

MISSION ROCK

Mission Rock Updates

Southern Advisory Committee Meeting
December 8, 2021



TISHMAN SPEYER



Construction



Mission Rock, June 2021

Mission Rock, November 2021



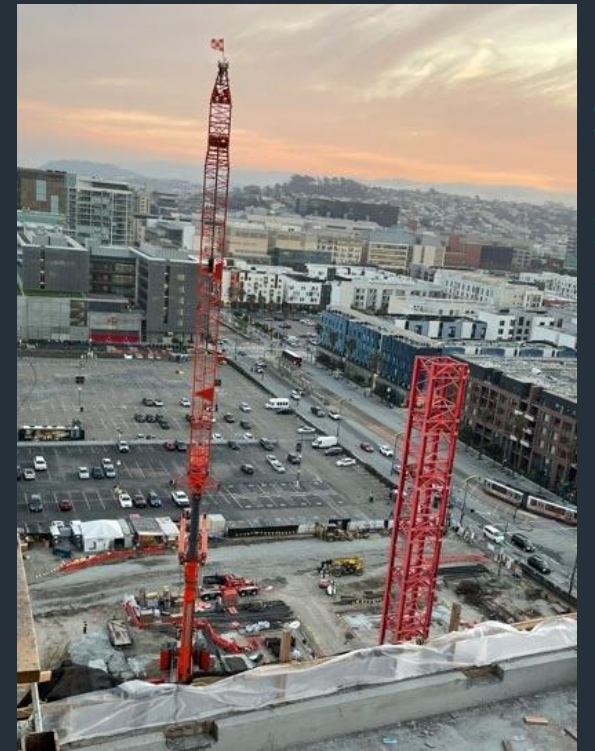
Construction



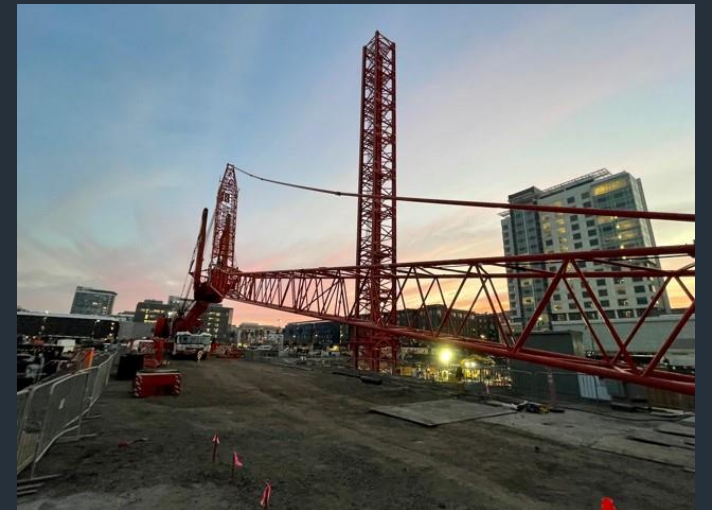
Parcel G



Parcel A



Parcel B



Construction – 2022 Preview

- China Basin Park In-Water Portion
- Parcel F



Blackwater Recycling System

- 64,000 gallons of black water recycled per day for non-potable purposes such as irrigation and toilet flushing
- 43,000 gallons of potable water saved per day

Blackwater Recycling System

Advanced water recycling facility treating waste water to meet non-potable water needs such as irrigation and toilet flushing

Sustainability

District Energy System

A shared energy plant will supply hot and cold water to heat and cool buildings.

LBE Update

Local Business Enterprise
(LBE) Participation:
(20% Goal)



Workforce & Apprentices
(Local Residents):
(30% Requirement)

Disadvantaged Workers:
(15% Requirement)

LBE Contract Highlights

Company	Ownership	Demographics**	Trade/Discipline
<i>Spencer Masonry</i>	Minority-Owned	Af-Am	Concrete Masonry Units (G, A & B)
<i>De Haro Ramirez</i>	Minority-Owned	Lat-Am	Rebar Supply and Install (G)
Anco Iron	Minority-Owned	Lat-Am	Structural Steel (G & A)
<i>Transpacific Steel</i>	Minority-owned	Lat-Am	Concrete Façade: Rebar (G)
<i>Liquidyn</i>	Minority-owned	Af-Am	Plumbing Detailing (G)
Ground Control	Minority-owned	As-Am	Grading and Driven Pile Prep (G, A, & B)
<i>Pilot CM</i>	Woman-owned	As-Am	Concrete Façade: Infill Glass (A)
Harris Hoist	Woman-Owned	Af-Am	Hoisting Operators (A & G)
<i>Western Gravel</i>	Minority-owned	As-Am	Waterproofing: Material Supplies (A)
HVYW8 Trucking	Woman-owned	Af-Am	Trucking (Horizontal & A)
<i>Temper</i>	Minority-owned	As-Am	Insulation and Firestopping (A)
Marinship	Minority-owned	Af-Am	Site Services & Concrete (Horizontal & A)
Red Dipper, Inc.	Minority-owned	Af-Am	Site Electrical (Horizontal)
Southeast Electric	Minority-owned	Af-Am	Site Electrical (Horizontal)
Y-CAT	Woman-Owned	Af-Am	Water Truck, Traffic Control (Horizontal)
<i>Big Pipe Material</i>	Minority-owned	Af-Am	HVAC: Material Supply and Install (A)
Montez Group	Minority-Owned	Lat-Am	Inspection Services (Horizontal & G)

Note: Highlighted companies are new LBE companies to Mission Rock, as of 2021

***Lat-Am: Latinx-American; Af-Am: African-American; As-Am: Asian-American*

Mission Rock Academy

- Program highlights:

- Five week training consisting of classroom & hands-on training
- Wrap-around services offered
- Union membership fees & certifications covered
- Guest speakers

- Outcomes:

- 16 women graduated from the training
- Majority of the women were sponsored for an apprenticeship at Mission Rock
- Jobs include carpenters, operating engineers, laborers, stocker scrappers, & tapers



Mission Rock Academy



Liz Anaya
Stocker Scrapper



Charity Befford
Laborer



Allison Brown
Stocker Scrapper



Venessa Crooks
Carpenter



Jazmin Davis
Laborer



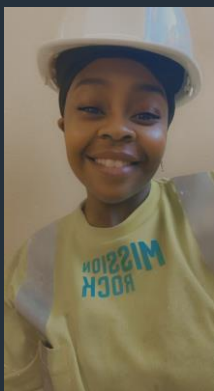
Lorina Dones
Laborer



Anna Fung
Laborer



Damonni Minor
Carpenter



**Malisha
Ngumezi**
Laborer



Nancy Okun
Taper



Danyail Prince
Stocker Scrapper



Denaysia Rabb
Operating
Engineer



Malaysia Reed
Laborer



Amber Sanford
Carpenter



Zakiya Willis
Carpenter

Site Culture



Public Art Plan + Street Rooms

- Define public art mission and goals
- SAC role in public art solicitation and selection process
- Receive feedback for installations



Public Art Plan – Mission

Mission Rock's public arts programming will support an engaging and inclusive district where art meets play and the Bay, inviting all San Franciscans to experience site-specific art to encourage exploration of the newly created district by creating dynamic and accessible experiences for visitors and using public art as a vehicle to advance Mission Rock Common's core pillars: creating connections, fostering health and wellbeing, stewarding a sustainable district, and advancing economic vitality.

Public Art Plan – Goals

1. Seek the highest level of creative excellence & artistic execution
2. Create a dynamic park and public open space network through site-specific artworks
3. Deepen partnerships and collaborations
4. Highlight art & cultural assets in everyday user experience



Public Art Thematic Opportunities

- Natural Site
- Working Waterfront
- Building Sustainability
- Histories and Heritages
- Place of Play + Celebration



Selection Criteria

- Support the overall vision of the Mission Rock Public Art Plan
- Feedback from BCDC staff, SF Port Director and community advisory committees
- Artists from underrepresented communities
- Artistic impact and audience reach
- Artwork longevity and maintenance needs
- Visual impact
- Permitting requirements
- Funding and capacity

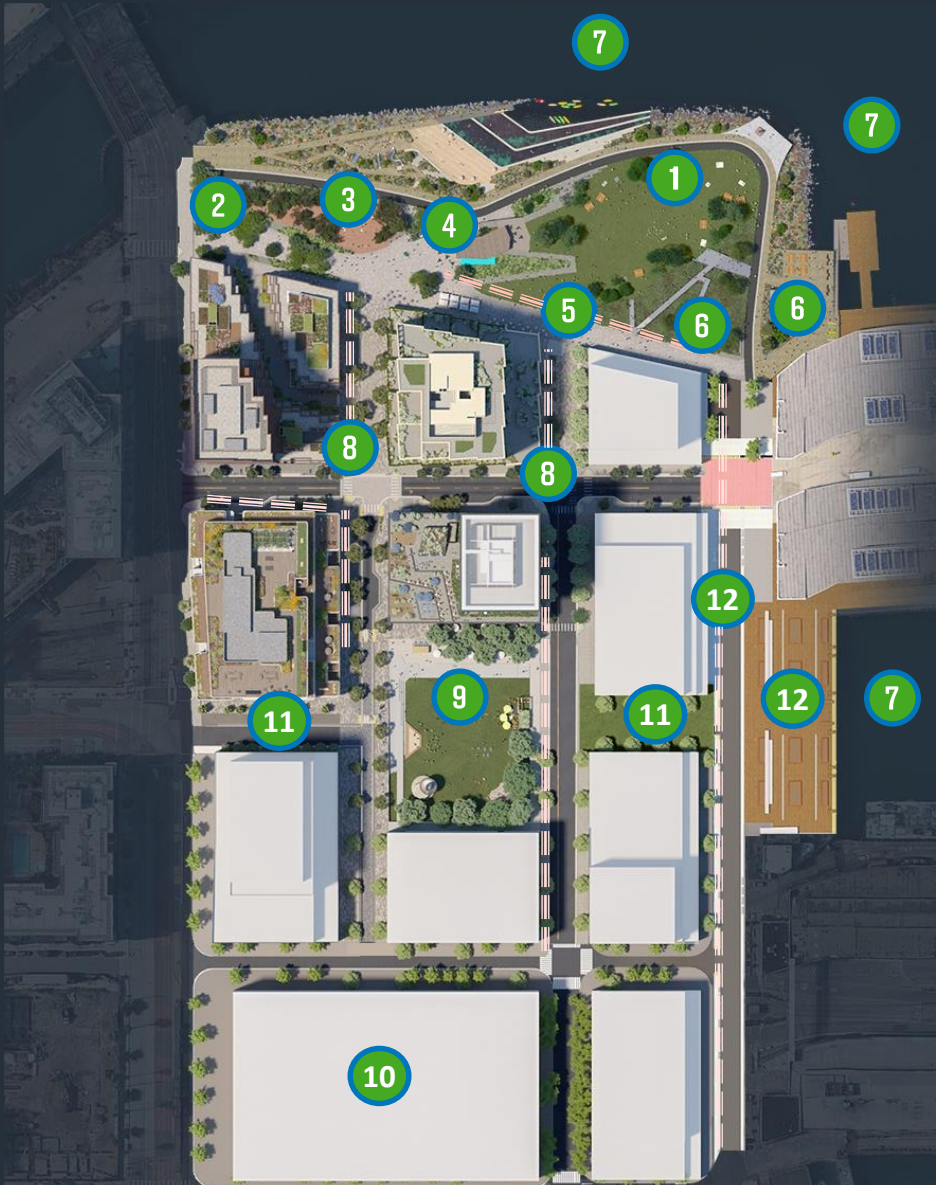


The Process

- Proposed Projects: MRP will propose a budget, art sites, artists and solicitation methods during the phase submittal process
- Review + Comment: SAC and SF Port Commission will be presented proposed permanent public artworks
- Approval: SF Port Director will approve permanent public artworks

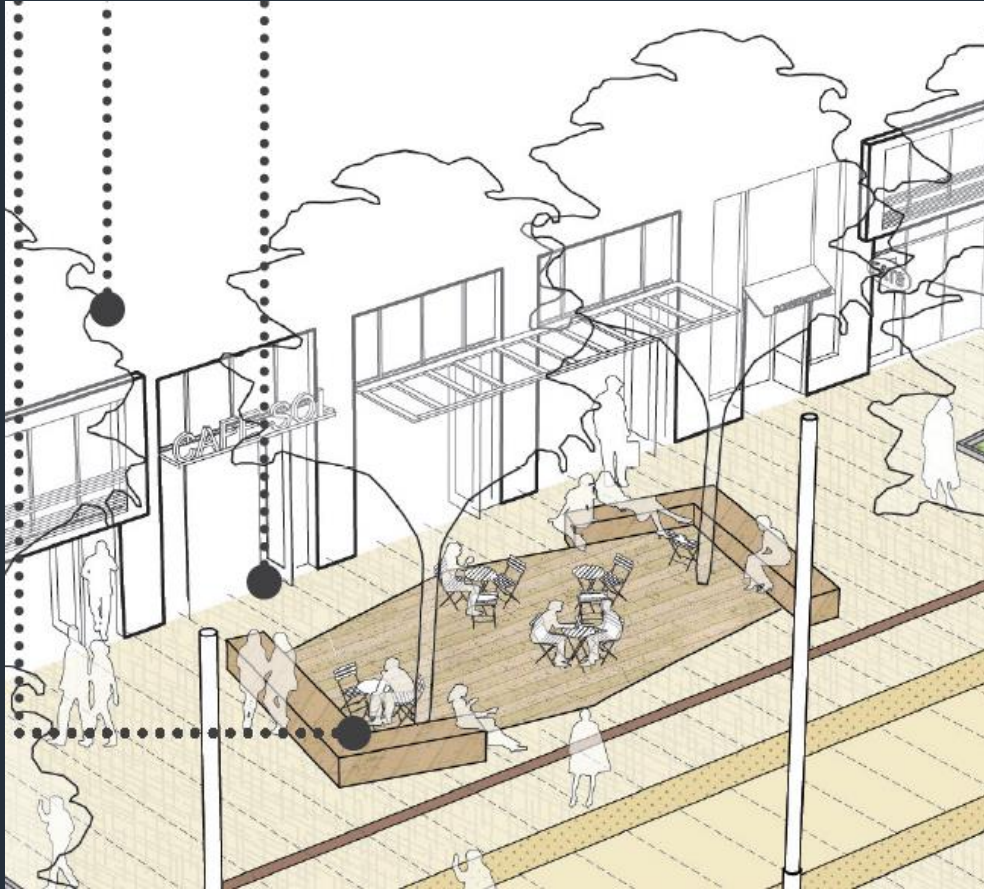


PUBLIC ART SITE SUMMARY



- 1 Great Lawn
 - 2 Welcoming Plaza
 - 3 Knuckle Wharf / Lifted Grove
 - 4 Central Plaza
 - 5 Promenade
 - 6 Knuckle Wharf / Stormwater Garden
 - 7 Waterfront
 - 8 Street Life Zones
 - 9 Mission Rock Square
 - 10 Parking Garage
 - 11 Channel Street
 - 12 Terry Francois Blvd / Channel Wharf
- Interim Conditions**
installed in not-yet-developed areas of the project site
- Building Facades**
Micro-activations, dispersed throughout district,

Streetlife Zones – Street Rooms



Mission Rock Design Controls

“Street Rooms” - intimate social spaces within streetscapes that are characterized by their small scale and special material, will provide a fine grain to the street network as places for people.



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Street Room Competition

- Competition to design “Street Rooms” along Dr. Maya Angelou Lane to reimagine how a street can function
- Invited diverse and young firms and designers to enter the competition
- Solicited a variety of entrants, including architects, landscape architects, artists, fabricators and students
- Solicited feedback from a community advisory committee, consisting of diverse voices of neighbors, individuals with a long relationship with Mission Rock and non-profit leaders



TISHMAN SPEYER



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ROCK

Shared Public Way Street Rooms Competition Brief

TISHMAN SPEYER

GIANTS

Date Issued: November 10, 2020 | Entries Due: December 23, 2020

How Can Unique “Street Room” Designs Enhance Mission Rock’s Pedestrian Experience?

The Mission Rock Partners development team is excited to present an opportunity to reimagine how rich, unique and inclusive its pedestrian streets can become, by curating a collection of diverse design-thinking applied to its human-scaled living “Street Room” moments. These small-format urban, “outdoor rooms” will offer a variety of social engagement opportunities and serve as the centralized axis of experience for the new neighborhood’s main pedestrian promenade.



Issued by:
Mission Rock Partners

To access all competition materials, please visit:
<https://tishmanspeyer.box.com/s/aumbguav5jv66oua28tr5464vkwma4w8>

Mission Rock Partners is pleased to invite architects, landscape architects, artists, fabricators, students, and community members to respond to this open call for entries for the design of any one of the six “street rooms” along Mission Rock’s most energetic and retail experience-focused pedestrian street, Shared Public Way.

Mission Rock’s streets are intentionally designed to prioritize and enhance pedestrian experiences, including their movement through and between the active ground floors where retail spaces and interactive storefronts, restaurants, and cafes will engage and spill out onto the public sidewalks, fostering a vibrant street life energy. The six Street Rooms along Shared Public Way are a critical part of developing these interwoven social moments. These Street Rooms will be flexible and offer moments of respite, points of interest, and places of comfort and social interaction. To be successful and effective, each Street Room will create an intrinsic relationship between people and the surrounding urban neighborhood streetscape, both visually and physically.

This design competition invites entrants to reimagine how sidewalks and streets function: Who is served by these public spaces, and how are the unique attributes of Mission Rock reinforced and manifested through Shared Public Way and its active pedestrian moments? How do the Street Rooms support and create engaging moments that cross over the boundaries and zones defining the juxtaposed urban spaces? How do they present the best qualities of a favorite streetscapes while feeling unique? How do they thoughtfully demonstrate materiality, and provide for compelling artistic and social experiences?

Selected Designers



Oylar Wu, Los Angeles



Min Design, San Francisco



Dana King, Berkeley

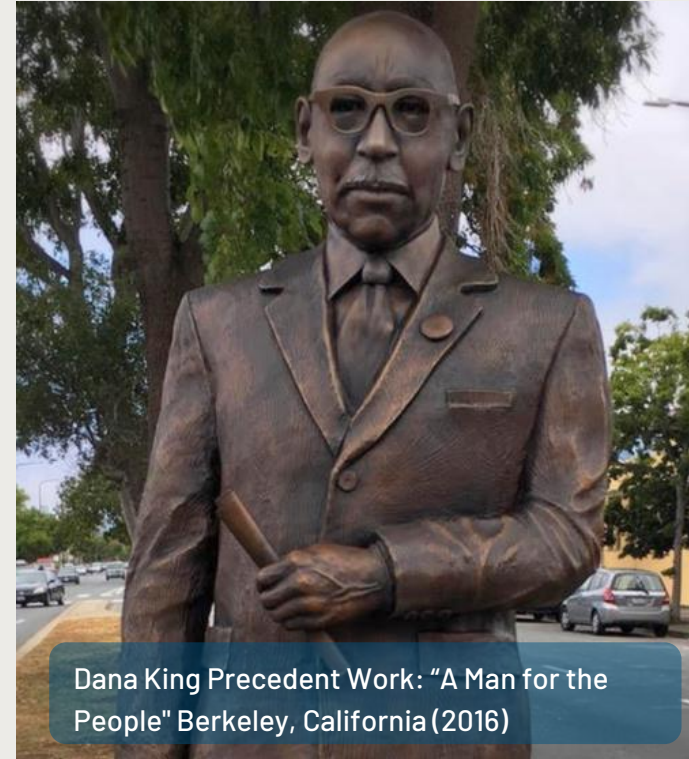


100 Architects, Shanghai



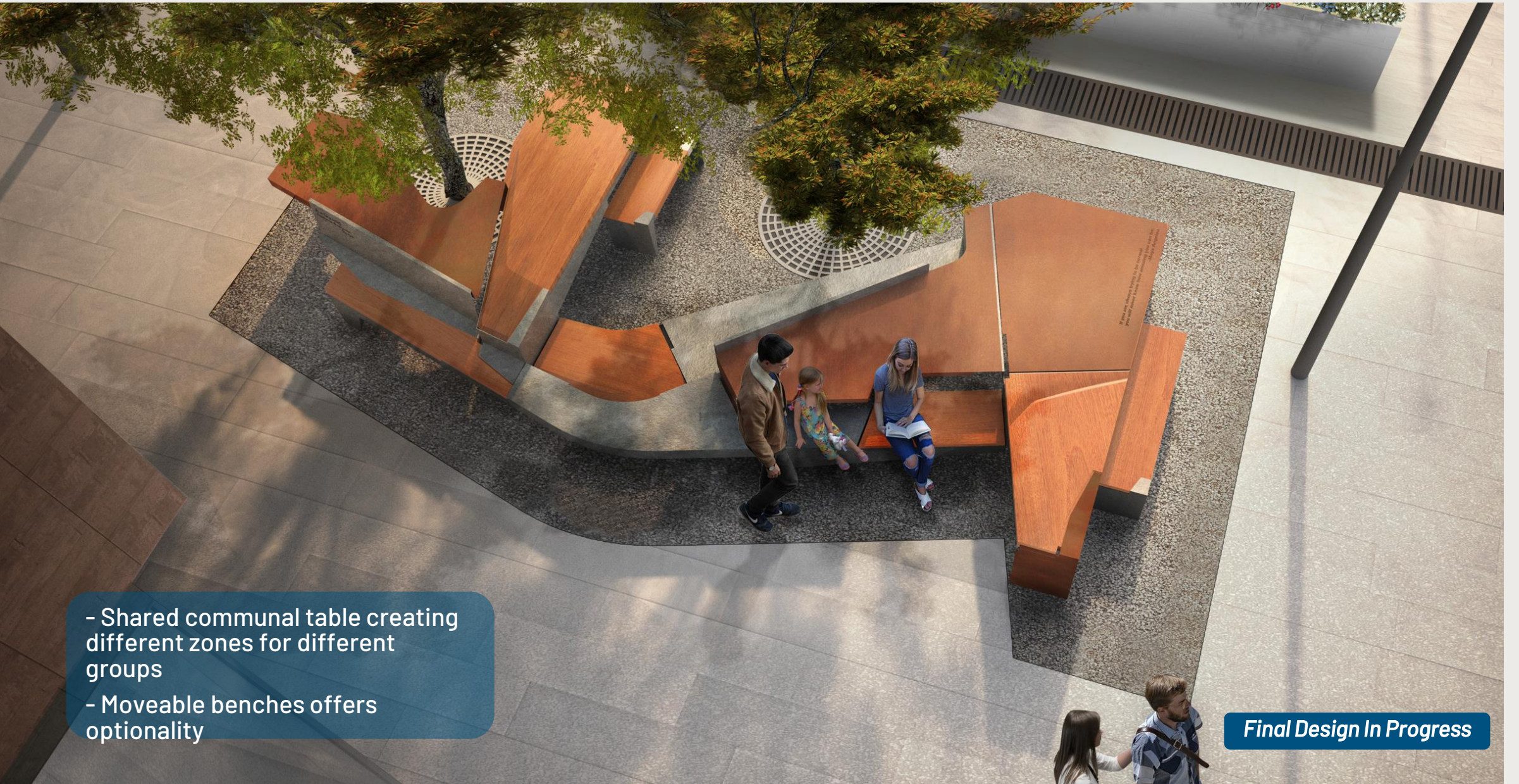
Terrain Works, New York

Toni Stone Statue @ Toni Stone Crossing (Dana King)



Artist: Dana King
- Bronze sculpture of Toni Stone standing 5'10" tall, sited on an "on-deck-circle" bronze plaque

SR #6: URBAN TABLE (Oyler Wu)



- Shared communal table creating different zones for different groups
- Moveable benches offers optionality

Final Design In Progress

SR #5: LOUNGE ROOM (100 Architects)

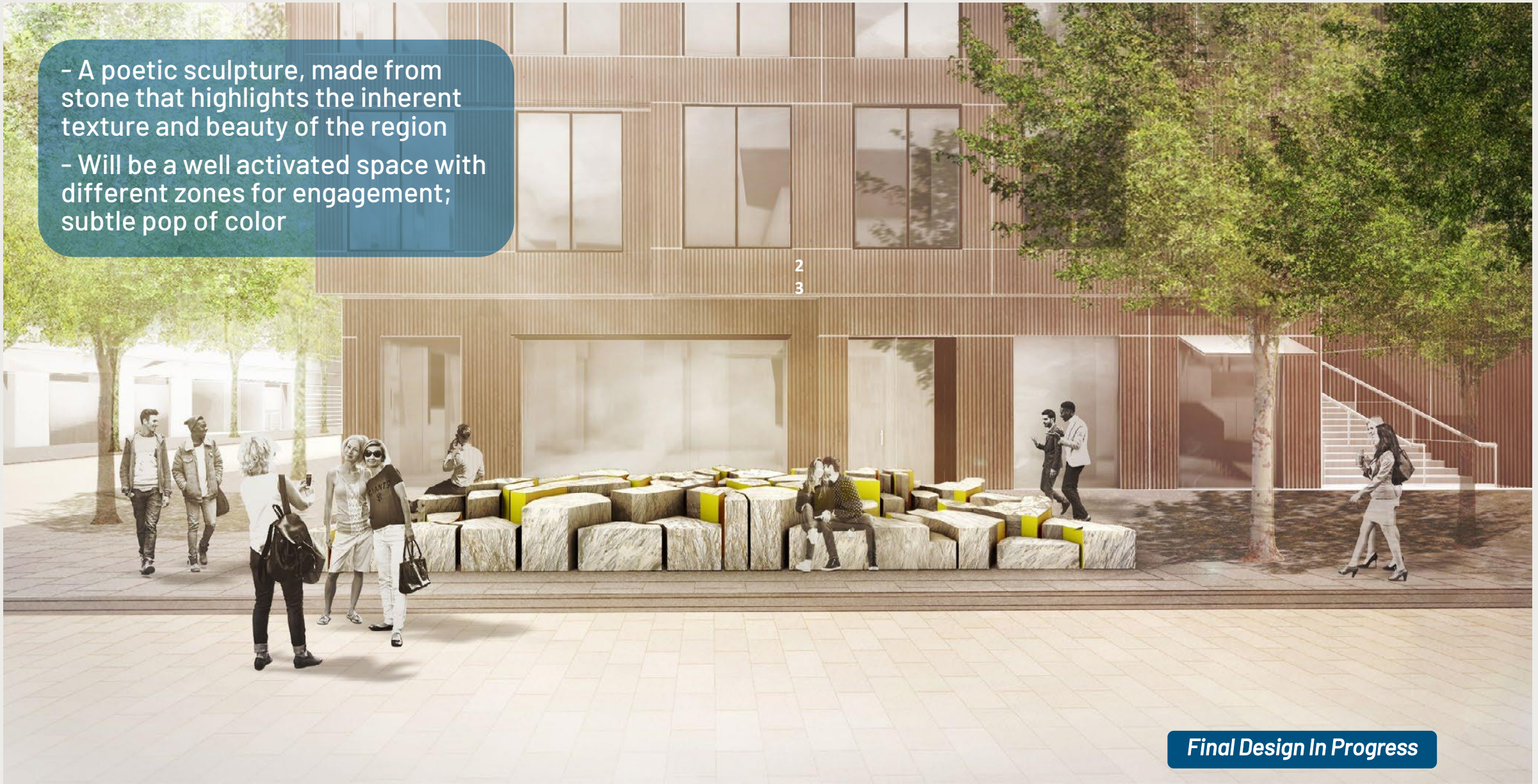
- Bold, oversized installation to encourage lounging with comfortable seating and overhead canopy
- Ambitious, creative and unique to SF; sculptural but functional



Final Design In Progress

SR #4: POP ROCKS (Terrain Work)

- A poetic sculpture, made from stone that highlights the inherent texture and beauty of the region
- Will be a well activated space with different zones for engagement; subtle pop of color



Final Design In Progress

SR #3: GARDEN PARTY (Min Design)

- A multi use "room" with moveable tables and chairs and greenery
- Min Design created a green dining room encapsulating two street trees, and covered with vines, with a fixed interior bench and exterior drink rail



Final Design In Progress

Phase 1 – Public Art Projects Forthcoming

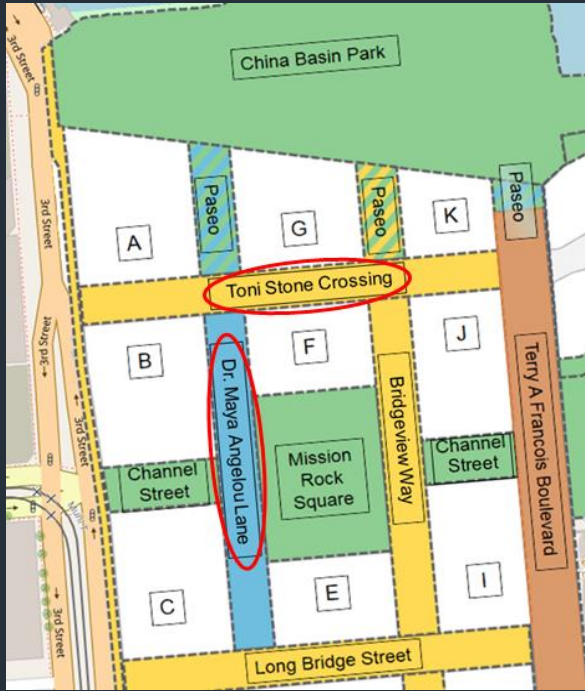


Phase 1 Public Art Projects in Development:

- Murals along loading doors
Toni Stone Crossing
- Performance series / art installation inspired by Dr. Maya Angelou
- China Basin Park – Artistic Interpretive Features

Thank you for an exciting 2021!

New street names



June celebration



Visa Building Topping Off Ceremony



Mission Rock Academy Graduation



LEED Gold Certification



CIWI program



Volunteering with Rebuilding Together