

# MISSION ROCK



TISHMAN SPEYER

**GIANTS**™













# MISSION ROCK

SUSTAINABILITY  
STRATEGY



# MISSION ROCK

INFRASTRUCTURE  
PLAN



# MISSION ROCK

TRANSPORTATION  
PLAN



# MISSION ROCK

VISION &  
DESIGN  
INTENT



# MISSION ROCK

DESIGN  
CONTROLS



# Neighborhood Facts

---

11

buildings

---

Approximately

1200

new homes  
40% affordable

---

8 Acres

parks & open space







Phase 1  
includes

---

550K GSF

of office

---

Approximately

550

rental homes  
including affordable  
& family units

---

65K GSF

of retail









CBP













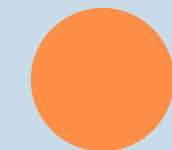
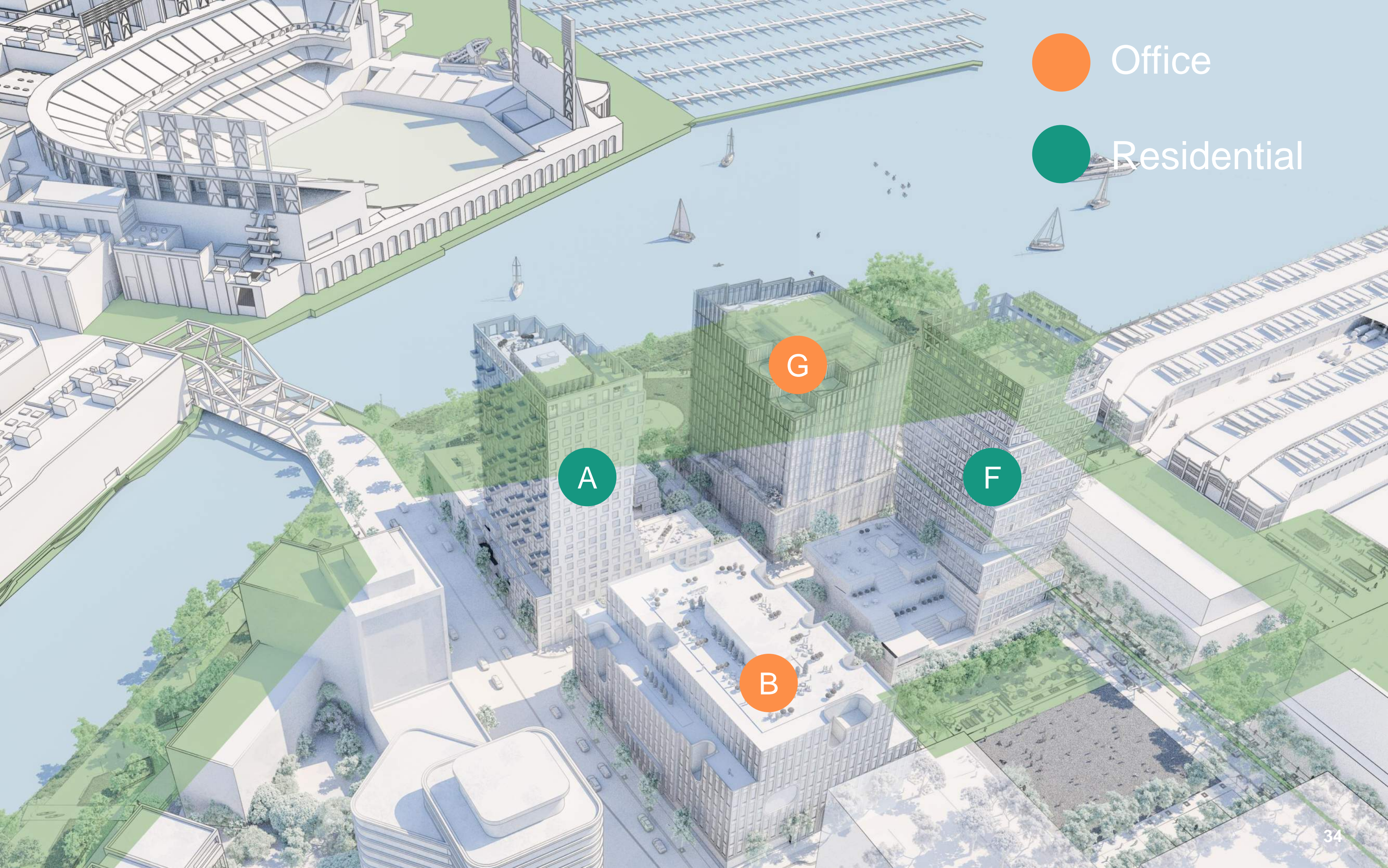












Office



Residential

A

G

F

B





A



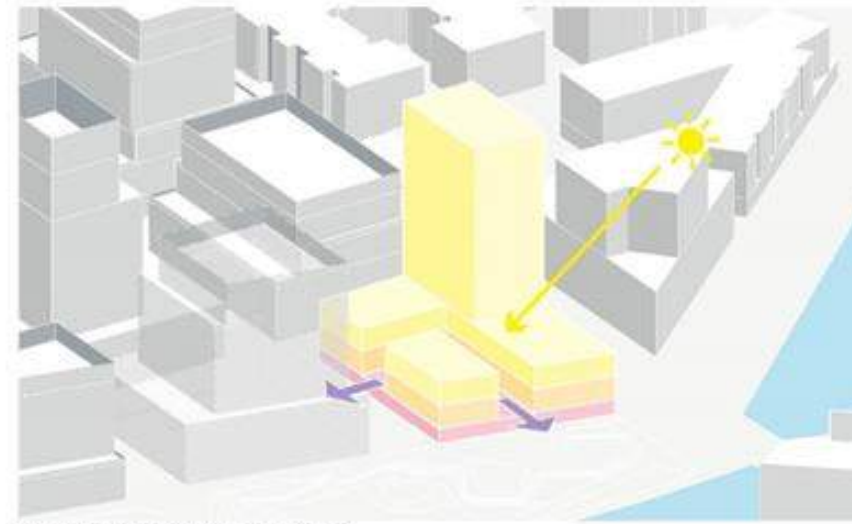


# Design narrative

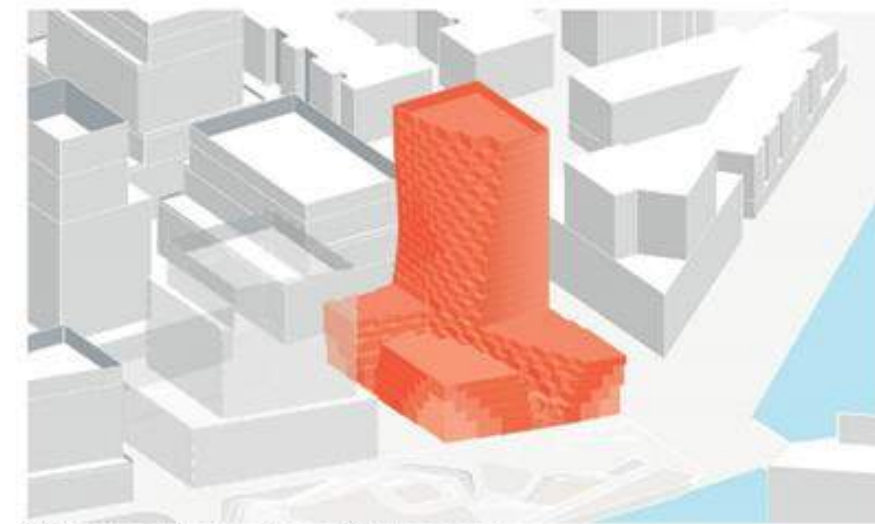
## Stepdiagrams



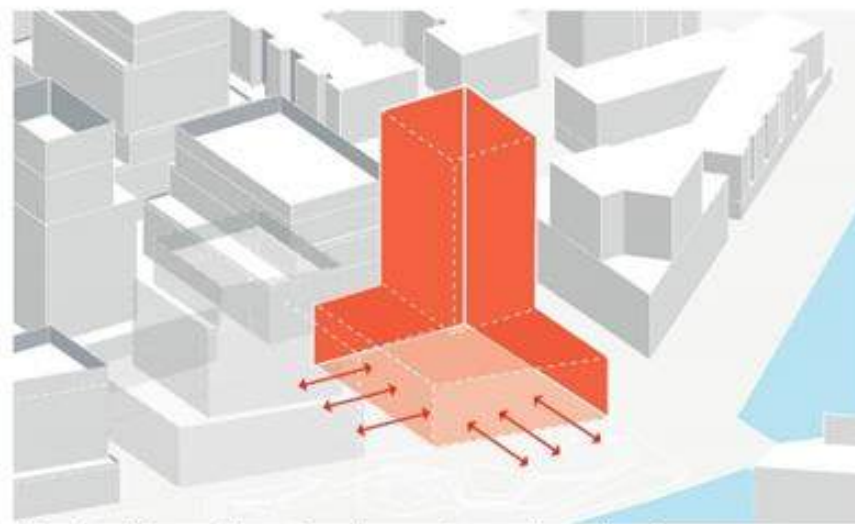
Crude masterplan massing



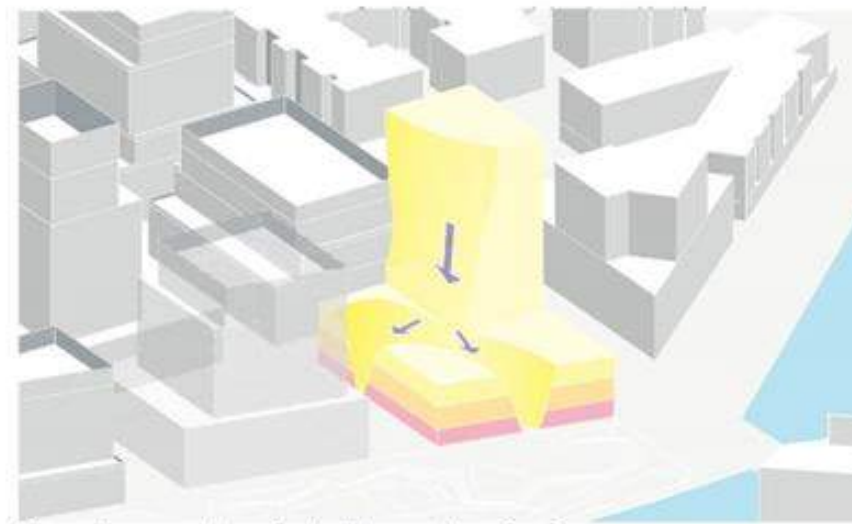
Carving for light and views



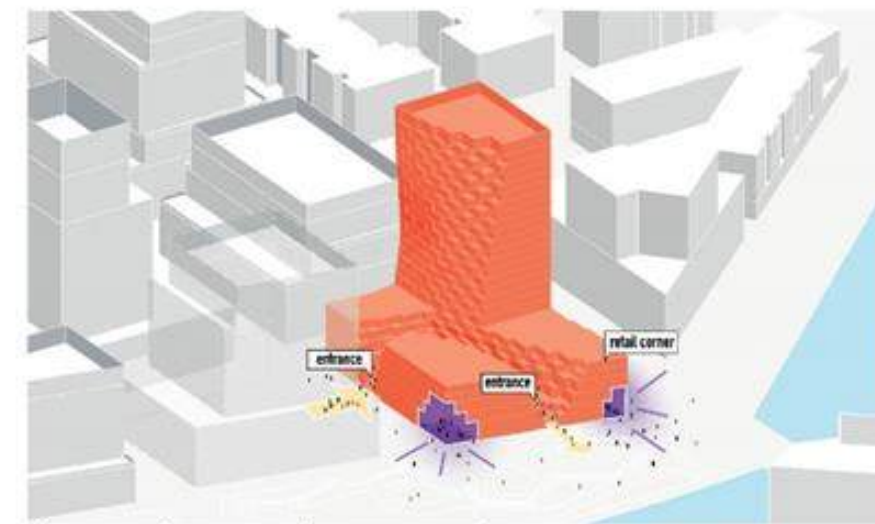
Orthogonal translation of fluid geometry



Streetwall to south and west, open to north and east



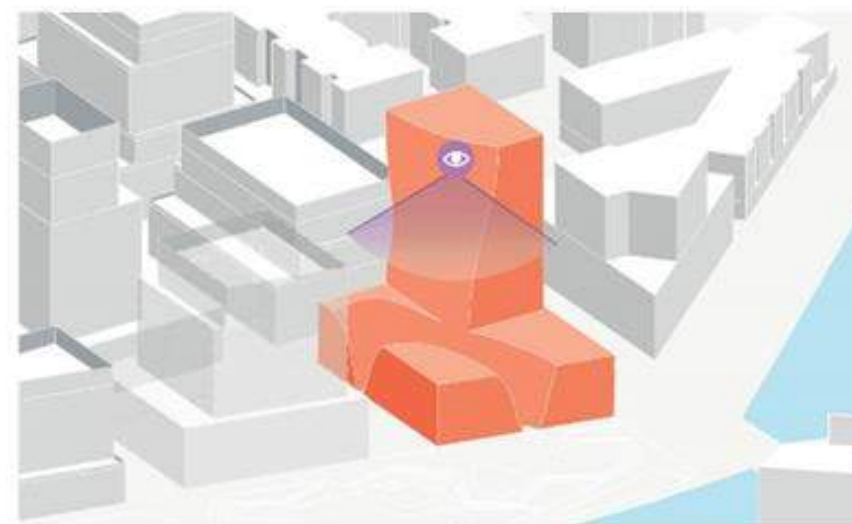
Smooth geometry oriented towards main view



Canyon entrances and corner accents



Program: Retail, office, residential



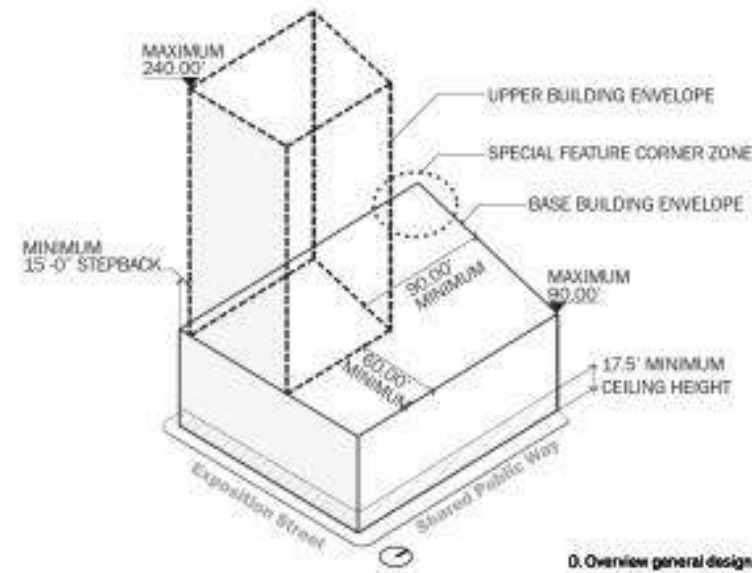
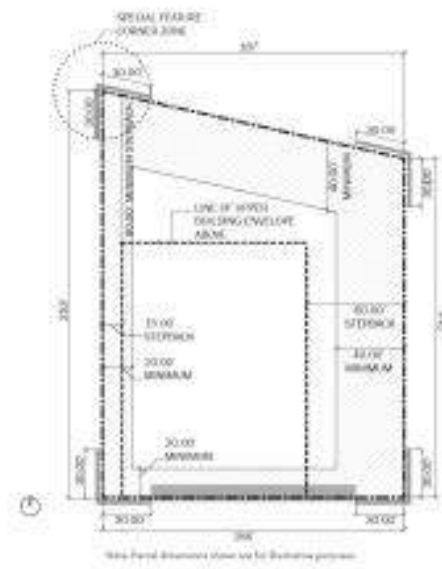
Canyon geometry engaging waterfront



Ecological layer facilitating biodiversity

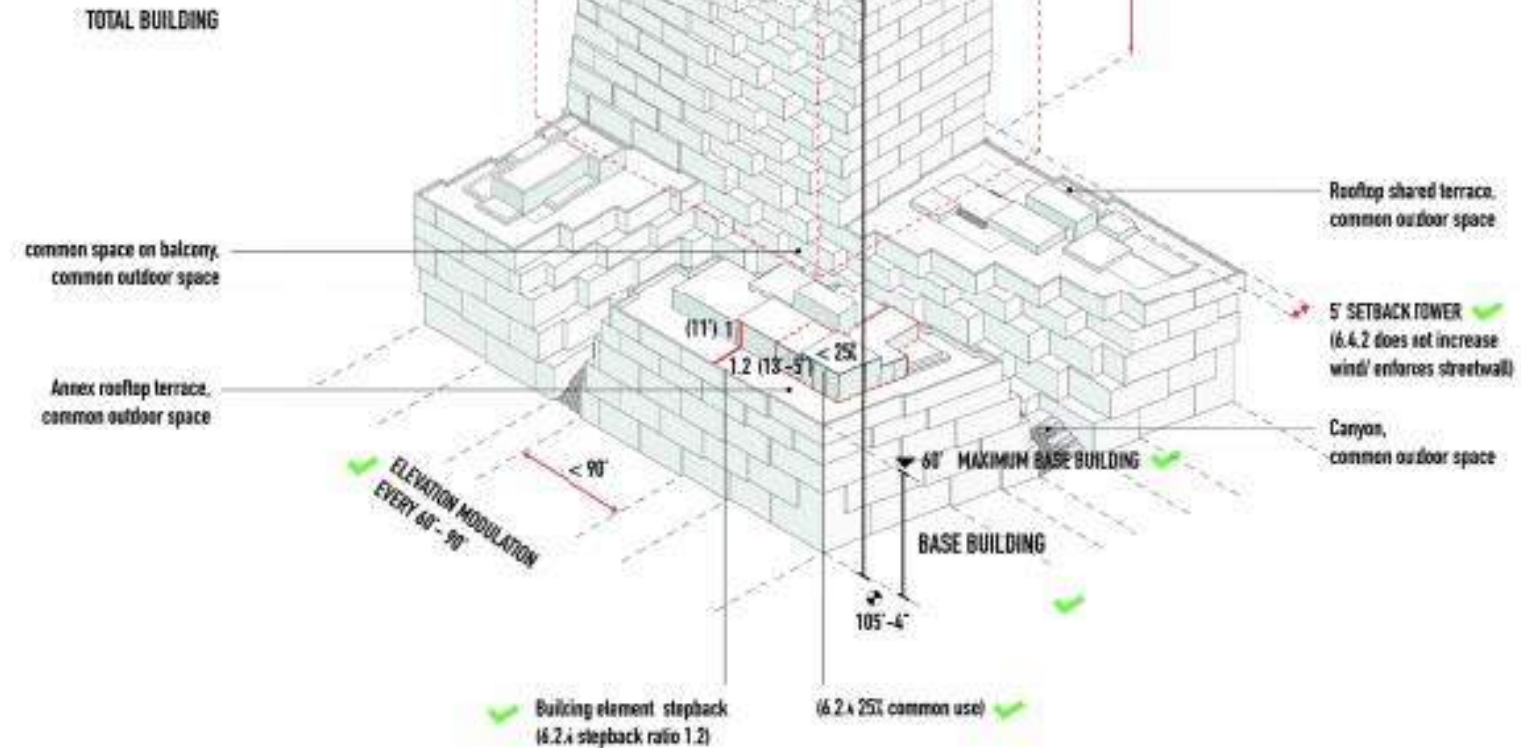


A



D. Overview general design controls

# Design Controls - Elevations







	Index	File	Module	Package Path	Size
14 - Performance tuning					
147	Tune	Index Scan	Relation	Index scan (left outer join)	41
		Join	SQL Compiler	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
148	Statistics	Index Scan	Relation	Index scan (left outer join)	41
		Join	Hash	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
149	Tune	Index Scan	Relation	Index scan (left outer join)	41
		Join	Hash	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
150	Statistics	Index Scan	Relation	Index scan (left outer join)	41
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		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
15 - Other					
151	Tune	Index Scan	Relation	Index scan (left outer join)	41
		Join	SQL Compiler	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
152	Statistics	Index Scan	Relation	Index scan (left outer join)	41
		Join	Hash	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
153	Tune	Index Scan	Relation	Index scan (left outer join)	41
		Join	Hash	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143
154	Statistics	Index Scan	Relation	Index scan (left outer join)	41
		Join	Hash	Join (1)	143
		Hash	Hash	Hash (1)	143
		Sort	Sort	Sort (1)	143

[illegible]





View Looking South





View Looking West from Shared Public Way

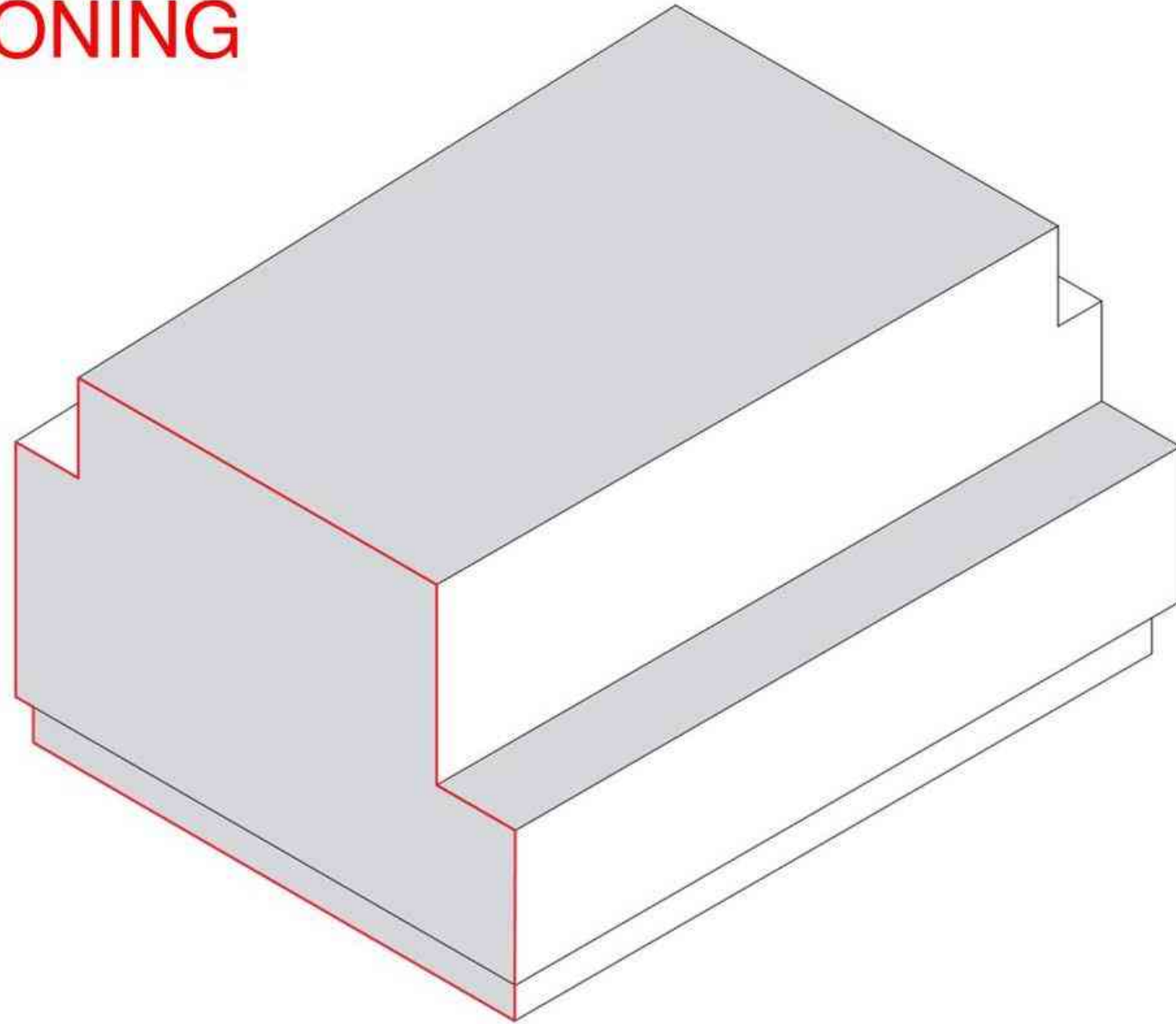


An aerial architectural rendering of a waterfront park. The park features a large, light-colored paved plaza with a circular wooden structure in the center. To the left, there's a green lawn area with a baseball field. The park is bordered by a body of water with several sailboats. In the foreground, there are modern, angular buildings. A large, stylized teal logo with the letters 'B' and 'D' is overlaid on the left side of the image.

# BD

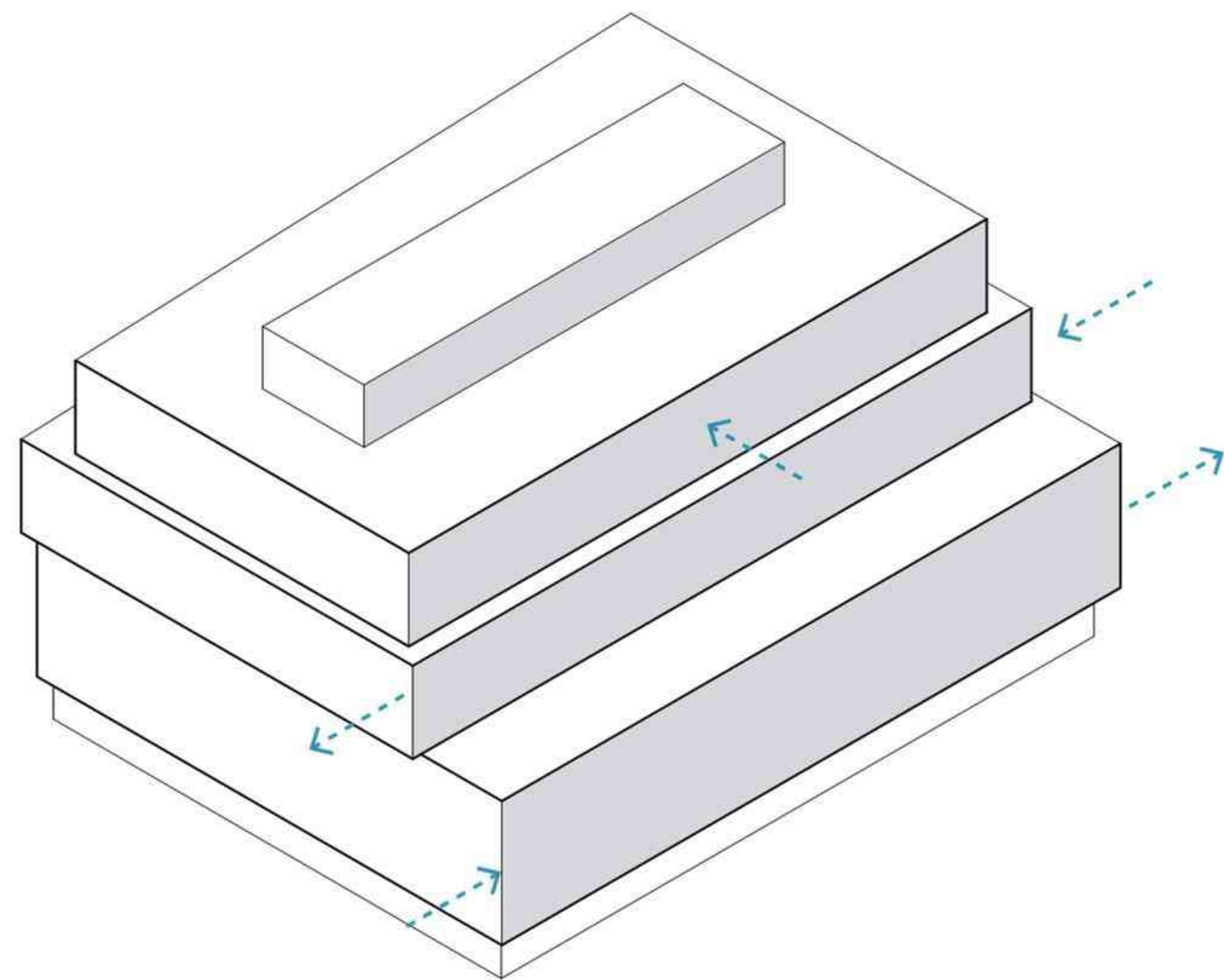


# PERSCRIPTIVE MASSING REQUIRED BY ZONING CONTROLS



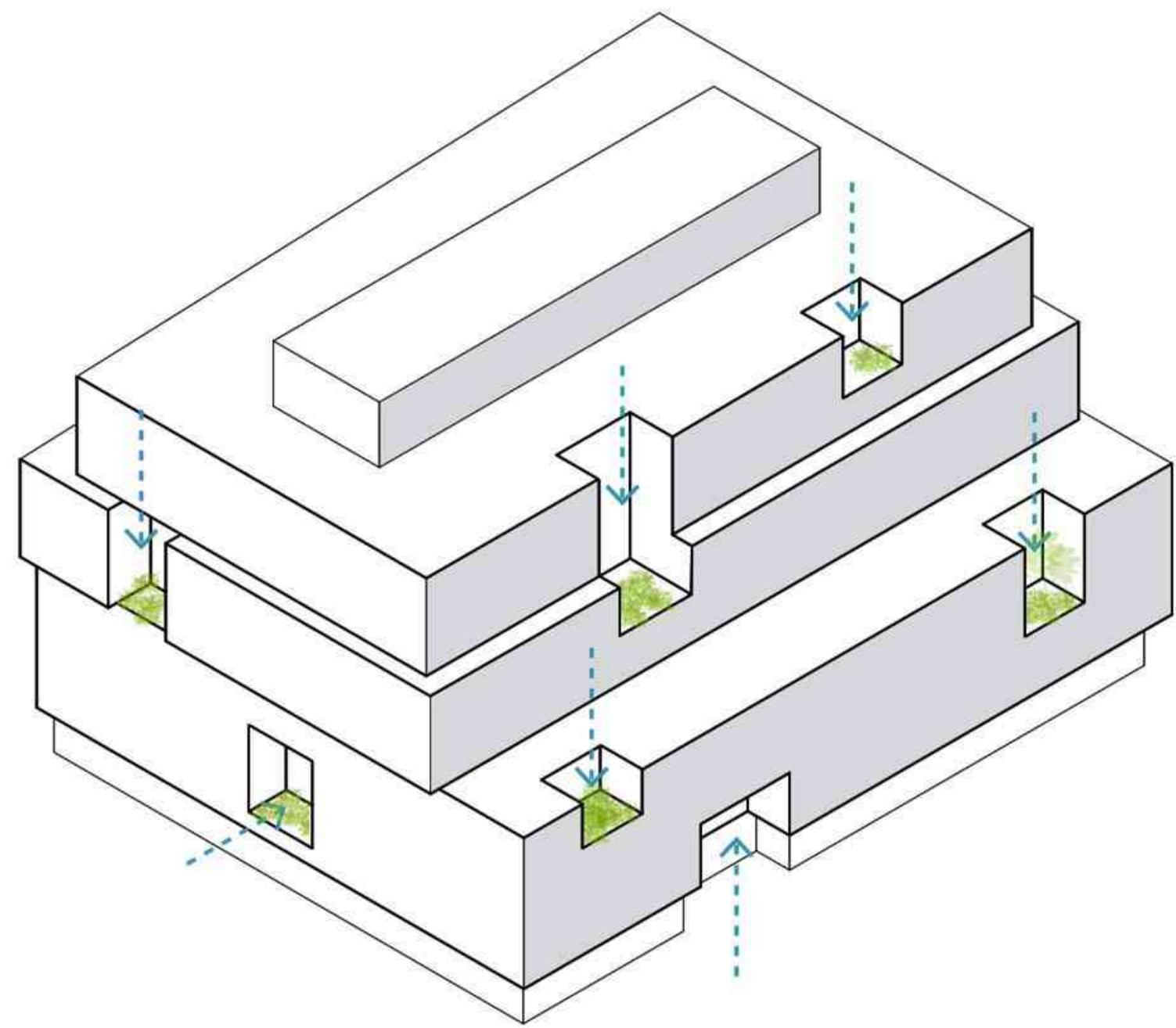


STRATIFICATION – shifting layers to break down the bulk of the massing



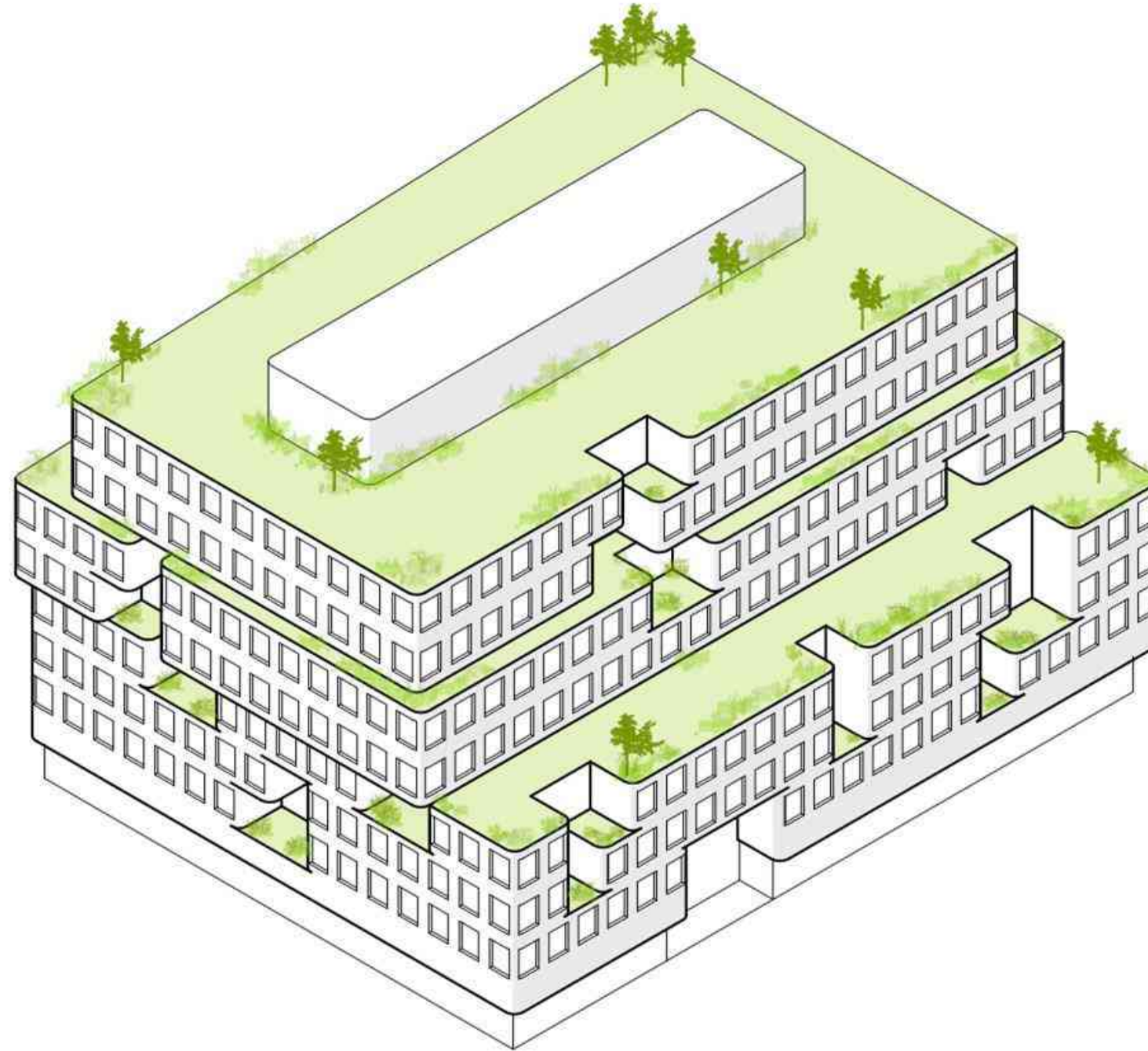


EROSION – visually connect the street to the building through carving of the podium





TERRACES – useable outdoor terraces and rooms allow for indoor / outdoor work environment





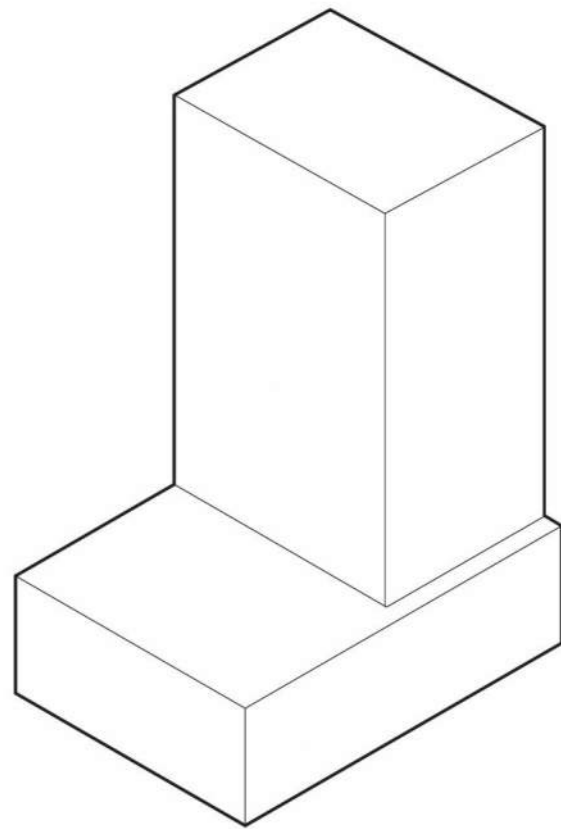


View Looking West from Shared Public Way



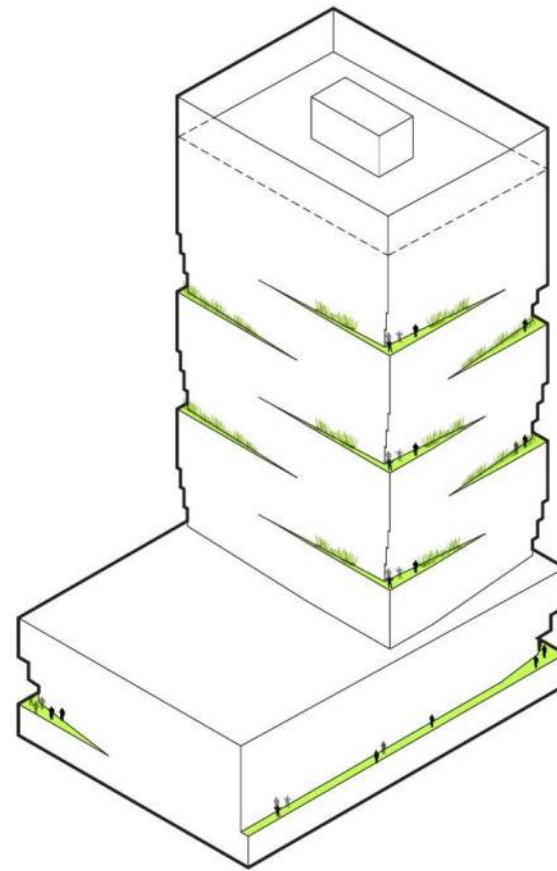






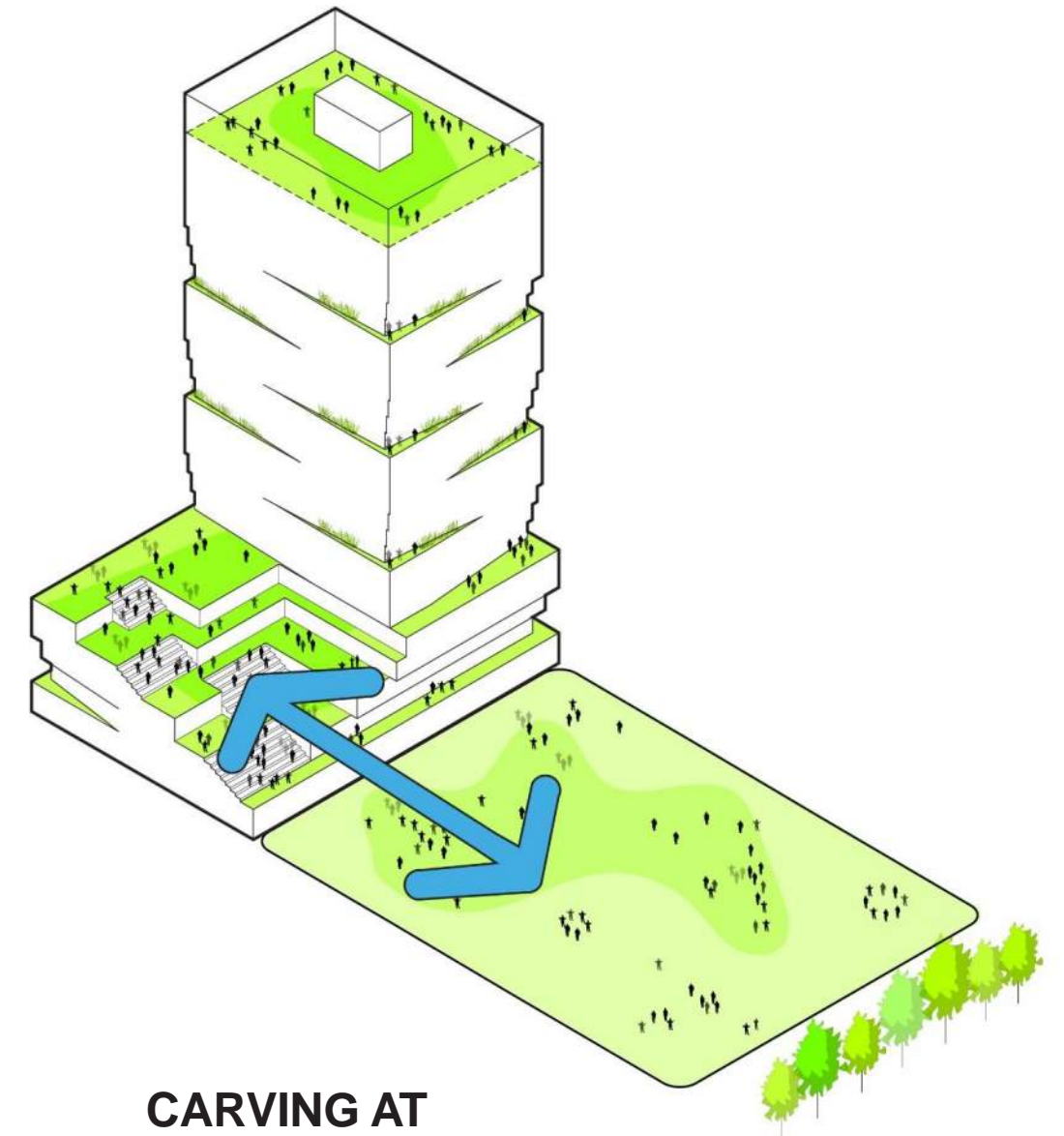
### **BASIC MASSING**

Building Envelope per  
Design Controls



### **CARVING AT RESIDENTIAL SCALE**

Private & Semi-Private  
Terraces



### **CARVING AT NEIGHBORHOOD SCALE**

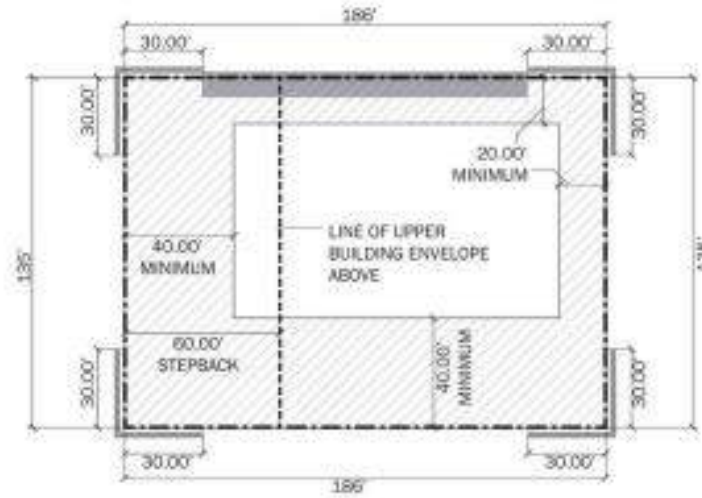
Mesa Sculpted for  
Recreation & Gathering

## **Massing Concept**

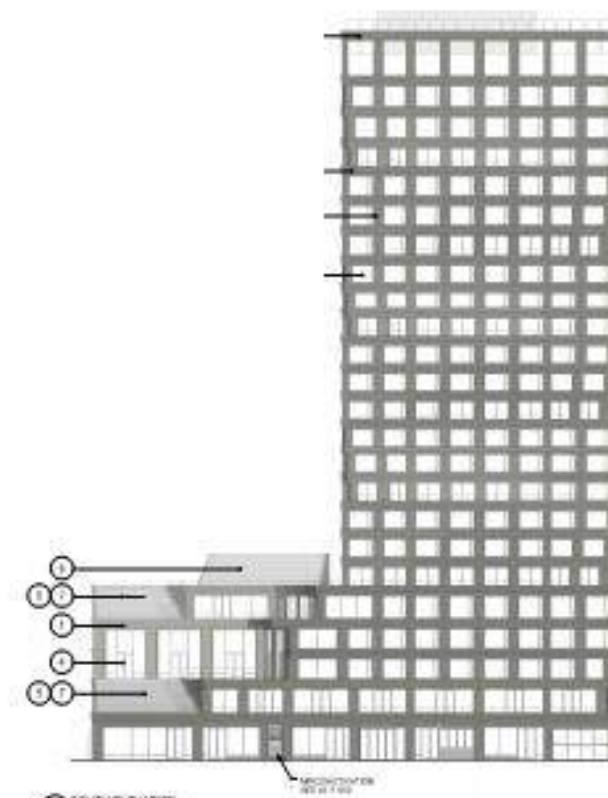
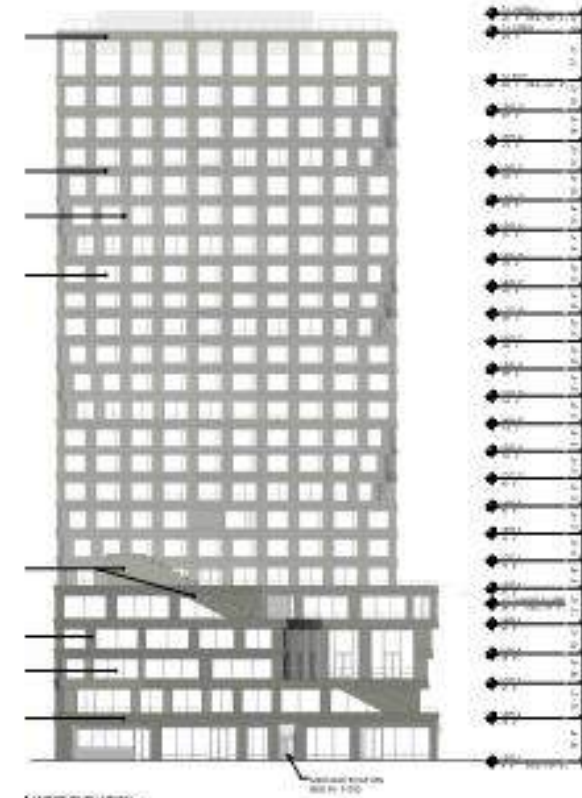
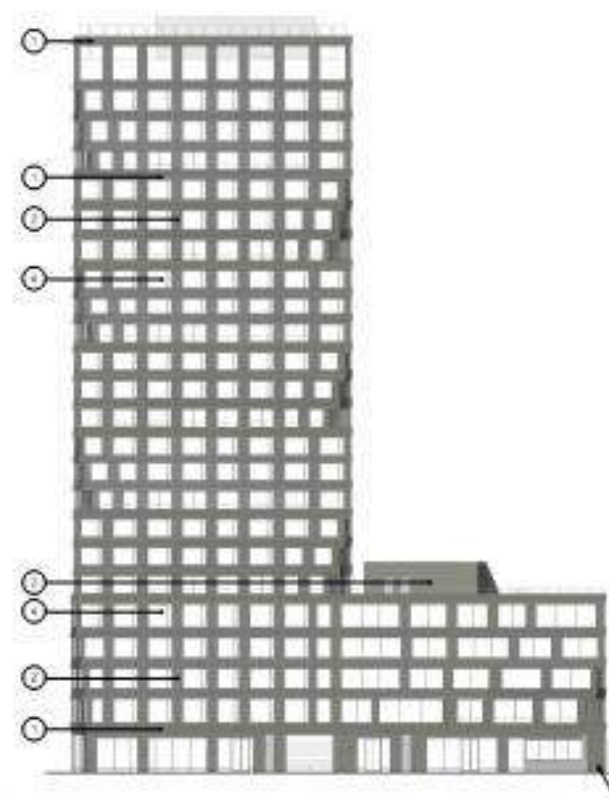
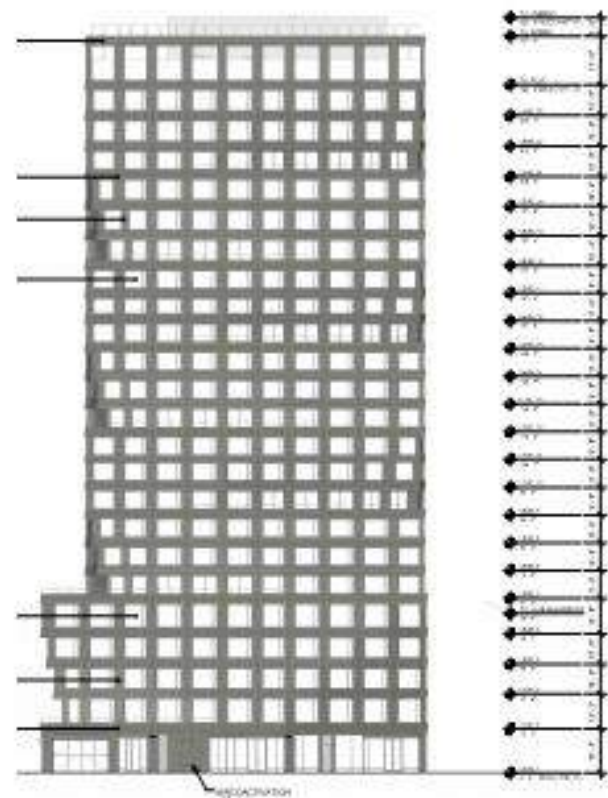
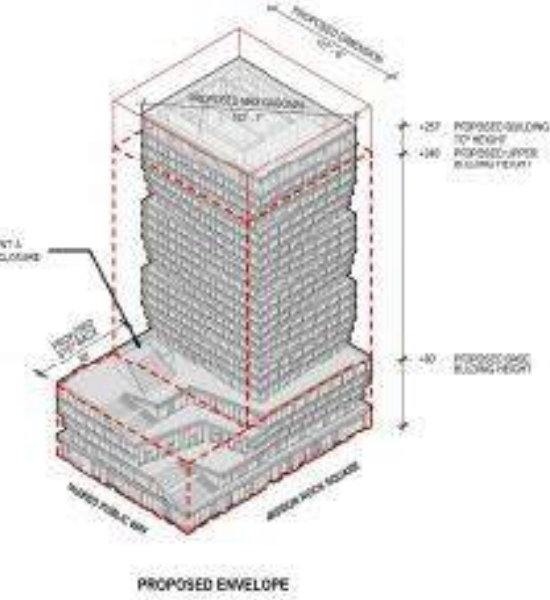
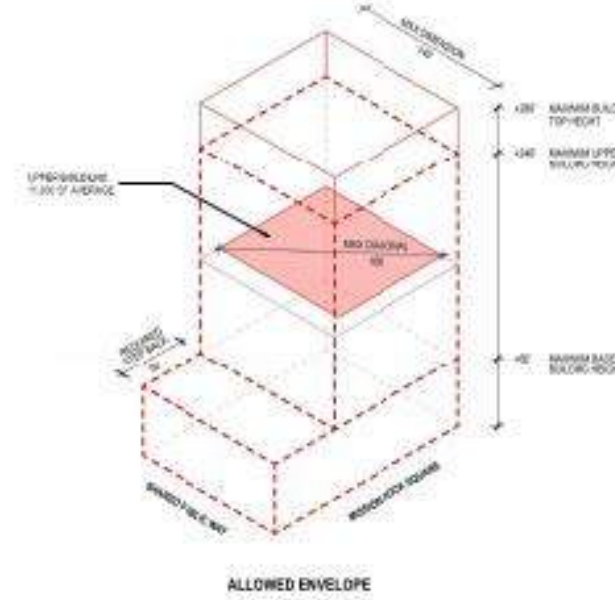
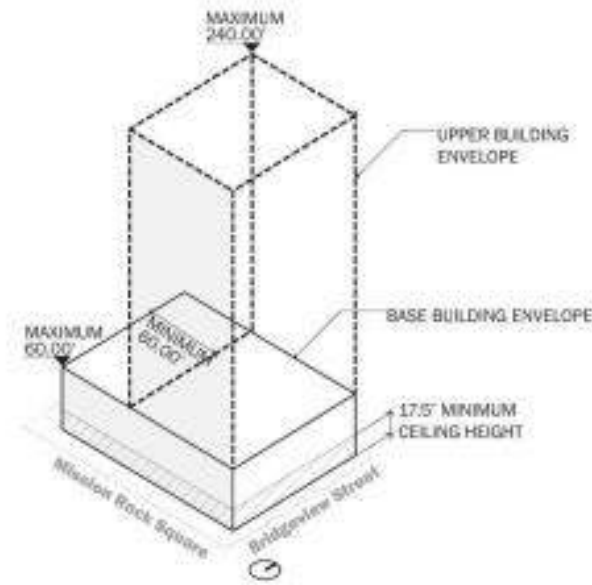


F

# Design Controls - Elevations



1





Mayor ED 17-02 Priority Permit

MISSION  
ROCK  
PARCEL F

SAN FRANCISCO, CALIFORNIA

GENERAL NOTES

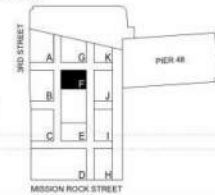
1. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS' SERVICE FOR USE SOLELY WITH RESPECT TO THE PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2019, STUDIO GANG ARCHITECTS.

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CLIENT

TISHMAN SPEYER **GIANTS**

KEY PLAN



NOT FOR CONSTRUCTION	
DESIGN APPLICATION REVIEW	10/1/2019
No. 100000000	Date

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Project No.: 18029

Drawn: JH Date: 09/25/19

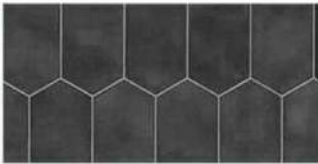
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Sheet Title

**BUILDING ISOMETRIC  
VIEWS - SW & SE**

Drawing Number:

**A2.F.002**



1 GLAZED TILE



2 PATTERNED METAL PANEL



3 METAL PANELS



4 GLAZING IN MEGA-PANEL



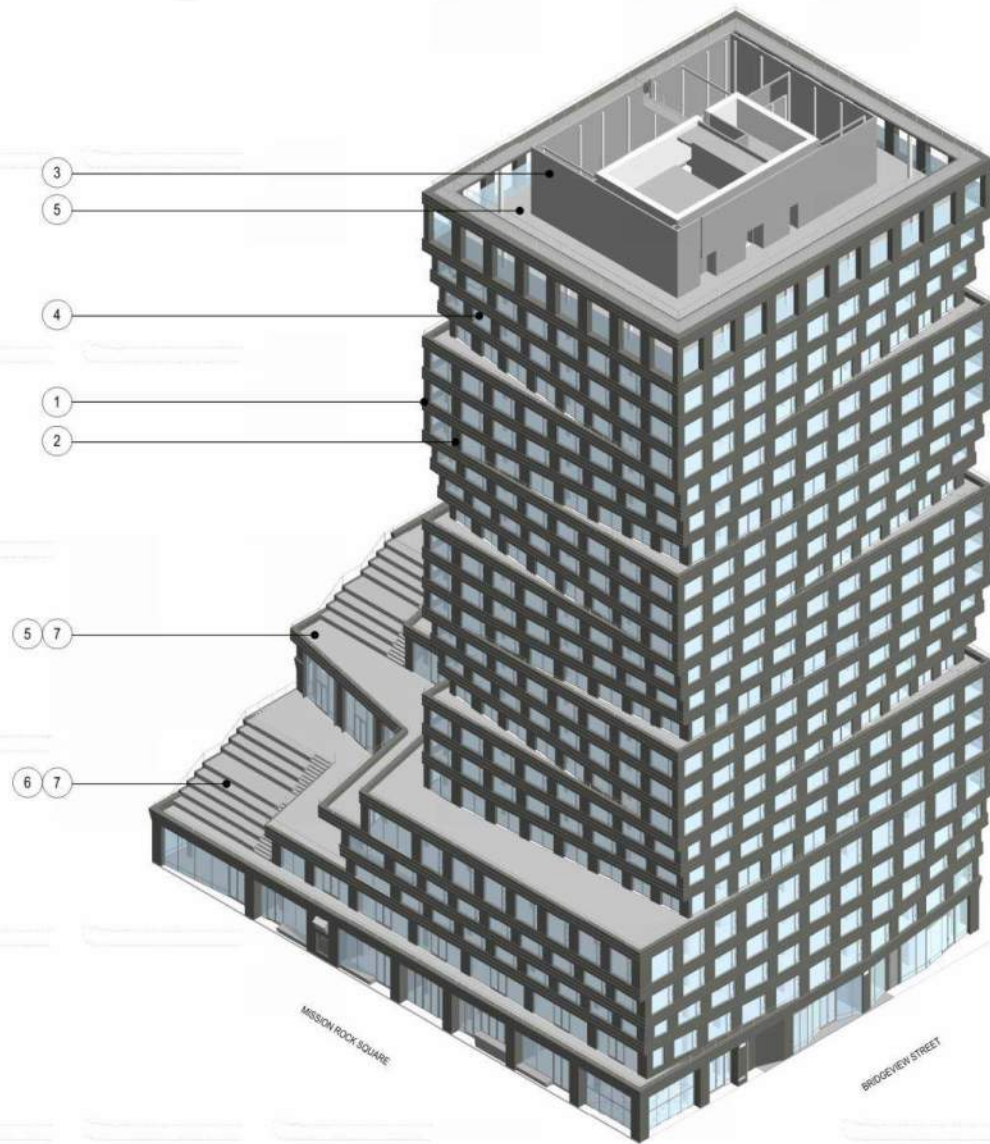
5 CONCRETE PAVER



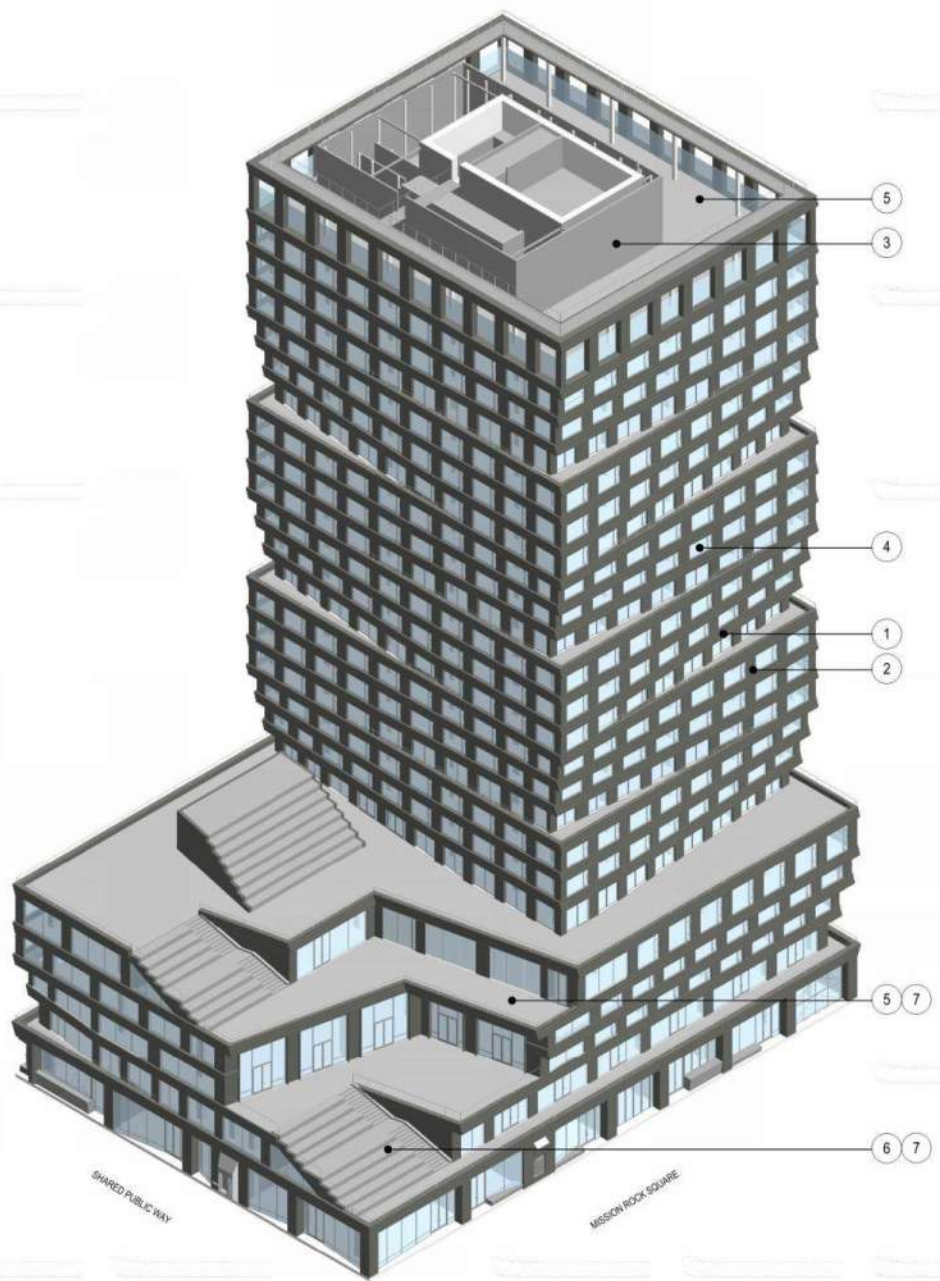
6 ACCENT CONCRETE PAVER



7 WOOD



2 BUILDING ISOMETRIC - SE  
SCALE



1 BUILDING ISOMETRIC - SW  
SCALE





View Looking South from MR Sq.

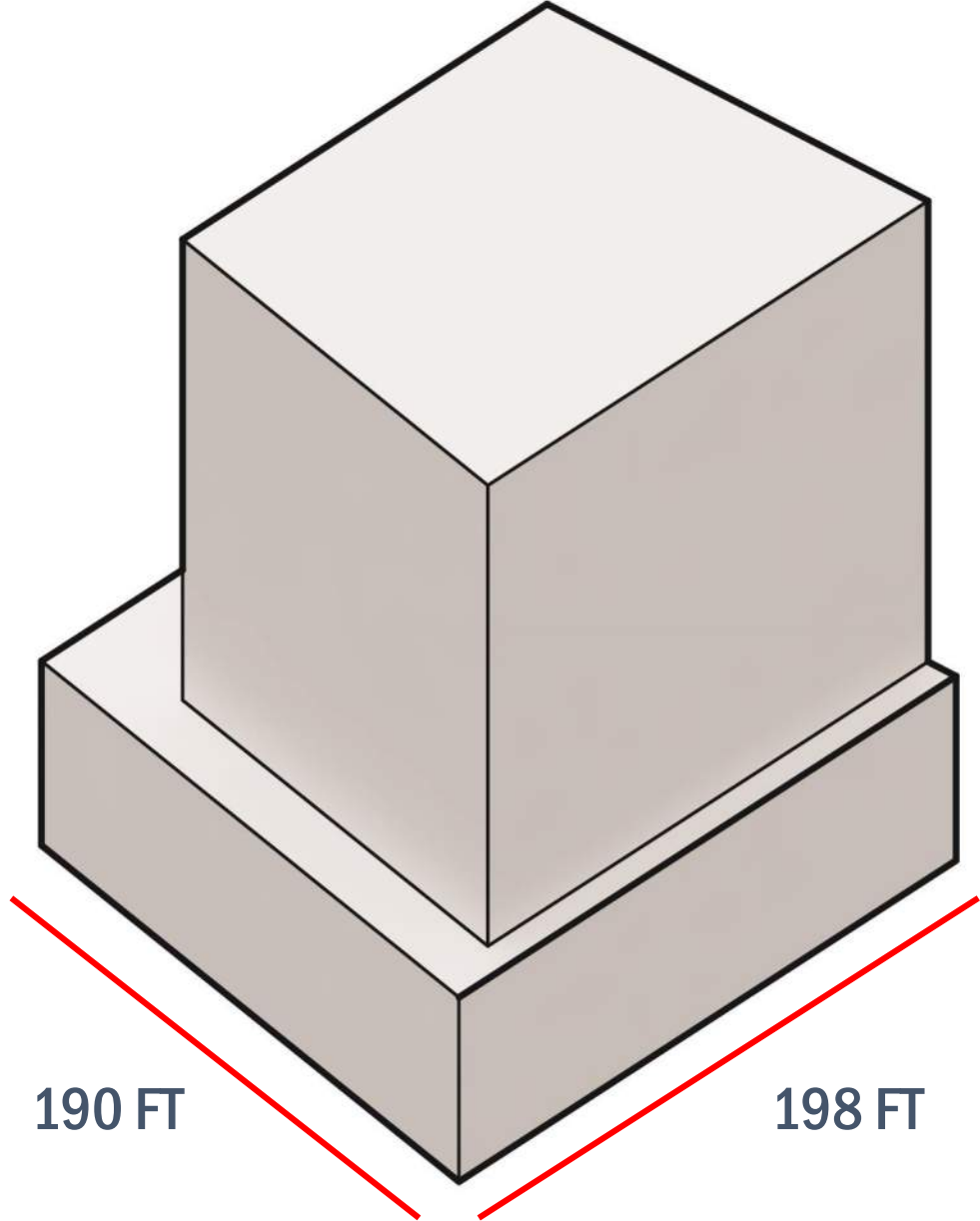


An aerial architectural rendering of a park or urban development. The scene features a large, winding path, several clusters of trees, and a body of water in the upper left. A large, semi-transparent teal letter 'G' is overlaid on the left side of the image. On the right side, there is a grid of white rectangular boxes of varying sizes, some of which are partially obscured by a teal square. The overall style is a high-quality digital rendering with soft lighting and shadows.

# G



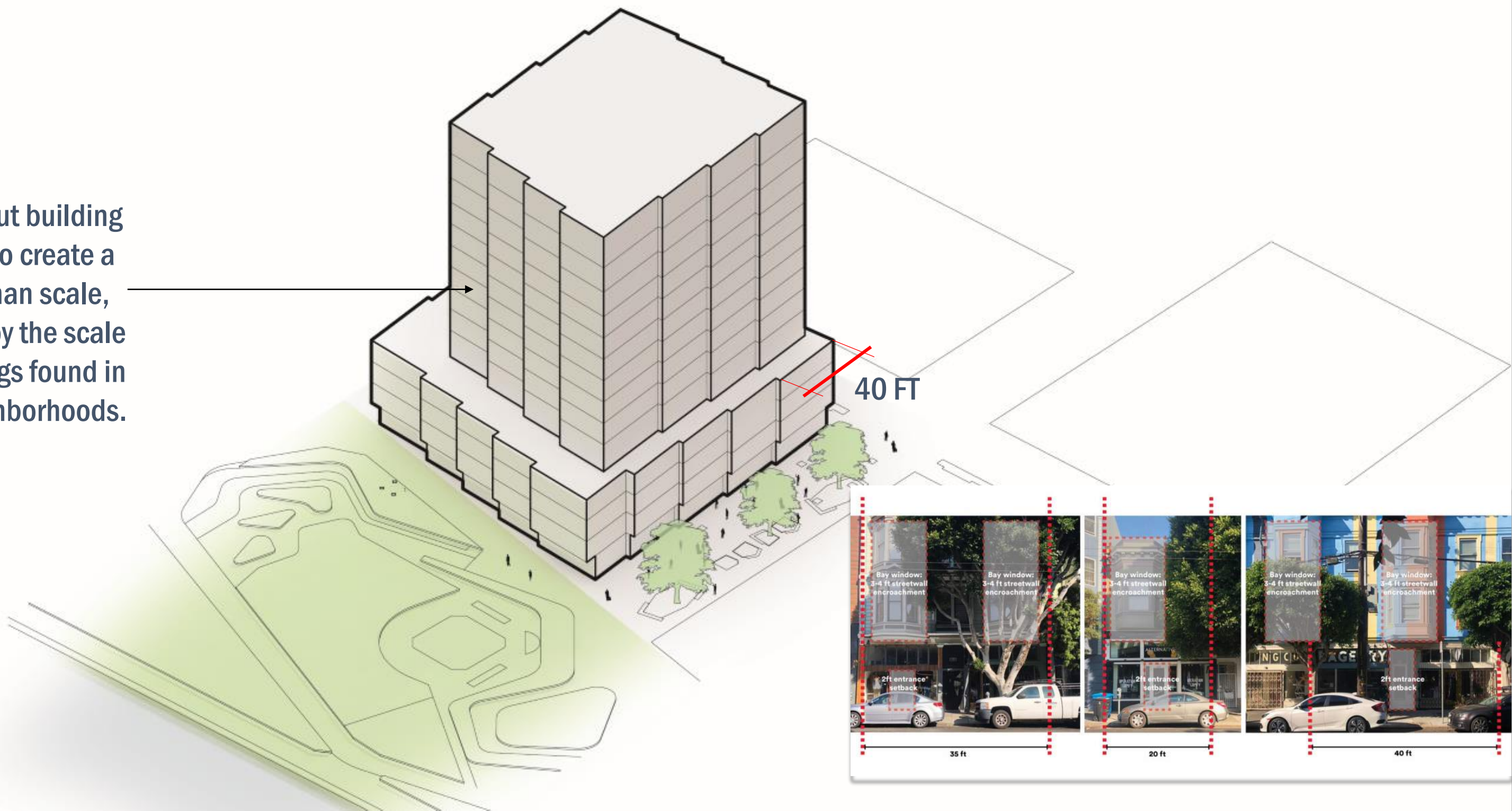
# Base Volume per Design Controls





# Carving Out a Neighborhood Scale

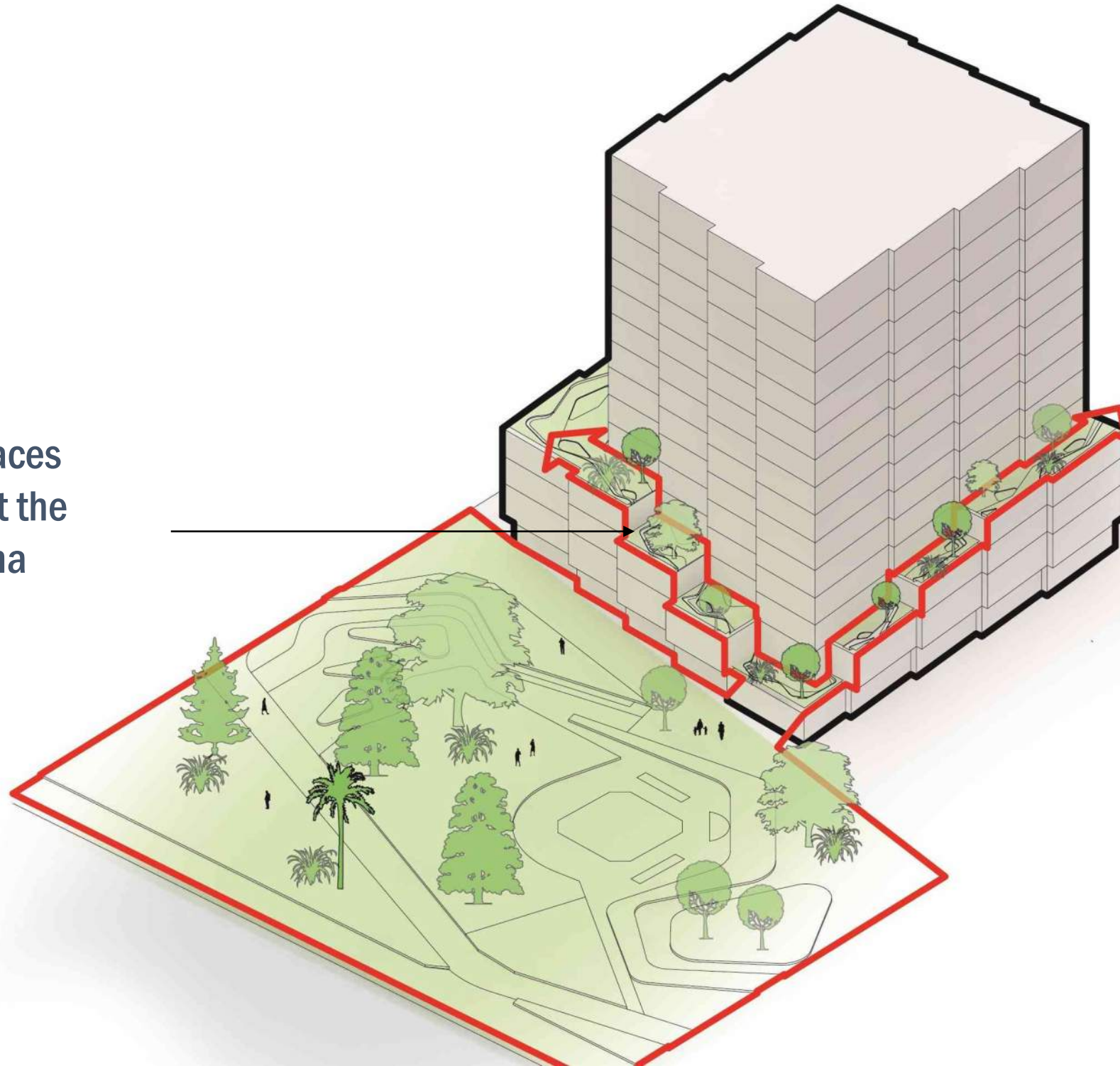
Carving out building massing to create a more human scale, inspired by the scale of buildings found in SF's neighborhoods.





# Extending the Park

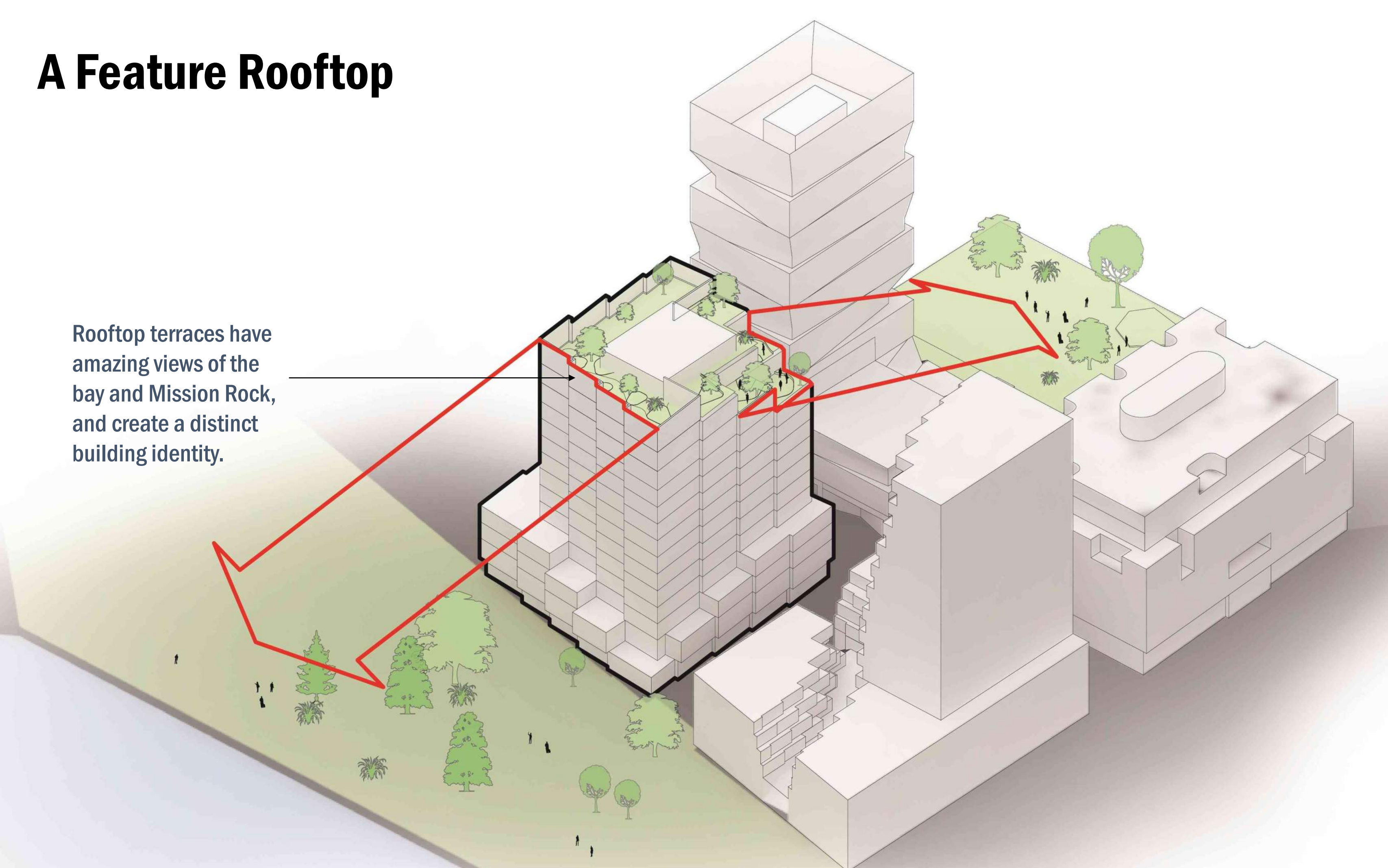
Cascading terraces  
visually connect the  
building to China  
Basin Park.





# A Feature Rooftop

Rooftop terraces have amazing views of the bay and Mission Rock, and create a distinct building identity.















View Looking South from China Basin Park





View Looking South West from Shared Public Way











# MISSION ROCK



TISHMAN SPEYER

