

REQUEST FOR REVIEW FORM

San Francisco Arts Commission Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: 1500 Mission Street DATE: 10/19/15
CLIENT DEPARTMENT: General Services Agency - Real Estate Division
PROJECT LOCATION: 1500-1580 Mission Street, San Francisco 94103

PROJECT TEAM

PROJECT MANAGER: Joe Walsh - Goodwill SF Urban Dev., LLC EMAIL: joseph.walsh@related.com
PROJECT ARCHITECT: Greg Johnson - SOM EMAIL: greg.johnson@som.com
LANDSCAPE ARCHITECT: TBD EMAIL: _____
OTHER: _____ EMAIL: _____

PROJECTED SCHEDULE

Conceptual Review: N/A
Phase 1: 10/19/15
Phase 2: target 1/15/16
Phase 3: target 3/31/16
Construction Commencement: 11/1/16
Construction Completion: target 11/1/18

PROJECT DELIVERY METHOD

☒ Design, Bid Build (traditional)
☐ Fast Track
☐ Design-Build
☐ Bridging
☐ Other
Total Construction Cost: \$270,510,000.00
Approximate Structure size: 466,000 sq ft

TYPE OF REVIEW REQUESTED

- | | |
|---|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Informational Presentation |
| <input checked="" type="checkbox"/> PHASE 1: Conceptual design | <input type="checkbox"/> Small Project Review |
| <input checked="" type="checkbox"/> PHASE 2: Design Development | <input type="checkbox"/> Plaque Review |
| <input checked="" type="checkbox"/> PHASE 3: Construction Documents | |

DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals).

The project sponsor, Goodwill SF Urban Development, LLC, an affiliate of Related California Urban Housing, proposes to demolish one existing building and a portion of another building on the project site, at 1500 and 1580 Mission Street, and construct a mixed-use development with two components. The residential and retail development component would include a 39-story, 396-foot-tall tower (up to 416 feet to top of the parapet enclosing mechanical equipment) with mid-rise podium elements at the corner of Mission Street and South Van Ness Avenue. The office and permit center development component would be occupied by several City and County of San Francisco ("City") departments, and include an 18-story

IS THIS PART OF A MULTI-SITE PROJECT, BOND OR CAPITAL IMPROVEMENT PROGRAM?

If yes, which program? N/A

COMMUNITY OUTREACH

It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting.

FEES

2012/2013 Cost Estimates
For a Phase 1, Phase 2, or Phase 3 meeting: \$2,316
All other meeting types: no fee

Journal Entry should be paid to:
Index code: **28CIVDESIGN_PAR516**
Write checks to: **San Francisco Arts Commission**