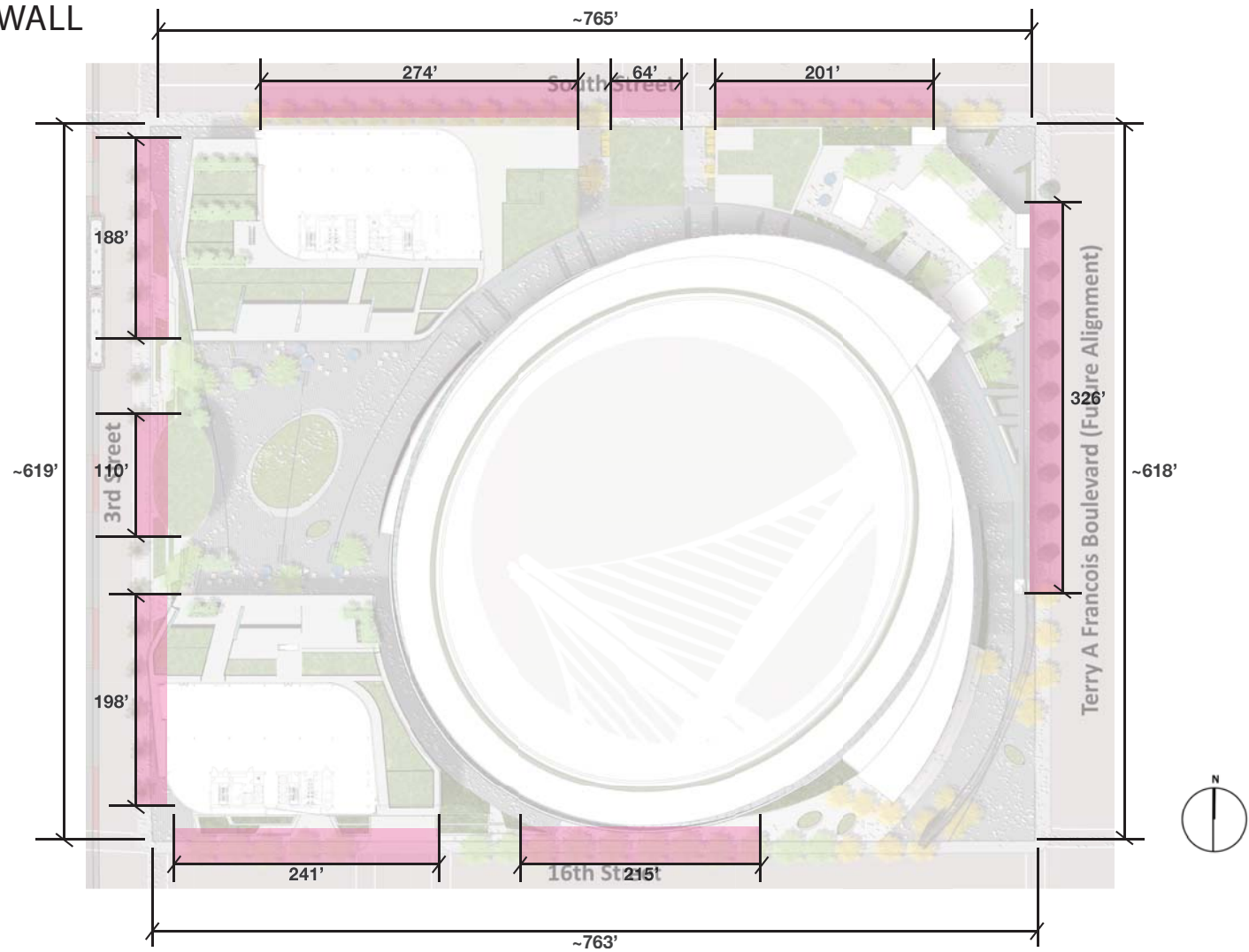


Fig 17 | Streetwall Locations

length: 274'

length: 201'

length: 182'-6"  
height: 160'-0"

length: 91'-6"  
height: 42'-0"

length: 188'  
height: 90'-0"

length: 110'  
height: 36'-0"

length: 82'  
height: 90'-0"

length: 198'

length: 116'  
height: 160'-0"

length: 186'  
height: 160'-0"

length: 215'  
height: 124'-0"

length: 241'

length: 30'-0"  
height: 13'-0"

length: 296'  
height: 26'-0"

length: 326'

length: 64'-0" height: 43'-0"

length: 32'-0" height: 26'-0"

length: 60'-11" height: 43'-0"

length: 78'-0" height: 26'-0"

length: 30'-0" height: 13'-0"

length: 55'-0" height: 90'-0"

Fig 18 | Streetwall Measurements

Fig 18 | Streetwall Measurements

PEDESTRIAN CIRCULATION

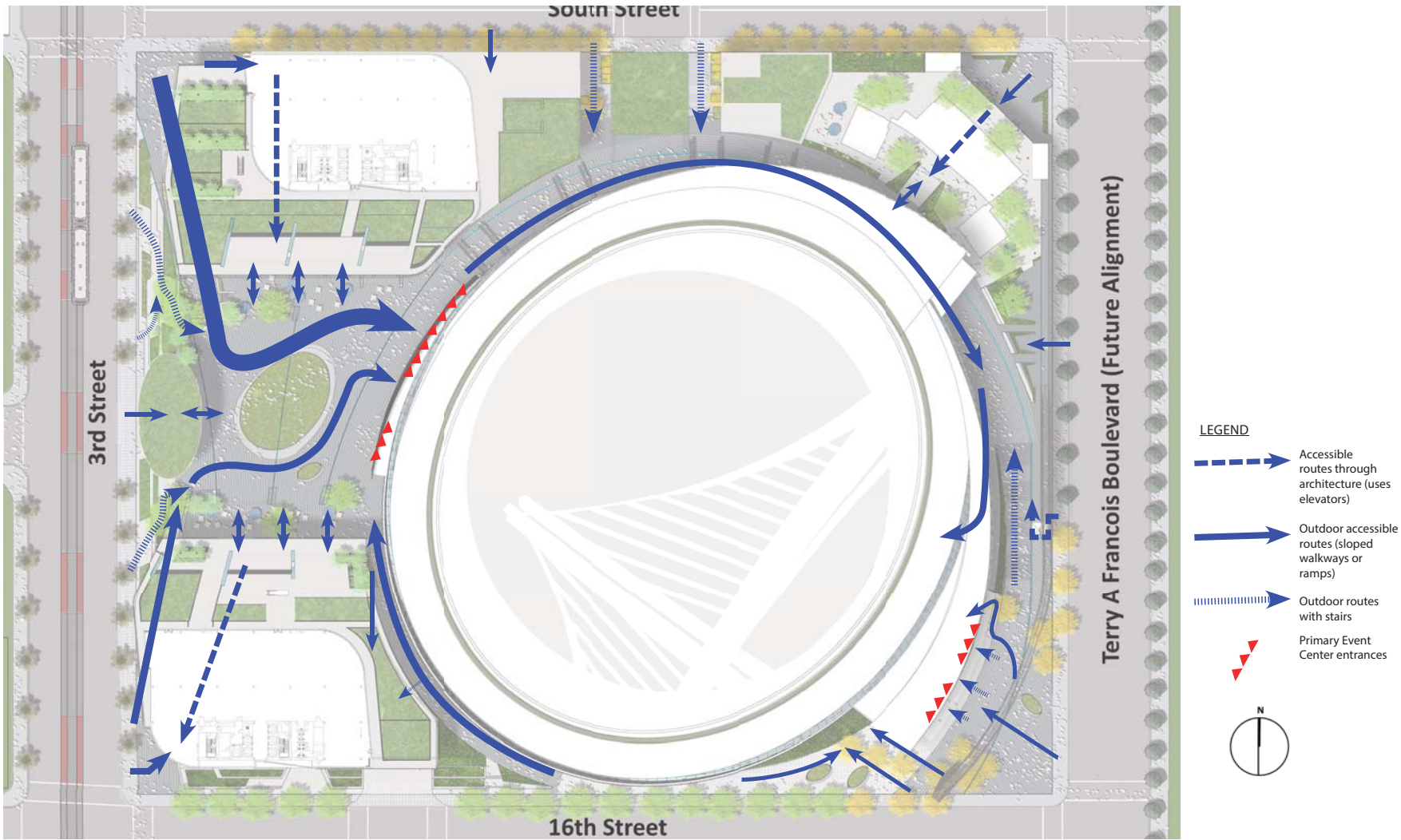
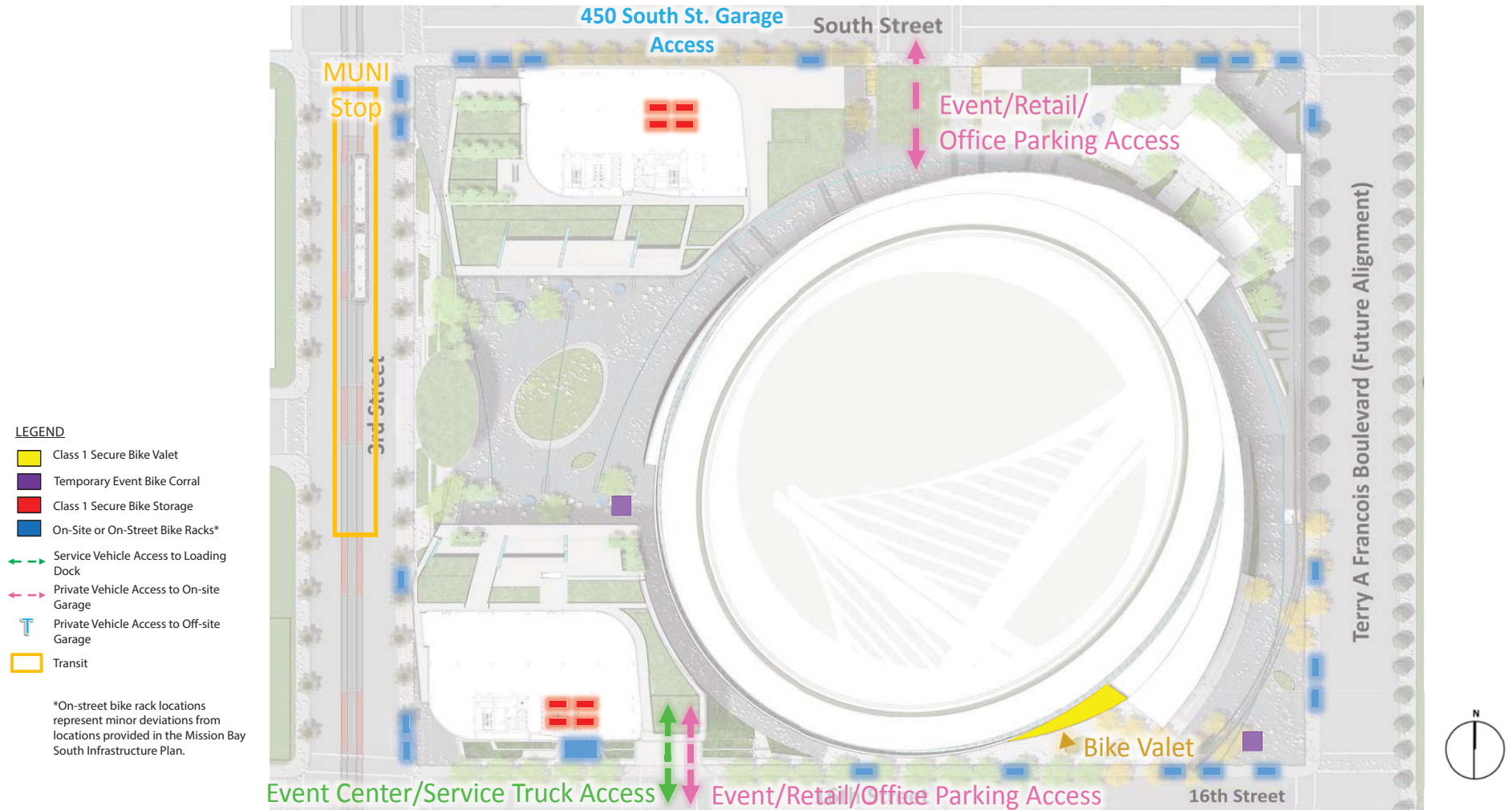


Fig 19 | Pedestrian Circulation



## VEHICULAR CIRCULATION



The project-specific Transportation Management Plan (TMP) will supplement garage entry and parking locations with information on event day drop-off, pick-up, and circulation patterns for all modes.

Fig 20 | Vehicular and Bicycle Parking

SIDEWALKS

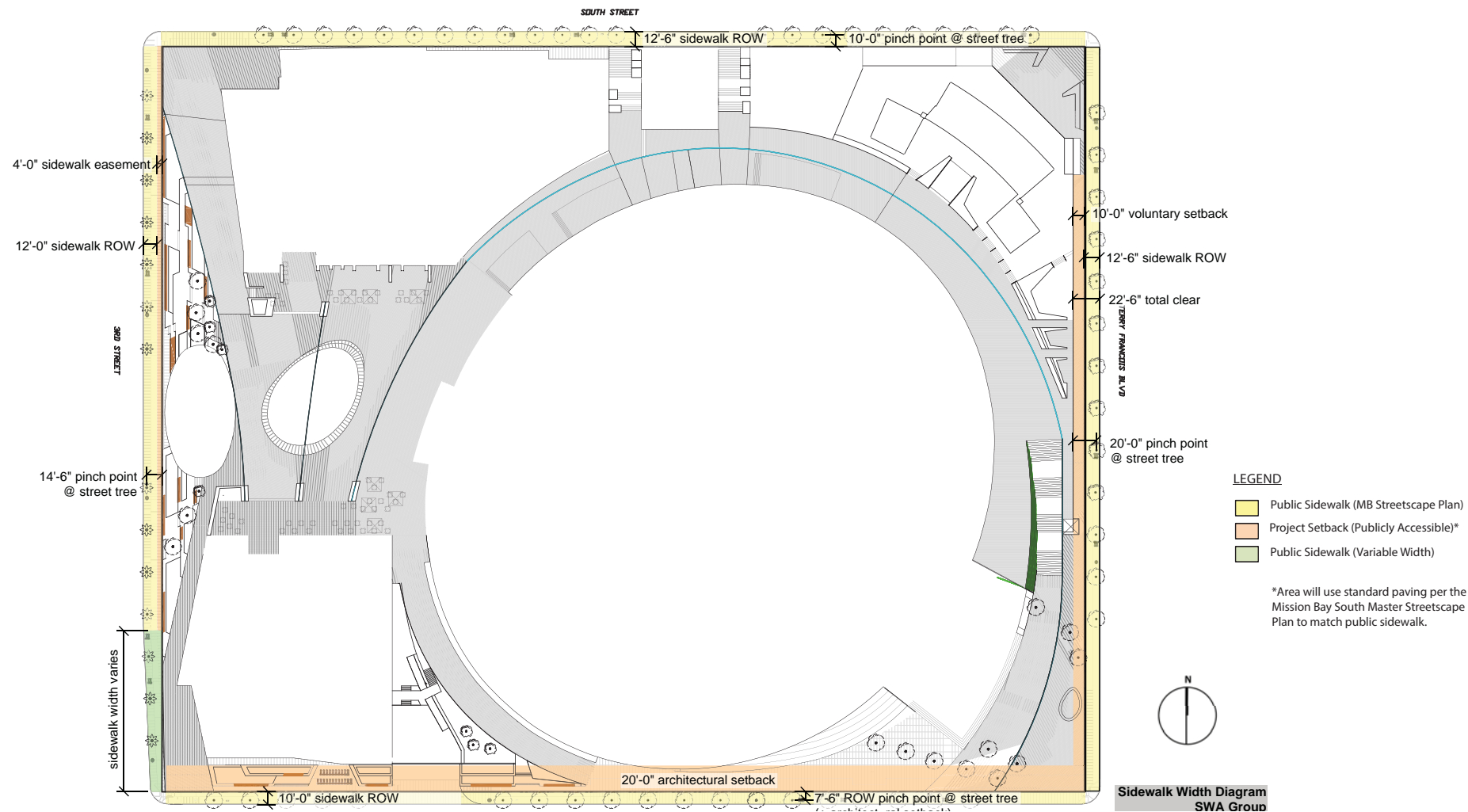


Fig 21 | Sidewalks



## MIDBLOCK CONNECTORS

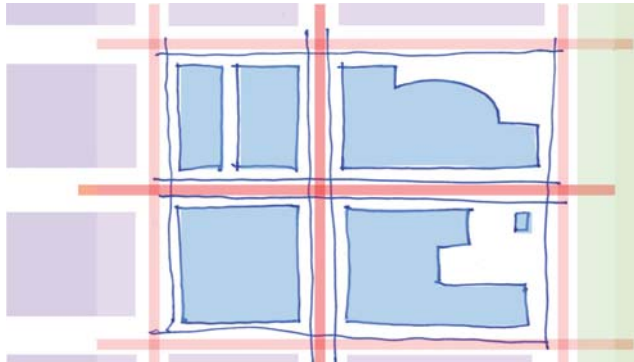


Fig 22 | Standard Midblock Connections (Conceptual)

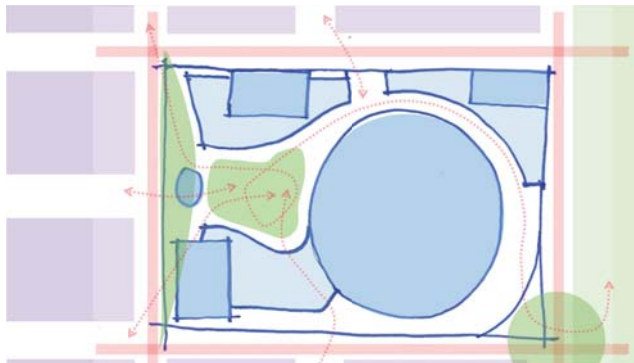


Fig 23 | Proposed Midblock Connections (Conceptual)

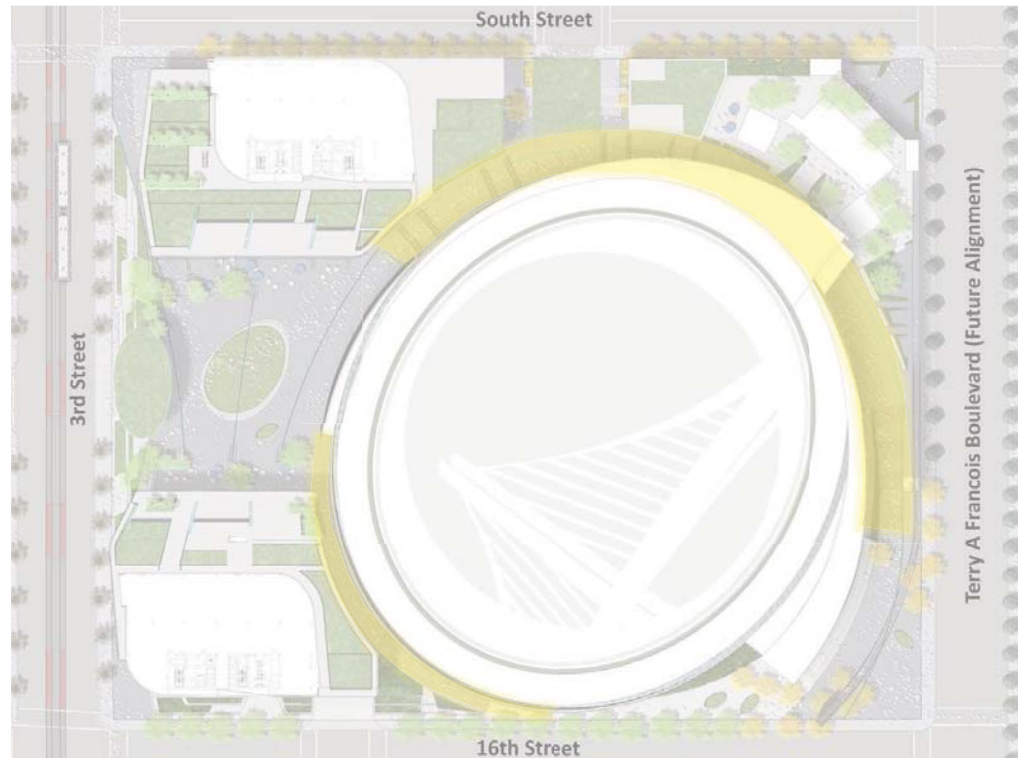


Fig 24 | Midblock Connectors / Pedestrian Paths

STREETSCAPE - STREET TREES

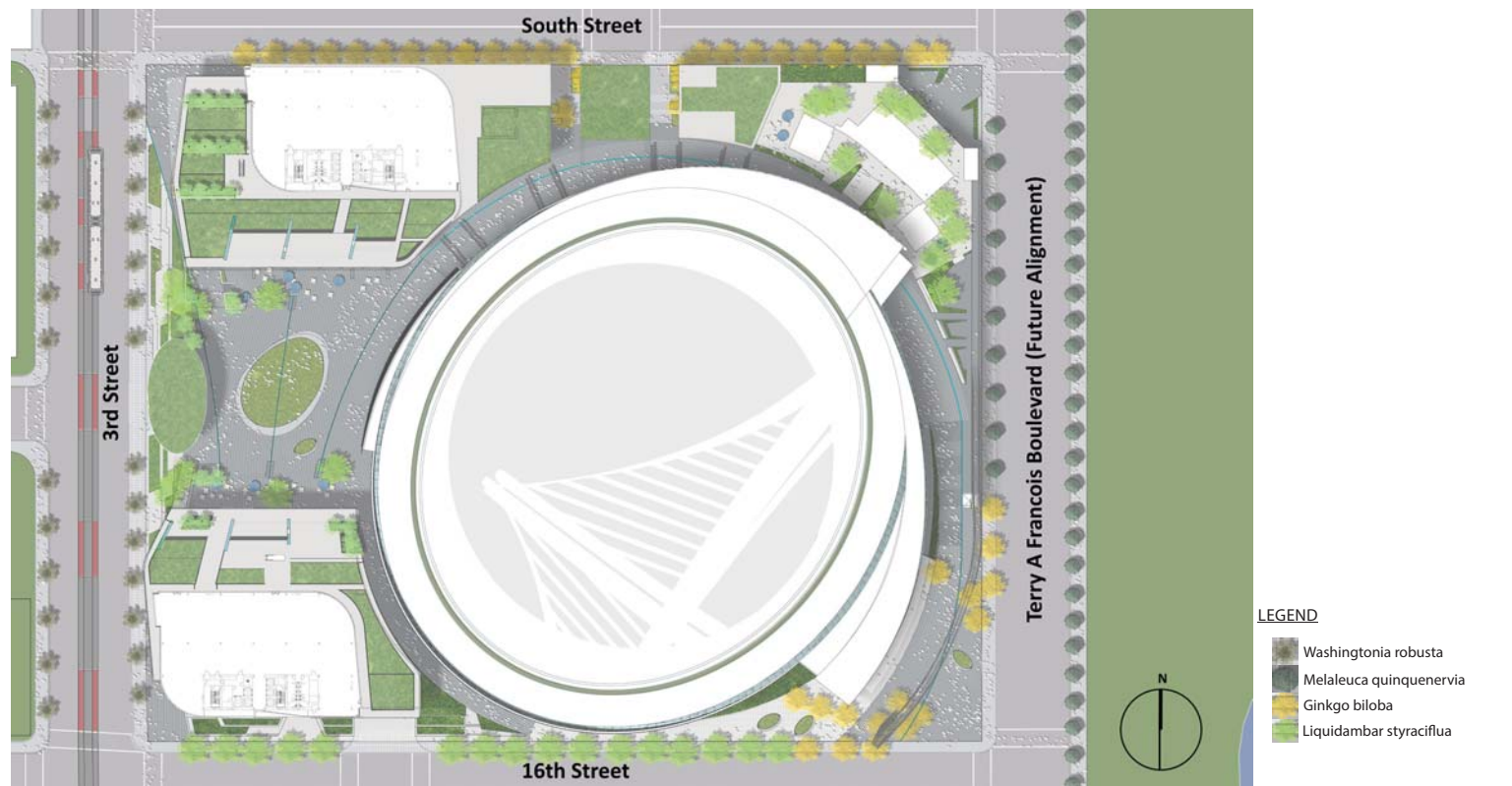


Fig 25 | Street Trees

3RD STREET

Variance to Mission Bay South Master Streetscape Plan: Pattern of alternating Washingtonia robusta with Arbutus marina at 25' intervals to be substituted as indicated in plan (Washingtonia robusta at 50' spacing and added trees inside property line).

16TH STREET

Liquidambar styraciflua at 25' spacing; tree removal in immediate vicinity of driveway for visibility.

SOUTH STREET

Ginkgo biloba at 25' spacing; tree removal in immediate vicinity of driveway for visibility.

TERRY FRANCOIS BOULEVARD

Variance to Mission Bay Master Streetscape Plan: Pattern of Melaleuca quinquenervia at 25' intervals to be modified to 35' intervals. To be complemented with groves of Ginkgo biloba at the SE corner plaza and planters at the NE corner plaza.

# STREETSCAPE - TRASH RECEPTACLES & STREETLIGHTS

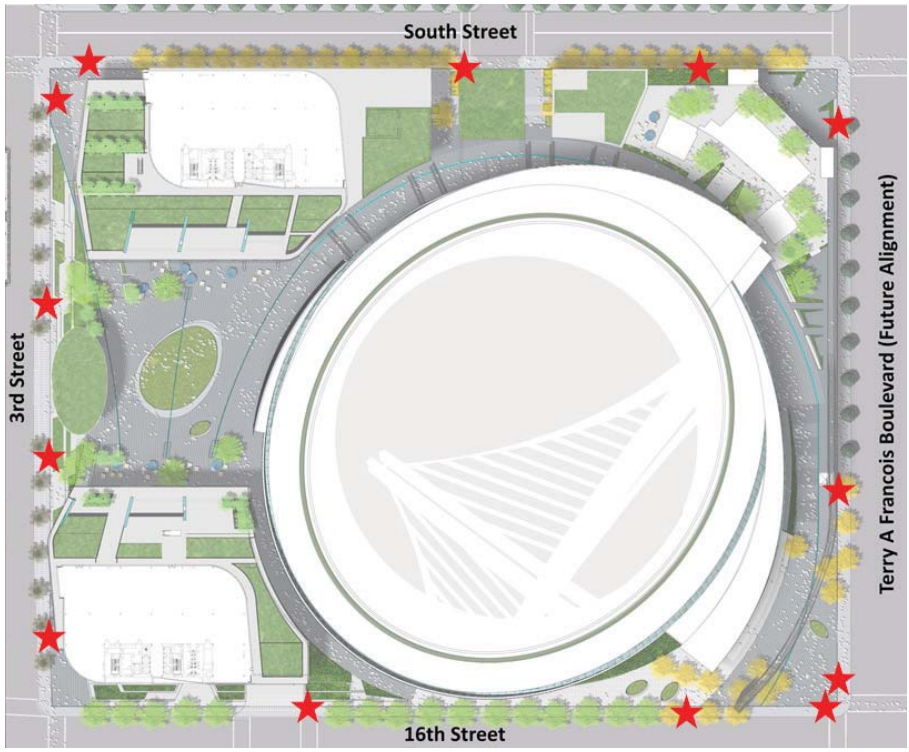


Fig 26 | Trash Receptacles (Mission Bay Streetscape Master Plan)

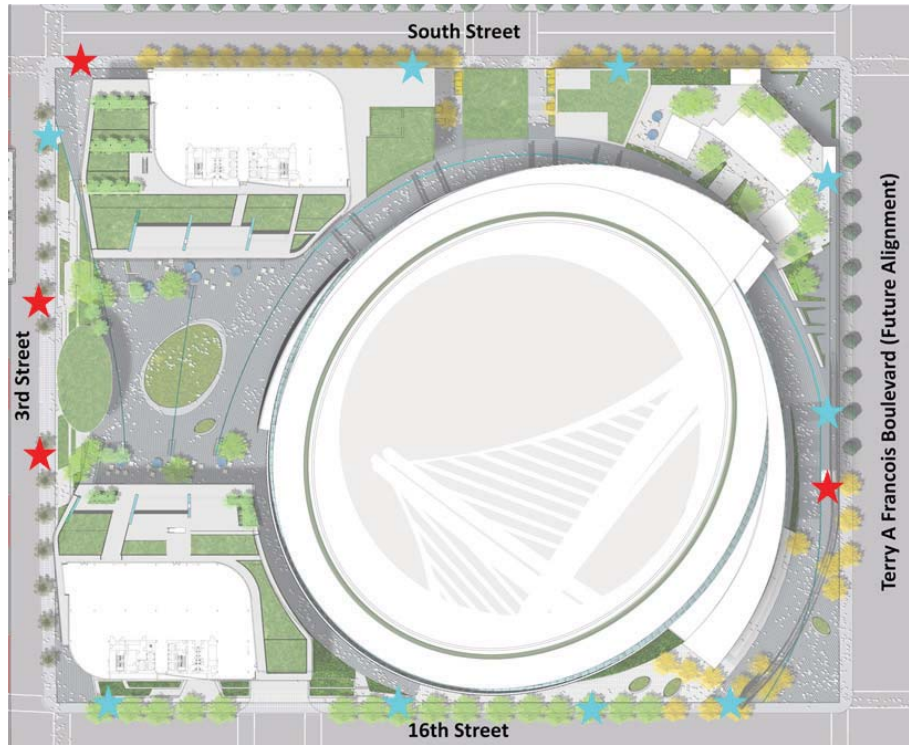


Fig 27 | Trash Receptacles (GSW Proposed Plan)

GSW proposes using the same number of trash receptacles required by the Mission Bay Streetscape Plan, with slight modifications in location to accomodate anticipated pedestrian circulation patterns. The design for Blocks 29-32 makes no change to the anticipated number and location of streetlights shown in the Mission Bay Streetscape Plan. Other site night-lighting will be refined further during Design Development, and will comply with all lighting limitations outlined in the project Supplemental EIR (SEIR).

**LEGEND**

- ★ Trash Receptacles Location (per Plan, no changes proposed)
- ★ Trash Receptacles Location (modifications proposed by GSW)



## LANE STRIPING

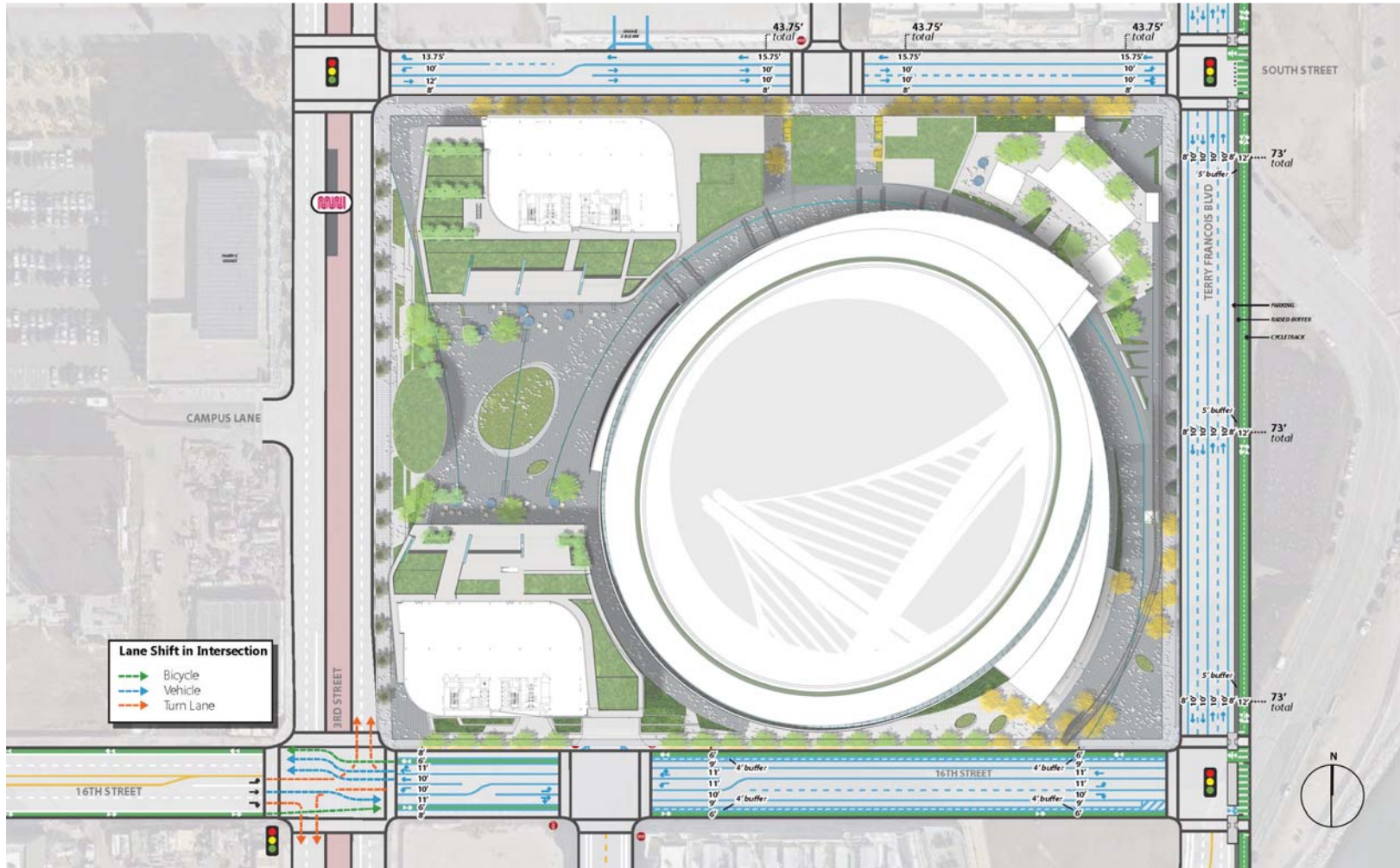


Fig 28 | Conceptual Street Striping

## EVENT CURB MANAGEMENT

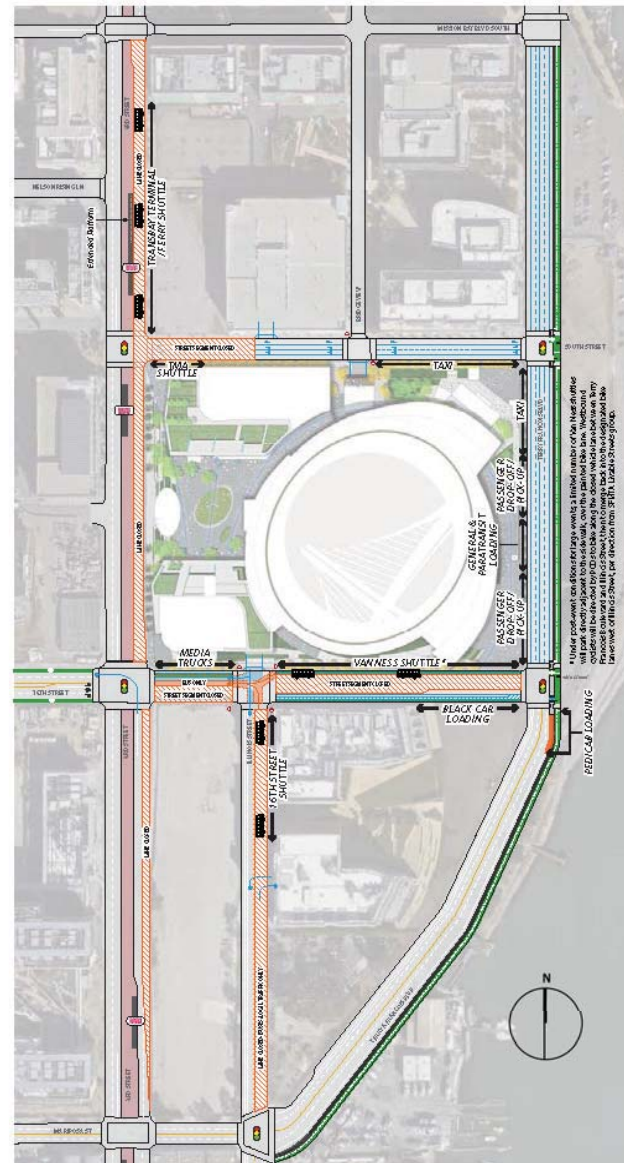
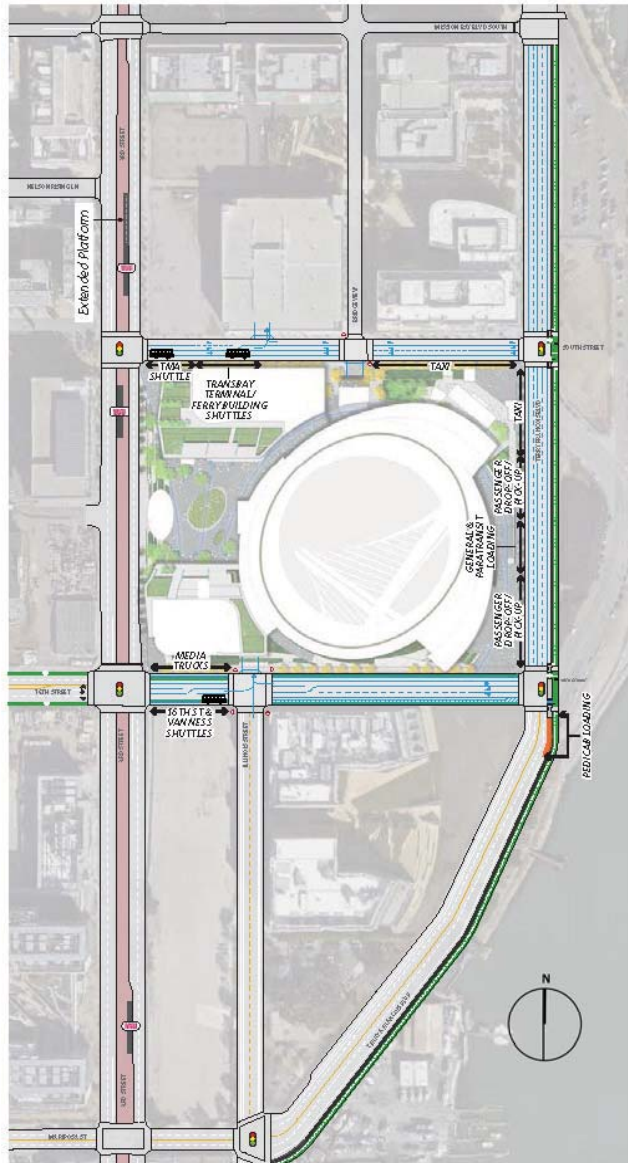


Fig 29 | (Left) Pre-Event Curb Management  
Fig 30 | (Right) Post-Event Curb Management



STREETSCAPE - MEDIA PEDESTALS

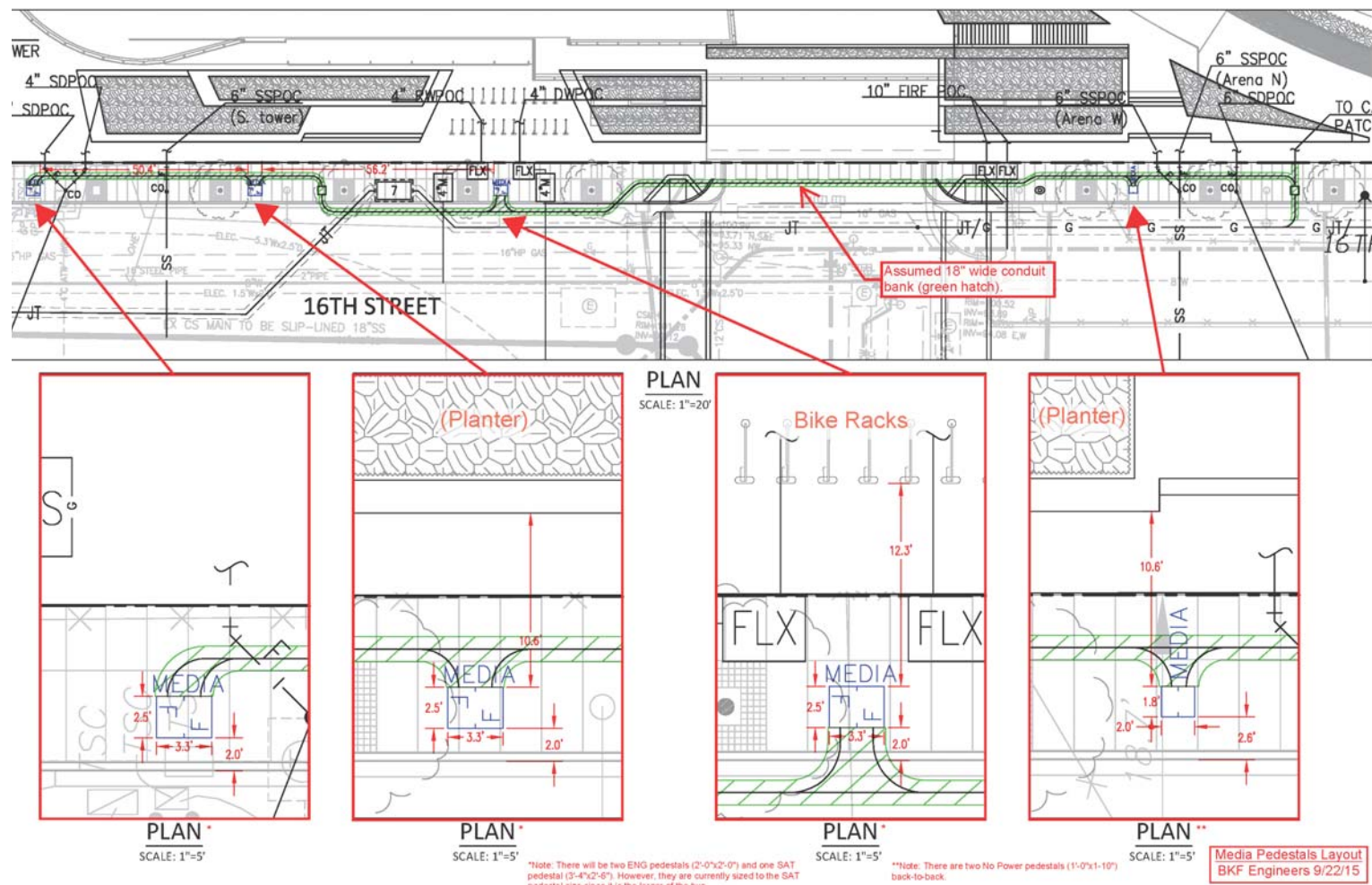


Fig 31 | Media Pedestal Locations on 16th Street

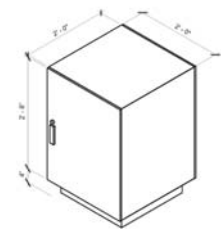


Fig 32 | ENG Pedestal

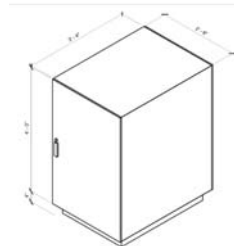


Fig 33 | SAT Pedestal

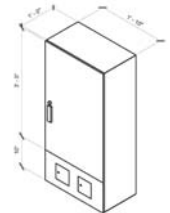


Fig 34 | No Power Pedestal

All media pedestals will be finished with anti-graffiti materials.



## STREETSCAPE - VIEWS



Fig 35 | Streetscape View on Third Street



Fig 36 | Streetscape View on South Street



Fig 37 | Streetscape View on Terry Francois Boulevard



Fig 38 | Streetscape View on 16th Street

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## UTILITY PLANS - NE CORNER

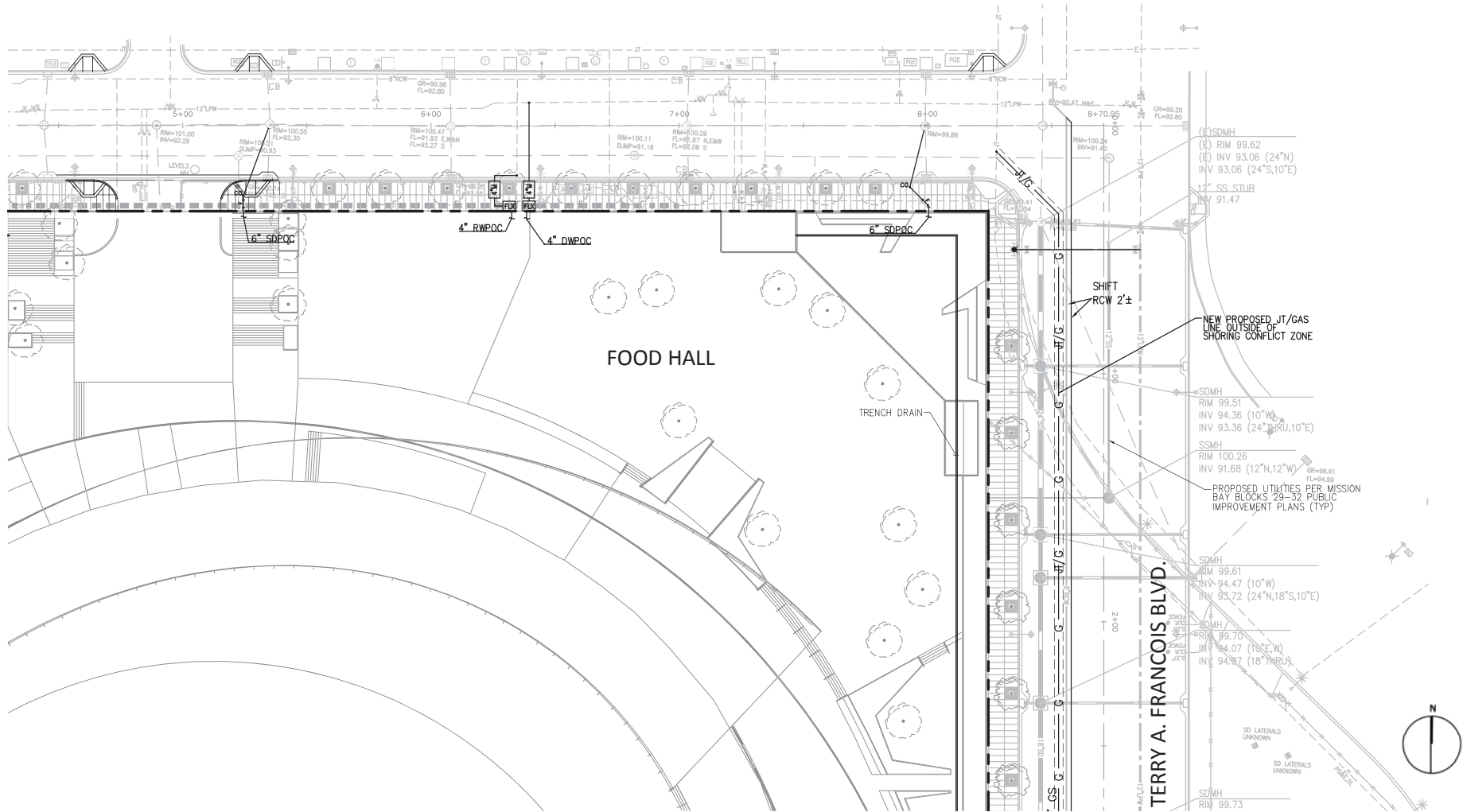


Fig 40 | Utility Plan - NE Corner

## UTILITY PLANS - WEST SIDE

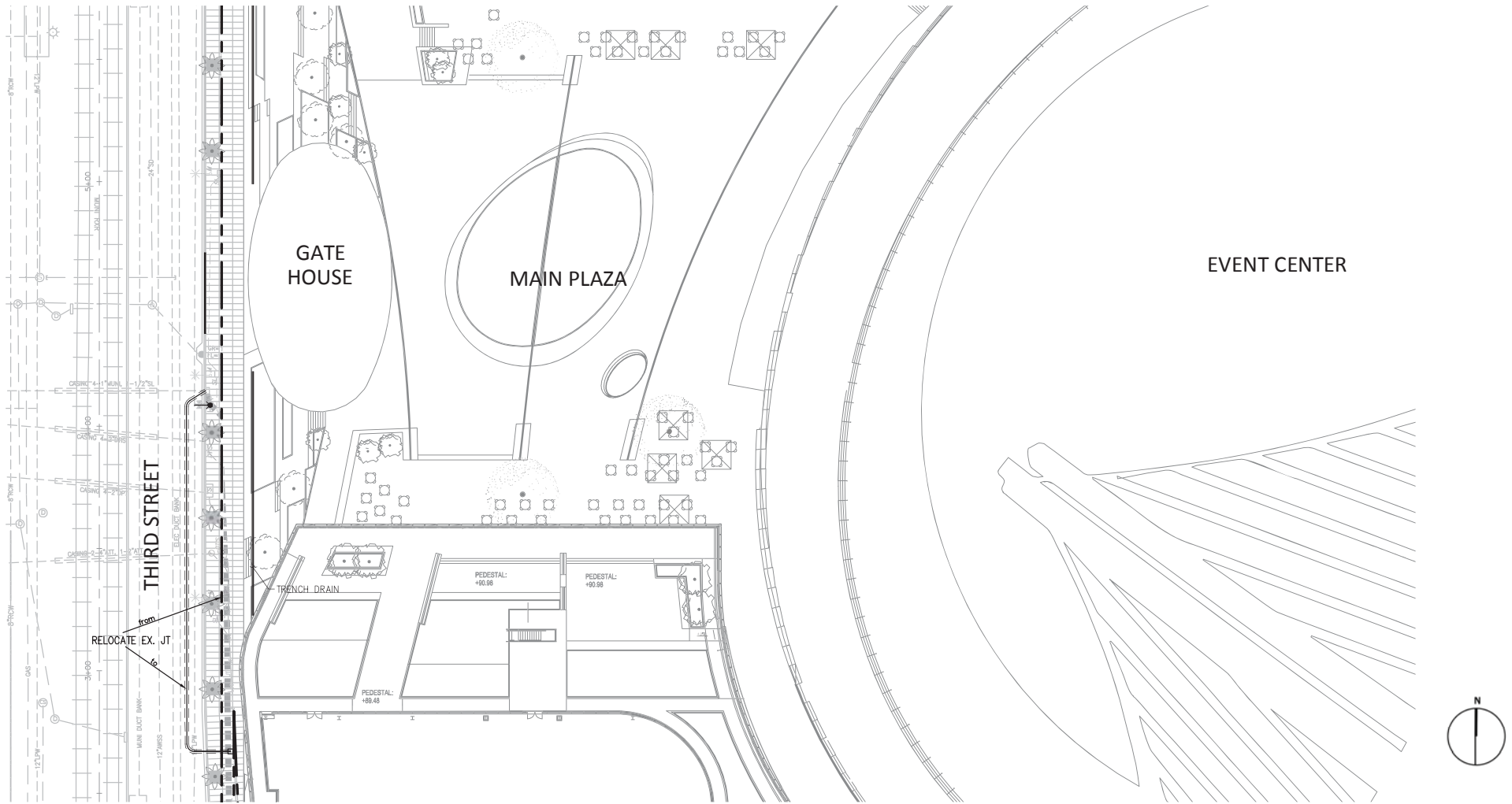


Fig 41 | Utility Plan - West Side



## UTILITY PLANS - EAST SIDE

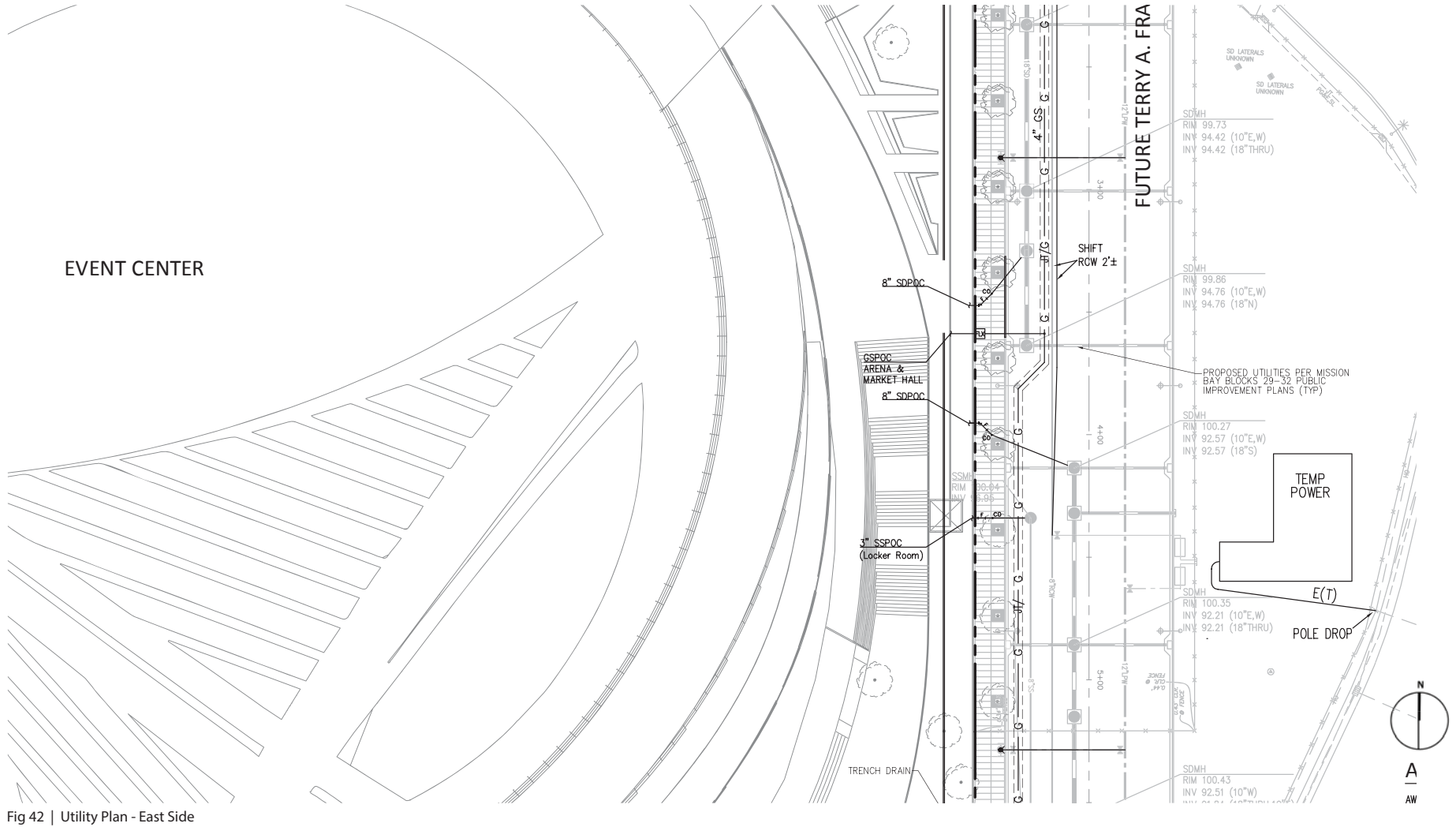


Fig 42 | Utility Plan - East Side



## 34



## UTILITY PLANS - SE CORNER

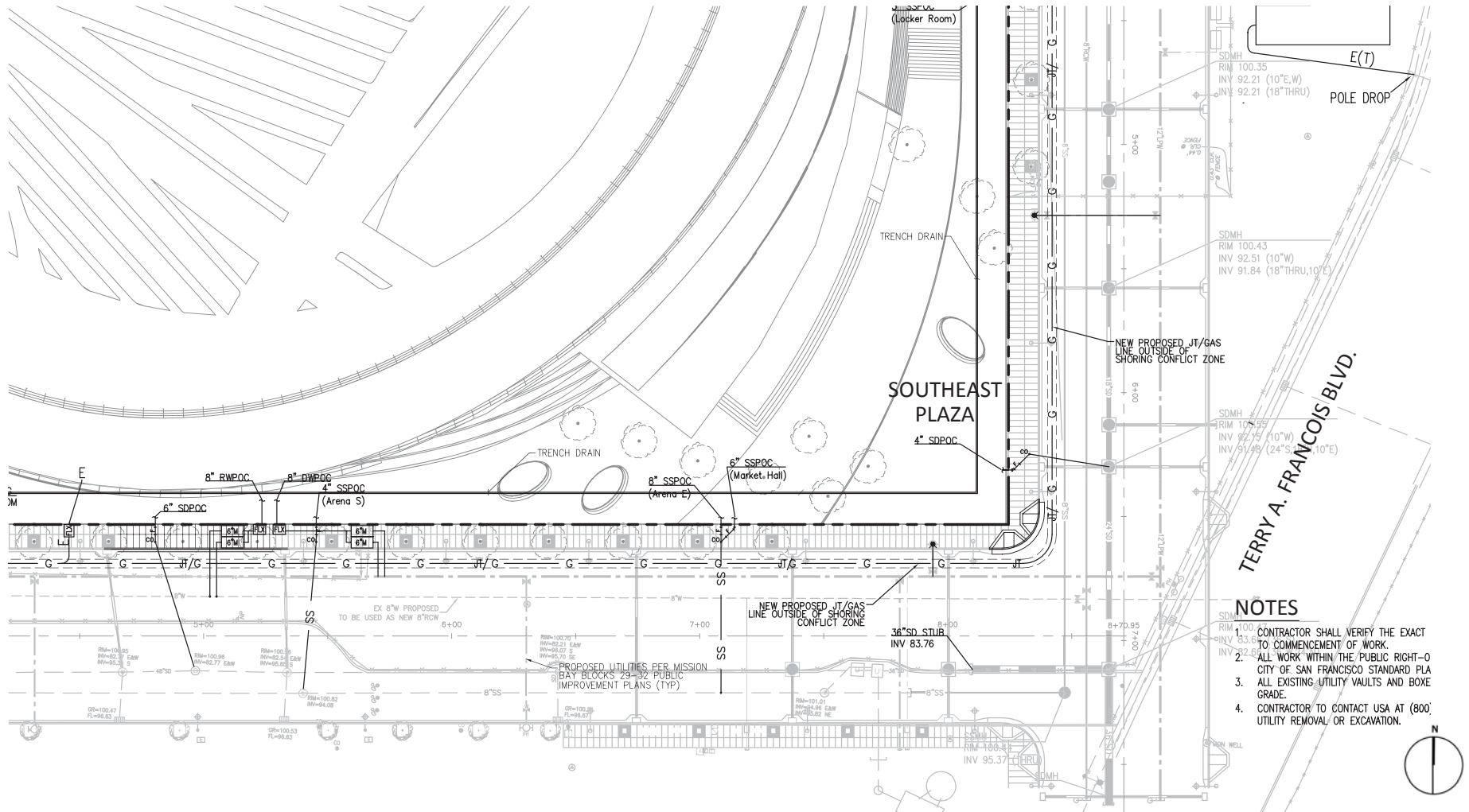
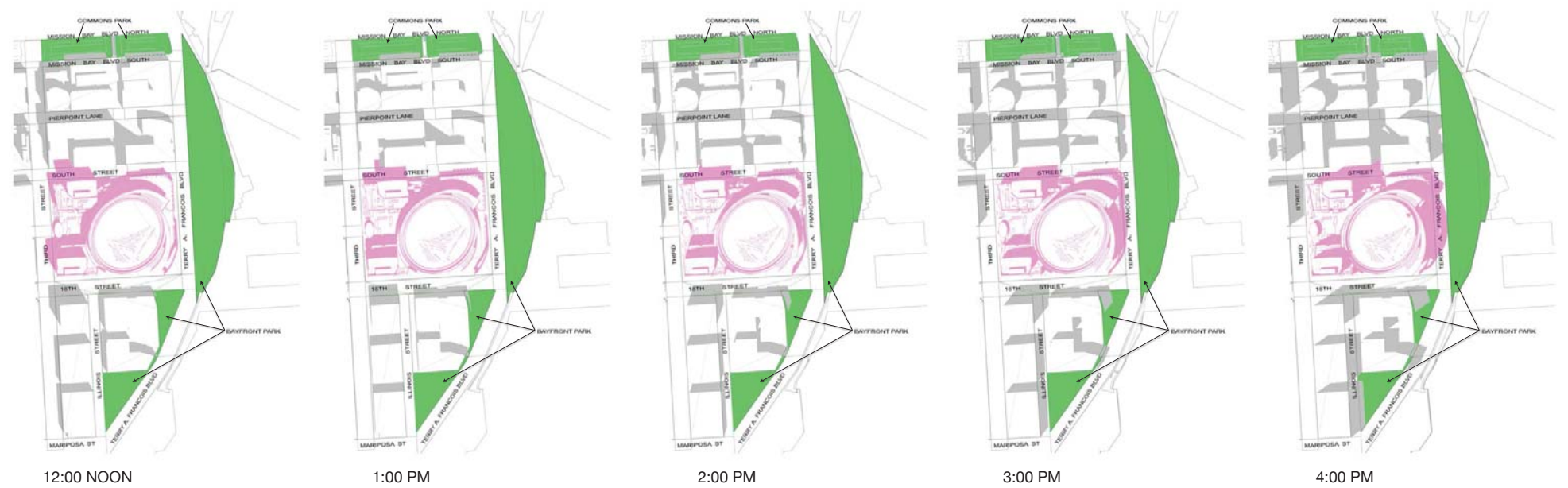


Fig 44 | Utility Plan - SE Corner

# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 45 | Shadow (March 21)

# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 46 | Shadow (April 21)



# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 47 | Shadow (May 21)

## SHADOW STUDIES



1:00 PM

2:00 PM

3:00 PM

4:00 PM

Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 48 | Shadow (June 21)

# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 49 | Shadow (July 21)

# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 50 | Shadow (August 21)



# SHADOW STUDIES



Public open space areas shown in green fill; proposed project shadows are shown in red; and shadows from existing and cumulative development are shown in grey

Shadow studies were completed as part of the SEIR analysis and are included here for informational purposes only. The project is compliant with Mission Bay South Design for Development guidelines and will not exceed the allowed shadow for Blocks 29-32.

Fig 51 | Shadow (September 21)

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## WIND STUDIES



Fig 52 | Wind (Site Model 1)

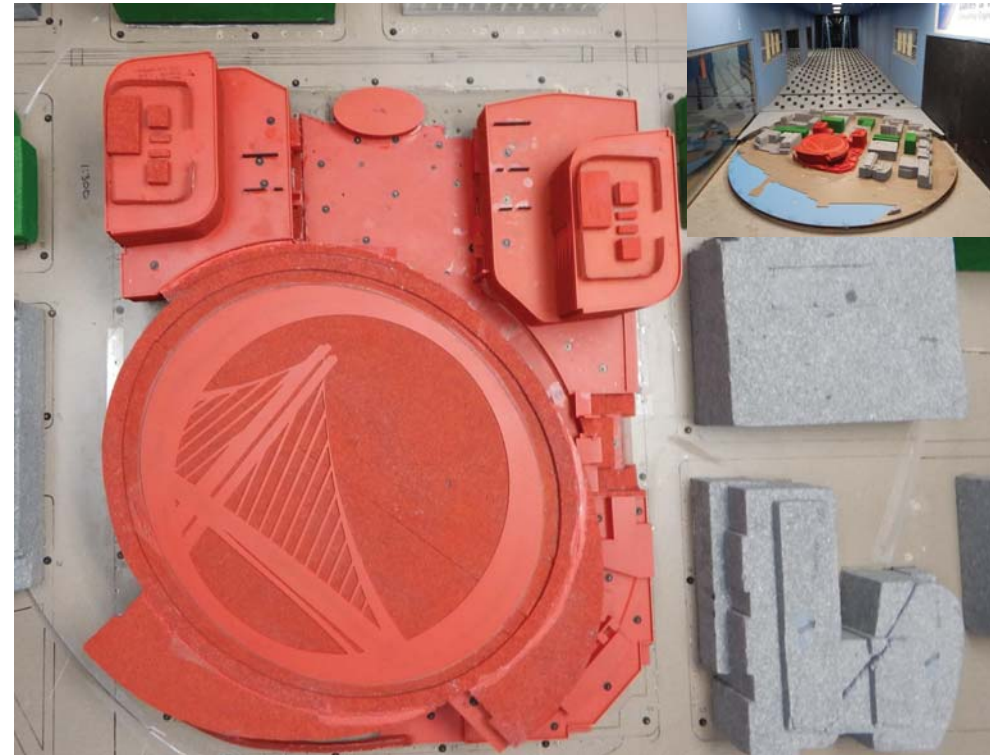


Fig 53 | Wind (Site Model 2)

WIND STUDIES

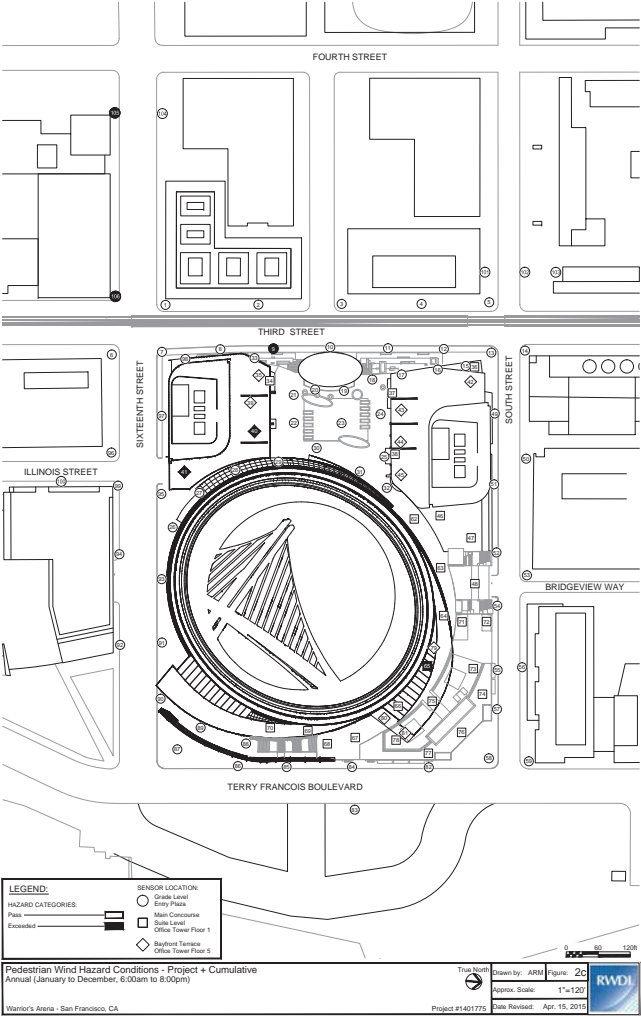


Fig 54 | Pedestrian Wind Hazards (Cumulative Conditions)

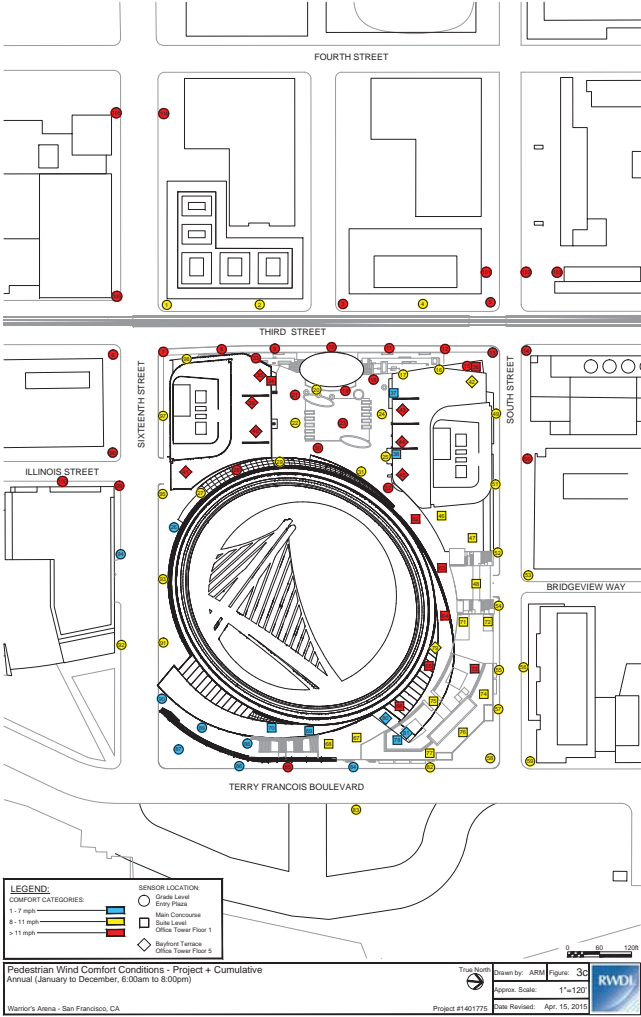


Fig 55 | Pedestrian Wind Comfort (Cumulative Conditions)



## MITIGATION MEASURES

The project sponsor will implement all mitigation measures as required and described in the project SEIR (published October 23, 2015). The Commission on Community Investment and Infrastructure will consider certification of the SEIR and Mitigation Monitoring and Reporting Program (MMRP) on November 3, 2015.

