



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Design Review & Office Development Authorization

HEARING DATE: APRIL 14, 2016

*Date:* April 7, 2016  
*Case No.:* 2008.0850OFA-02  
*Project Name:* 1455 and 1515 Third Street  
*Project Address:* Mission Bay South Blocks 26 (aka 1455 Third Street)  
& 27 (aka 1515 Third Street)  
*Zoning:* Mission Bay Commercial-Industrial Zoning District  
HZ-5 Height and Bulk District  
*Block/Lot:* 8721/33 & 27  
*Project Sponsor:* Terezia Nemeth, ARE - San Francisco No. 50, LLC and ARE - San  
Francisco No. 51, LLC  
1700 Owens, Suite 590  
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*Staff Contact:* David Winslow – (415) 575-9159  
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*Recommendation:* **Approval with Conditions**

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### PURPOSE OF THIS HEARING

Pursuant to the provisions of Section 304.11 of the Mission Bay South Redevelopment Plan ("Plan") and Planning Commission Motion Nos. 14702 and 17709, commercial office development within the Plan Area is subject to the office development limitations of Planning Code Section 321. The Planning Commission's role with respect to any individual project within Mission Bay South is to review and approve the design of specific office development in the Plan area using the Mission Bay South Design for Development guidelines and standards to confirm that the specific office development continues to be consistent with the findings set forth in Resolution No. 14702.

The Planning Commission authorized up to a total of 5,953,600 leasable square feet of office use from the Office Development Annual Limit, as defined in Planning Code Sections 320, 321 and 322 for the Plan Area, as noted in Planning Commission Resolution No. 14702.

Subsequently, on July 16, 2008, the Planning Commission, by Motion No. 17709, authorized, pursuant to Resolution No. 14702 and Planning Code Section 321, the creation of the Alexandria Mission Bay Life Sciences and Technology District ("District") for which previously allocated office space and future allocations would be limited to 1,350,000 leasable square feet of office space, until entirely allocated. Block 26, Parcel 1, and Block 27, Parcel 1, are included in this District and have been allocated a total of 422,980 square feet, pursuant to Motion Nos. 17709 and 17401 (applicable to 1455 Third Street) and Motion No. 17400 (applicable to the 1515 Third Street).

## **SITE DESCRIPTION AND PRESENT USE**

The site is located in the Mission Bay South Mission Bay South Redevelopment Plan Area, MBS Plan's Commercial/Industrial Zoning District, and the MBS Design for Development's HZ-5 Height and Bulk District. The Commercial/Industrial Zoning District allows for a mix of uses, including office and industrial uses, neighborhood-serving retail, and childcare.

The project site consists of two parcels: Lots 29 and 33 in Assessor's Block 8721, which is also known as Mission Bay South (MBS) Blocks 26 & 27. In total, the project site is approximately 1.75 acres. The project site is bounded by: 455 Mission Bay Boulevard (occupied by Bayer and Nektar Therapeutics) to the north; private open space and a parking garage at 450 South Street to the east; South Street to the south; and, Third Street to the west. The two sites are bisected by Pierpoint Lane, which provides a private publically-accessible pedestrian and emergency vehicle access. MBS Blocks 26 & 27 are the last undeveloped sites on the subject block, which includes over one million square feet of completed commercial development, a 1,424-space parking garage, and all infrastructure improvements (See Attachment A: Site Map for Reference).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The site is surrounded by life science and biomedical office buildings along Third Street. Immediately across South Street, to the south, is the site of northeast office tower component of the approved Golden State Warriors Event Center and Mixed Use Project.

The project site will be well-served by local transit. The project site sits adjacent to loading platforms for the Third Street Light Rail line (T-Third Street), which will see increased service with completion of the Central Subway. The 55-16<sup>th</sup> Street Muni bus line provides service to Mission Bay from the 16<sup>th</sup> Street BART Station, with the extension of the 22-Fillmore bus line planned to follow. Both lines will travel north along Third Street. The Caltrain Station is located less than a half-mile north at 4<sup>th</sup> and King Streets, with another Caltrain Station, located to the south at 22<sup>nd</sup> Street. The Mission Bay Transportation Management Association ("TMA") also operates the Mission Bay Shuttle which provides free shuttle service between the Powell Street Station (BART and Muni Metro transit hub), the Caltrain Depot at 4<sup>th</sup> & King Streets, and local destinations within the Mission Bay neighborhood.

## **PROJECT DESCRIPTION**

Alexandria Real Estate (ARE) and Uber Technologies Inc. (Uber) (together, ARE and Uber or Project Sponsor) are proposing to develop MBS Blocks 26, Parcel 1 and MBS Block 27, Parcel 1 (Block 26/P1-Block 27/P1), located at 1455 and 1515 Third Street in Mission Bay South, owned by ARE, for commercial development. The proposed buildings are intended to house Uber, an online transportation network company currently headquartered in San Francisco.

The proposed project (Project) will contain approximately 422,980 gross square feet of office uses, 3,000 gross square feet of retail space, 5,995 gross square feet childcare center, which will serve up to 59 children. The Project concept design architect is SHoP Architects.

### *Building Program*

The Project includes construction of two new office buildings. One would be located on the northeast corner of Third Street and Pierpoint Lane (1455 Third Street), and the other at the southeast corner of Third Street and Pierpoint Lane (1515 Third Street). The 1455 Third Street Building would contain 196,866 square feet of office space and 1,016 square feet of retail, while the 1515 Third Street Building would contain approximately 226,114 square feet of office space and 1,984 square feet of retail. The retail is located in three spaces, two along Third Street, and another at the corner of Third and South Street. The last is intended to activate the ground floor corner of the building that faces the Golden State Warriors Event Center with a neighborhood serving retail use

A total of 417 required off-street parking spaces will be located in a parking garage adjacent to the Project. 411 spaces would be dedicated for the office uses, and 6 spaces for retail uses. 23 class 1 bicycle parking spaces will also be located in the garage, and 22 class 1 bicycle parking space will be provided in the 1455 Third St. building.

### *Building Design*

The Project is composed of two buildings connected by two bridges over Pierpoint Lane. The 1455 Third Street building is 160 feet tall, and the 1515 Third Street building is 90 feet in height. Both are compliant with the height and bulk limits in the MBS Design for Development (D for D).

The façades of both buildings will be primarily composed of a clear glazed curtain wall system with mechanically operated vents that respond to climatic needs within the commons areas. Immediately behind the glass will be a vertically organized interior “commons” space, to be used for circulation and casual breakout spaces, which allows for a visual connection between outside observers and the materials and activities behind the transparent building façade. The design and materials within the commons areas are composed to introduce, direct, and modulate both light and shadow, and further visually animate the space from the street. The building façade will be further enhanced by rich materials such as teak, white oak, reclaimed oak, patinated zinc, weathered steel, brushed stainless steel metal, and travertine.

The primary entrances for the two buildings would be through the ground floor lobbies. At the ground floor, the two buildings will be connected by Pierpoint Lane. This connection will be enhanced by landscaping, planters and street furniture that will provide opportunities for both gathering and respite.

In order to facilitate the functioning of Uber’s offices, the two buildings are proposed to be connected by two pedestrian bridges which will cross over Pierpoint Lane. Each bridge (one enclosed and a second exterior level above) provides two levels of access. These pedestrian bridges require the approval of a variance in the D for D, since the bridges will partially obstruct a view corridor. This will be presented in greater detail later in this memorandum. An exception of this magnitude requires exceptional design. The lightness and sculptural quality of the bridges is intended to augment the sense of the space on Pierpoint Lane.

A single plane curtain wall building typically lacks visual transparency, modulation, material richness and human-scale. However, this design is dependent on the successful execution of the glass specification, window operation and detailing, and backlighting of the space using skylights, to allow the varied volumes and materiality of screens behind the glass to provide visual interest, modulation of

human-scaled elements. As indicated in the D for D for the Commercial/Industrial Zones, visually interesting buildings should include "...a selection of architectural details and devices such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, window forms, and location of garage entries as appropriate to each site...". In conjunction with OCII staff review, the recommended conditions of approval are, in part, intended to ensure that the visions shown in the renderings successfully meet and implement the Design for Development guidelines, and that the project, is constructed, as represented in the Schematic Design submittal.

#### *Bird-Safe Design*

The Project Sponsor met with the SF Audubon Society on Oct. 20, 2015 and subsequently incorporated their input regarding bird-safe design. In addition, the design is compliant with the City's standards for bird-safe buildings, as defined in Planning Code Section 139. The project incorporates a glazing treatment in the potential bird strike areas (60-feet and below) and in the pedestrian bridges on the building.

#### *Open Space Design*

The Project incorporates three areas of open space:

1. The privately owned, publicly accessible Pierpoint Lane. Except for emergency vehicles, this pathway will be primarily for use of pedestrians and non-motorized traffic. Stormwater treatment gardens line the south edge of Pierpoint Lane which will be interspersed with benches and planters.
2. Pierpoint Park, which will serve as the primary open space. The Project proposes to redevelop this existing open space immediately to the east of 1455 Third Street. It will include a terraced amphitheater at Pierpoint Park provides opportunities for the public to have lunch or gather. Pierpoint Land and Pierpoint Park will be connected through clear pathways that will allow the public to meander through between the two areas.
3. A small, unfinished courtyard between 1455 Third Street and the existing 455 Mission Bay Boulevard Building will be completed with additional landscaping and hardscape elements, such as glass screens, and can be used to serve the ground-floor retail that will be in that building. It will include racks for 36 bikes.

#### *Variances to the Mission Bay South Design for Development*

The Redevelopment Plan and the Design for Development allow the Commission to approve variances where unusual and special conditions exist. Approved variances must meet the intent and purpose of the Redevelopment Plan and Design for Development. The Project Sponsor requests two variances to the Design for Development standards: one for the continuity of the street wall along Third Street and another for view corridors on Pierpoint Lane.

#### *Variance #1: Streetwall*

The Project includes a setback for the length of the first floor of both buildings along the Third Street frontage. This space will be divided by permanently affixed, retractable wooden screens which can act as

wind breaks. This wider sidewalk is intended to provide outdoor seating and additional space for pedestrian circulation during high volume events at the nearby Golden State Warriors Event Center.

The D for D states that buildings in the Commercial/Industrial Zones should be continuous at the property line on streets, except for the occasional breaks in the street wall. The purpose of the provision for street wall continuity in the D for D is to create a rich urban fabric in Mission Bay and to “maintain the consistent building to street relationship that is common throughout San Francisco”.

The proximity to the proposed Golden State Warriors Event Center, UCSF Mission Bay, and the proposed Ferry Landing at Bayfront Park create an unusual circumstance in that during specific events, such as Warriors home games which occur 41 times during a season, approximately 18,000 people will be in the area as a result of the Event Center. The design accommodates the additional pedestrian load along Third Street by setting back the street wall and increasing the clear walkable area in front of the two buildings from 12-feet to 21-feet 6-inches to accommodate additional foot traffic. The requested variance for a recessed street wall will help enhance the pedestrian environment during periods of large volumes of street activity and help improve connections along Pierpoint Lane and Third Street.

The request for a variance from a continuous street wall will provide an enhanced urban experience with the opportunity for a wider sidewalk with outdoor café seating opportunities, and street furniture that will benefit the overall Mission Bay community. Ground level retail on many of the blocks in Mission Bay features outdoor connection to open space through seating and transitional space connecting to the street. The Project seeks to create this condition for 1455 and 1515 Third Street, contributing to street life for one of the city’s major North-South corridors, connecting to the SOMA district as well as to Downtown San Francisco.

The wider sidewalk will enhance the safety and welfare of the public during high pedestrian traffic events in this neighborhood. The design as conceived accommodates these events through the provision of wider, unobstructed sidewalks, enhancing the safe use of the street by pedestrians.

The recessed walkway along Third Street, as demonstrated by the wind study, is anticipated to help to reduce wind velocity on Third Street, near the childcare facility and adjacent private publically accessible open space, contributing to higher pedestrian safety and comfort.

Based on these engineering studies, the recessed sidewalk condition, coupled with wind protection from constructed screens and planted elements, creates an improved pedestrian experience along Third Street. In the case of high pedestrian volume--even when the retractable screens are closed tightly against the building edge--the recessed sidewalk and street trees define an ample pedestrian thoroughfare protected from adjacent vehicular traffic and reducing wind currents.

#### Variance #2: View Corridors

The proposal includes two pedestrian bridges that will connect the two buildings, crossing over Pierpoint Lane. The bottom of the lowest bridge will be just over 44-feet above Pierpoint Lane, and set back approximately 20-feet from the street façade of 1515 Third Street. The higher bridge will be located to the east and above the lower bridge, with the top sitting approximately 91-feet above the surface of Pierpoint Lane.

The D for D intended to create an urban pattern of blocks that uses the historic pattern of Vara blocks in order to link Mission Bay to the City's historic urban fabric. The D for D uses this pattern of right of ways to establish view corridors that "preserve the orientation and visual linkages to the Bay and Channel; as well as vistas to hills, the Bay Bridge and the downtown skyline; to preserve orientation and visual linkages that provide a sense of place within Mission Bay." Under the D for D, no building or portion thereof shall block a view corridor established by that grid of streets or dedicated right-of-ways. Pierpoint Lane preserves the historic pattern of the Spanish measure Vara block.

The pattern of blocks within Mission Bay will remain unaltered by the Project. The view corridor on Pierpoint Lane is partially blocked by the provision of the two proposed bridges connecting the buildings. However, the existing views along this corridor are compromised because:

1. The Pierpoint Lane walkway and view corridor to the East terminates in a view of a parking lot and of a one-story metal-clad industrial building on Pier 54. These structures obscure a beneficial view of the bay at the easternmost terminus of the view corridor.
2. The Pierpoint Lane walkway view corridor to the West is, at present, partially blocked by the elevated rising profile of Highway 280. The view that remains of the San Francisco hills above the highway will not be impacted by the granting of the bridge variance.

Due to these pre-existing conditions the bridges provide no substantial additional detriment to the view corridor, surrounding properties, or public welfare in the vicinity of the building sites. The proposed bridges will be located approximately 44-feet above pedestrian level, reducing the potential impact on pedestrian views unless the viewer is significantly away from the location of the bridges.

OCII staff has reviewed the requested variances and found that they are appropriate for the site, and the proposed variances will result in substantial compliance with the South Plan and Design for Development, are consistent with the public health, safety and welfare.

## **ENVIRONMENTAL REVIEW**

As part of its actions on September 17, 1998, establishing the Mission Bay Redevelopment Project Areas, the former San Francisco Redevelopment Agency certified the Final Subsequent Environmental Impact Report ("FSEIR") (Resolution No. 182-98) and adopted findings under the California Environmental Quality Act ("CEQA") (Resolution No. 183-98). This FSEIR includes by reference a number of addenda.

Based on the prior actions and limited remaining discretion, OCII staff has reviewed the 2016 Major Phase and the 2016 BC/SD and finds it to be within the scope of the Project analyzed in the FSEIR and addenda and no additional environmental review is needed. As required by CEQA, the Commission must adopt environmental findings when approving building design.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 26, 2016	March 25, 2016	21 days
Mailed Notice	10 days	April 4, 2016	March 30, 2016	14 days

The proposal does not require any other form of neighborhood notification.

## **PUBLIC COMMENT**

The Mission Bay Citizens Advisory Committee (CAC) reviewed the proposed design in September 2015 and was supportive of the overall massing and design of the building. The proposed design was generally well received, including the proposed variances. The inclusion of on-site childcare was specifically noted as a desirable program element, due to the high demand for these services in Mission Bay.

The CAC did raise concern regarding the initial proposal for childcare drop-off on Bridgeview Way. As a result of this feedback, the applicant relocated to the childcare drop-off area to the Garage at 450 South Street (Block 27). In order to memorialize this solution and as noted earlier in this report the developer will record a notice of special restrictions to set aside 18 parking spaces and indicate hours of operation of a drop-off and pick-up area for the childcare facility for the lifetime of the facility.

## **ISSUES AND OTHER CONSIDERATIONS**

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

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

Per Planning Commission Motion No. 17709, the Commission allocated 1,350,000 square feet of office use for the buildings located on Mission Bay South Blocks 26, 27, 29-32, 33-34 and 41-43.

The Department requests review and approval by the Planning Commission on the proposed design for two office buildings associated with the Uber, located on Mission Bay South Blocks 26 & 27.

## **REQUIRED COMMISSION ACTION**

In order to proceed, the Planning Commission must adopt findings under the California Environmental Quality Act ("CEQA"), and review and approve the design of the two proposed office buildings pursuant to Planning Commission Resolution No. 14702 and Motion No. 17709, for Office Development Authorization for 422,980 gross square feet from the previously-allocated office development authorization of 422,980 gsf granted for Mission Bay South Redevelopment Plan.

## **BASIS FOR RECOMMENDATION**

- The Project is consistent with the objectives and policies of the General Plan.
- The Project is in a zoning district that principally permits office use and encourages the growth of office development.
- The authorization of office space will contribute to the economic activity in the neighborhood.
- The Project would promote the health, safety, and welfare of the City, and provide jobs in an appropriate Mission Bay site.
- The Project assists in completing the vision outlined in the Mission Bay Redevelopment Plan and Mission Bay South Design for Development.
- The proposed design of the buildings is in conformity with Planning Commission Resolution No. 14702 and Planning Commission Motion No. 17709, the Mission Bay Redevelopment Plan, and the MBS Design for Development.

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

- Draft Motion
- Exhibits, including the Zoning Map, Height Map, Parcel Map, Aerial Photos, Site Photos
- Schematic Design Submittal
- Planning Commission Resolution No. 14702
- Planning Commission Motion Nos. 17400, 17401, and 17709
- Environmental Determination

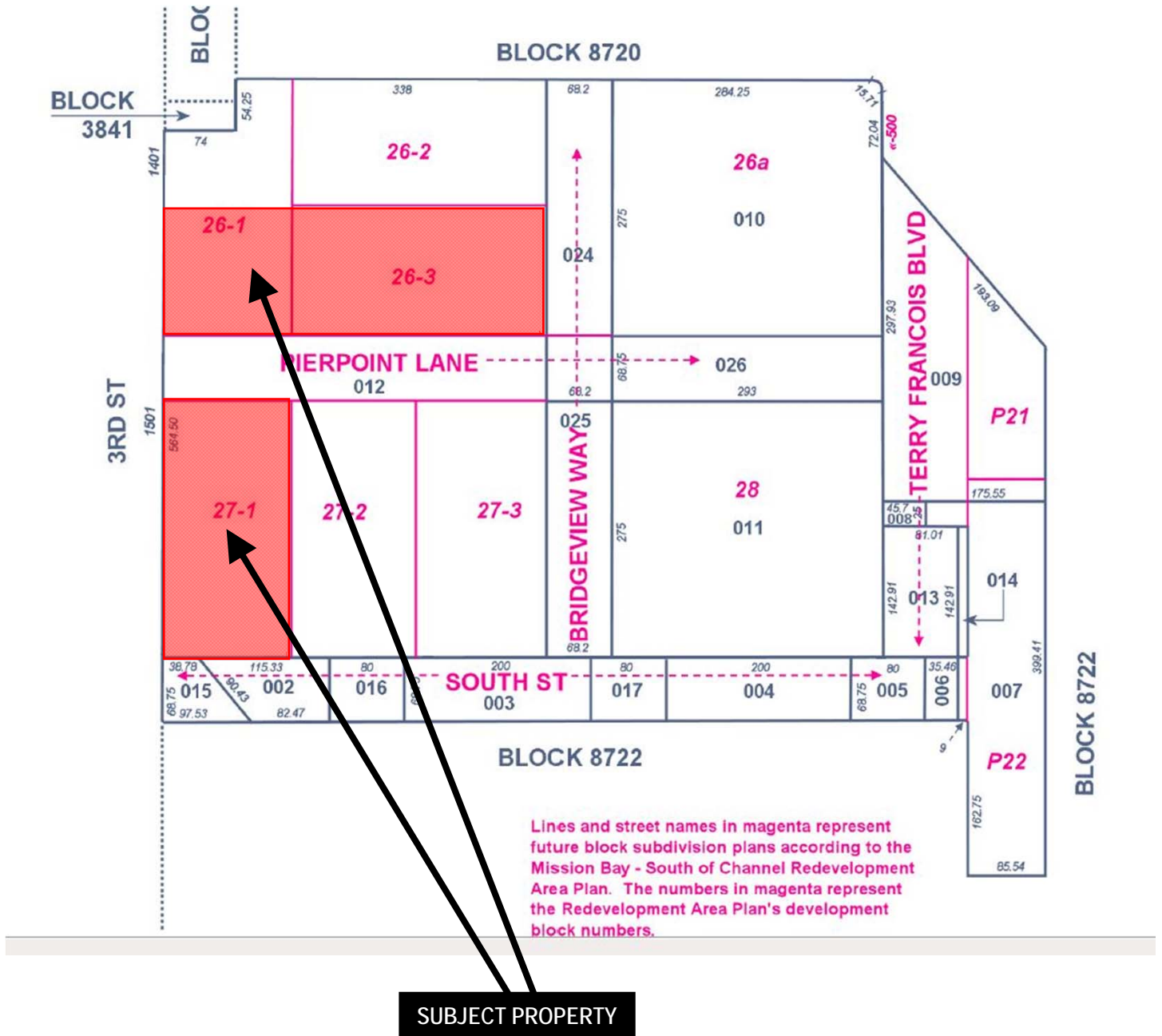
Attachment Checklist:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor Submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input type="checkbox"/> Sanborn Map                            | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice   |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos                 |   |

Exhibits above marked with an "X" are included in this packet

DW  
Planner's Initials

# Parcel Map



# Aerial Photo

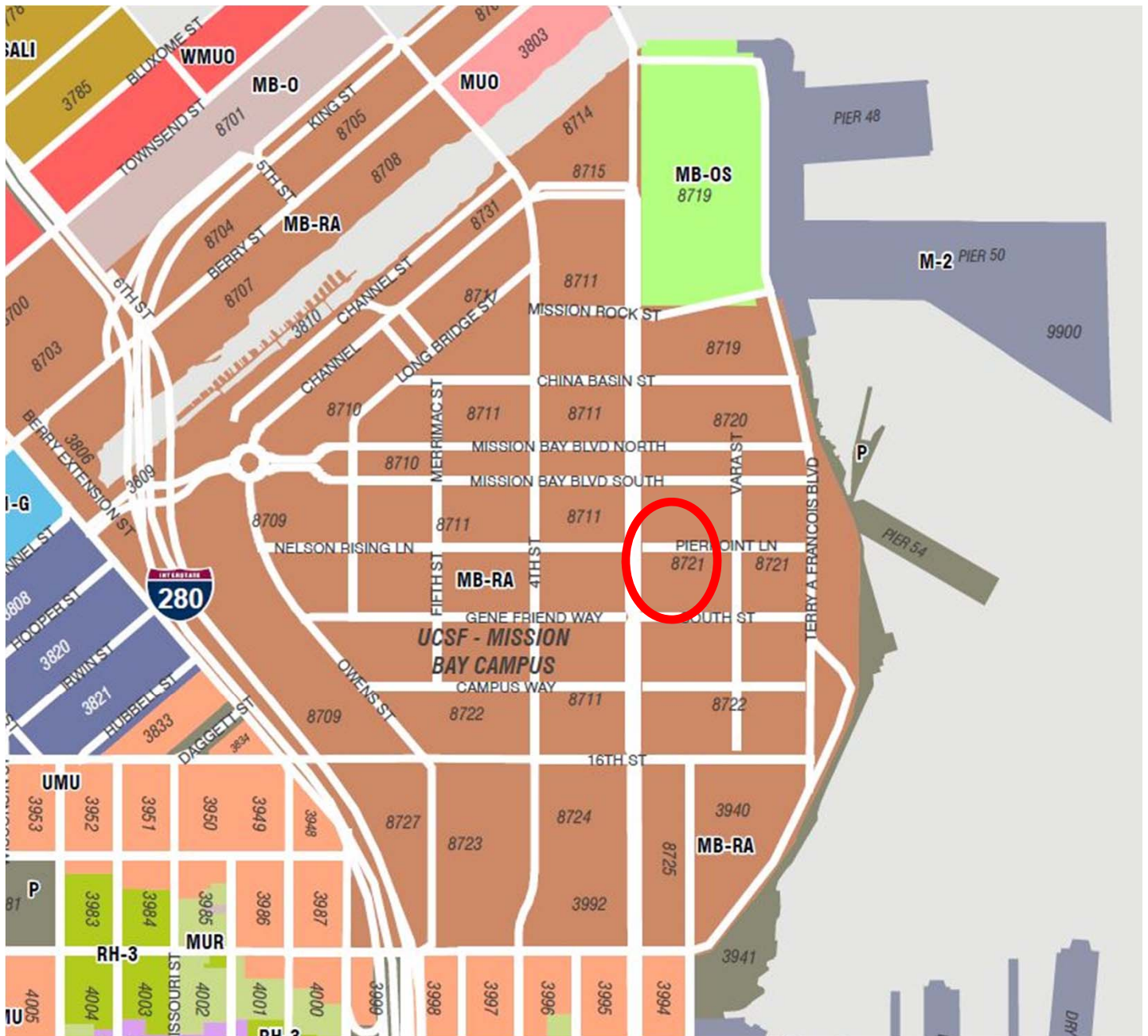


SUBJECT PROPERTY

Office Design Review  
Case Number 2008.0850OFA-02  
1455 & 1515 Third Street

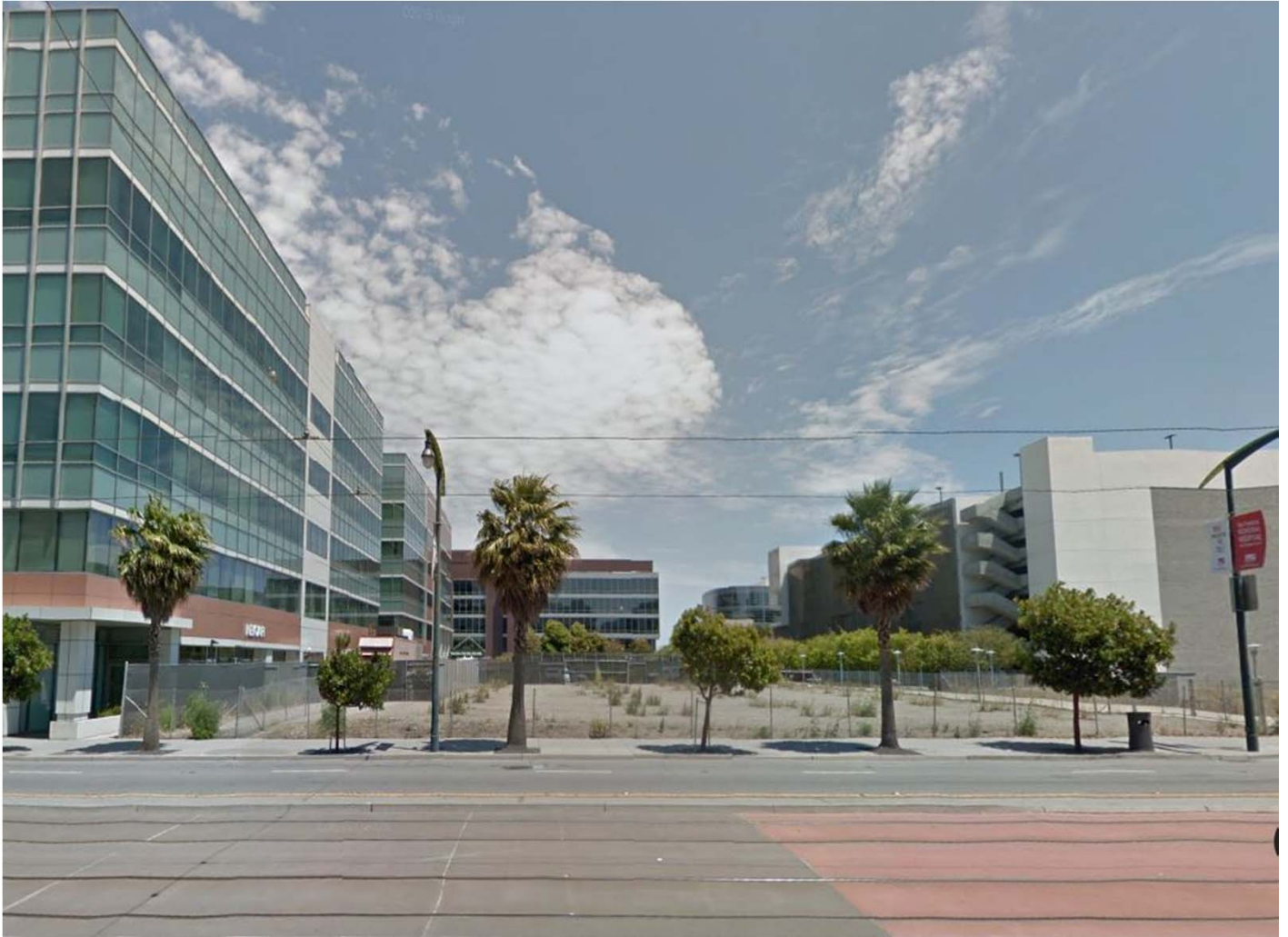


# Zoning Map



Office Design Review  
Case Number 2008.0850OFA-02  
1455 & 1515 Third Street

# Site Photo



Office Design Review  
Case Number 2008.0850OFA-02  
1455 & 1515 Third Street



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☒ Child Care Requirement (Sec. 414)
- ☒ TIDF (Sec. 411)

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## Planning Commission Motion No. XXXXX

HEARING DATE: APRIL 14, 2016

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*Staff Contact:* David Winslow – (415) 575-9159  
david.winslow@sfgov.org  
*Recommendation:* **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE REVISED DESIGN APPROVAL PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 14702 AND PLANNING COMMISSION MOTION NO. 17709, FOR TWO NEW BUILDINGS WITH A TOTAL OF APPROXIMATELY 422,980 GROSS SQUARE FEET OF OFFICE USE, 3,000 SQUARE FEET OF RETAIL SPACE, 5,995 SQUARE FEET OF CHILD CARE SPACE AND UP TO 417 OFF-STREET PARKING SPACES IN AN ADJACENT GARAGE, ON PROPERTY THAT RECEIVED AN ALLOCATION OF 422,980 GROSS SQUARE FEET OF OFFICE USE AUTHORIZATIONS PURSUANT TO PLANNING COMMISSION MOTIONS NOS. 17400, 17401 AND 17709 ON ASSESSOR'S BLOCK 8721, LOT 33 (BLOCK 26 (PARCEL 1), AKA 1455 THIRD STREET) AND LOT 29 (BLOCK 27 (PARCEL 1), AKA 1515 THIRD STREET) IN THE MISSION BAY SOUTH REDEVELOPMENT PLAN AREA WITHIN THE MISSION BAY COMMERCIAL-INDUSTRIAL- ZONING DISTRICT AND HZ-5 HEIGHT DISTRICT; THE DESIGN APPROVAL IS WITHIN THE SCOPE OF THE MISSION BAY REDEVELOPMENT PROJECT, APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("FSEIR"), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FSEIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## **PREAMBLE**

Whereas, ARE-San Francisco No. 50, LLC and ARE-San Francisco No. 51, LLC ("Project Sponsor"), respectively owns and seeks office design approval for two buildings proposed on the two undeveloped portions of Blocks 26 and 27 in the Mission Bay South ("MBS") Redevelopment Plan Area (Assessor's Block 8721, Lots 33 and 29). The two development sites, referenced as the 1455 Third Street Site/Building (Block 26, Parcel 1) and the 1515 Third Street Site/Building (Block 27, Parcel 1) are bounded by an existing office building to the north, a privately-owned publicly accessible open space and an existing garage to the east, South Street to the south, and Third Street to the west ("Site"). The two parcels that comprise the Site are separated by a privately-owned publicly accessible pedestrian walkway known as Pierpoint Lane (Assessor's Block 8721, Lot 22), and the 1455 Third Street Site adjoins a privately-owned publicly accessible open space (Assessor's Block 8721, Lot 34), both currently owned and maintained by affiliated entities of the Project Sponsor. The office buildings are proposed to serve as the world headquarters of Uber Technologies, Inc.

Whereas, on March 8, 2016, the Project Sponsor filed Application No. 2008.0850OFA-02 with the City and County of San Francisco Planning Department ("Department") for office design approval only for a revised office design ("2016 Office Design") with 422,980 square feet of office use (as defined in Planning Code Section 321) in two new buildings on the Site (the "Project"). The buildings would also include 3,000 square feet of retail space, and 5,995 square feet of child care space.

Whereas, the 2016 Office Design is the only element of the Project that is subject to Planning Commission (the "Commission") action.

Whereas, the Commission on Community Investment and Infrastructure ("CCII"), which has an Office of Community Investment and Infrastructure ("OCII"), is the successor to the former Redevelopment Agency of the City and County of San Francisco ("Agency") and administers the development of projects in the MBS Redevelopment Plan Area ("MBS Plan Area").

Whereas, the Agency and the Department, together acting as co-lead agencies for conducting environmental review for the Mission Bay Redevelopment Project Areas, and other permits, approvals and related and collateral actions related to the Mission Bay Redevelopment Project ("Mission Bay Project"), prepared a Final Subsequent Environmental Impact Report for Mission Bay Project ("Mission Bay FSEIR"). The Agency and the Commission certified the Mission Bay FSEIR as a program EIR for the Mission Bay Project pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA") and State CEQA Guidelines, Title 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and specifically CEQA Guidelines Sections 15168 (Program EIR) and 15180 (Redevelopment Plan EIR) on September 17, 1998 by Resolution No. 182-98 and Resolution No. 14696, respectively. Also on September 17, 1998, the Agency and the Commission, by Resolution No. 183-98 and Resolution No. 14697, respectively, adopted environmental findings, including a statement of overriding considerations and a mitigation monitoring and reporting program ("MMRP"), pursuant CEQA and the CEQA Guidelines in connection with the approval of the MBS Redevelopment Plan ("MBS Plan") and other Mission Bay Project approvals. On October 19, 1998, the

Board of Supervisors by Motion No. 98-132 affirmed certification of the Mission Bay FSEIR by the Commission and the Agency and, by Resolution No. 854-98, adopted environmental findings, including a statement of overriding considerations, and an MMRP.

Whereas, the Agency and OCII have from time to time prepared several addenda to the Mission Bay FSEIR for specific developments that proposed modifications to the Mission Bay Project, each of which confirmed no further environmental review was necessary and accordingly, approvals of those developments relied on the Mission Bay FSEIR for compliance with CEQA. Where the term "Mission Bay FSEIR" is used in these findings, it shall refer to and incorporate by reference those various addenda.

Whereas, also on September 17, 1998, by Resolution No. 190-98, the Agency approved the MBS Plan and by Resolution No. 193-98, an Owner Participation Agreement ("MBS OPA") and related documents between Catellus Development Corporation, a Delaware corporation ("Catellus"), and the Agency. On November 2, 1998, the Board of Supervisors, by Ordinance No. 335-98, adopted the MBS Plan. The MBS Plan, as approved by OCII on May 21, 2013, and adopted by the Board of Supervisors on July 11, 2013 by Ordinance No. 143-13\_\_\_\_\_; the MBS OPA, as amended on February 17, 2004, November 1, 2005, May 21, 2013, June 4, 2013, and April 29, 2014; and other implementing documents, as defined in the MBS Plan, constitute the "MBS Plan Documents".

Whereas, the 2016 Office Design approval described in this Motion is an undertaking pursuant to and in furtherance of the MBS Plan in conformance with CEQA Section 15180 and within the scope of the project analyzed in the Mission Bay FSEIR.

Whereas, on September 17, 1998, the Commission determined that the MBS Plan provides for a type, intensity, and location of development that is consistent with the overall goals, objectives, and policies of the General Plan, as well as the Eight Priority Policies of Section 101.1(b) of the Planning Code ("Code"), in Commission Resolution No. 14702 (Planning Department Case No. 96.771EMTZR).

Whereas, on September 17, 1998, the Commission, by Resolution No. 14702, adopted findings pursuant to Code Section 321(b)(1) that the office development contemplated in the MBS Plan promotes the public welfare, convenience and necessity, and in doing so considered the criteria of Code Section 321(b)(3)(A)-(G). As noted in Commission Resolution No. 14702, the Commission authorized up to a total of 5,953,600 leasable square feet of office use for the MBS Plan Area from the Office Development Annual Limit, as defined in Code Sections 320, 321 and 322. The Commission's role with respect to any individual project is to review and approve the design of a specific office development, using the design standards and guidelines set forth in the MBS Design for Development to confirm that the specific office development continues to be consistent with the findings set forth in Resolution No. 14702.

Whereas, the Site and nearby parcels on Blocks 26 - 28 have been the subject of a number of proposals and actions by the Agency, including without limitation the approval in 2000 of a Major Phase application from Catellus ("2000 Major Phase") for Blocks 26 - 28 (Resolution No. 41-2000); and the approval in 2007 of Basic Concept Design/Schematic Design ("2007 BCD/SD") proposals from affiliates of Alexandria Real Estate Equities, Inc. (ARE") for buildings on Blocks 26 and 27 (Resolutions Nos. 33-2007 and 34-2007).

Whereas, in connection with these proposals, on March 22, 2007, the Commission (i) adopted Motion No. 17401 (Case No. 2006.1509B), under which the Commission approved the design of, and office authorizations for, development projects on 1455 Third Street and the adjacent property on Block 26 (Parcels 2 and 3), and (ii) adopted Motion No. 17400 (Case No. 2006.1536B), under which the Commission approved the design of, and office authorizations for, an office development project on 1515 Third Street. Whereas, on July 16, 2008, the Commission, by Motion No. 17709, authorized, pursuant to Resolution No. 14702 and Planning Code Section 321, the creation of the Alexandria Mission Bay Life Sciences and Technology District ("District") for which previous and future allocations of office space would be limited to 1,350,000 leasable square feet, until entirely allocated, as described further below. The 1455 Third Street Site and 1515 Third Street Site are included in the District and have been allocated a total of 422,980 square feet pursuant to Motion No. 17709 and Motions Nos. 17401 (applicable to the 1455 Third Street Site) and 17400 (applicable to the 1515 Third Street Site).

Whereas, under the terms of Motion No. 17709, (i) office development projects within the District previously approved by the Commission, including the projects on the 1455 Third Street Site and the 1515 Third Street Site, retain their design approval, along with all previously imposed conditions of approval, (ii) specific office development projects are able to draw office space authorizations from a pool of office space authorizations established for the entire District, and (iii) construction of future buildings with an office component in the District would be subject to Commission review with regard to office design for compliance with the MBS Design for Development and Resolution No. 14702.

Whereas, as a result of the prior 2000 Major Phase and 2007 BCD/SD approvals by the Agency and the office space authorizations of the Commission, as well as subdivision approvals by the City, buildings and necessary infrastructure have been constructed on Blocks 26-28, with only the Site remaining to be developed. On November 1, 2010, affiliates of ARE transferred the Site, together with other properties in the MBS Plan Area, to salesforce.com ("SFDC"). As part of the transfers to SFDC, and in accordance with procedures set forth in Motion No. 17709, ARE allocated an aggregate of 422,980 square feet of previous office space authorizations to the 1455 Third Street Site and the 1515 Third Street Site.

Whereas, in 2011, SFDC applied for and on September 20, 2011, by Resolution No. 97-2011, the Agency approved a Major Phase application for the SFDC-acquired property, which Major Phase application included the 1455 Third Street Site and the 1515 Third Street Site. SFDC abandoned its plans for MBS prior to seeking a revised office design approval from the Commission for the Site. Consequently, the prior 2007 office design approvals for the Site (as reflected in Commission Motions Nos. 17401 (applicable to the 1455 Third Street Site) and 17400 (applicable to the 1515 Third Street Site)) remain intact. In September 2014, the Project Sponsor purchased the 1455 Third Street Site and the 1515 Third Street Site from SFDC.

Whereas, the Project Sponsor has submitted a Major Phase application ("2016 Major Phase") and combined BCD/SD application ("2016 BCD/SD") to OCII along with a request for two variances under the MBS Design for Development and approval of a childcare facility at the Site. The 2016 Major Phase and 2016 BCD/SD proposal closely follows the 2007 BCD/SD submittals for the 1455 Third Street Site and the

1515 Third Street Site, including aspects such as gross square footage, program, site plan, footprint, massing, access, density and height.

Whereas, because of the prior approvals, including the office space authorizations related to the Site, and the prior approval and construction of all infrastructure needed to serve the Site, the focus of the review by the OCII of the 2016 Major Phase and 2016 BCD/SD application and the review by the Commission of the 2016 Office Design application, is on design review, and specifically on consistency with the MBS Design for Development.

Whereas, on April 5, 2016, the OCII by Resolution No. 17-2016, adopted CEQA Findings and approved the 2016 Major Phase and 2016 BCD/SD, finding that these actions and related actions requesting two variances and approval of a childcare facility at the Site, and the 2016 Office Design application ("Implementing Actions") are within the scope of the project analyzed in the Mission Bay FSEIR for the reasons set forth in Resolution No. 17-2016, that the Mission Bay FSEIR adequately describes the Implementing Actions and their approval requires no additional environmental review pursuant to CEQA Guidelines for the reasons set forth in Resolution No. 17-2016. The CCII conditionally approved the 2016 Major Phase and 2016 BCD/SD application, along with granting two variances from the strict requirements of the MBS Design for Development, acknowledging that CCII's approval, among other issues, is contingent on the Commission's confirmation that the 2016 Office Design is consistent with the Commission findings contained in Commission Resolution No. 14702. On the same date, the OCII Executive Director approved a secondary use finding in support of the childcare use.

Whereas, the Commission, acting in its capacity as a responsible agency under CEQA, has reviewed and considered the information contained in the Mission Bay FSEIR for the Project and the CCII CEQA Findings contained in CCII Resolution No. 17-2016.

Whereas, the Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0850OFA-02 at 1650 Mission Street, Fourth Floor, San Francisco, California.

Whereas, on April 14, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2008.0850OFA-02

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

**MOVED**, that the Commission in relation to the actions set forth in this Motion hereby adopts the CCII CEQA Findings in CCII Resolution No. 17-2016 as its own and incorporates such findings by reference as though set forth herein, and additionally finds that with respect to the 2016 Office Design approval that based on the information contained in this Motion and CCII Resolution No. 17-2016, the Mission Bay FSEIR, the documents on file with the Secretary of the Commission, OCII and Planning staff in connection with this approval and all evidence and testimony submitted to the Commission in connection with this approval action, that the 2016 Office Design is within the scope of the Project analyzed in the Mission Bay FSEIR, the Mission Bay FSEIR adequately describes the activities proposed

by the 2016 Office Design and its approval requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162 and 15163 for the following reasons:

1. The 2016 Office Design is consistent with the Project analyzed in the Mission Bay FSEIR for the reasons explained in this Motion and CCII Resolution No. 17-2016, which information is incorporated in these findings by this reference, and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Mission Bay FSEIR.
2. No substantial changes have occurred with respect to the circumstances under which the design of the Project analyzed in the Mission Bay FSEIR would be undertaken that would require major revisions to the Mission Bay FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Mission Bay FSEIR.
3. No new information of substantial importance to the design of the Project analyzed in the Mission Bay FSEIR has become available which would indicate that (a) the 2016 Office Design will have significant effects not discussed in the Mission Bay FSEIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the Mission Bay FSEIR will substantially reduce one or more significant effects on the environment.

**FURTHER MOVED**, that the Commission hereby approves the 2016 Office Design for the 1455 Third Street and the 1515 Third Street Buildings, with 422,980 square feet of office development as described in Application No. 2008.0850OFA-02, pursuant to the criteria established in Resolution No. 14702 and Motion No. 17709, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** Alexandria Real Estate (ARE) and Uber Technologies Inc. (Uber) (together, ARE and Uber or Project Sponsor) are proposing to develop MBS Blocks 26, Parcel 1 and MBS Block 27, Parcel 1 (Block 26/P1-Block 27/P1), located at 1455 and 1515 Third Street in Mission Bay South, owned by ARE, for commercial development. The proposed buildings are intended to house Uber, an online transportation network company currently headquartered in San Francisco. The proposed project (Project) will contain approximately 422,980 gross square feet of office uses, 3,000 gross square feet of retail space, 5,995 gross square feet childcare center, which will serve up to 59 children. The Project concept design architect is SHoP Architects.

3. **Site Description and Present Use.** The site is located in the Mission Bay South Mission Bay South Redevelopment Plan Area, MBS Plan's Commercial/Industrial Zoning District, and the MBS Design for Development's HZ-5 Height and Bulk District. The Commercial/Industrial Zoning District allows for a mix of uses, including office and industrial uses, neighborhood-serving retail, and childcare.

The project site consists of two parcels: Lots 29 and 33 in Assessor's Block 8721, which is also known as Mission Bay South (MBS) Blocks 26 & 27. In total, the project site is approximately 1.75 acres. The project site is bounded by: 455 Mission Bay Boulevard (occupied by Bayer and Nektar Therapeutics) to the north; private open space and a parking garage at 450 South Street to the east; South Street to the south; and, Third Street to the west. The two sites are bisected by Pierpoint Lane, which provides a private publically-accessible pedestrian and emergency vehicle access. MBS Blocks 26 & 27 are the last undeveloped sites on the subject block, which includes over one million square feet of completed commercial development, a 1,424-space parking garage, and all infrastructure improvements (See Attachment A: Site Map for Reference).

4. **Surrounding Properties and Neighborhood.** The site is surrounded by life science and biomedical office buildings along Third Street. Immediately across South Street, to the south, is the site of northeast office tower component of the approved Golden State Warriors Event Center and Mixed Use Project.

The project site will be well-served by local transit. The project site sits adjacent to loading platforms for the Third Street Light Rail line (T-Third Street), which will see increased service with completion of the Central Subway. The 55-16<sup>th</sup> Street Muni bus line provides service to Mission Bay from the 16<sup>th</sup> Street BART Station, with the extension of the 22-Fillmore bus line planned to follow. Both lines will travel north along Third Street. The Caltrain Station is located less than a half-mile north at 4<sup>th</sup> and King Streets, with another Caltrain Station, located to the south at 22<sup>nd</sup> Street. The Mission Bay Transportation Management Association ("TMA") also operates the Mission Bay Shuttle which provides free shuttle service between the Powell Street Station (BART and Muni Metro transit hub), the Caltrain Depot at 4<sup>th</sup> & King Streets, and local destinations within the Mission Bay neighborhood.

5. **Public Comment/Community Outreach.** The Mission Bay Citizens Advisory Committee (CAC) reviewed the proposed design in September 2015 and was supportive of the overall massing and design of the building. The proposed design was generally well received, including the proposed variances. The inclusion of on-site childcare was specifically noted as a desirable program element, due to the high demand for these services in Mission Bay.

The CAC did raise concern regarding the initial proposal for childcare drop-off on Bridgeview Way. As a result of this feedback, the applicant relocated to the childcare drop-off area to the Garage at 450 South Street (Block 27). In order to memorialize this solution and as noted earlier in this report the developer will record a notice of special restrictions to set aside 18 parking

spaces and indicate hours of operation of a drop-off and pick-up area for the childcare facility for the lifetime of the facility.

6. **Planning Commission Resolution No. 14702.** Under Commission Resolution No. 14702, the Commission determined that the office development contemplated in the MBS Plan in particular promotes the public welfare, convenience and necessity, and was consistent with the factors set forth in Sections 321(b)(3)(A)-(G).

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

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

The Commission further determined in Resolution No. 14702 that it would review any specific office development subject to Sections 320-325 to confirm that the design of that office development is consistent with the findings in Resolution No. 14702 using the design standards and guidelines in the MBS Design for Development and upon such a determination would issue a project authorization for the proposed development.

7. **Mission Bay South Design for Development Guidelines and Standards.** The MBS Design for Development is a companion document to the MBS Plan. It contains Design Standards and Design Guidelines, which apply to all development within the MBS Plan Area. The MBS Plan provides that the MBS Plan and other documents adopted with MBS Plan, including the MBS Design for Development, supersede the Planning Code in its entirety, except as otherwise provided in the MBS Plan. The MBS Design for Development has been amended by OCII (or its predecessor agency) four times since its adoption in 1998, most recently on November 3, 2015 by Resolution No. 71-2015.
8. **Office of Community Investment and Infrastructure Compliance.** The CCII combined the Major Phase and Basic Concept Design/Schematic Design for Block 26, Parcel 1 and Block 27, Parcel 1, into a single review and approval on April 5, 2016 by CCII Resolution No. 17-2016.
9. **Section 321 Approval Criteria.** Pursuant to Resolution 14702, and Motion 17709, the Commission is charged with determining whether the 2016 Office Design conforms to applicable standards in

the MBS Design for Development, which supersedes the criteria set forth in Section 321 and other provisions of the Code except as provided in the MBS Plan. Upon such determination, Resolution 14702 provides that the proposal shall receive an office allocation. No new or additional office allocation is required for the 2016 Office Design because the Site received and retains an office space allocation of 422,980 square feet, the amount proposed by the 2016 Office Design, as a result of prior approvals under Motions Nos. 17401 (applicable to the 1455 Third Street Site), 17400 (applicable to the 1515 Third Street Site), and 17709. The 2016 Office Design meets the MBS Plan and the MBS Design for Development standards and guidelines as described below in findings 9 and 10, respectively.

10. **MBS Design for Development Guidelines.** The Commercial Industrial Guidelines are applicable, and the Commission adopts findings as follows:

Block Development

- View Corridors: "View corridors are defined by the Mission Bay street grid. No building or portion thereof shall block a view corridor established by that grid of streets and dedicated right-of-ways"

*The proposed buildings are seeking a variance from the view corridor along Pierpoint Lane east of Third Street.*

- Open Spaces: "Encourage the development of publicly-accessible open space at ground level [or, where required by the site requirements for an Event Center, develop multi-layered open spaces or varied elevations that offer a variety of vantage points, including strong visual access and visual connections]. Where feasible, design these open spaces in relation to local-serving retail such as cafes and to the public open space network."

*The 1455 Third Street Building design incorporates a publicly-accessible pedestrian courtyard shared with the adjoining 455 Mission Bay Boulevard South that is in conformance with that project's entitlements and the Major Phase. The Courtyard will provide opportunities for outdoor seating from the planned retail space in the building as well as seating and bicycle parking spaces. The Building also incorporates opportunities for outdoor seating along the proposed setback on Third Street. The 1515 Third Street Building design incorporates opportunities for outdoor seating along the proposed setback on Third Street.*

*The Project also includes the improvement of Pierpoint Lane and the private Open Space at the corner of Pierpoint Lane and Bridgeview Way in conformance with the requirements of the Major Phase.*

- Pedestrian Walkways: "Walkways are encouraged to enhance the pedestrian experience in the Commercial Industrial area." "Walkways to mid-block open spaces or courtyards are encouraged."

*The Project also includes the improvement of Pierpoint Lane-an existing but as of yet uncompleted pedestrian walkway along a vara easement and the private Open Space at the corner of Pierpoint Lane and Bridgeview Way in conformance with the requirements of the Major Phase.*

#### Street Frontage

- Streetwall: "Commercial areas in San Francisco are noted for streets with buildings at the property line where there is little or no space between buildings. This historical pattern of development gives San Francisco its intense urban quality and should be a model for Mission Bay development. Commercial Industrial buildings should be continuous at the property line on streets, except for occasional breaks in the streetwall." "Variations from the streetwall are allowed to create open space, pedestrian circulation space, mid-block lanes and landscaping areas. However, open spaces should not be so frequent or close together that they undermine the sense of a continuous streetwall."

*Along Third Street and along South Street, the Buildings are contiguous.*

- Streetwall Height. "Within high density commercial areas of San Francisco such as downtown and south of Market, a typical ratio of street width to streetwall height is approximately 1 to 1.25"

*The relation of street wall height to the width of the streets (other than the tower portion) would not exceed the typical ratio found in high density commercial areas of San Francisco. Third Street is approximately 100 feet wide, and South Street is approximately 69 feet wide where each of those streets borders the Site, whereas the podium heights would not exceed 90 feet except at the permitted tower location.*

- Pedestrian Scale: "Office and other commercial buildings are encouraged to be active and to incorporate visually interesting details and/or decoration into the design of the building base." "Where a substantial length of windowless wall is found to be unavoidable, a contrast in wall treatment, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian area vitality, thereby eliminating blank walls."

*The Building bases have been designed to engage pedestrians and incorporate local serving retail spaces and generous lobby spaces facing the streets. Each of the Buildings would feature visually interesting details including operable windows along their facades. The facades are*

*composed of a glazed low-E unitize curtain wall system allowing visual access to the building interior including the office lobby and ground-floor retail, exterior columns, landscaping and outdoor seating areas. Along the retail frontages, tenants will be encouraged to select from a harmonious palette of "infill" materials such as metal, wood, concrete, stone, glazing and illuminated glass, to create visual distinction and interest at the pedestrian level.*

- Curb Cuts: "In order to preserve the continuity and quality of the pedestrian environment, curb cuts for parking and service uses are strongly discouraged along Third Street."

*No curb cut (whether for parking or any other use) is proposed along Third Street. Rather, it is proposed that Third Street be a significant, continuous and high-quality pedestrian access-way.*

#### Building Height and Form

- Height Locations: "The predominant commercial height zone in Mission Bay allows buildings to a maximum of 90' high. Buildings up to 160' high may be constructed within a percentage of the developable area of each height zone as indicated in the Design Standards."

*The 1455 Third Street Building expresses itself as a slender vertical tower of 160 feet. The 1515 Third Street Building is a 90- ft podium companion to the tower. The tower heights would be within the percentage of developable area for HZ-5.*

- Skyline Character: "Skyline character is a significant component of the overall urban composition that is San Francisco and the guidelines encourage development which will complement the existing city pattern and result in a new attractive view element as seen from nearby vantage points."

*The Building heights are generally consistent with heights in Mission Bay; therefore, the heights would complement the existing city pattern.*

- Building Base: "For pedestrians, the character of the building base is important in establishing a comfortable scale and environment and should be designed to achieve this." "Variety at street level for pedestrian scale can be achieved through the use of design features such as stairs, entries, expressed structural elements, arcades, projections, rusticated materials, and landscaping."

*The Building bases have been designed to engage pedestrians by providing variety in design and material. Each of the buildings would feature visually interesting details and human-scaled features that define the base such as overhangs, exterior columns, landscaping and outdoor seating areas.*

- **Roofscape:** "Recognizing that Mission Bay building roofs may be visible from higher surrounding locations, they should be designed consistent with the distinctive architecture of the building." "Mechanical equipment should be organized and designed as a component of the roofscape and not appear to be a leftover or add-on element. Mechanical equipment should be screened as provided in the Design Standards."

*Mechanical systems on the roof of both buildings will be fully screened by extending the far;ade treatment to create a continuous building form. Podium rooftop equipment will be incorporated, where feasible, into landscape elements so hide such equipment from view. The maximum height of the proposed screens would be 20-feet for both buildings, consistent with the Design Standards.*

#### Architectural Details

- **Visual Interest:** "To mitigate the scale of development and create a pedestrian environment, building massing should be modulated to create interest and visual variety."

*Each building features a vertically organized "commons" space, providing for circulation and visual connection between office spaces and casual breakout spaces, and makes active program spaces of the building visible. The facades feature operable panels, choreographed by the building's EMS system to open and close in response to climatic requirements. It is the layering of these elements bringing light, shadow, wood finishes, metal, glass and the presence of people within a space that will create a visually dynamic façade.*

- **Colors and Materials:** "Extreme contrast in materials, colors, shapes and other characteristics which will cause buildings to stand out in excess of their public importance should be avoided."

*While the exterior of the building is composed primarily of glass and metal, the design intent is for maximum transparency, allowing for visual connection between outside observers and the materials and activities inside, particularly at the "commons" areas facing Third Street, South Street and Pierpoint Lane. This will be accomplished by using low-iron glass for extra transparency and providing ample light inside the commons to ensure that the materials and spaces are clearly visible from the exterior of the building. The interior surfaces of the commons will be composed of wood and metal, creating a dynamic play of light and shadow. These materials include horizontal wood slats with a range of warm to light coloration and weathering, stone floors, weathering steel bridges, and brushed stainless steel handrails on laminated glass railings. Other facades along the open floor office areas are glazed with fritted glass with bird-safe materials as appropriate.*

11. **MBS Design for Development Standards.** The Office Project is in conformity with the requirements of the D for D, but not limited, the following elements of the Office Project:

Design Standards

- Land Use: Blocks 26 and 27, as shown in Attachment 2 of the MBS Plan, "Redevelopment Land Use Map", are within a designated Commercial Industrial District ("C-I District").

*Plans for development of Blocks 26 [Parcel 1] and 27 [Parcel 1] as the Office Project indicate that the intended use would be office with ancillary retail and child care uses, which are permitted uses in the C-1 District (Section 302.3 of the MBS Plan).*

- Height: According to Map 4 of the D for D, Blocks 26 and 27 are within Height Zone-5 (HZ-5), which has the following development controls:
  - Base Height: 90'
  - Base Height Coverage: 93% of HZ
  - Tower Height: 160'
  - Tower Height Coverage: 7% of HZ-5.
  - Maximum number of towers at max. bulk and height: 3, plus 1 additional tower at Blocks 29 or 31.
  - Location of Towers: No tower permitted in Blocks 26a, 28, 30, 32, 34 & X4.
  - Corners: Except for the corner of 16th Street and Third Street, no intersection to allow more than 2 towers within 50' of the corner.
  - Tower Separation: 100'
  - Orientation: Towers along Third Street not to exceed 160'
  - Mechanical Equipment: Exempt from the Height limitation. The exemption is limited to the top 36' (20' for a mechanical penthouse, 16' for top of a ventilator stack) of such features where the height limit is more than 65'.

*The 1515 Third Street Building (Block 27 [Parcel 1]) will be a maximum height of 90 feet and the 1455 Third Street Building (Block 26 [Parcel 1]) will be a tower with a maximum height of 160 feet. These heights are in conformance with the maximum height limitations for buildings in the HZ-5 district and along Third Street as described in the D for D.*

*Towers within HZ-5, if developed, would be required to have a maximum tower floor plate of 20,000 sf of developable area (as discussed in "Bulk" below). In conformance with the D for D, the proposed tower would have a maximum tower floor plate of 20,000 sf of developable area,*

*which, when combined with the other towers allowed within HZ-5, would result in an aggregate tower floor plate of at most 60,000 sf of developable area, which is below the, maximum tower floor coverage of 7% /65,954 sf of developable area allowed under the D for D and thus in conformance therewith.*

*Currently no towers are developed within HZ-5. Two previously approved towers are located on Blocks 29 and 31.*

*The Buildings comply with the location, orientation, and separation of towers as required in the D for D. Mechanical equipment would be located on the roof and screened from view. The maximum height of the proposed screens would be 16 'for all Buildings.*

- Bulk: Under the D for D, the HZ-5 district, including Blocks 26 and 27, has the following bulk controls, applicable above 90-feet:
  - Maximum plan length: 200'
  - Maximum floor plate: 20,000 s.f. of developable area

*The 1455 Third Street Building would have a maximum tower plan length of 200 feet and a maximum tower floor plate of 20,000 square feet. The 1515 Third Street Building is not above 90 feet in height. and therefore would not be subject to the above described bulk controls. These dimensions are in conformance with the bulk controls for buildings in the HZ-5 district as described in the D for D.*

- Setback: Under the D for D, the C-1 District, including Blocks 26 and 27, has the following applicable setback requirements:
  - 5-ft setback on east side of Third Street from Mission Rock to Mariposa Street.

*The ground floor of the 1455 Third Street Building would have a 17-foot, 6-inch setback along its entire Third Street facade. The upper floors of the 1455 Third Street Building would have a 5' setback. The ground floor of the 1515 Third Street Building would have a 17-foot, 6-inch setback along most of Third Street for a length of 197-feet, 2-inches from the northern corner of the building. At the corner of Third Street and South Street along a length of 74-feet, 10-inches on Third Street, the building has an additional 5-foot setback for a total of 22-foot 6-inches. The upper floors of the 1515 Third Street Building would have a 5' setback. These setbacks are in conformance with the minimum setback requirements for buildings in the Commercial/Industrial district as described in the D for D.*

- Lot Coverage and Streetwall: Under the D for D, the C-1 District has no maximum lot coverage requirement, but is subject to the following applicable streetwall requirements:

- Minimum length: 70% of block length frontage required for streetwalls along primary streets (including Third Street).
- Minimum height: 15 feet
- Maximum height: Not to exceed 90-feet except for mid-rise and towers
- Projections: Architectural projections over a street, alley, park, or plaza shall provide a minimum of 8-feet of vertical clearance from the sidewalk or other surface above which it is situated.

*The 1455 and 1515 Third Street Buildings are seeking to obtain a variance from the street wall standards as established in the D for D due to the exceptional circumstances applying to the Project at this time in the final buildout of Mission Bay. In addition, the buildings are designed with street level windbreak elements that create an arcade-like feature at the streetwall line where the ground floor is recessed - thus providing for the intent of urban continuity while providing design flexibility to address the density of population expected in this area. If granted, such a variance will achieve a higher quality urban environment which could not have been foreseen when the D for D was established.*

- Sunlight Access to Open Space: Additional shadow analysis pursuant to the D for D is not required unless, as a part of the specific project application, the project applicant seeks a variance from the Design Standards in the D for D that establish the shape and location of buildings.

*No analysis is required for the 1455 and 1515 Third Street Buildings, since the Project is not seeking a variance from the D for D standards for shape and location of the buildings.*

- Wind Analysis: The D for D requires wind review for all projects that include buildings over 100 feet in height. Wind tunnel testing may also be required for these buildings unless a qualified wind consultant, with concurrence by OCII, determines that the exposure, massing, and orientation of the building are such that adverse wind impacts will not occur. Wind analysis is conducted to assess wind conditions for projects in conjunction with the anticipated pattern of development on surrounding blocks.

*The 1455 Third Street Building would exceed 100' in height, and therefore wind tunnel testing and wind analysis would be required under the D for D. A virtual wind tunnel study was performed by Alfa Tech for the entire Project, and the conclusion of that study is that the Project does not pose a significantly worsening effect on the Third Street corridor since a majority of prevailing WNW wind is blocked by the buildings across the street on the west side of Third Street. The Project does not seem to have a significant wind tunneling effect along the Third Street corridor, but the west facade of the 1455 Building does cause some wind (5-15 mph) to flow north-south along the facade. Wind breaking elements such as tree planting to protect the sidewalk, along with architectural solutions such as the increased first floor setback along Third*

*Street, can reduce wind speeds effectively, making walking along Third Street more pleasant. The proposed Pierpoint Lane does not seem to pose any major wind concern as the wind speed is also below the threshold for discomfort. Tree planting along Pierpoint Lane can further help with reducing the effect of wind, and the pedestrian sky bridges can help with direct wind up to higher elevations and mitigate wind effect on the ground at Pierpoint Lane.*

- View Corridors: Under the D for D, no building or portion thereof may block a view corridor, which follow street alignments and are defined by Map 3 of the D for D.

*The project includes a request for a variance from this requirement across Pierpoint lane – an private pedestrian accessway-in order to connect the two buildings due to the exceptional circumstances created by the uses in the two buildings requiring interconnectivity as well as in order to ameliorate the increasing wind patterns throughout Mission Bay and specifically along Pierpoint Lane and the private open space at the intersection of Pierpoint Lane and Bridgeview Way. If granted, such a Variance would enhance the urban environment in these blocks.*

- Parking: The D for D includes the following applicable parking standards:
  - Parking for retail uses must be screened from view of pedestrians.
  - The entrance to any offsite parking facility cannot be more than 600' from the entrance to the building in which units are located.
  - Required ratio of compact spaces to standard size spaces: 50%
  - Minimum size requirement for parking spaces: Compact= 127.5 sf; Standard=160 s.f.
  - Commercial/Industrial uses require one parking space for each 1,000 s.f. of gross floor area.<sup>2</sup> Retail uses allow a maximum of one space for each 500 s.f. of gross floor area up to 20,000 s.f. Restaurant uses allow a maximum of one space for each 200 s.f. of gross floor area, where the occupied floor area exceeds 5,000 s.f.
  - One secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof.

*As provided for in the Blocks 26 [1] and 27 [1] Major Phase, the 1455 and 1515 Third Street Buildings will share parking facilities with other buildings and uses on Blocks 26-28. All buildings on Blocks 26-28 share parking facilities at 450 South Street, a 1427-car parking garage that was previously built in conformance with the provisions of the D for D. The 1455 Third Street Building, which has a total gross floor area of 190,542 sf, and a total retail floor area of 1,016 sf would need to have a minimum of 193 vehicle parking spaces to a maximum of 196 vehicle parking spaces if the retail is a Restaurant use and 10 interior Class I bicycle parking spaces. The 1515 Third Street Building, which has a Section 321 total gross floor area of 219,713 sf and a total retail floor area of 1,984 sf would need to have a minimum of 223 vehicle parking spaces to a maximum of 229 vehicle parking spaces and 12 interior Class I bicycle parking spaces.*

*These requirements are met as the Project provides 423 vehicle parking spaces and 23 interior Class I bicycle parking spaces at the 450 South Street garage. In addition, the Project provides an additional 22 interior Class I bicycle parking spaces within the buildings.*

*The number of vehicle parking spaces for each tower, calculated at 1 per 1,000 sf of gross floor area, is consistent with the requirements for Commercial/Industrial uses in the D for D. Such calculation is also consistent with the requirements for Retail uses in the D for D, as the number of spaces would not exceed 1 per 500 s.f. of gross floor area, and the requirements for Restaurant uses in the D for D, as the number of spaces would not exceed 1 per 200 s.f. of gross floor area. Also in conformance with the D for D, the vehicle spaces were calculated with a 50% ratio of compact to standard spaces.*

*Both Buildings are consistent with the bicycle parking requirements under the D for D, as they exceed the required 22 bicycle parking spaces for the buildings under the required 20:1 ratio.*

- Loading: The D for D permits multi-parcel developments to aggregate the number of loading spaces, and includes the following off-street loading space requirements:
  - Commercial uses with a gross floor area above 500,000 s.f.: three spaces, plus one for each additional 400,000 s.f.
  - Retail uses with a gross floor area over 100,000 s.f.: three spaces, plus one for each additional 80,000 s.f.
  - Service and loading docks must be screened from streets and adjacent uses.
  - Loading spaces may be aggregated for multi-parcel developments. The dimensions of loading spaces must be at least 10' wide by 35' long by 14' high, and loading areas and all refuse storage and dumpsters must be enclosed within structures and out of view from pedestrian areas.

*The 1455 Third Street Building provides two (2) service and loading docks within a screened Service Yard that is accessed by a service drive from Bridgeview Way. The service drive is shared with the adjoining 455 Mission Bay Boulevard South building pursuant to the terms of shared access and use easements. The service and loading docks, refuse storage and dumpsters would be located within the service yard and thus screened from pedestrians, streets and adjacent uses, in conformance with the requirements of the D for D. The dimensions of such loading spaces would be in conformance with the requirements of the D for D.*

*The 1515 Third Street Building provides two (2) service and loading docks within the building and accessed from South Street. The service and loading docks, refuse storage and dumpsters would be located within the building and thus screened from pedestrians, streets and adjacent uses, in conformance with the requirements of the D for D. The dimensions of such loading spaces would be in conformance with the requirements of the D for D.*

- Signage: A signage program for the Project has not yet been developed. A signage program that conforms to the D for D and the Mission Bay Signage master Plan will be submitted to OCII by the Project Sponsor at a later date.
12. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. 14702, Case No. 96.771 EMTZR (General Plan Consistency Findings and Office Development authorization, pursuant to Planning Code Sections 320-325) apply to this Motion and are incorporated herein as though fully set forth.
13. The Commission after carefully balancing the competing public and private interest, hereby finds that the MBS Design for Development standards and guidelines will ensure a quality office design and that the 2016 Office Design (1) is consistent with the MBS Design for Development and the findings set forth in Commission Resolution 14702, (2) is consistent with the prior office space allocation as reflected in Motion Nos. 17401 (applicable to the 1455 Third Street Site), 17400 (applicable to the 1515 Third Street Site) and 17709 and the 2016 Office Design requires no further office allocation for its construction and proposed office space use, and (3) would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2008.0850OFA-02**, subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Office Development Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission Street, Room 3036, San Francisco, CA 94013.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 14, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 14, 2016

## **EXHIBIT A**

### **APPROVAL**

This Office Development Application approval is for the proposed project on MBS Blocks 26 Parcel 1 and MBS Block 27 Parcel located at 1455 and 1515 Third Streets for new construction of 422,980 gsf of office use with 3,000 gsf of retail and 5,995 gsf of childcare, and in conformance with Planning Commission Resolution No. 14702 and Motion No. 17709; in general conformance with plans, dated \_\_\_\_\_, and stamped "EXHIBIT B" included in the docket for Case No. 2008.0850OFA-02 and subject to conditions of approval reviewed and approved by the Commission on April 14, 2016 under Motion No. XXXXX. This approval and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the Building Permit for the Project or commencement of use of the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Commission on April 14, 2016 under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under 'Exhibit A' of this Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or Building Permit application for the Project. The Index Sheet of the construction plans shall reference the approval of Office Development Application No. 2008.0850OFA-02 and any subsequent amendments or modifications.

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

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

### PERFORMANCE

**Validity.** The approval and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.

The Project Sponsor shall submit to the Zoning Administrator two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion every six months from the date of this approval through the issuance of the first temporary certificate of occupancy. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.

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

**Diligent Pursuit.** Once a Site or Building Permit has been issued for the Project, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Office Design was approved.

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

**Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

**Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement for the Project shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

**Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within 18 months of the date that this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently

thereafter to completion, shall be grounds to revoke approval of the office development under this Office Design Approval.

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

## **DESIGN**

**Project Design.** The Project Sponsor shall continue to work with Department and OCII staff in refining certain aspects of the architectural design, finishes and detailing of the Project.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9159, [www.sf-planning.org](http://www.sf-planning.org)*

## **PROVISIONS**

**Transit Impact Development Fee ("TIDF").** Pursuant to the MBS Plan, the Project shall comply with the provisions of Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code), adjusted to be consistent with the MBS Plan and MBS Plan Documents as determined by OCII. Accordingly, the TIDF fee shall be paid at the rate applicable to the MBS Plan Area effective at the issuance of the first construction document for the Project.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9159, [www.sf-planning.org](http://www.sf-planning.org)*

**Child Care Requirement.** Pursuant to MBS Plan, the Project shall comply with the provisions of Planning Code Section 414, the Child-Care Requirements for Office and Hotel Development Projects. The Project Sponsor has opted to provide a childcare facility on the premises of the development for the life of the Project (subject to Planning Code Section 414.12) pursuant to Planning Code Section 414.5. Accordingly, the Project Sponsor shall, prior to issuance of the first certificate of occupancy by the Department of Building Inspection, provide proof to the Department that the Project Sponsor has provided space on the premises to a nonprofit childcare provider as evidenced by a lease and operating agreement between the Project Sponsor that meets the requirements of Planning Code Section 414.5, and otherwise is in compliance with Planning Code Section 414.5 requirements, including without limitation, recording a notice of special restriction that the development project is subject to Planning Code Section 414.1 *et seq.* and in compliance with the requirement by providing a childcare facility on the premises.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9159, [www.sf-planning.org](http://www.sf-planning.org)*

## **MONITORING - AFTER ENTITLEMENT**

**Enforcement.** Violation of any of the Department conditions of approval contained in this Motion or of any other provisions of the Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The

Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

**Revocation Due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this approval.

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

## OPERATION

**Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

**Community Liaison.** Prior to issuance of a Building Permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9159, [www.sf-planning.org](http://www.sf-planning.org)*

# sh p Uber Mission Bay

SITE 1, 1455 THIRD STREET (BLOCK 26, PARCEL 1)  
SITE 2, 1515 THIRD STREET (BLOCK 27, PARCEL 1), SAN FRANCISCO, CA  
SUBMITTAL TO PLANNING COMMISSION FOR DESIGN REVIEW

HEARING DATE: APRIL 14, 2016

<b>Project Owner:</b>	<b>Uber / Alexandria Joint Venture</b>
<b>Design Architect:</b>	<b>SHoP Architects</b>
<b>Architect of Record:</b>	<b>Quezada Architecture</b>
<b>Landscape Architect:</b>	<b>Surface Design, Inc.</b>
<b>MEP Engineer:</b>	<b>Alfatech Timmons</b>
<b>Structural Engineer:</b>	<b>Thornton Tomasetti</b>

**SHoP Architects**  
233 Broadway 11th Floor  
New York NY 10279

P 212 889 9005  
[www.shoparc.com](http://www.shoparc.com)

# Project Summary + Data

# Introduction

## Project Summary

### Overview:

This submission seeks approval for the Uber Mission Bay Project as a combined Concept and Schematic Submittal to the Office of Community Investment and Infrastructure.

The Uber Mission Bay project is located at 1455 3rd Street (Site 1) and 1515 3rd Street (Site 2), on blocks 26 [1] and 27 [1], respectively.

The project is primarily allocated as office space, totaling 410,255 GSF per the Mission Bay South Plan, including open office areas for desks, amenities, and multi-purpose spaces. City-serving retail spaces have been added to each building at the ground floor. A child care center has also been included at the ground floor of Site 1 with adjacent outdoor space carved out of the privately owned public open space just East of the building. This space is owned and maintained by the applicant.

### Building Features:

Each building features a vertically organized “commons” space, providing for circulation and visual connection between office spaces and casual breakout spaces, thereby displaying the activities and program of the building to outside observers. The geometry and materiality within the commons areas has been calibrated to introduce, direct, and modulate light and shadow, which creates dynamic spaces visible through the transparent, low-iron glass facades. The facades feature operable panels, choreographed by the building’s BMS system, which open and close in response to climatic needs within commons areas. It is the layering of the above mentioned elements; light, shadow, wood, metal, glass, and their presence within a space full of activity that will facilitate the creation of one of the most dynamic spaces in Mission Bay. A rich material palette of teak, white oak, reclaimed oak, patinated zinc, weathered steel, brushed stainless steel metal, and travertine to name a few, are innate to the expression of the building.

Site 1 - Building 1455 and Site 2 - Building 1515 are separated by Pierpoint Lane, a privately-owned public access path for pedestrian and bicycle access. Service vehicles could potentially access Pierpoint Lane off-hours as well as emergency vehicles. The lane will be activated by landscape design and the movement of people between and around the two buildings. Two pedestrian bridges will connect the two buildings above Pierpoint Lane, allowing for increased connectivity for building users, and providing a point of visual interest for observers.

The street wall along 3rd street is set back at the 1st floor to create a wider sidewalk, punctuated by wind breaks, and creating a more active pedestrian experience, including outdoor seating for cafe and food establishments while allowing sufficient walking area in this central Mission Bay transit node and next door to an emerging major sports and performance venue. Building entries will be chiefly located along 3rd Street with a secondary entry on Pierpoint Lane for Site 1 - Building 1455, and along 3rd and South Streets for Site 2 - Building 1515.



### Materiality:

While the exterior of the building is composed primarily of glass and metal, the design intent is for maximum transparency, allowing for visual connection between outside observers and the materials and activities inside the glass, particularly in the “commons” areas located facing 3rd Street and Pierpoint Lane. This will be accomplished by using low-iron glass for extra transparency and providing ample light inside of the commons area to ensure that the materials and spaces are visible from the outside. The interior surfaces of the commons will be composed wood and metal, creating a dynamic play of light and shadow, which will ensure their visibility from the street. These materials include horizontal teak slats with a range of warm to light coloration and weathering; stone floors; weathering steel bridges; brushed stainless steel handrails on laminated glass railings; as well as light bronze horizontal slats, wood column cover panels and stair treads. Other facades along the open floor office areas are glazed with fritted glass with bird-safe materials as appropriate.

**Project Owner:**  
**Design Architect:**  
**Architect of Record:**  
**Landscape Architect:**  
**MEP Engineer:**  
**Structural Engineer:**

**Uber / Alexandria Joint Venture**  
**SHoP Architects**  
**Quezada Architecture**  
**Surface Design, Inc.**  
**Alfatech Timmons**  
**Thornton Tomasetti**

# Introduction

## Project Summary (continued)

### Day Care:

The daycare consists of 5,995 GSF of indoor area, and 4,730 GSF of outdoor area for children aged 6 weeks to 5 years. The child center curriculum is based on a wide range of developmentally appropriate child care philosophies with a program capable of earning an accreditation from the National Association for the Education of Young Children (NAEYC). The focus is on low teacher/child ratios, purposefully designed indoor and outdoor space, and experienced, educated teachers. The enrollment is for Uber employees, contractors and members of the Mission Bay community.

The proposed day care facility will help up to 59 Uber and community parents in need of quality child care. The day care center and playground will be open to our neighbors – a strategy to build community and mitigate the shortage of quality child care in San Francisco.

The facility will feature residential renewable finishes and be full of natural light. The interior learning environment will encourage collaboration, cooperation, creativity and communication. The space will open directly onto the adjacent playground. The playground will be a safe environment that encourages children to explore and play. It will be surrounded by a fence with plantings on both the inside and outside. The park/playground will have learning and play centers for gross motor, arts and crafts, science, gardening, and imaginary play.

The childcare facility is compliant with Section 414 of the San Francisco Planning Code by providing an on-site Child-care facility for the life of the project per Sec. 414.5. The project owner will provide proof to the Department that the space on the premises is provided to a non-profit child-care provider per Sec. 414.5(A), that the child-care facility is a licensed child-care facility per Sec. 414.5(B), that the child-care facility has a minimum gross floor area of 5,995 square feet meeting the minimum of 3,000 square feet per Sec.414.5(C), and that the child-care facility provides proof that a notice of special restriction has been recorded per Sec. 414.5(D).

### Public Art:

Alexandria Real Estate and Uber, the Joint Venture developing Site 1 - Building 1455 and Site 2 - Building 1515 in San Francisco’s Mission Bay for Uber’s purpose-built headquarters, will work with a qualified Public Art Consultant to meet it’s 1% construction budget allocation for Public Art.

### Bird Safety Measures:

The design team met with the SF Audubon Society on Oct. 20, 2015 and subsequently incorporated their input. In addition, the design is compliant with the City’s standards for bird-safe buildings per SF Planning Code, Sec.



139. In the bird-safety section, which appears in the Appendix to this OCII Concept/Schaematic Design Submittal, additional information is provided to clarify the proposed material treatments. The design team shall incorporate the bird-safe specifications for the applicable portions of the enclosure into the project’s subsequent Design Development, Construction Documents and relevant bid packages.

<b>Project Owner:</b>	<b>Uber / Alexandria Joint Venture</b>
<b>Design Architect:</b>	<b>SHoP Architects</b>
<b>Architect of Record:</b>	<b>Quezada Architecture</b>
<b>Landscape Architect:</b>	<b>Surface Design, Inc.</b>
<b>MEP Engineer:</b>	<b>Alfatech Timmons</b>
<b>Structural Engineer:</b>	<b>Thornton Tomasetti</b>

# Project Data

## Area Calculations - SF Planning Code Section 321

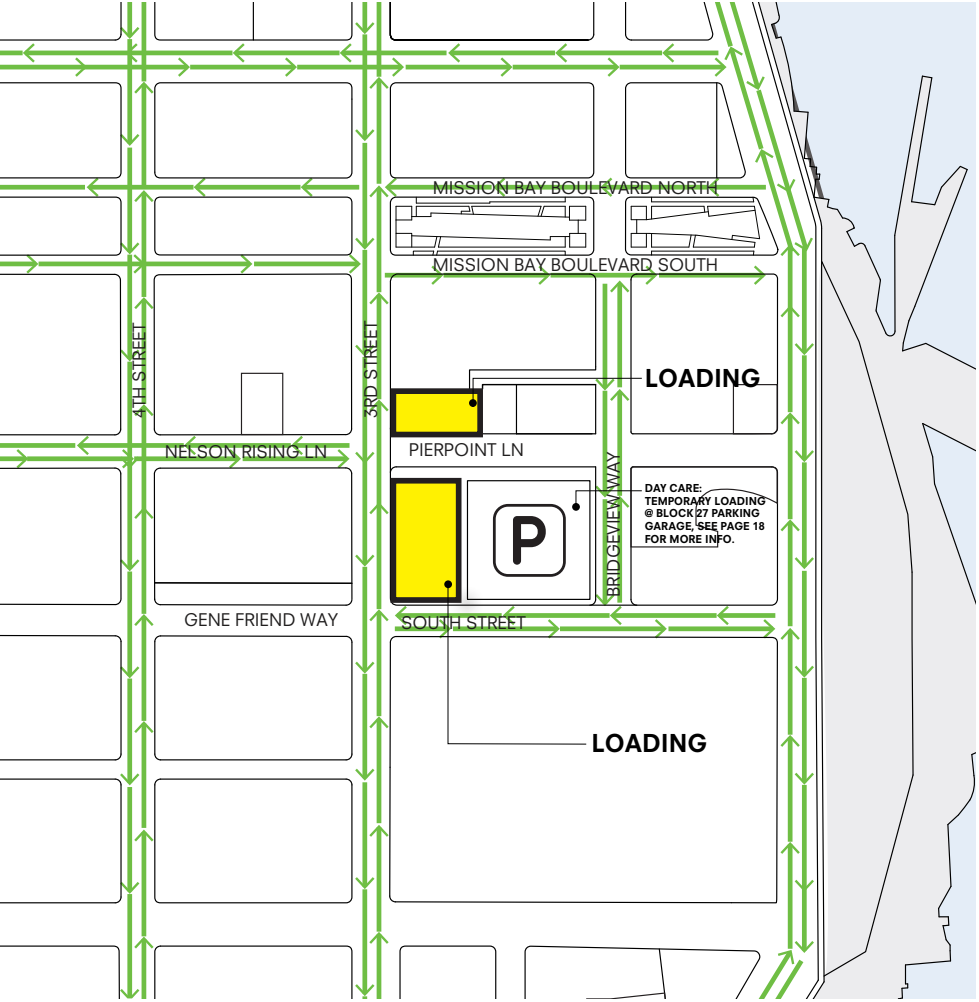
### SECTION 321 OFFICE ALLOCATION CALCULATIONS <sup>1</sup>

FLOOR	GROSS AREA <sup>2, 3</sup> (NON-ADJUSTED)		LESS BUILDING SERVICE AREAS <sup>4,5</sup>		LESS RETAIL <sup>6</sup>		LESS DAYCARE <sup>7</sup>		SECTION 321 OFFICE ALLOCATION	
	1455 <sup>7</sup>	1515	1455	1515	1455	1515	1455	1515	1455 <sup>8</sup>	1515
PENTHOUSE	5,855	7,188	5,855	7,188						
11	17,425								17,425	
10	18,098								18,098	
9	17,935								17,935	
8	18,394								18,394	
7	18,602								18,602	
6	18,932	37,269							18,932	37,269
5	18,517	38,542							18,517	38,542
4	18,218	37,896							18,218	37,896
3	16,606	39,500							16,606	39,500
2	19,398	39,212							19,398	39,212
1	22,346	35,679	594		1,016	1,984	5,995		14,741	33,695
SUB-TOTAL	210,326	235,286	6,449	7,188	1,016	1,984	5,995		196,866	226,114
TOTAL	445,612		13,637		3,000		5,995		422,980	

1. Calculated per San Francisco Planning Code Sections 102, 320, and 923
2. Measured to the exterior face of wall, per SF Planning Code definition of "Gross Floor Area", Section 102
3. Includes shafts, stairs, and elevators, per Section 102 (a)(2)
4. Mechanical areas at top of building excluded from Gross Area per Section 102 (b)(3)
5. Bicycle Parking at Ground Floor excluded per Section 102 (b)(8)
6. Retail area excluded from Gross Area per Section 320 (f)
7. Daycare area excluded from Gross Area per Section 923 (b)(2)
8. Building 1455 area calculations include gross area of bridges

**Site**

# Site View Corridors

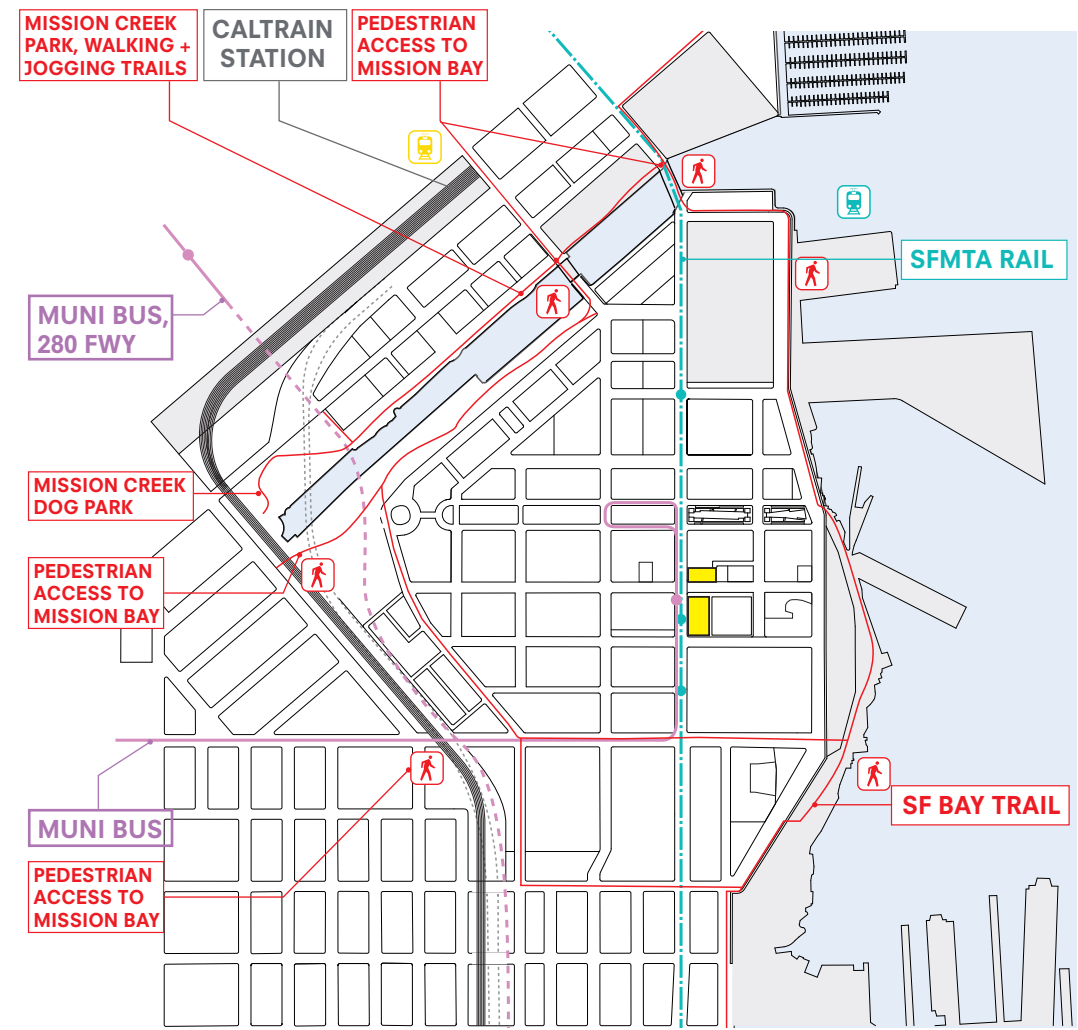


VEHICULAR

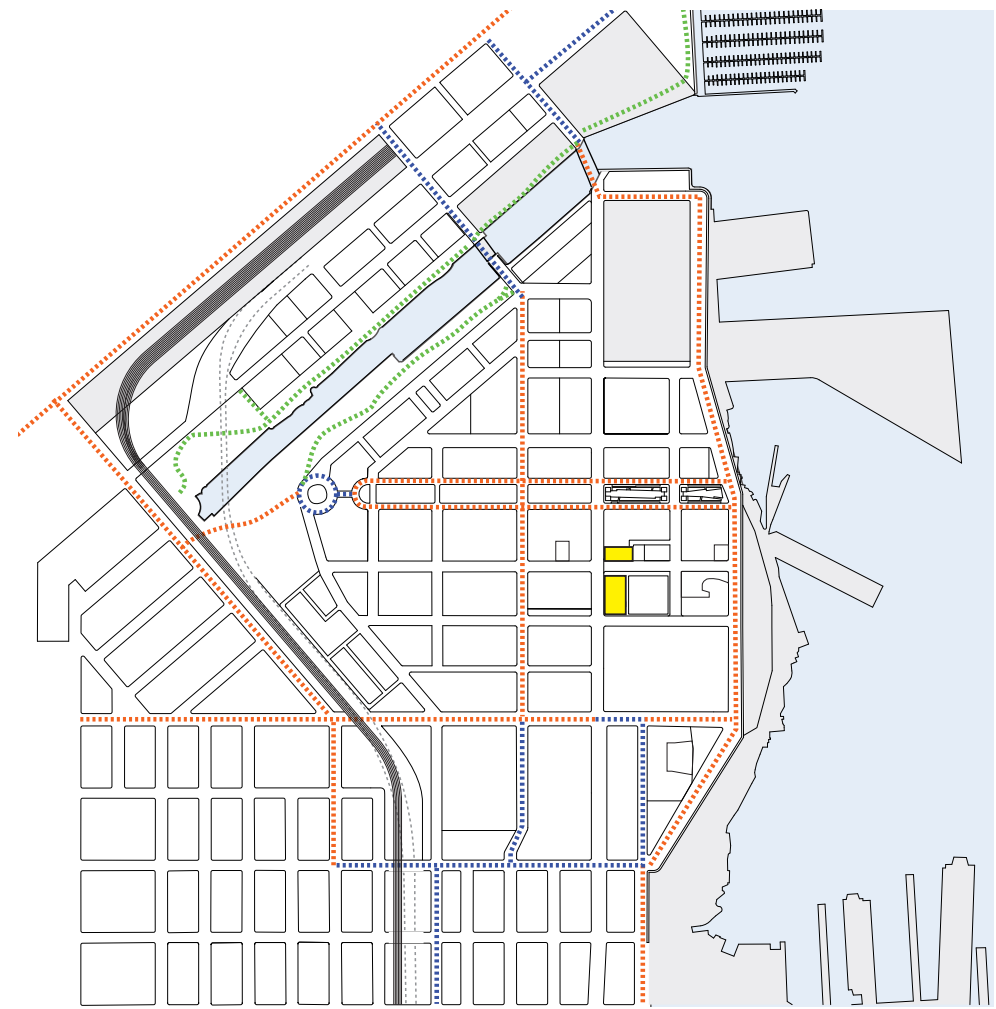


# Site Circulation and Use

Vehicular, Bicycle, Pedestrian Circulation and Public Open Space



PEDESTRIAN AND PUBLIC TRANSIT



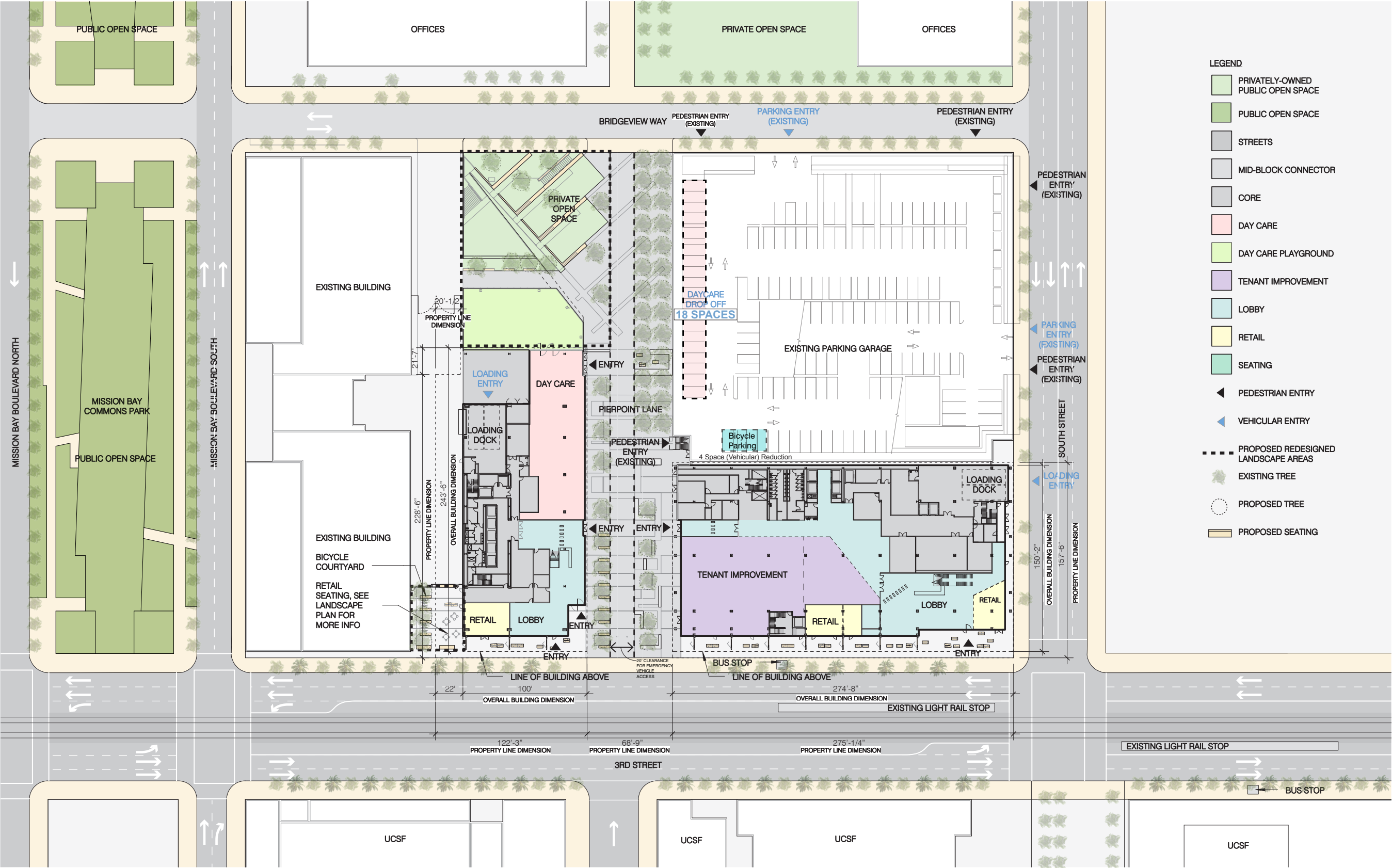
BIKE PATHS

- CLASS 1 : BIKE PATH/MULTI-USE TRAIL (OFF-STREET)
- CLASS 2 : DEDICATED BIKE LANE ON ROADWAY EDGE
- CLASS 3 : BIKE ROUTE (SHARED ROADWAY WITH CARS)

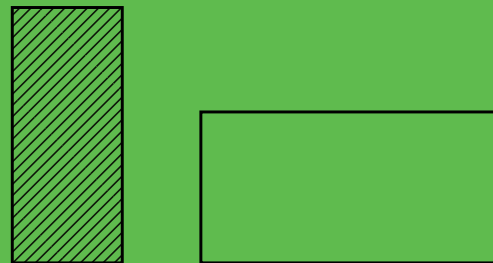


# Site

## Site Plan














# Site 1 - Building 1455



## Level 1 (Ground) Plan

**RETAIL SEATING, SEE  
LANDSCAPE PLAN FOR  
MORE INFORMATION**



	CONFERENCE BOX, AREA ENCLOSED BY GLASS
	OFFICE VIEW PORTAL AT BUILDING PERIMETER
	HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
	TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
	PLANTERS
	TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
	OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
	TRANSPARENT GLASS CURTAIN WALL SYSTEM, IGU WITH PAINTED STEEL MULLION
	PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS
	RAILING
	CAST IN PLACE CONCRETE WALL WITH PAINTED METAL FINISH

WASTE FROM UBER'S UPPER FLOORS ARE TRANSPORTED THROUGH THE SERVICE ELEVATOR IN THE CORE (LABELED "SE") AND BROUGHT TO THE REFUSE COLLECTION AREA IN THE LOADING AREA VIA THE BACK-OF-HOUSE CORRIDOR. PLANS INDICATE WHERE SERVICE ELEVATOR IS LOCATED.

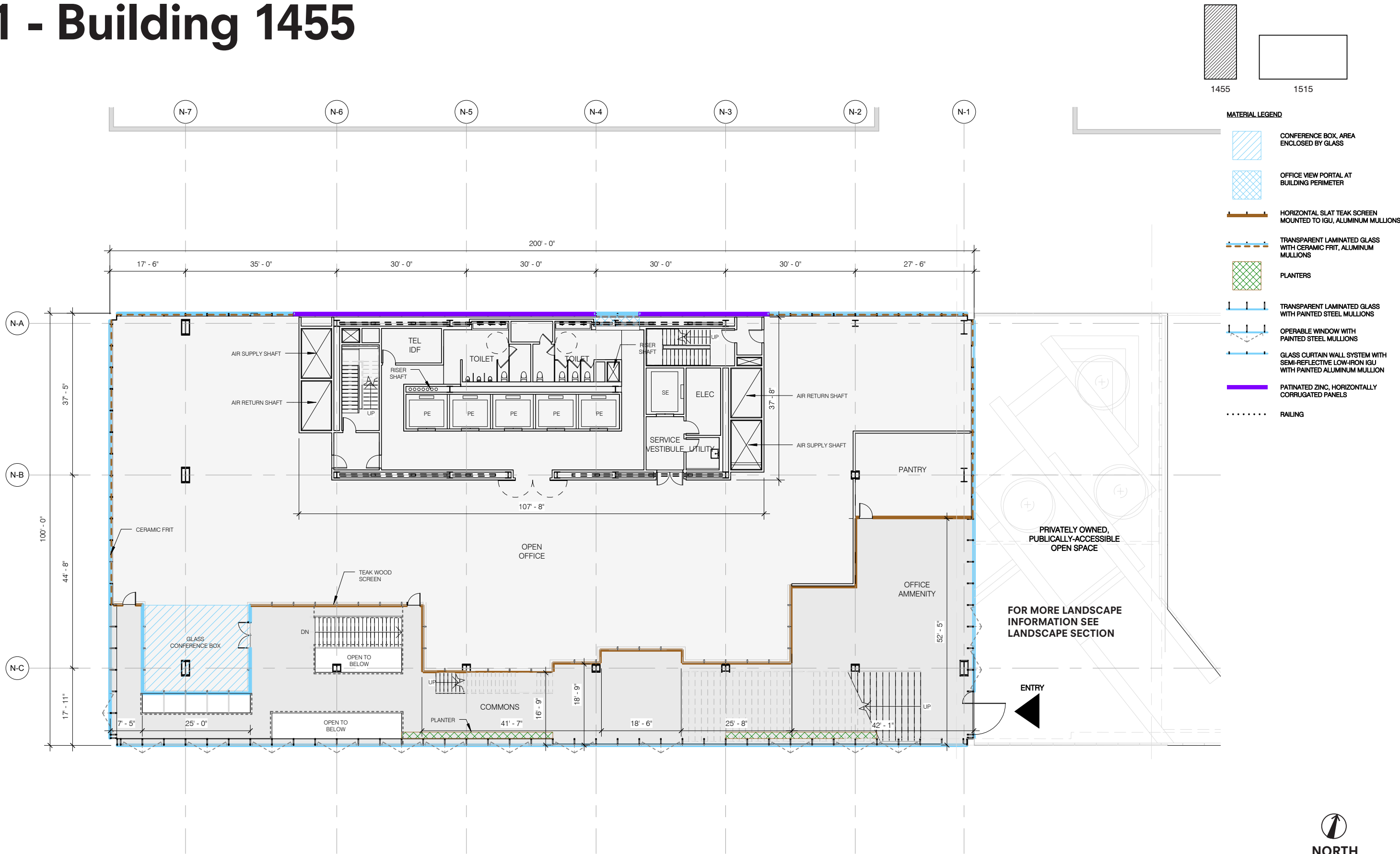
DEPICTED INTERIOR  
DAYCARE LAYOUT IS  
CONCEPTUAL. DESIGN TO  
BE DEVELOPED DURING  
SUBSEQUENT TENANT  
IMPROVEMENT PHASE



SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

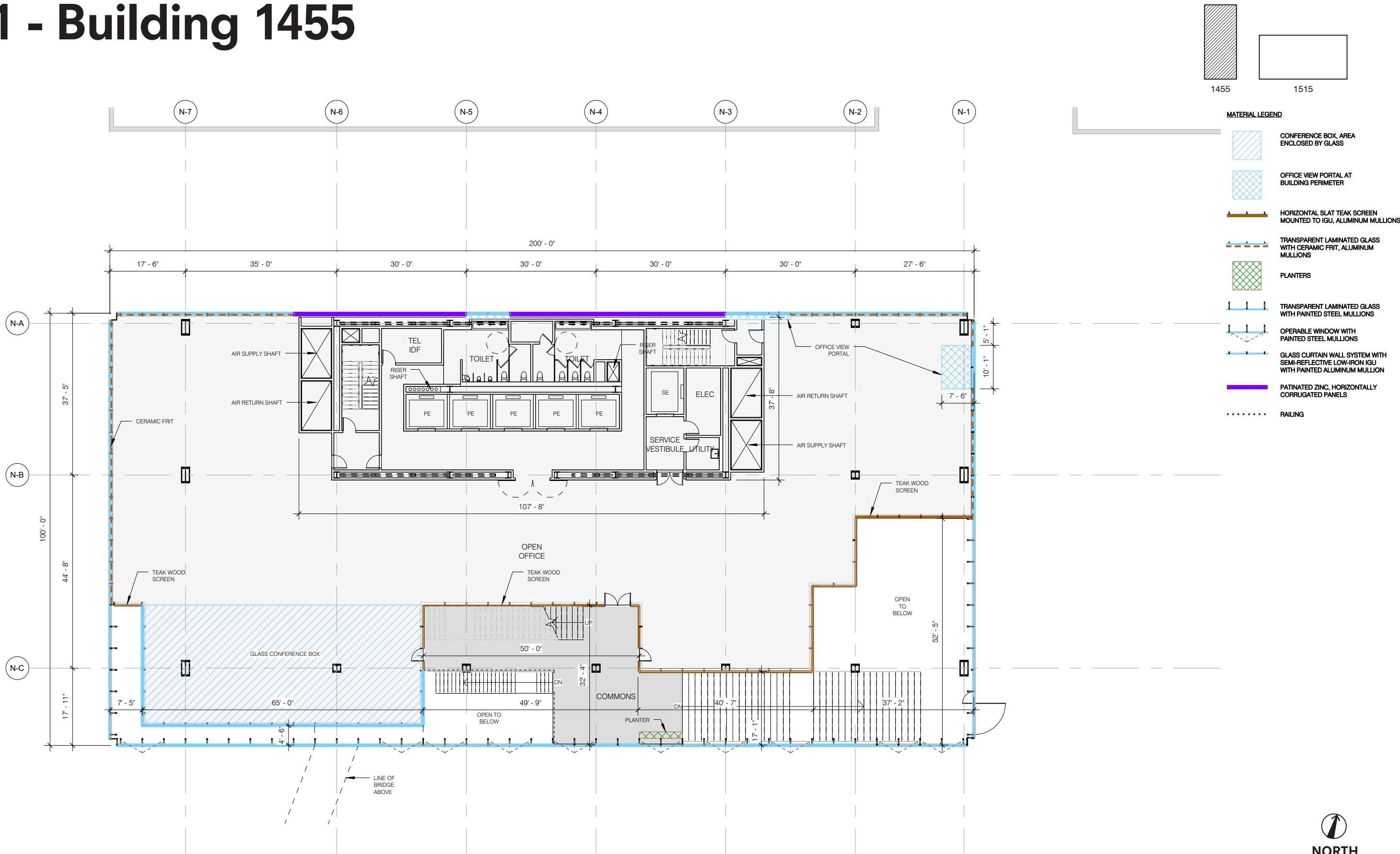
## Level 2 Plan



SCALE: 3/64" = 1'-0"

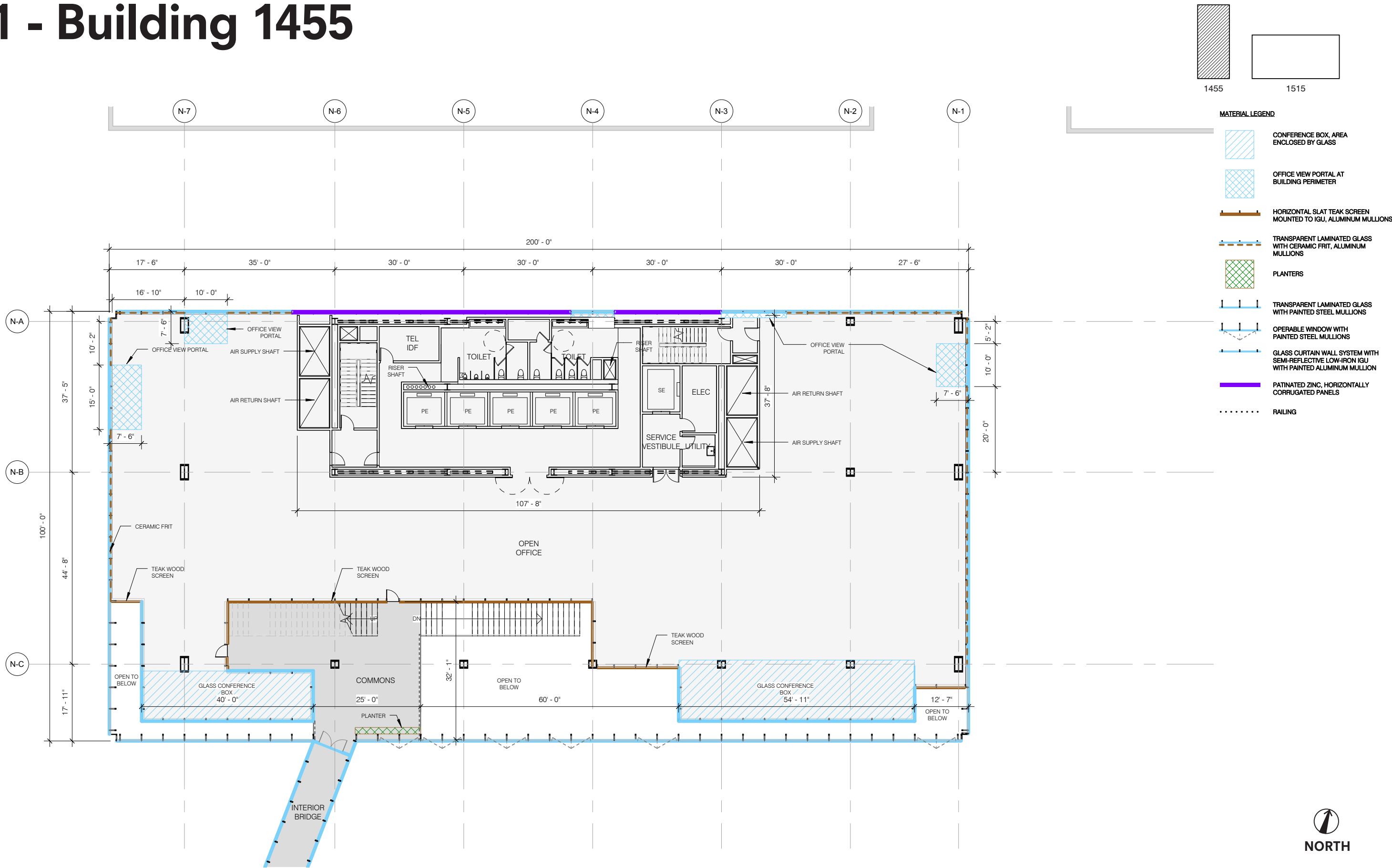
# Site 1 - Building 1455

## Level 3 Plan



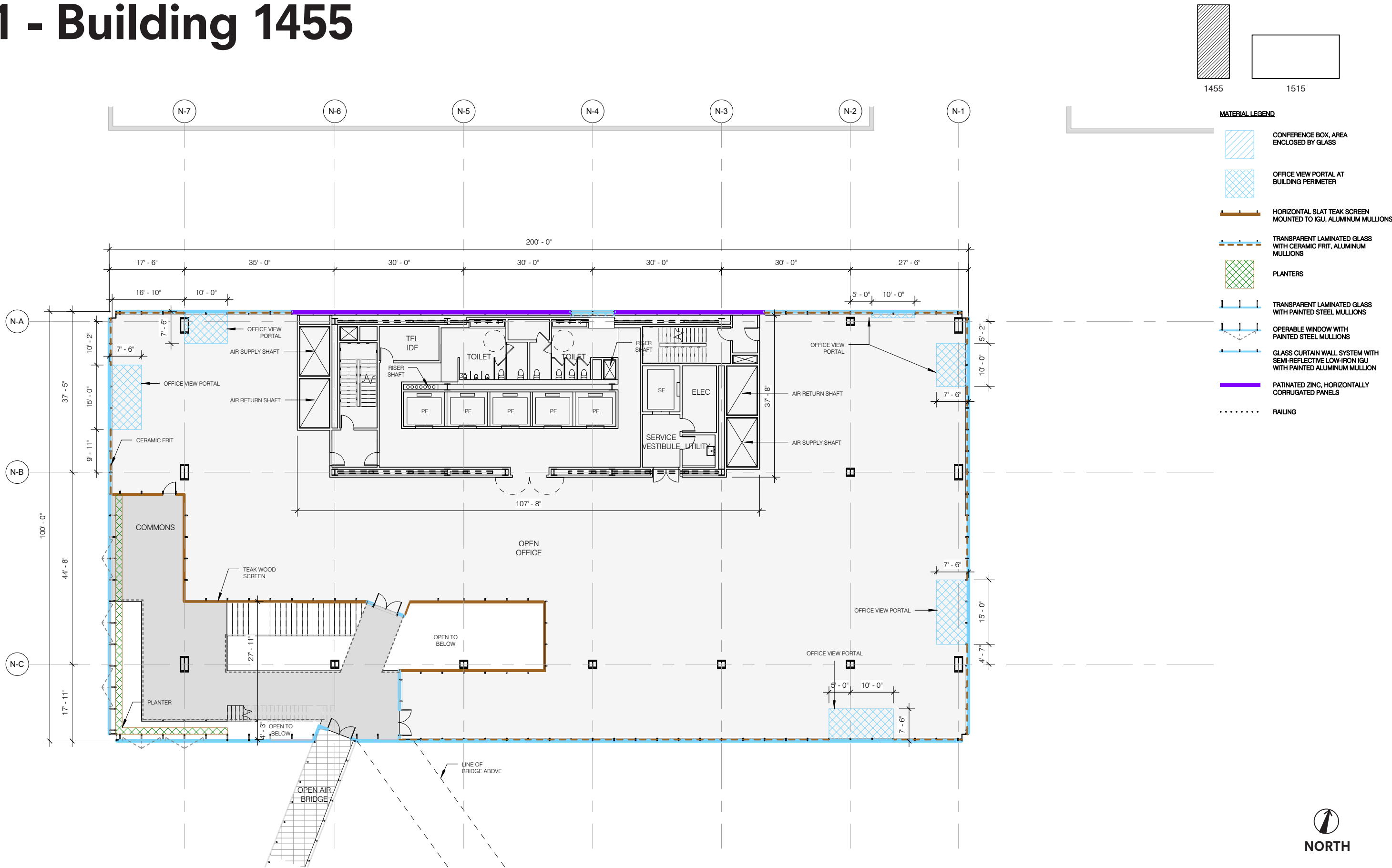
# Site 1 - Building 1455

## Level 4 Plan



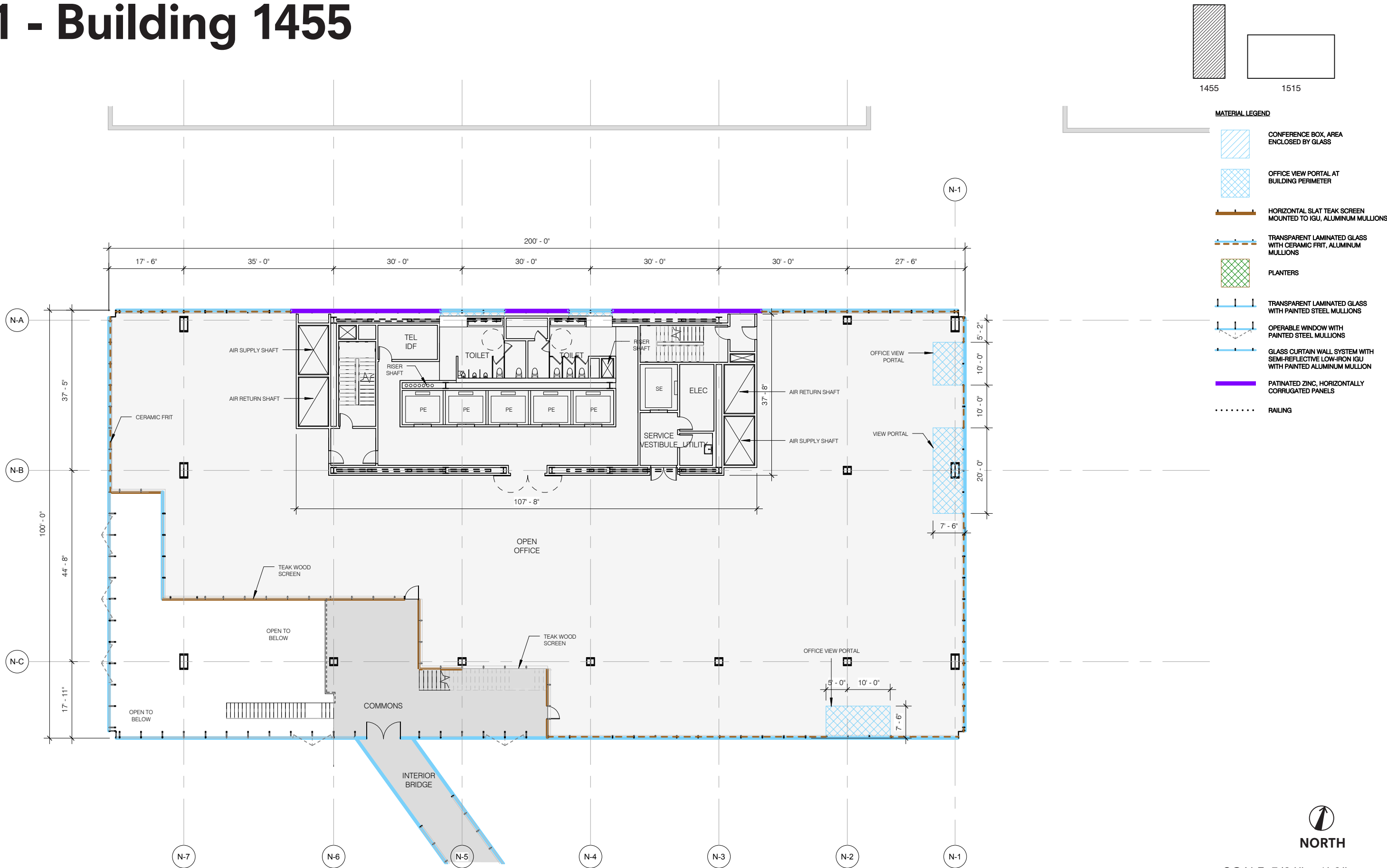
# Site 1 - Building 1455

## Level 5 Plan



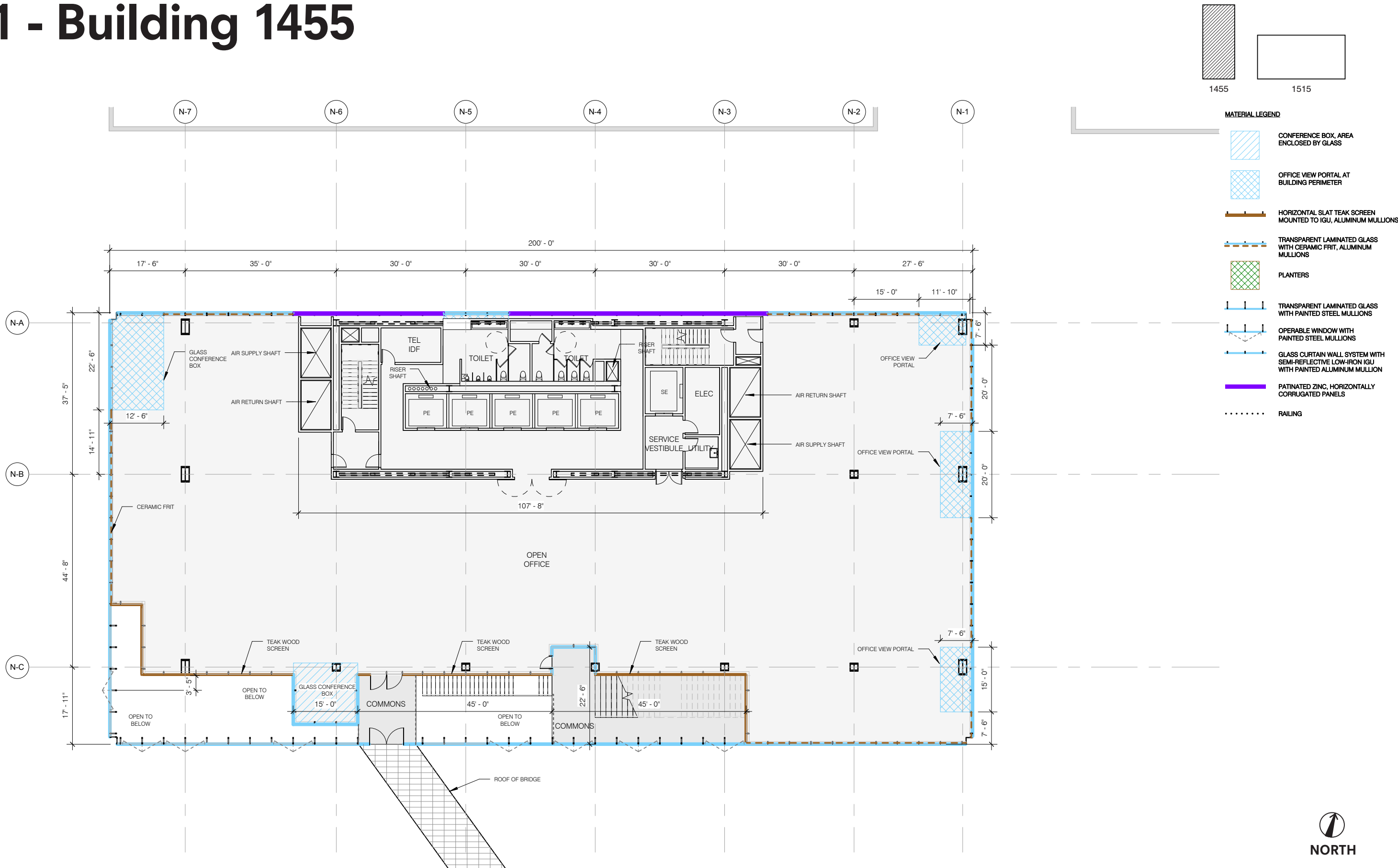
# Site 1 - Building 1455

## Level 6 Plan

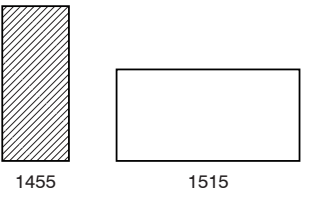












# Site 1 - Building 1455

## Level 7 Plan



## Level 8 Plan



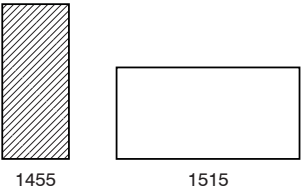
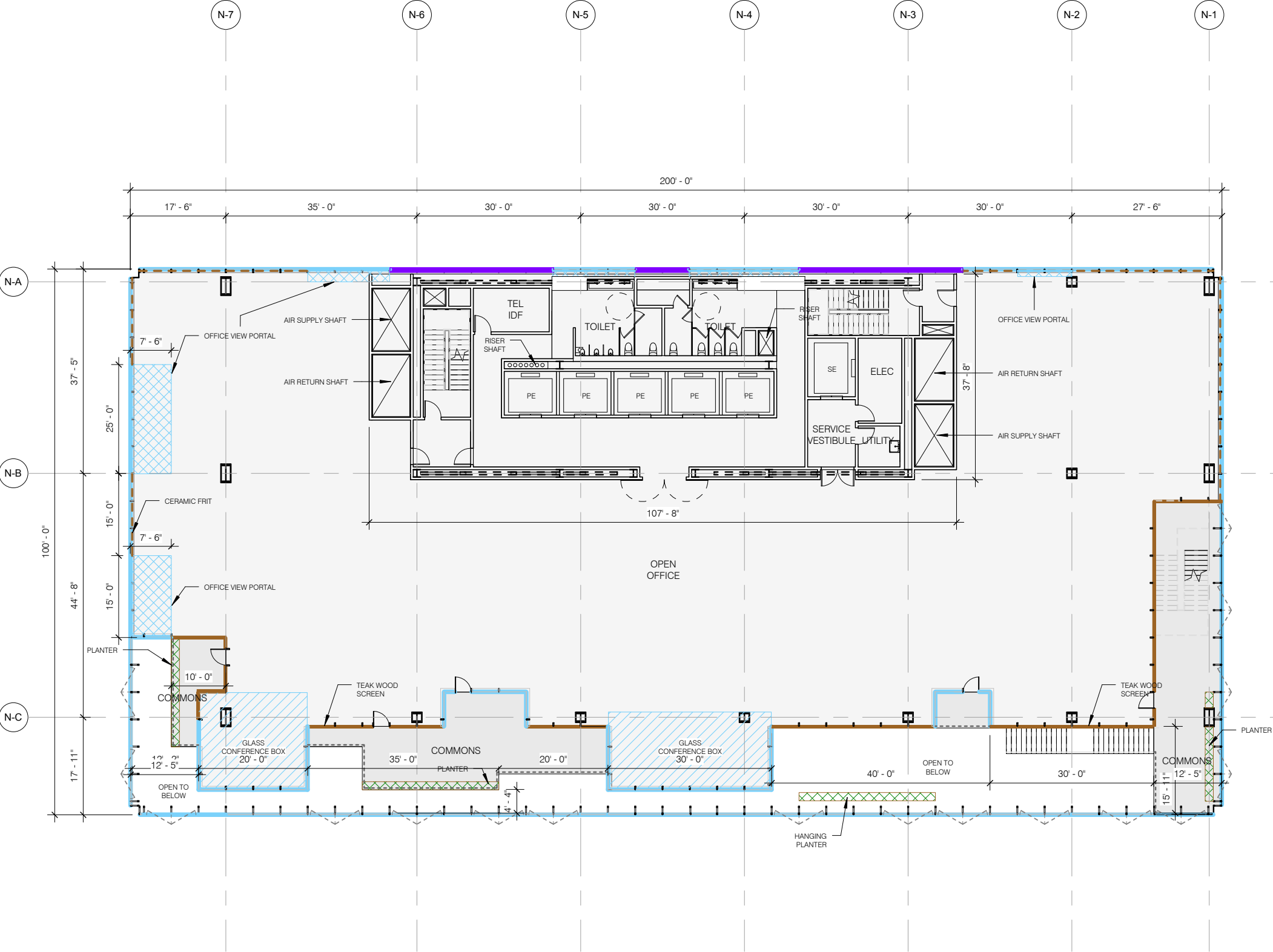
- | MATERIAL LEGEND   |   |
|---|---|
|  | CONFERENCE BOX, AREA ENCLOSED BY GLASS  |
|  | OFFICE VIEW PORTAL AT BUILDING PERIMETER  |
|  | HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS                             |
|  | TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS                          |
|  | PLANTERS  |
|  | TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS                                   |
|  | OPERABLE WINDOW WITH PAINTED STEEL MULLIONS   |
|  | GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION |
|  | PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS  |
|  | RAILING   |



SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

## Level 9 Plan



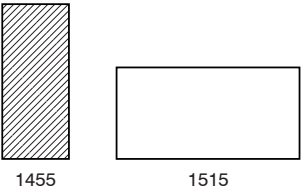
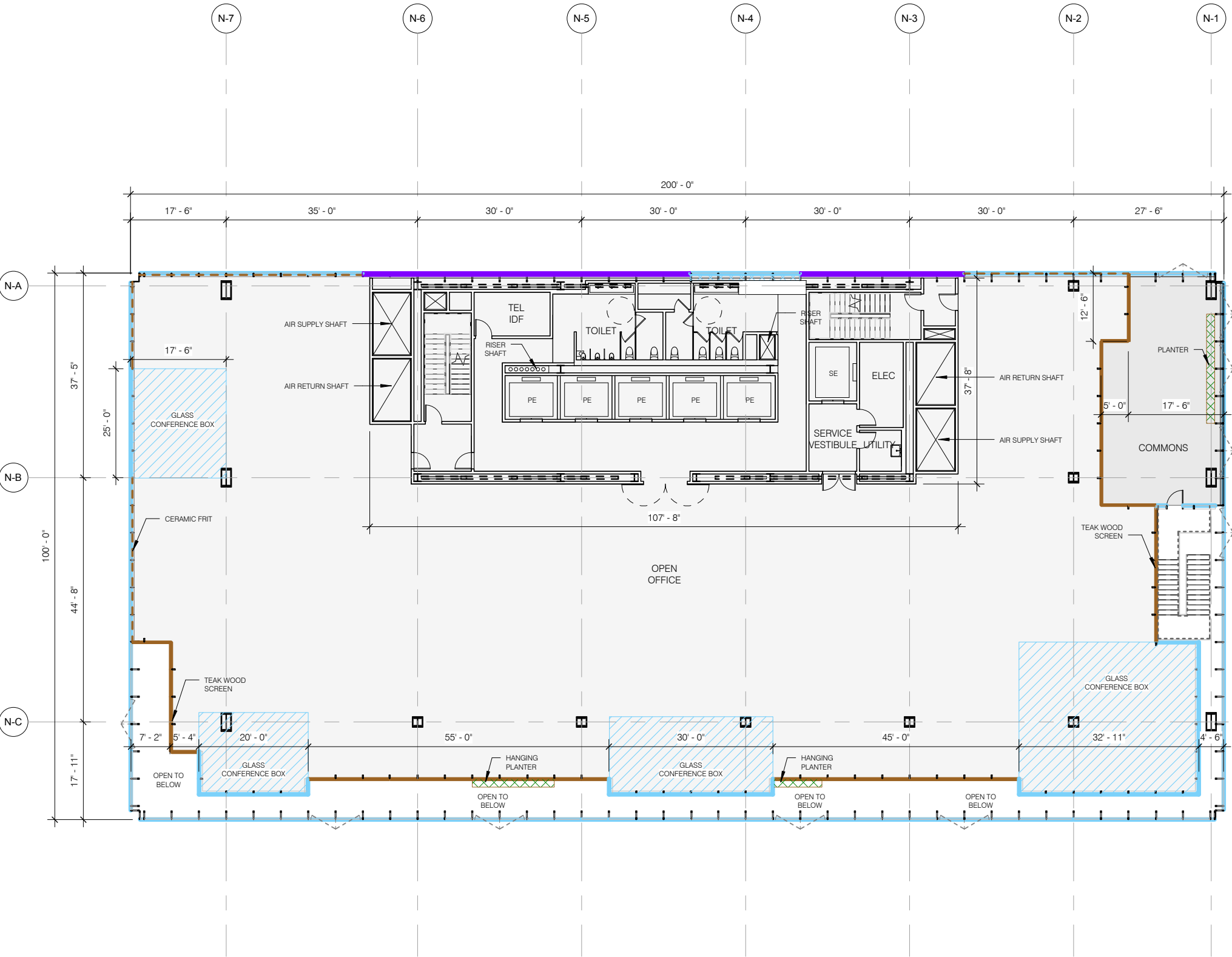
- MATERIAL LEGEND**
- CONFERENCE BOX, AREA ENCLOSED BY GLASS
  - OFFICE VIEW PORTAL AT BUILDING PERIMETER
  - HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
  - TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
  - PLANTERS
  - TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
  - OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
  - GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
  - PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS
  - RAILING



SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

## Level 10 Plan



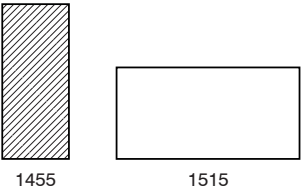
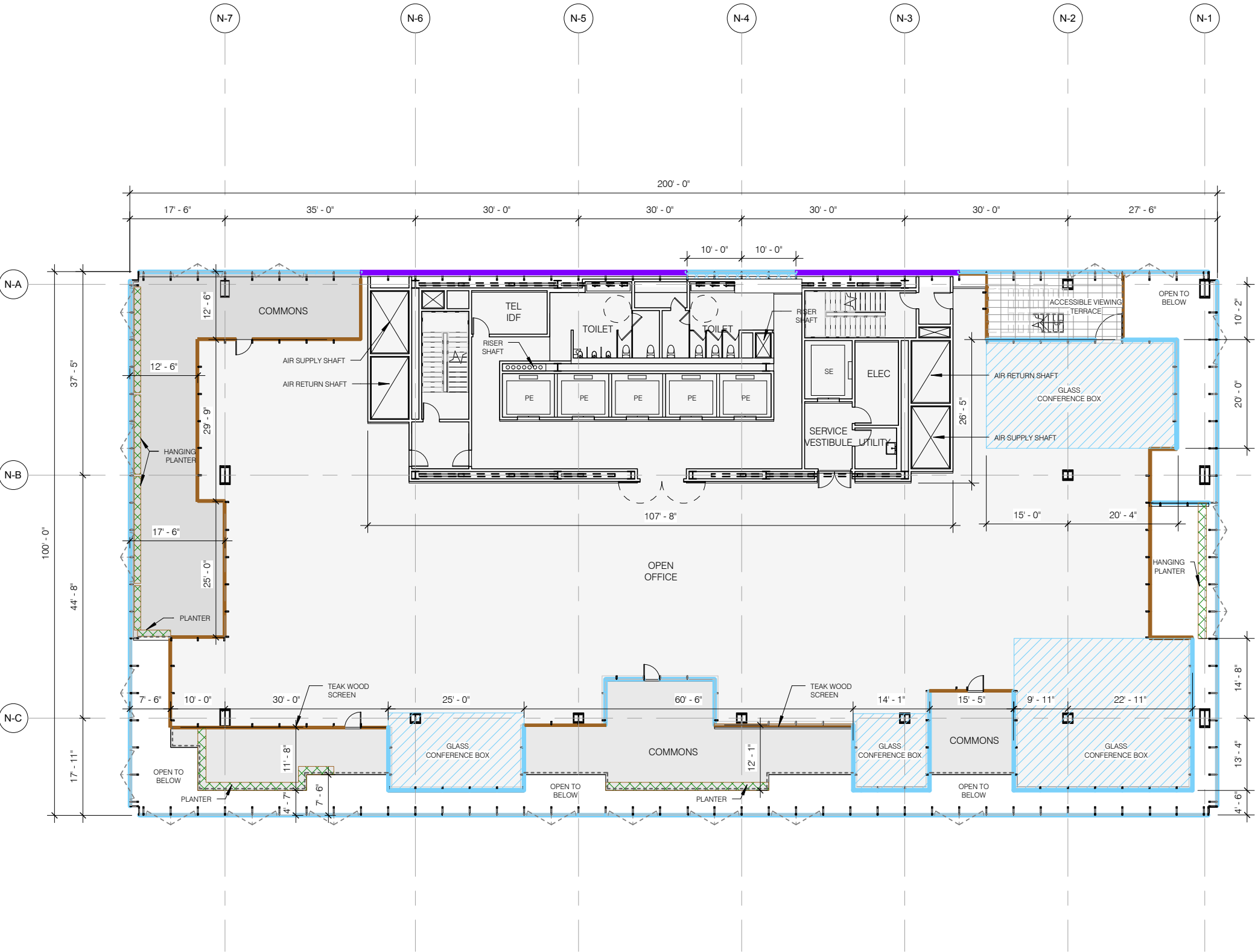
- MATERIAL LEGEND**
- CONFERENCE BOX, AREA ENCLOSED BY GLASS
  - OFFICE VIEW PORTAL AT BUILDING PERIMETER
  - HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
  - TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
  - PLANTERS
  - TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
  - OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
  - GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
  - PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS
  - RAILING



SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

## Level 11 Plan



### MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
- PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS
- RAILING

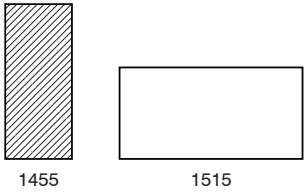
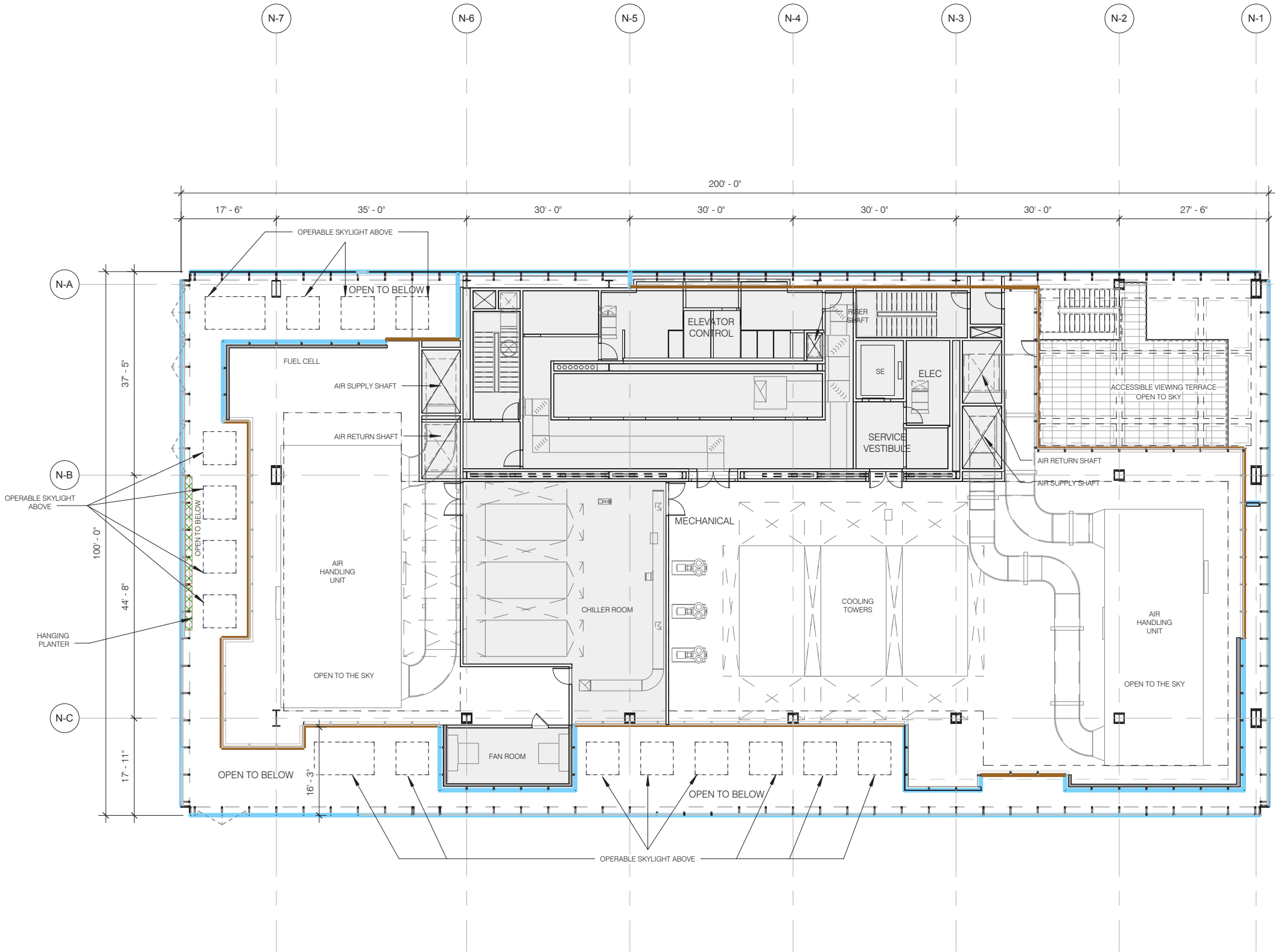


NORTH

SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

## Mechanical Penthouse Plan



- MATERIAL LEGEND**
- CONFERENCE BOX, AREA ENCLOSED BY GLASS
  - OFFICE VIEW PORTAL AT BUILDING PERIMETER
  - HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
  - TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
  - PLANTERS
  - TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
  - OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
  - GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
  - PATINATED ZINC, HORIZONTALLY CORRUGATED PANELS

MECHANICAL UNITS SHOWN TO ARTICULATE CONFIGURATION AND EXTENTS. SEE APPENDIX FOR MECHANICAL LOAD INFORMATION.

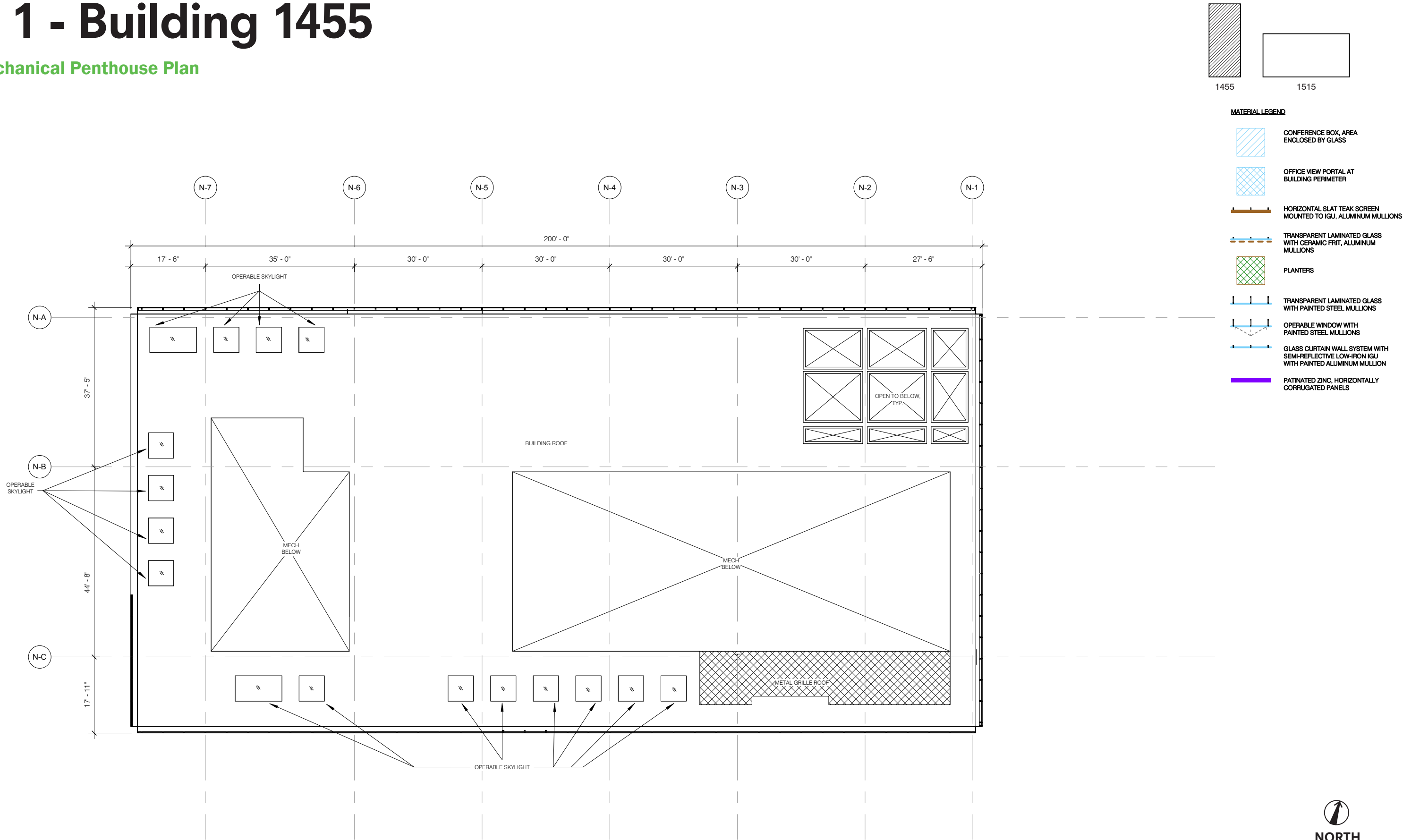
MECHANICAL EQUIPMENT AND PENTHOUSE DOES NOT EXCEED D4D MAXIMUM ALLOWABLE 20' IN HEIGHT ABOVE THE ROOF LEVEL



SCALE: 3/64" = 1'-0"

# Site 1 - Building 1455

## Top of Mechanical Penthouse Plan



# Site 1 - Building 1455

## Materials Palette

### Teak Wood Screen Weathering Range



Cool Teak  
(Weathered)

Warm Teak

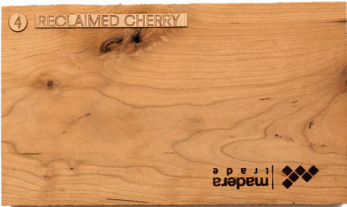


Teak Wood

Teak wood slats are weathered to different degrees and arranged in a highly calibrated design, intensifying the interplay of light and shadow within the Commons.



White Oak Wood



Reclaimed Cherry Wood



Reclaimed Oak Wood



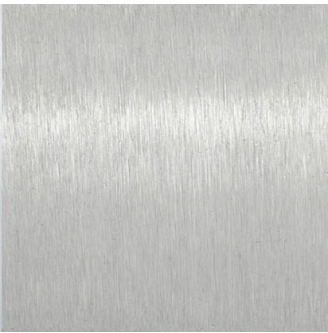
Semi-Reflective Low-Iron  
Glass (IGU)



Fully Transparent Low-Iron  
Glass (IGU)



Ornilux Bird-Safe Glass



Brushed Stainless  
Steel



Patinated Zinc



Weathered Steel

### Ceramic Frit Wood Pattern Range



Cool  
Color Frit

Warm Color  
Frit

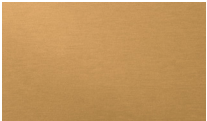


Transparent Glass @ Outer  
Facade (Laminated)

A dynamic wood-patterned ceramic frit is selectively printed onto the glass, emulating the tectonic found in the commons. The frit mitigates heat and glare in the workspace while reinforcing the architectural parti. The frit pattern doubles as a bird-safe material treatment to the glass. See **Bird Safe Section** for more info).



Painted Steel



Painted Aluminum



Blackened Steel



Bronze Anodized  
Aluminum



Statuary Bronze  
Stainless Steel



Painted Steel  
Garage Door



Painted Metal Panel



Light Bronze



Calacatta Marble



Dark Grey Ceramic



Platinum Travertine

# Site 1 - Building 1455

West Elevation

Semi-Reflective Low-Iron Glass @ Boxes

Painted Aluminum Mullions @ Outer Facade

Painted Steel Mullions @ Operable Windows

Weathered Steel Fascia and Coping

Interior green Arbor for Shading

Fully Transparent Low-Iron Glass @ Bridges + Railings

Glass with Ceramic Frit Pattern @ Outer Facade

Horizontal Teak Wood Screen @ Inner Commons Wall with Weathered Gradation

Detail of Streetwall in Appendix

Weathered Steel Fascia and Soffit

Retail seating area to be developed further in Design Development Phase

Bike Racks Landscape

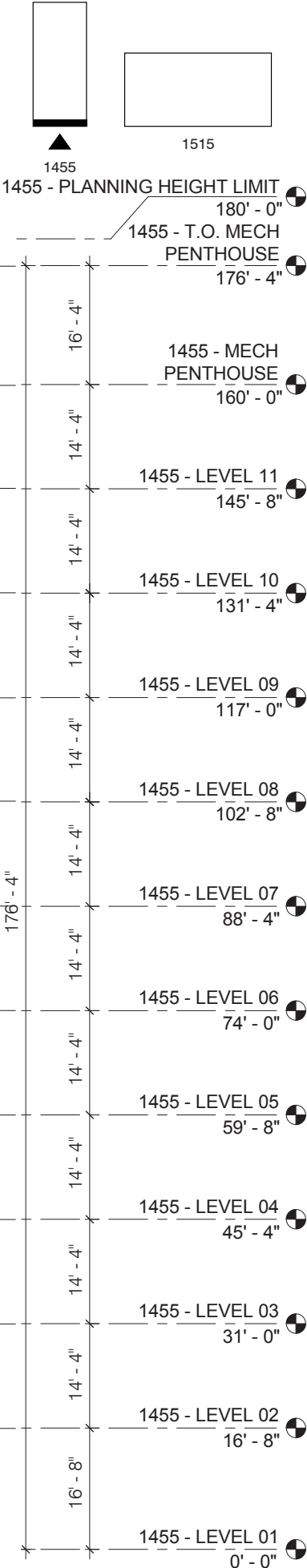
Glass Storefront with Painted Steel Mullions @ Ground Level

Brushed Stainless Steel Retail Signage

Custom Wood and Steel Screen Walls

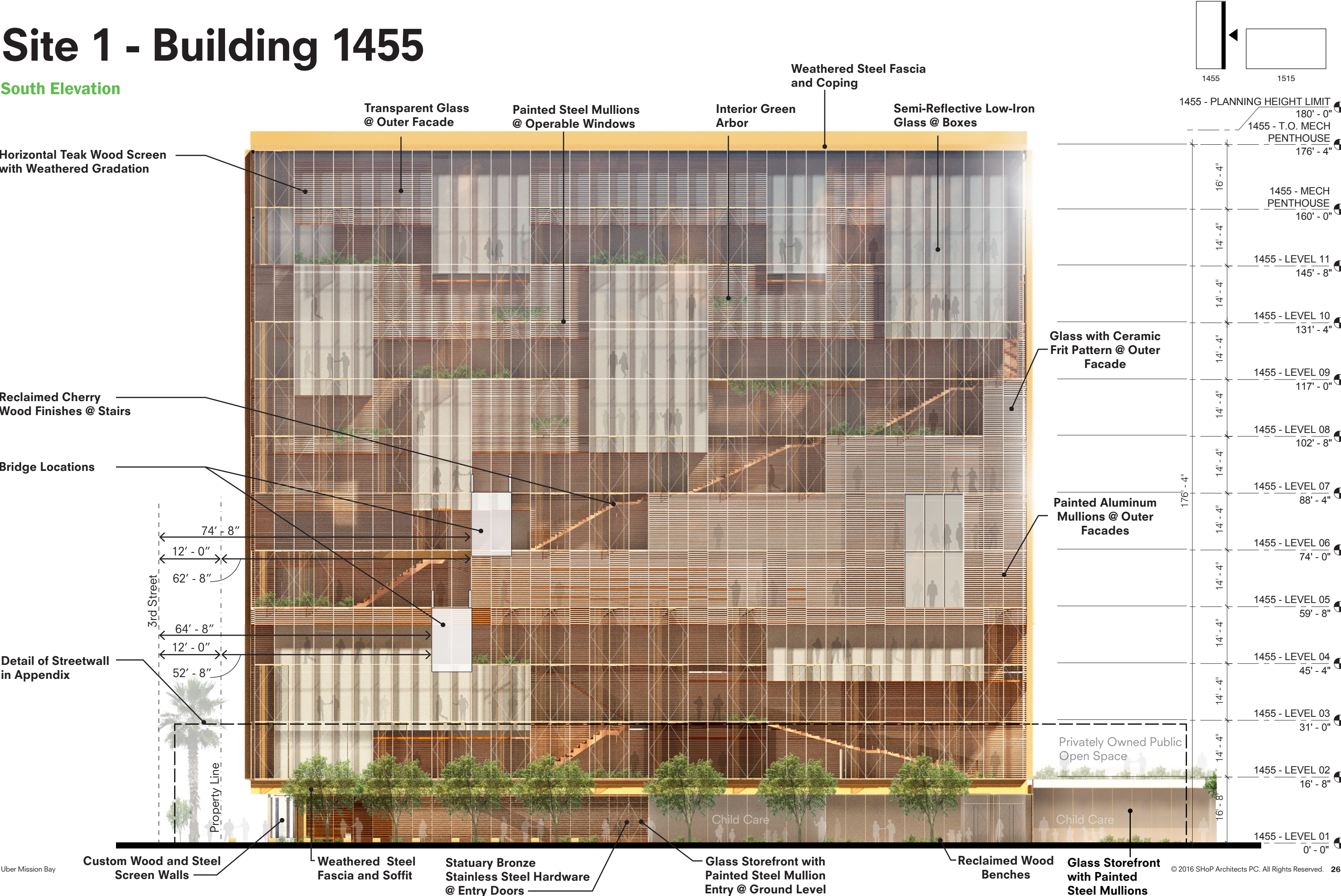
Statuary Bronze Stainless Steel Hardware @ Entry Doors

Reclaimed Wood Benches



# Site 1 - Building 1455

South Elevation



## East Elevation



# Site 1 - Building 1455

North Elevation

Horizontal Slat Teak Screen @ Inner Commons Wall

Oak Wood Column and Beam Cover Behind Exterior Glazing

Painted Steel Mullions @ Operable Window

Glass with Ceramic Frit Pattern @ Outer Facade

Loading Dock

Painted Aluminum Mullions @ Outer Facade

Patinated Zinc Ground Level Entry Door

Patinated Zinc, Horizontally-Corrugated Panels

Bike Racks Landscape

Detail of Bicycle Courtyard in Appendix

Custom Wood and Steel Screen Walls

Semi-Reflective Low-Iron Glass

Weathered Steel Fascia and Coping

Semi-Reflective Low-Iron Glass @ Boxes

Oak Wood Column and Beam Cover Behind Exterior Glazing

1455 - PLANNING HEIGHT LIMIT  
180' - 0"

1455 - T.O. MECH PENTHOUSE  
176' - 4"

1455 - MECH PENTHOUSE  
160' - 0"

1455 - LEVEL 11  
145' - 8"

1455 - LEVEL 10  
131' - 4"

1455 - LEVEL 09  
117' - 0"

1455 - LEVEL 08  
102' - 8"

1455 - LEVEL 07  
88' - 4"

1455 - LEVEL 06  
74' - 0"

1455 - LEVEL 05  
59' - 8"

1455 - LEVEL 04  
45' - 4"

1455 - LEVEL 03  
31' - 0"

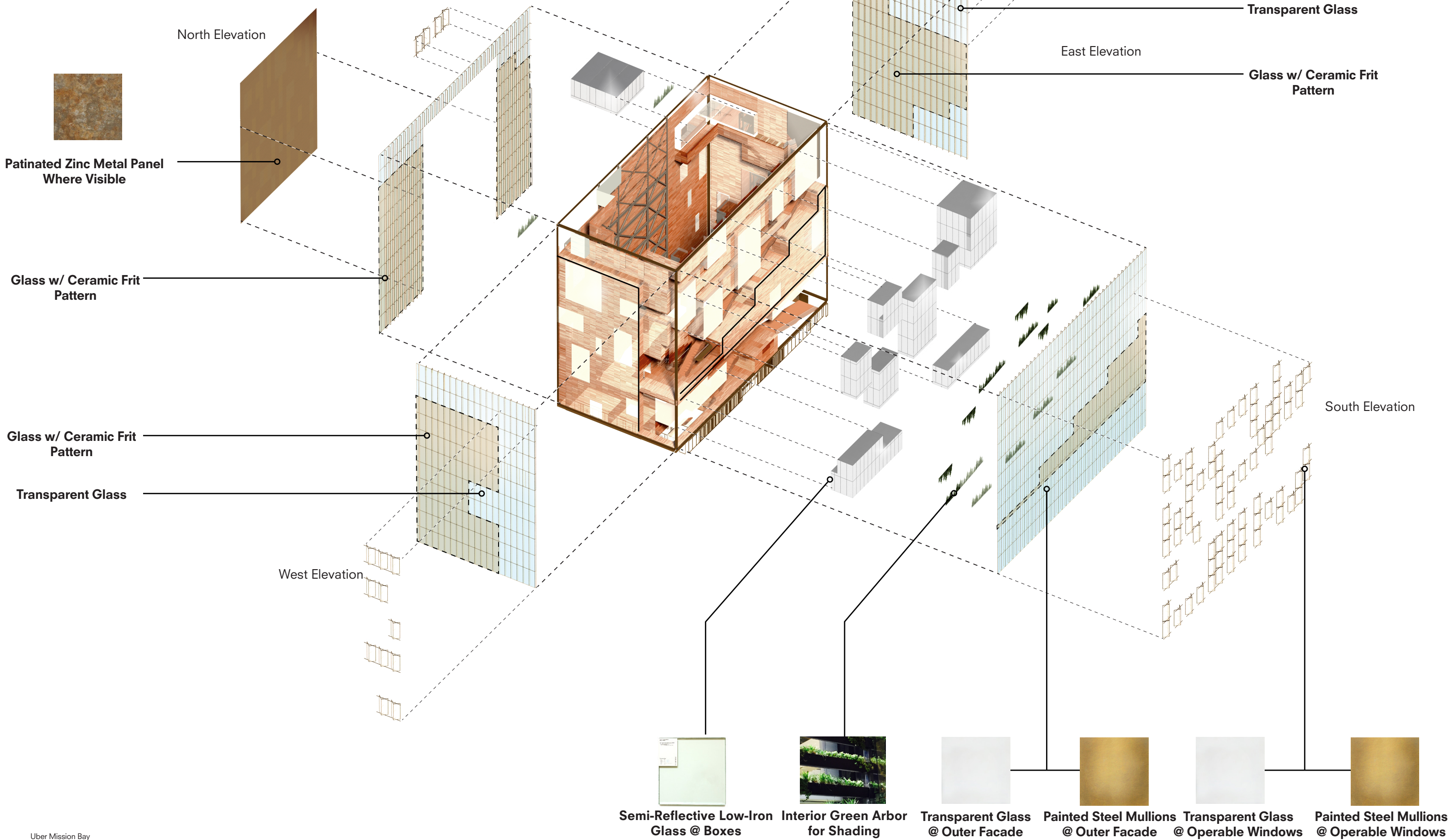
1455 - LEVEL 02  
16' - 8"

1455 - LEVEL 01  
0' - 0"

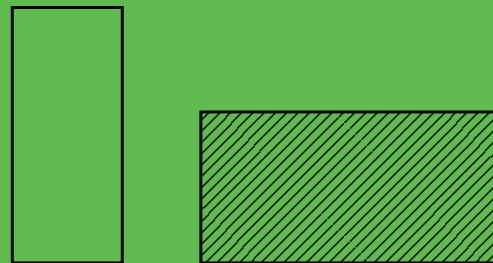
Retail seating area to be developed further in Design Development Phase

# Site 1 - Building 1455

## Material Interplay



# Site 2 - Building 1515



# Site 2 - Building 1515

## Level 1 (Ground) Plan

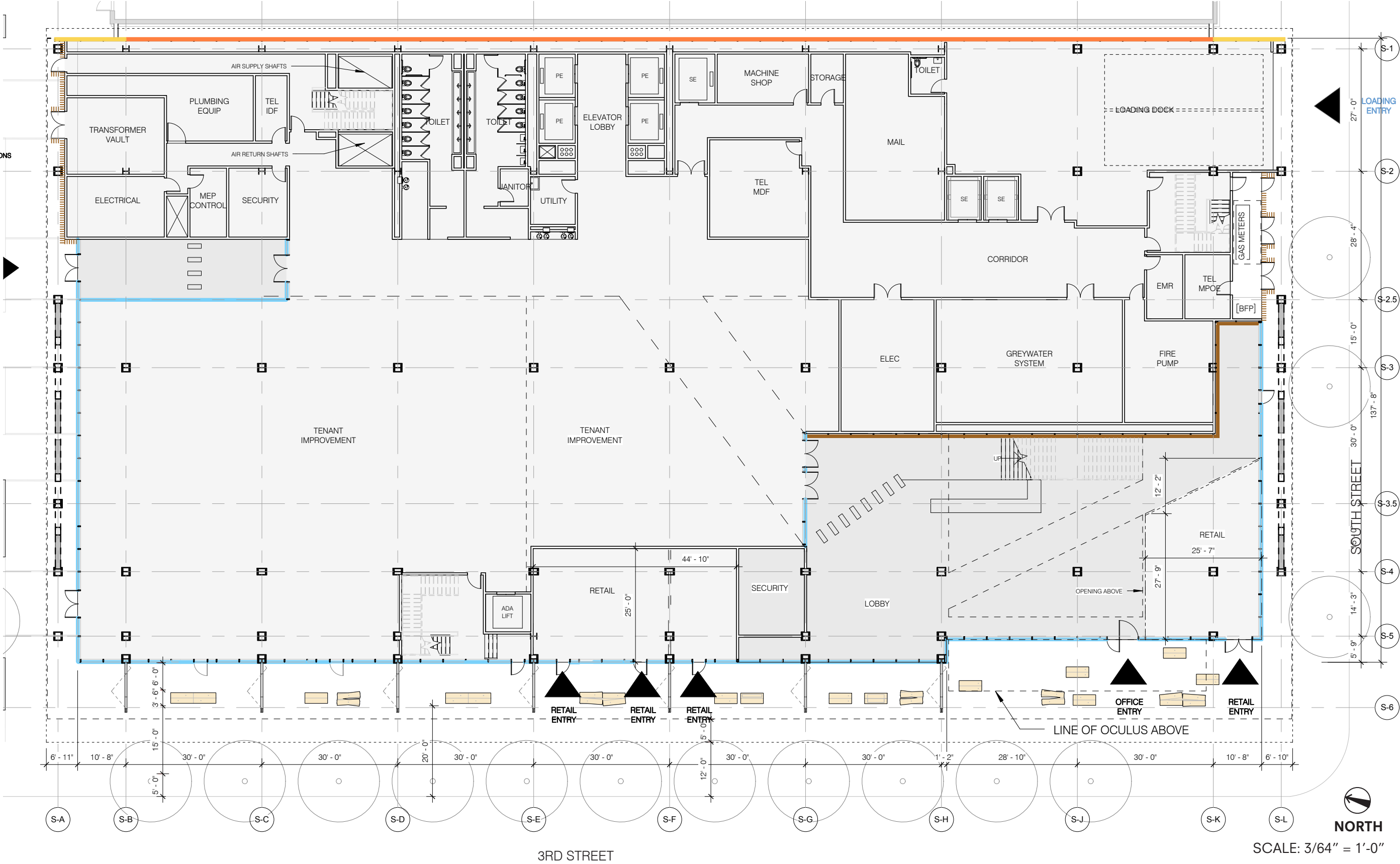
Note:  
"Retail" is Public-Accessible Program,

Note:  
"Service Transformer Room" to be accessed  
by vehicles on occasion for maintenance  
purposes.

MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- TRANSPARENT GLASS CURTAIN WALL SYSTEM, IGU WITH PAINTED STEEL MULLION
- PATINATED ZINC, HORIZONTALLY MOUNTED PANELS
- PRE-INSULATED FIRE-RATED METAL PANEL
- BRONZE ANODIZED ALUMINUM FINS
- RAILING

FOR MORE LANDSCAPE  
INFORMATION, SEE  
LANDSCAPE SECTION

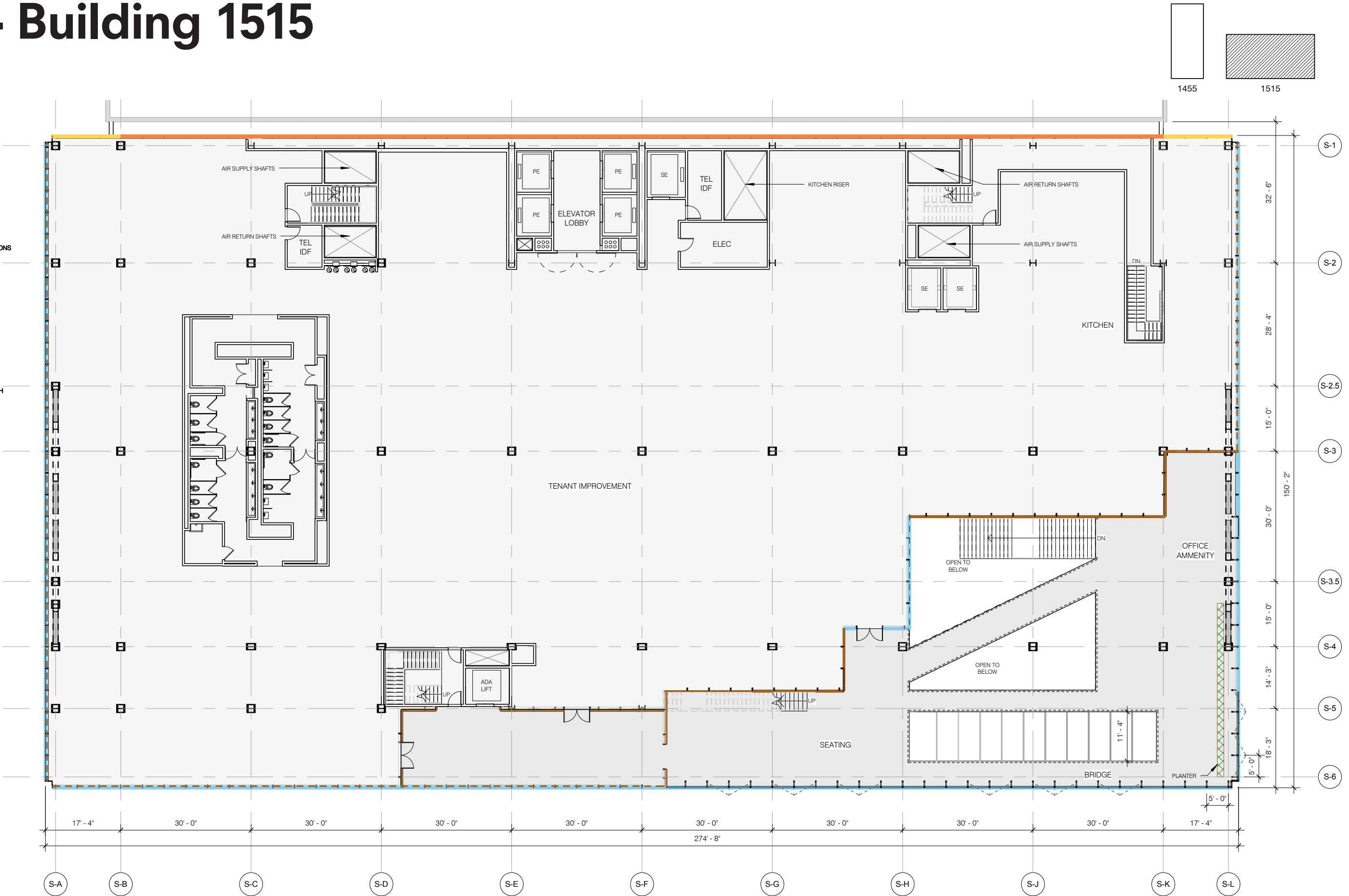


# Site 2 - Building 1515

## Level 2 Plan

### MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
- PATINATED ZINC, HORIZONTALLY MOUNTED PANELS
- PRE-INSULATED FIRE-RATED METAL PANEL
- BRONZE ANODIZED ALUMINUM FINS
- RAILING
- BRONZE ANODIZED



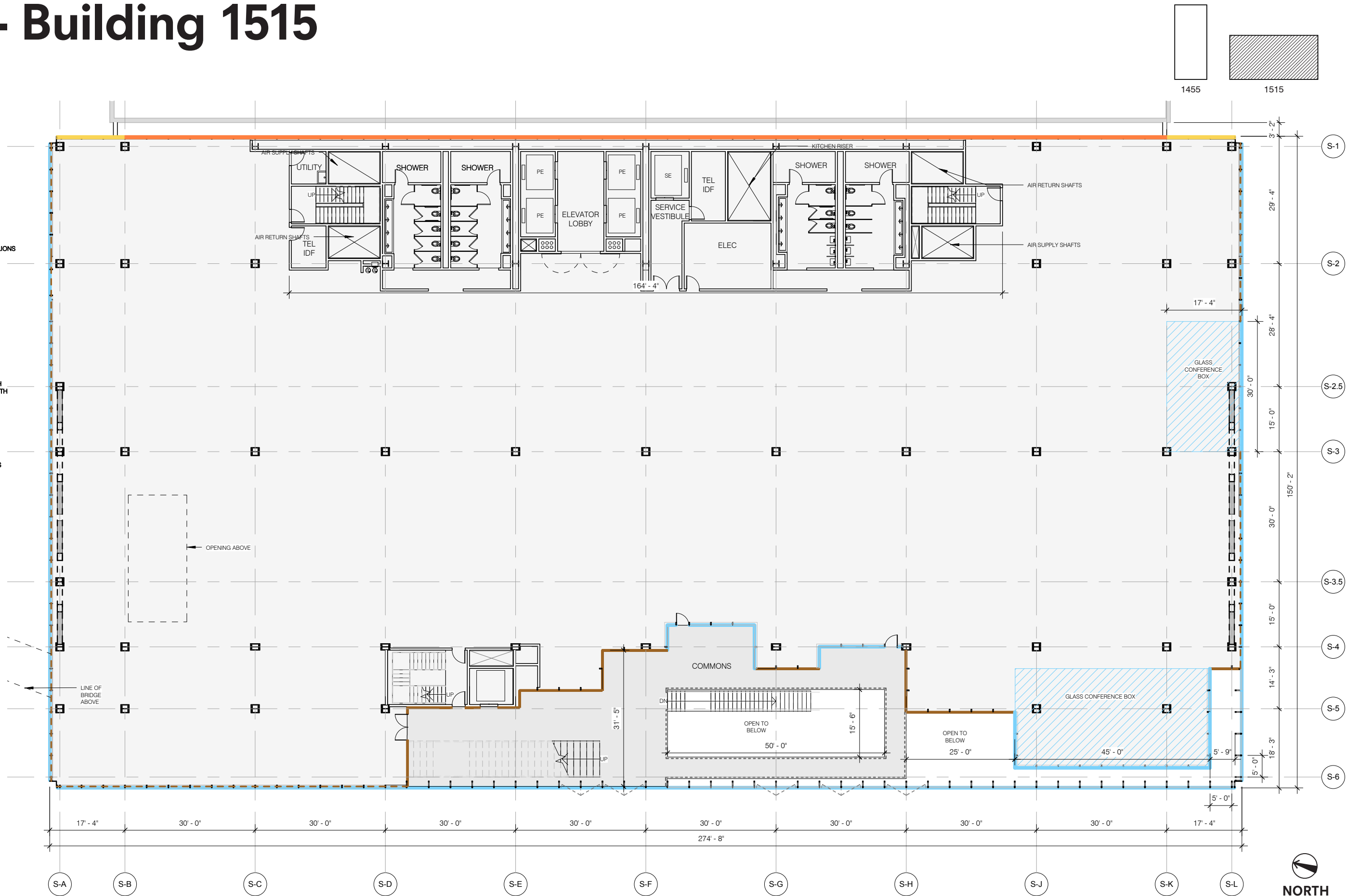
SCALE: 3/64" = 1'-0"

# Site 2 - Building 1515

## Level 3 Plan

### MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
- PATINATED ZINC, HORIZONTALLY MOUNTED PANELS
- PRE-INSULATED FIRE-RATED METAL PANEL
- BRONZE ANODIZED ALUMINUM FINS
- RAILING

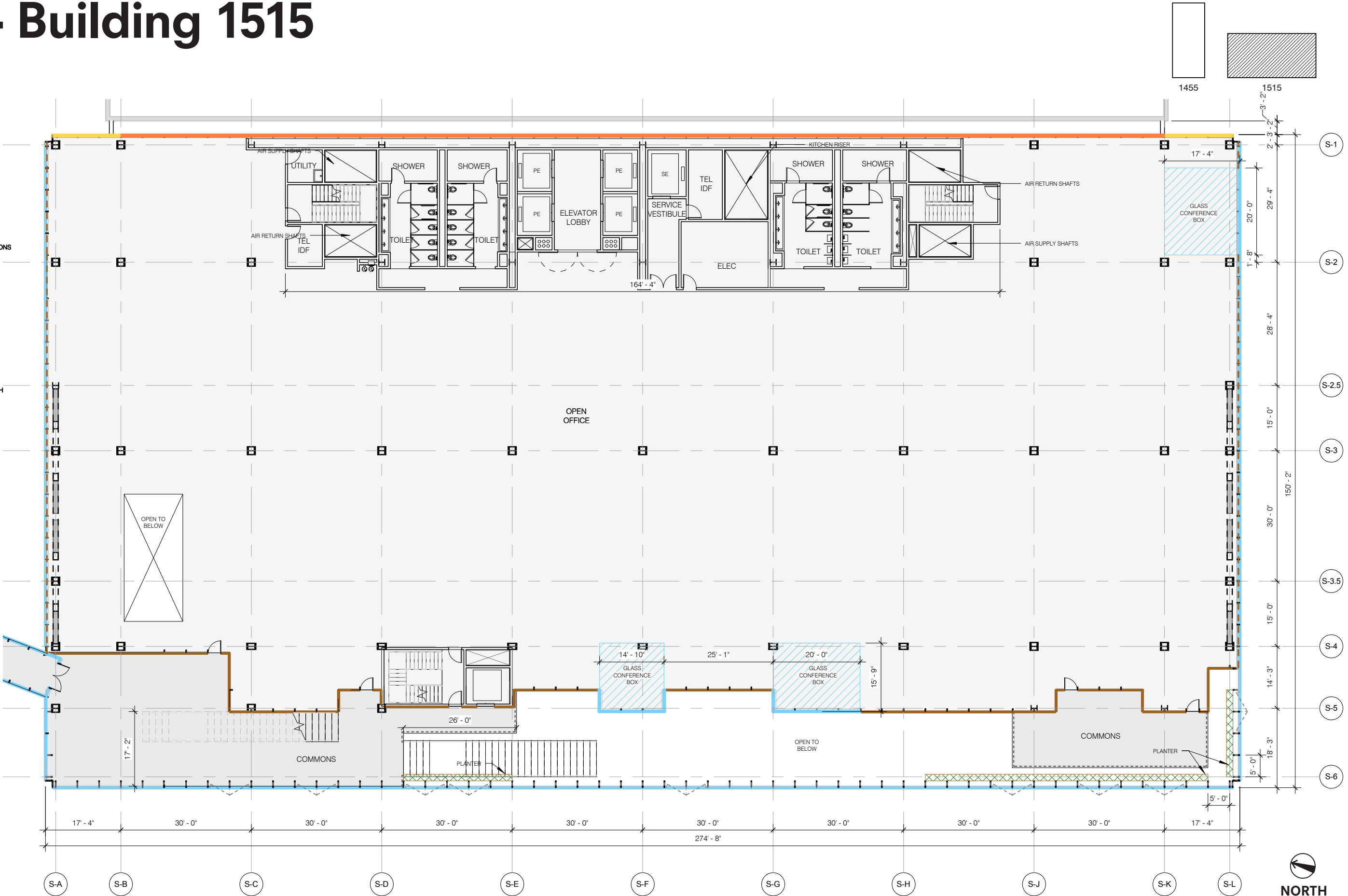


# Site 2 - Building 1515

## Level 4 Plan

### MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
- PATINATED ZINC, HORIZONTALLY MOUNTED PANELS
- PRE-INSULATED FIRE-RATED METAL PANEL
- BRONZE ANODIZED ALUMINUM FINS
- RAILING



## Level 5 Plan



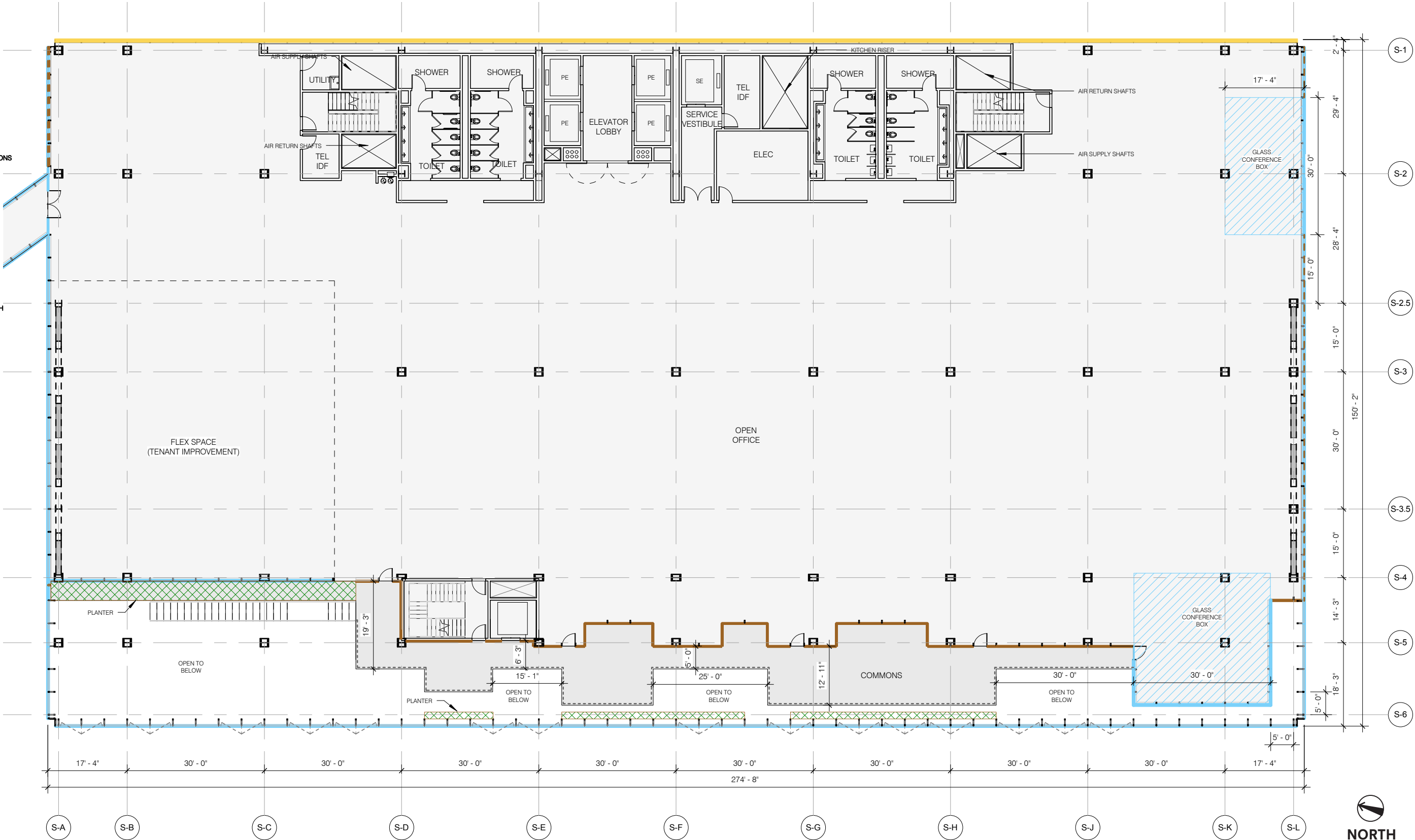
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# Site 2 - Building 1515

## Level 6 Plan

### MATERIAL LEGEND

- CONFERENCE BOX, AREA ENCLOSED BY GLASS
- OFFICE VIEW PORTAL AT BUILDING PERIMETER
- HORIZONTAL SLAT TEAK SCREEN MOUNTED TO IGU, ALUMINUM MULLIONS
- TRANSPARENT LAMINATED GLASS WITH CERAMIC FRIT, ALUMINUM MULLIONS
- PLANTERS
- TRANSPARENT LAMINATED GLASS WITH PAINTED STEEL MULLIONS
- OPERABLE WINDOW WITH PAINTED STEEL MULLIONS
- GLASS CURTAIN WALL SYSTEM WITH SEMI-REFLECTIVE LOW-IRON IGU WITH PAINTED ALUMINUM MULLION
- PATINATED ZINC, HORIZONTALLY MOUNTED PANELS
- PRE-INSULATED FIRE-RATED METAL PANEL
- BRONZE ANODIZED ALUMINUM FINS
- RAILING



## Mechanical Penthouse Plan

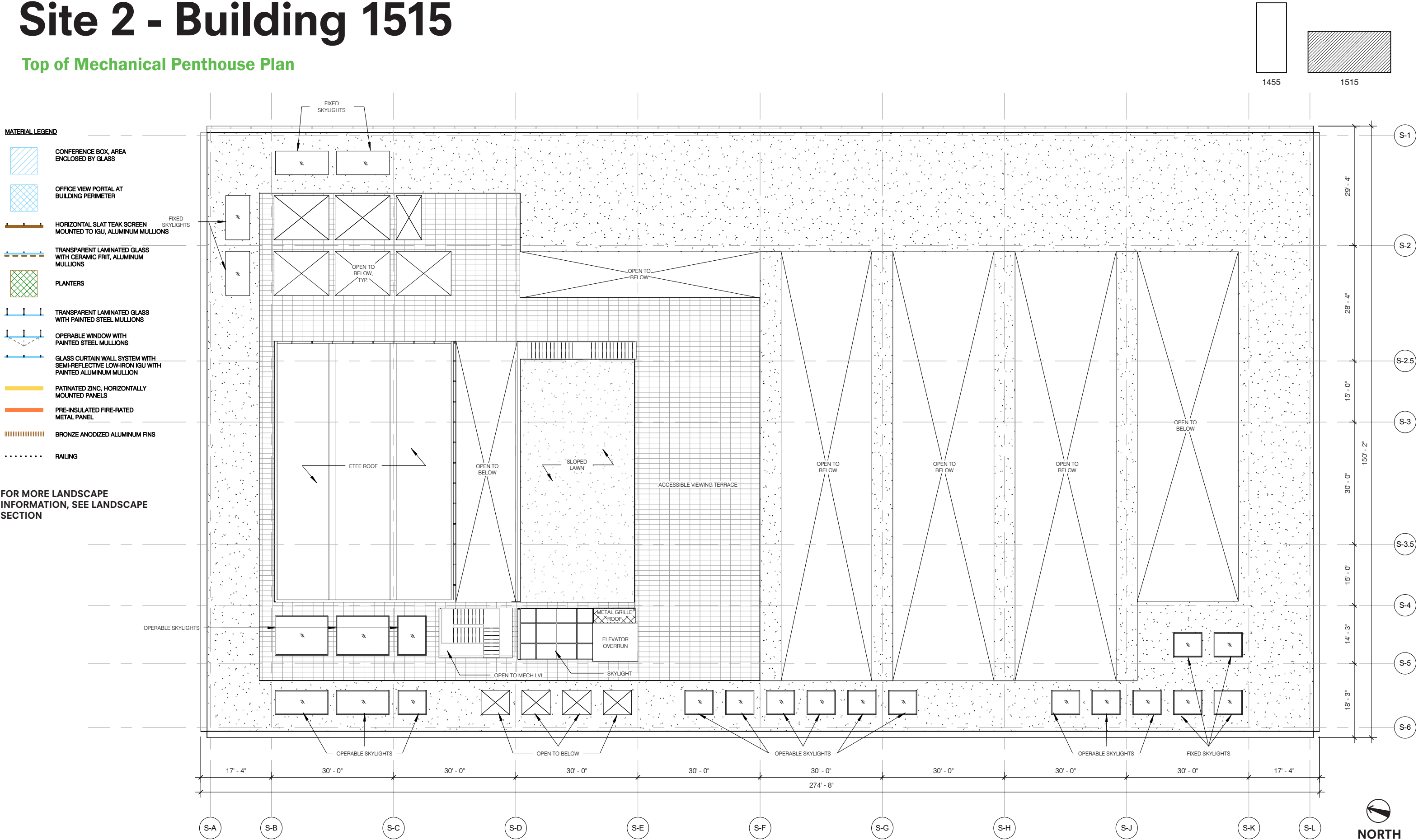
Diagram showing two rectangles. The first rectangle is labeled 1455 and the second rectangle is labeled 1515.



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# Site 2 - Building 1515

## Top of Mechanical Penthouse Plan



# Site 2 - Building 1515

## Materials Palette

### Teak Wood Screen Weathering Range



Cool Teak  
(Weathered)

Warm Teak

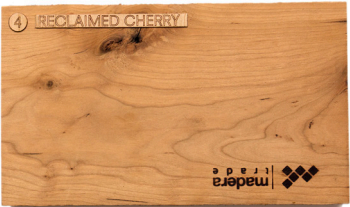


Teak Wood

Teak wood slats are weathered to different degrees and arranged in a highly calibrated design, intensifying the interplay of light and shadow within the Commons.



White Oak Wood



Reclaimed Cherry Wood



Reclaimed Oak Wood



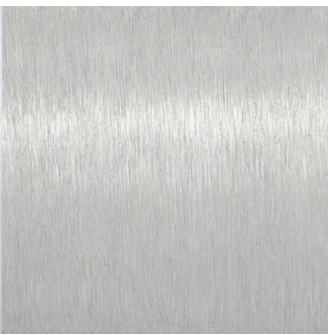
Semi-Reflective Low-Iron Glass (IGU)



Fully Transparent Low-Iron Glass (IGU)



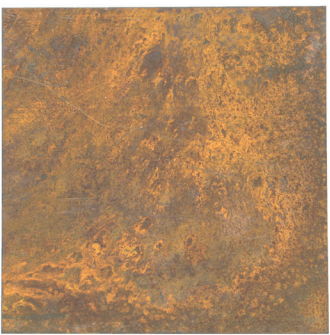
Ornilux Bird-Safe Glass



Brushed Stainless Steel



Patinated Zinc



Weathered Steel

### Ceramic Frit Wood Pattern Range



Cool  
Color Frit

Warm Color  
Frit

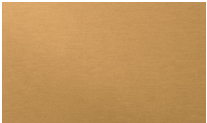


Transparent Glass @ Outer Facade (Laminated)

A dynamic wood-patterned ceramic frit is selectively printed onto the glass, emulating the tectonic found in the commons. The frit mitigates heat and glare in the workspace while reinforcing the architectural parti. The frit pattern doubles as a bird-safe material treatment to the glass. See Bird Safe Section for more info).



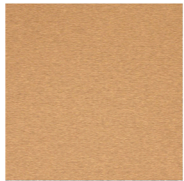
Painted Steel



Painted Aluminum



Blackened Steel



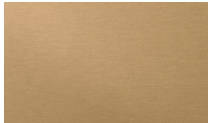
Bronze Anodized Aluminum



Statuary Bronze Stainless Steel



Painted Steel Garage Door



Painted Metal Panel



Light Bronze



Calacatta Marble



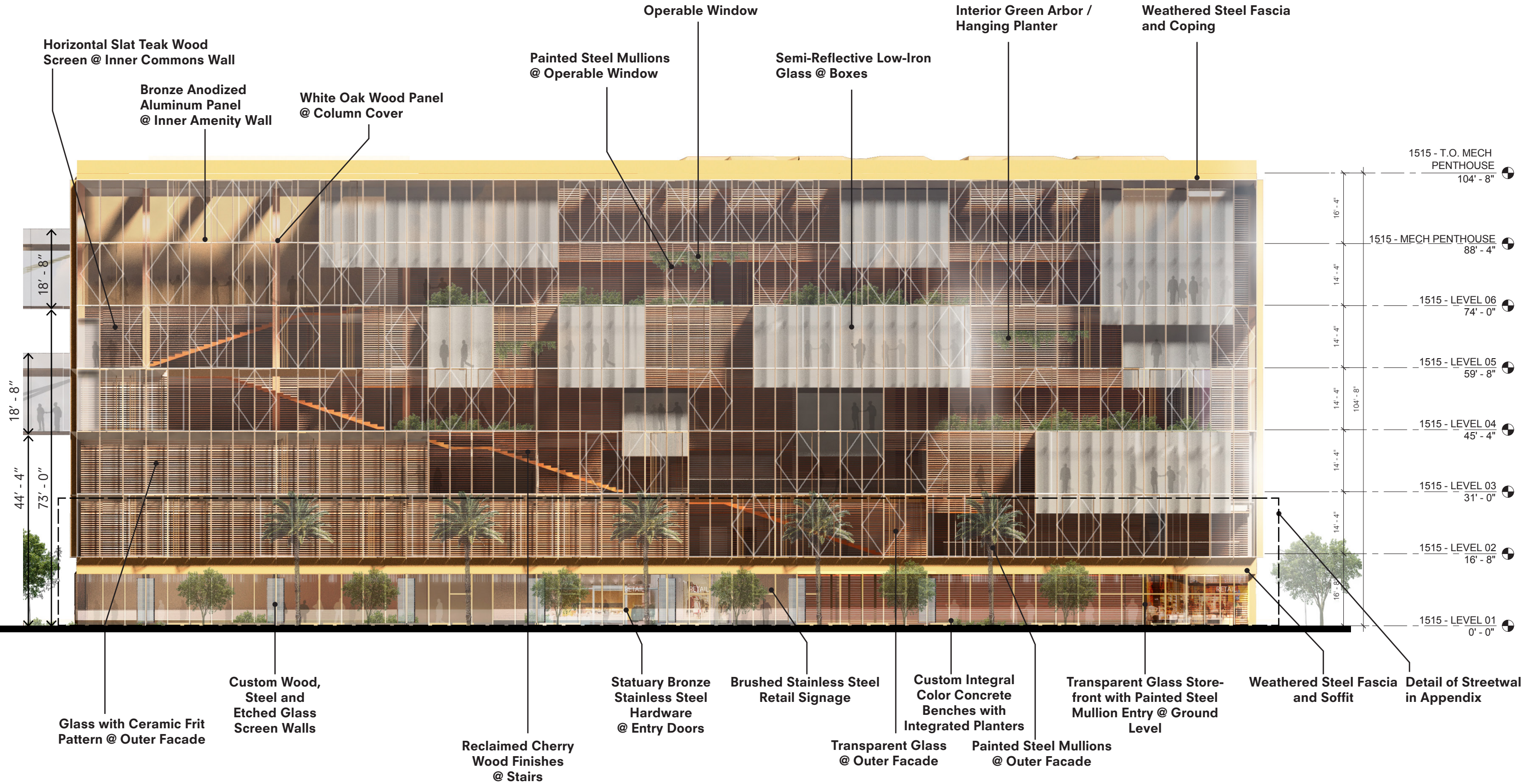
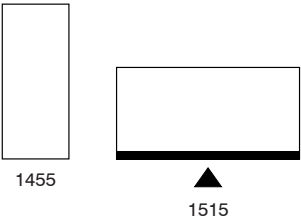
Dark Grey Ceramic



Platinum Travertine

# Site 2 - Building 1515

West Elevation

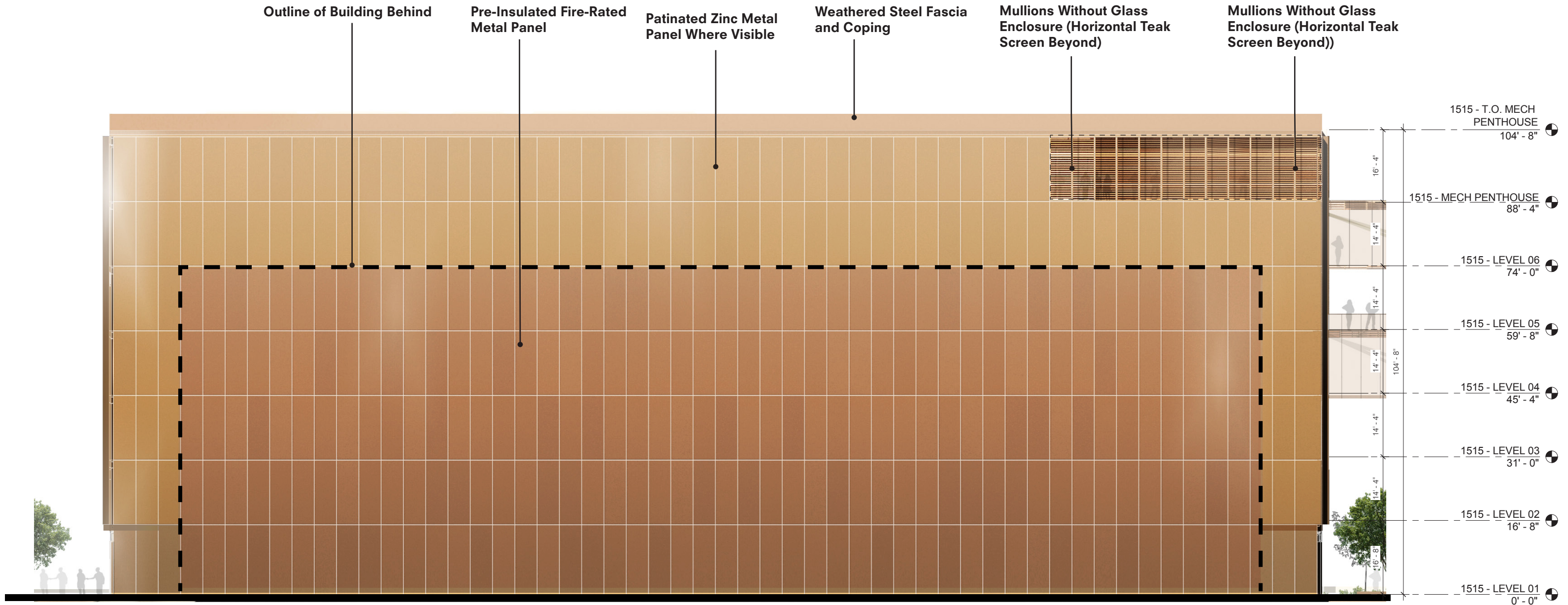


# Site 2 - Building 1515

South Elevation

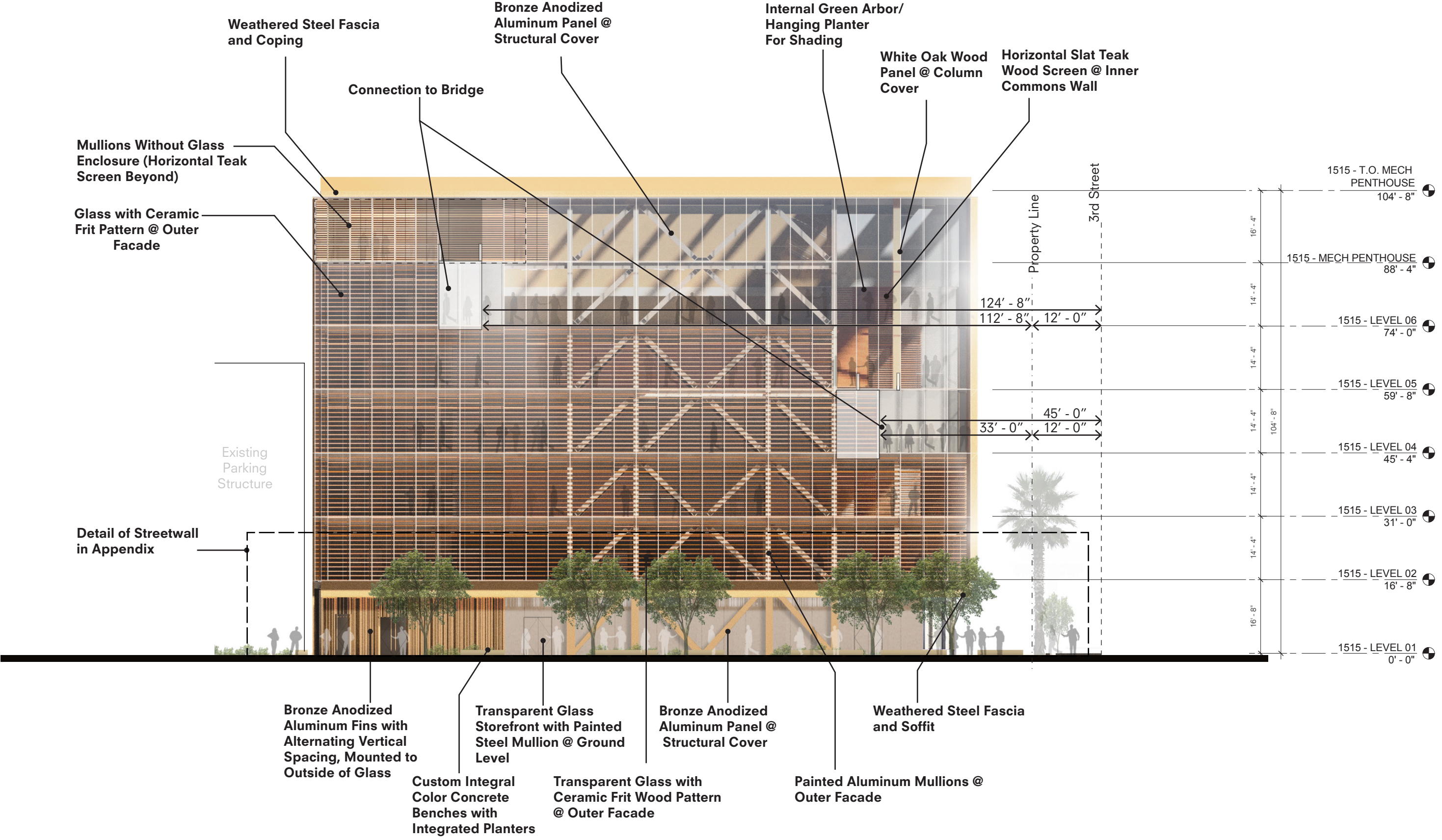
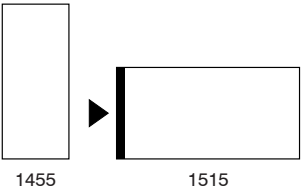


## East Elevation



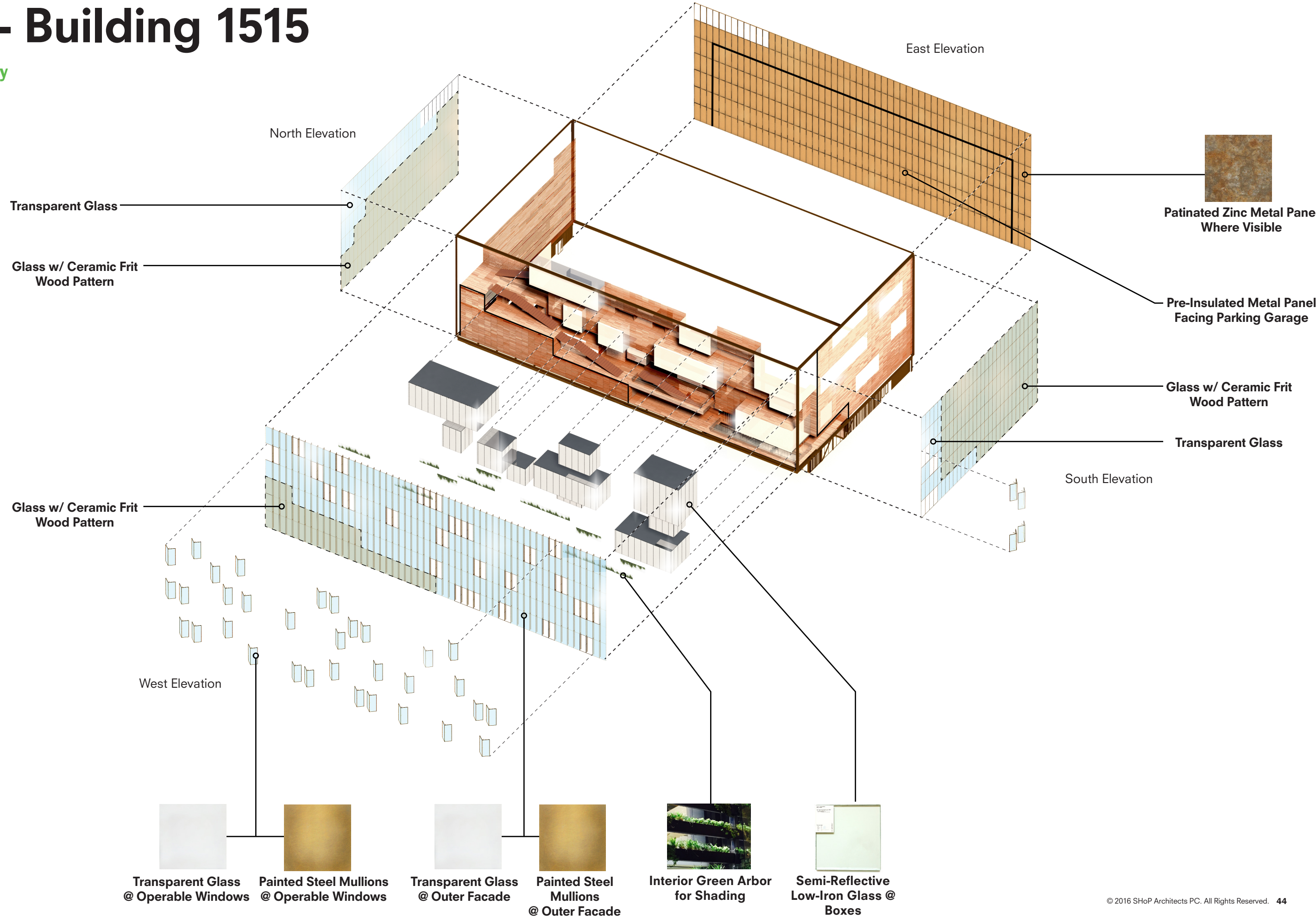
# Site 2 - Building 1515

North Elevation



# Site 2 - Building 1515

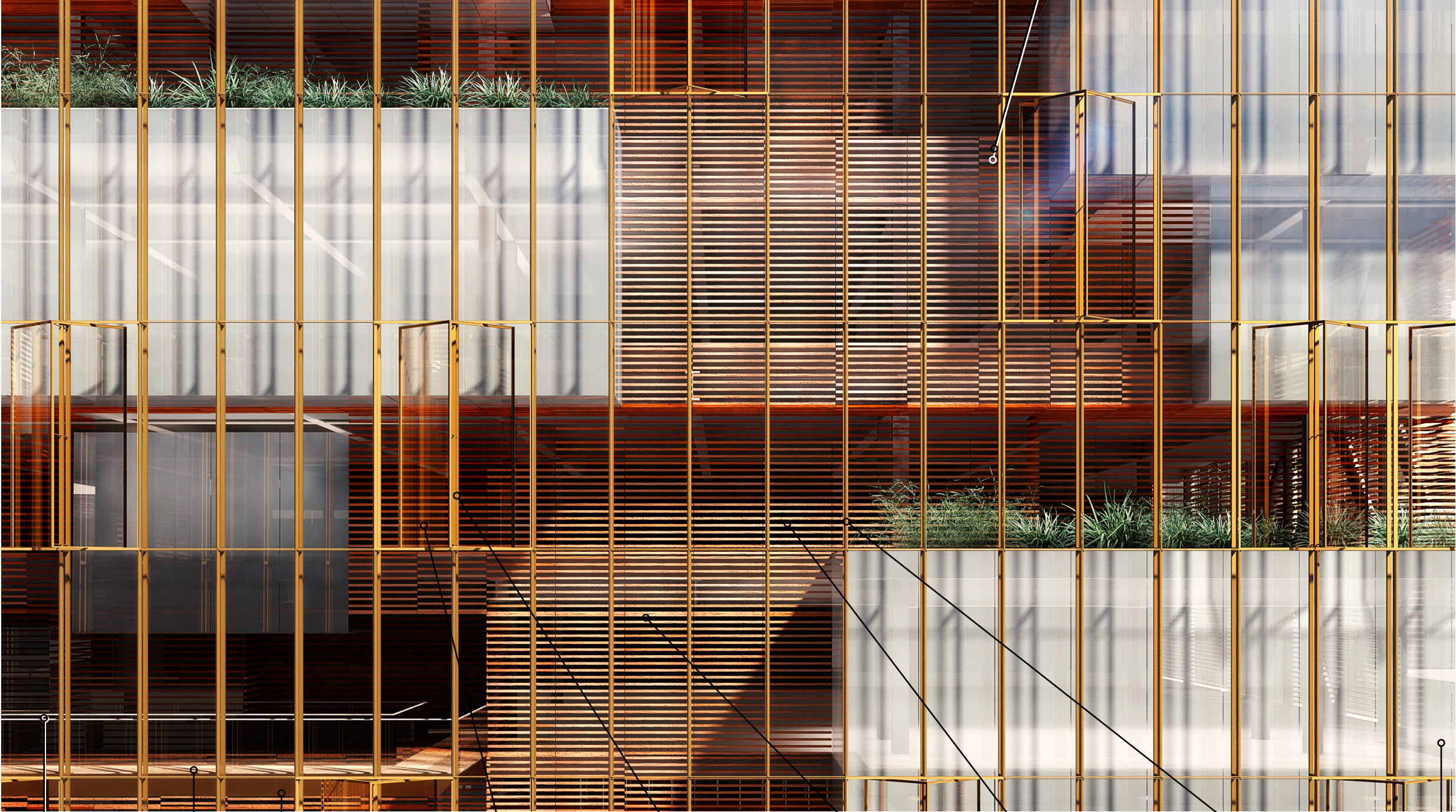
## Material Interplay



**Building Details:**  
**Site 1 - Building 1455**  
**and**  
**Site 2 - Building 1515**

# Site 2 - Building 1515

West Elevation - Close-Up



Horizontal Slat Teak Screen  
@ Inner Commons Wall



Warm Teak

01

02

03

04

05

06

07

08

09

10

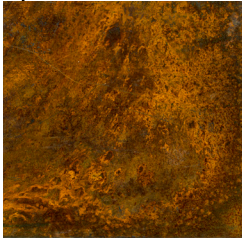
Light Teak  
(Weathered)



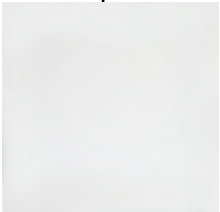
Brushed  
Stainless Steel  
Handrail on Laminated  
Glass Railing



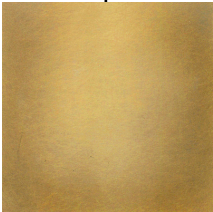
Platinum  
Terrazzo  
Floors



Weathered Steel  
@ Bridges



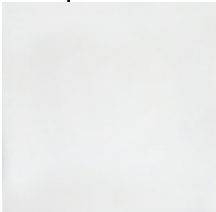
Transparent Glass @  
Operable Window



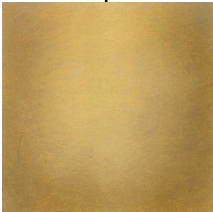
Painted Steel Mullions  
@ Operable Window  
Frames



Light Bronze @  
Inner Commons Wall



Transparent Glass @  
Outer Facade



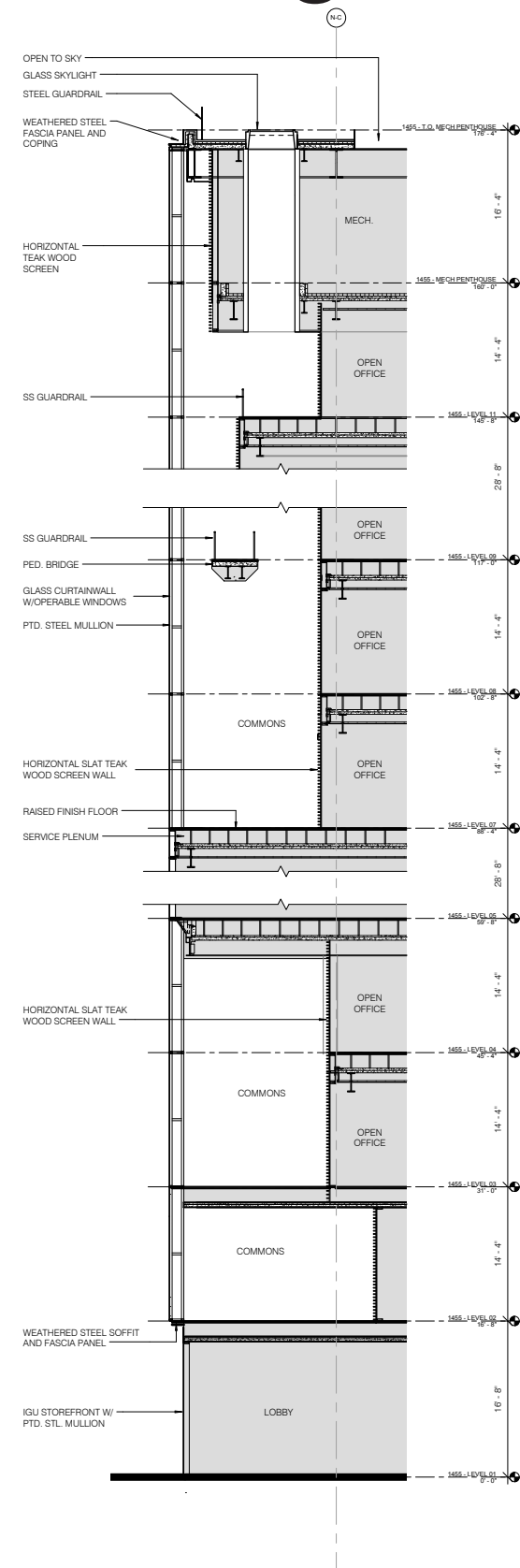
Painted Steel Mullions  
@ Outer Facade



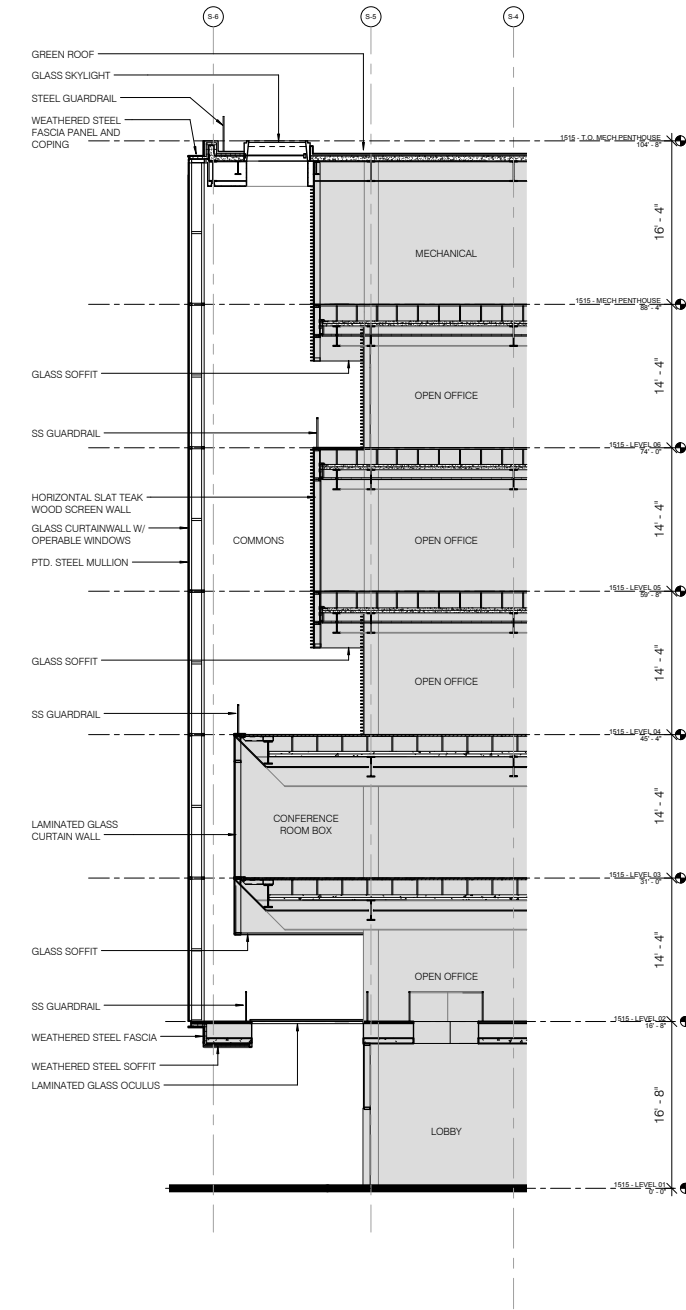
Semi-Reflective Low-Iron  
Glass @ Boxes

# Site 1 - Building 1455 + Site 2 - Building 1515

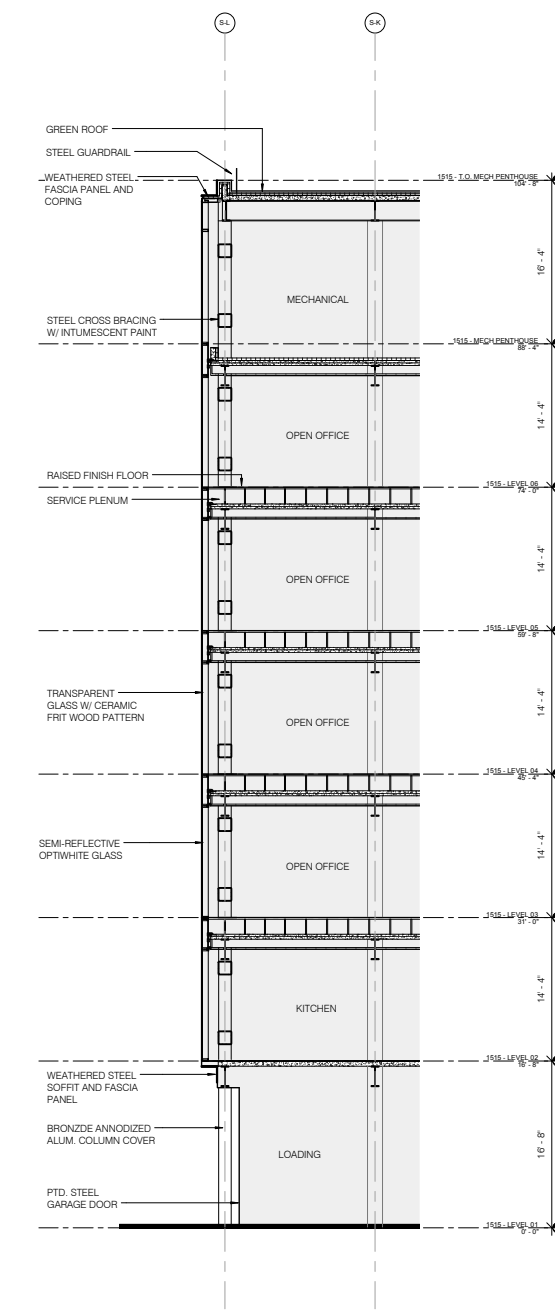
## Wall Sections



Site 1 - Building 1455  
Wall Section at Commons



Site 2 - Building 1515  
Wall Section at Commons



Site 2 - Building 1515  
Wall Section at Office Bullpen

# 3D Views

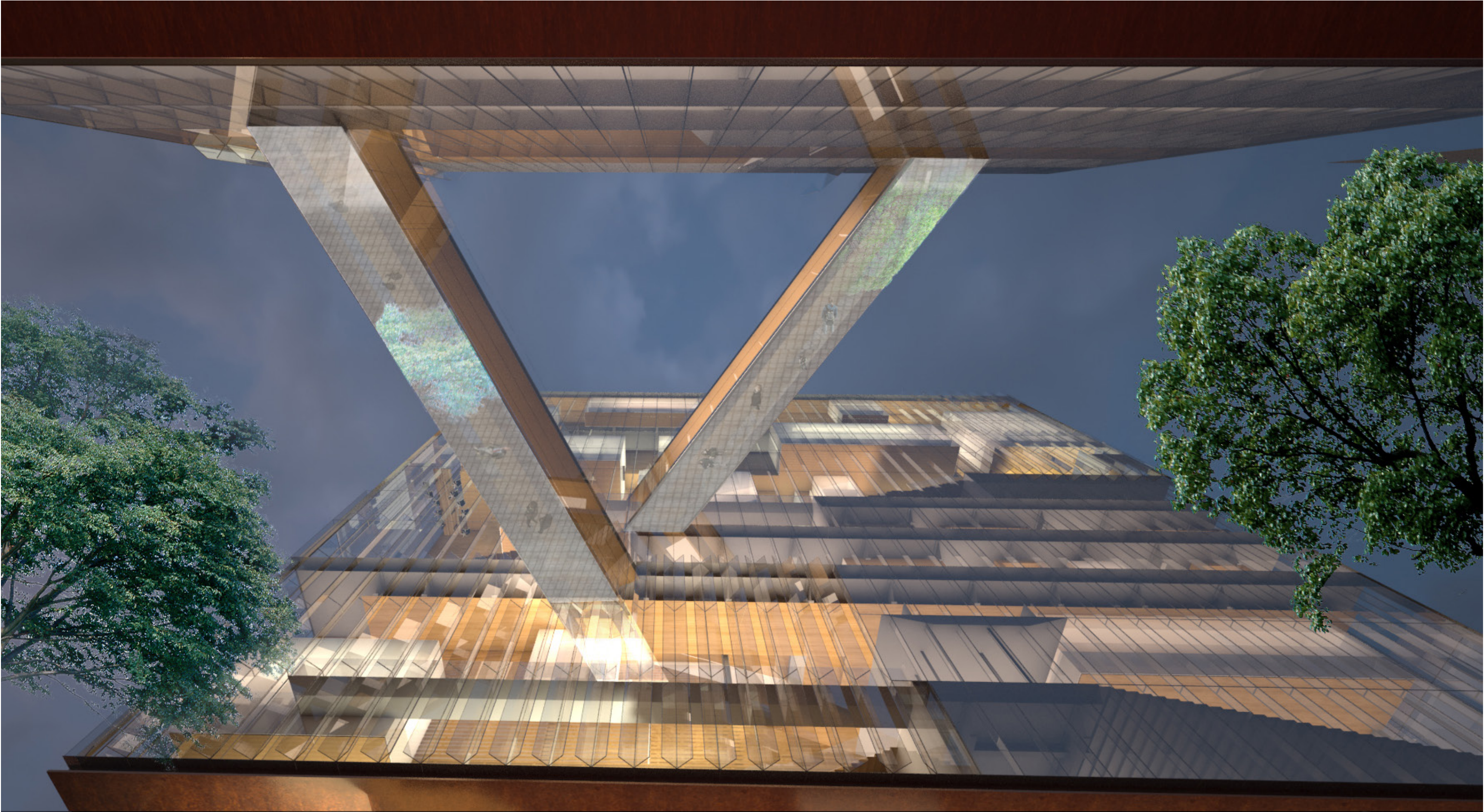
# 3D View

Looking Down Pierpoint Lane



# 3D View

Pierpoint Lane Looking Up



# 3D View: Glass Bottom Oculus (3rd Street and South Street)



# 3D View

## 3rd Street Experience Articulating Wind-Screen Positions



Wind Screens Extended



Wind Screens Half-Retracted



Wind Screens Retracted  
(Event Day)

# 3D View

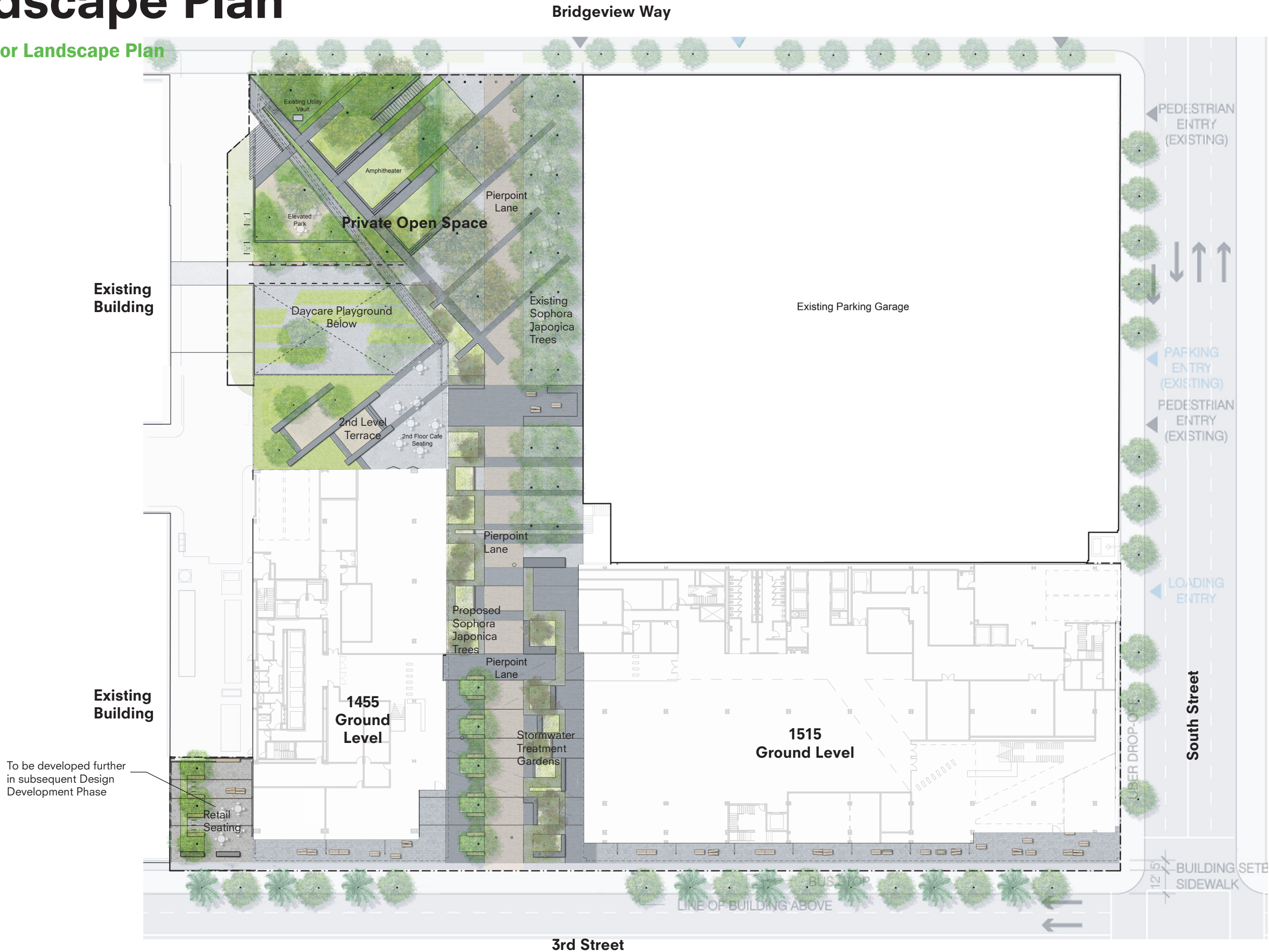
View from 3rd Street Approach



**Landscape**

# Landscape Plan

## Ground Floor Landscape Plan

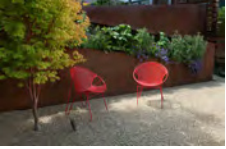



# Landscape Plan



## Pavement Plan





Yosemite Tan Gravel  
Size: 1/4"





Reclaimed San Francisco Cobble  
Source: American Soil and Stone  
Size: Varies  
Finish: Sawn  
Joint: Mortared





Endicott Brick Pavers  
Size: 2 1/4" x 4" x 12"  
Finish & Color: Manganese Ironspot  
Color and Wirecut Finish  
Joint: Butt Joint and Sandswept





Precast Stepstone Unit Pavers  
Size: 3" x 4" x 18"  
Finish and Color: Almond with  
Slag and Light Sandblast Finish  
Joint: 1/8" and Sandswept



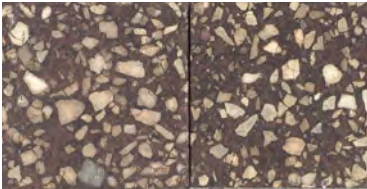
McNichols Close Mesh Bar  
Grating,  
Color: TBD  
Size: 3/16"



Reclaimed Steel Inlay  
Separates the Bands of  
Asphalt Pavers



Hanover Asphalt Block Pavers  
Size: 5" x 12" x 2"  
Finish & Color: Matrix A80012,  
Ground Finish  
Joint: Butt joint and sandswept

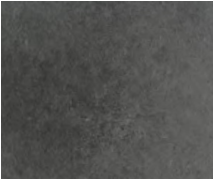


# Landscape Plan

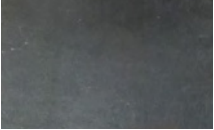
## Site Elements



Cast-In-Place Concrete  
Seatwall  
Color System: "Mix-Ready"  
Graphite (carbon) color #8084  
by Davis Colors.  
18" Height



Weathering Steel Planters  
Planter 1: 3'(w) x 41'-6"(l) x 12'(h)  
Planter 2: 3'(w) x 42'-6"(l) x 6'(h)  
Planter 3: 3'(w) x 26'-0"(l) x 4'(h)



Movable Chairs and Tables

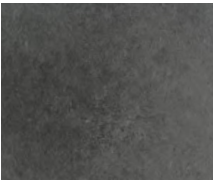
Chairs  
Manufacturer: Fermob  
Product: Luxembourg  
tyle: Stackable Chair #4101  
Material: Aluminum tubular frame



Tables  
Manufacturer: Fermob  
Product: Luxembourg  
tyle: Knockdown table #4135  
4) Size: 80cm x 80cm, 73.5cm ht.  
5) Material: Aluminum tubular  
frame, Extruded-aluminum slat  
table top



Cast-In-Place Concrete Benches  
Color System: "Mix-Ready"  
Graphite (carbon) color #8084  
by Davis Colors.



Solid Wood Bench Units  
2'(w) x 9'(l) x 18"(h)



Bicycle Racks

Streetlife Street Furniture Collection  
CorTen Bicycle Racks - Wide



Backflow Preventer Enclosures



3rd Street Transforming  
Furniture



NORTH

1:50

# Landscape Plan

## Shrub and Groundcover Planting



Raised Planters with Succulents



Lawn

California Meadow Mix



Perennial Planting



Stormwater Quality Treatment Planting Mix



# Landscape Plan

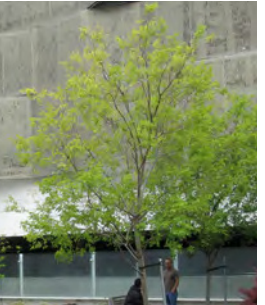
## Tree Planting Plan



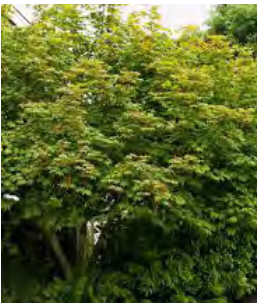
Evergreen Shade Trees



Multi-Trunk Flowering Trees

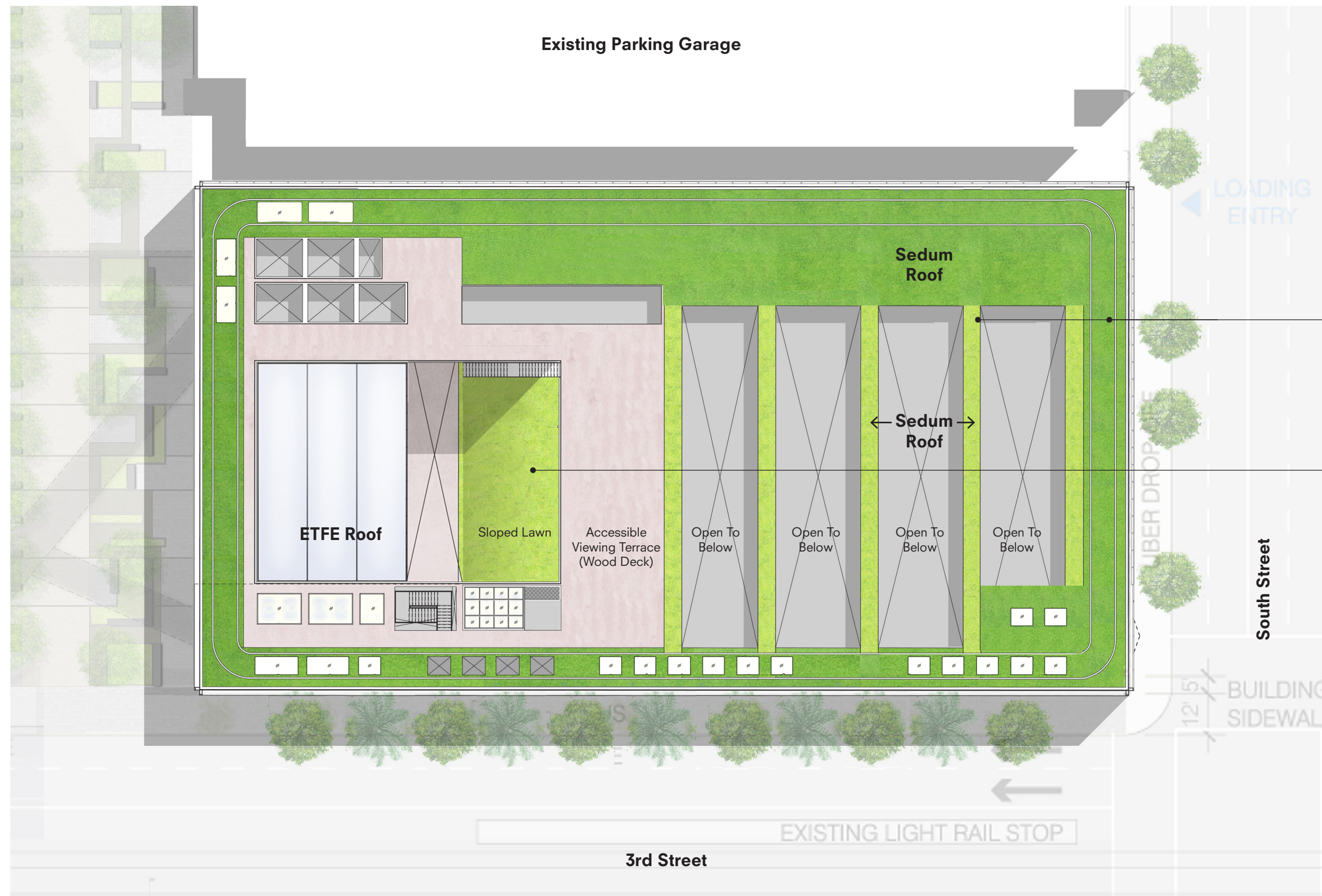


Sophora japonica



Filtration Planter Tree

## Site 2 - Building 1515 Roof



### Sedum Roof



### Sedum Roof



NORTH