**Overview of Mission Rock Phase 1 Vertical Designs**

**About Mission Rock**

Mission Rock is a shared vision of what a neighborhood is in a place like San Francisco. Welcoming to all. Open to the waterfront, the outdoors and breath-taking architecture. A place where amenities are enjoyed by residents. Where companies work next door to individuals in innovative spaces. Where retail and cultural imaginations collide to create exciting social experiences for all.

Mission Rock represents 12 years of planning and community input to turn 28 acres of asphalt and a windswept parking lot into an exciting new neighborhood and community gathering point for San Francisco residents and visitors.The project is a public-private partnership with the San Francisco Giants, Tishman Speyer and the Port of San Francisco to build a waterfront mixed-use neighborhood near Oracle Park. Mission Rock is designed as a neighborhood, whose ensemble of mixed-use buildings will be tied together by the public spaces surrounding them and penetrating their ground floors. As co-master developers and general partners, the Giants and Tishman Speyer will design, build, lease and program Mission Rock. Phase 1 of the project will break ground in early 2020. Mission Rock will serve as a centerpiece for the emerging Central Southern Waterfront neighborhood. The project will be built out over three phases and full completion will include:

* Approximately 1,200 residential rental units, with 40 percent affordable to low and moderate income households.
* 8 acres of parks and open space, including a signature waterfront park.
* Up to 1.4 million square feet of new, high quality office space.
* Over 200,000 square feet of neighborhood serving retail and local manufacturing space.
* Parking structure to serve ballpark and neighborhood needs.
* Rehabilitation of historic Pier 48.
* Public waterfront access and improvements, including a segment of the Blue Greenway trail connection from Embarcadero to Hunters Point.
* Thousands of construction and permanent jobs.

**Phase 1: A Collaborative Design Cohort:** Studio Gang + Henning Larsen + MVRDV + Workac

 “*It is a rare opportunity to collaborate with world-class architects as a team from the very onset of a project to create more than just eye-catching architecture, but also to push the design and development principles to construct a welcoming community for all.”*  — The Mission Rock Project Team

The Mission Rock team recognized this once in a lifetime opportunity to create a unique destination that feels like it could only be in San Francisco, but one that San Francisco has never seen before. As such, it assembled a team of world-renowned architects to collaboratively design the buildings for phase one of the project. In other words, we created an “anti-master plan, master plan” where each building would have its own distinct look and feel, but would complement each other and the surrounding environment – including China Basin Park. The project team adopted a radical sharing philosophy. The architectural teams forming the design cohort (including local firms) came together in true studio fashion to discover, share, collaborate, evaluate and to ensure that the first phase of Mission Rock authentically reflects the community’s vision.

Specifically, the cohort organized themselves around a set of ground floor values that puts place making and experience above all else. This includes:

**Location Specific:** Create a place that can only exist here. One that is appropriate to its place and its neighbors. Build a complete experience that you can’t find anywhere else.

**Design Quality:** Everything has ‘design quality’ as a key attribute. This will be a beautiful, functional, considered and equitable place.

**Community Benefit:** Mission Rock is a community. Every aspect of the project needs to help build and strengthen the community by engaging, programming, sharing, teaching or giving.

**Indoor/Outdoor:** Public spaces are inside and outside. The project embraces the natural environment and will bring the outside in and the inside out as much as possible.

Based on these values, the cohort established a set of common goals to guide their individual building design, including:

**Goal 1:** Design the ground plane to connect blocks and expand the public realm.

**Goal 2:** Make podiums into “mesas” that enliven their surroundings.

**Goal 3:** Organize and shape towers to optimize views and create memorable collective silhouettes.

**Goal 4:** Select materials to tie the buildings and neighborhood together.

**Goal 5:** Respond to the Bay Area’s climate and ecosystem to create a comfortable and sustainable environment.

The result is four distinct buildings that tie together seamlessly with the newly imagined China Basin Park to form Phase 1 of Mission Rock.

**Phase 1 Facts**

4 Buildings (2 residential (540 units), two commercial (550K sq’)

5 Acre China Basin Park

85k sq’ Retail and Restaurant Space

Groundbreaking: Early 2020

Phase 1 Completion: 2022 – 2023

Website: missionrock.com

**BUILDING G – Office**

**Lead Design Architect:** Henning Larsen (henninglarsen.com)

 **+ Associate Architect**: Adamson Associates ([https://www.adamson-associates.com](https://www.adamson-associates.com/))

**+ Associate Architect:** Y.A. Studio (<http://www.ya-studio.com/>)

**Inspiration & Description**

Henning Larsen’s Building G design takes a departure in the scale and particularities of beloved San Francisco neighborhoods -- the city’s steep urban landscapes and the site’s legacy of industrial architecture. These served as inspiration and generators for a concept that breaks down the scale of the large commercial block to a smaller ‘neighborhood’ scale, which activates the ground plane and in turn supports a dynamic streetscape.

Inspired by the geologic rock formations of California’s Devil's Postpile in Yosemite National Park, the overall massing volume is carved into smaller bays, which creates a dynamic and varied appearance from street level reminiscent of traditional San Francisco neighborhoods. The design features an iconic faceted façade accented by lush green terraces that ascend the mesa (podium) and visually extend China Basin Park up along the building exterior, culminating in an expansive fifth floor terrace that wraps around the tower. These spacious terraces, carefully crafted into the design of the floorplates, will be recreational as well as active workspaces for future tenants.

To define a feature rooftop, the top of the building steps down at the southwest to allow for generous, wind-sheltered, sunlit terraces with views overlooking Mission Rock Square and the new Mission Rock neighborhood. The upper terraces ascend to a north-facing rooftop terrace lounge that features fantastic views of Oracle Park, the Bay, and the skyline of downtown San Francisco and is screened by a crown that reaches its pinnacle at the northwest corner of the tower.

The interior design creates a modern work environment characterized by flexible, column-free interior floorplates and the potential for interconnected collaboration zones, with direct access to outside workspaces and planted terraces on most floors.

The warm sand-colored precast façade brings a feeling of warmth and texture to Mission Rock. The depth and angled geometry of each façade panel is designed to capture sunlight and enable a play of light and shadow throughout the day, giving the building an appearance of perpetual change.

From afar, an important vantage point given the building’s siting along the Mission Rock waterfront and prominence from 3rd Street, Building G appears as a rough, yet delicately faceted rock. There is a clear reading of the vertical rock-like massing outlines, which enhances the verticality of the building. As one moves closer, the reading of the stacked blocks, vertical sheers, and overall façade hierarchy is apparent. Looking up at the tower from mid-range, single floors are identifiable, and the shadows created by the façade’s depth are visible. At the small, intimate scale of street level, one can experience the textured materiality of the precast, varied storefront niches, and small micro-activations such as benches and flowering planters integrated into the façade. Each storefront is designed to be unique and provide abundant opportunities for indoor/outdoor experiences.

The 13-story commercial Building G with its 360-degree retail at ground floor will be a coveted place to work and will possess a landmark identity within the new Mission Rock district.

**Total Size:** 300K GSF; 13 Total Floors

**Primary Building Use:** Office

**Ground floor:** Retail & Restaurants, Residential lobby, and Office entrance