

# COMMUNITY UPDATE



## February 2022

### Hello Neighbors,

Mission Rock is a 13-year culmination of community input and city planning to transform Parking Lot A into an exciting waterfront, mixed-use neighborhood. Phase one construction, currently underway, includes two residential and two office buildings, ground floor retail, and a major five-acre waterfront park on the northern end of the site.

### Construction Updates

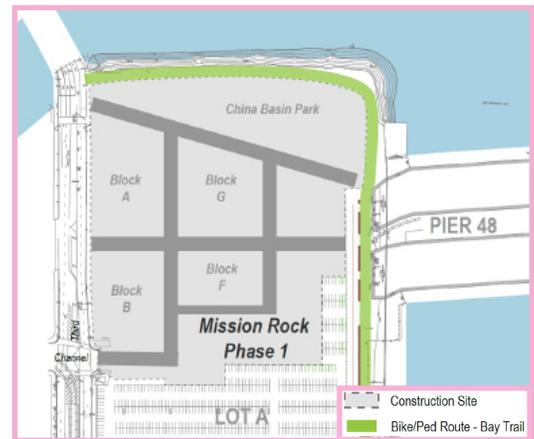
#### Buildings

**The Canyon (Block A)** (Residential): Vertical construction continues and the concrete tower work is projected to be completed (“topping out/off”) in May 2022.

**Block B** (Life Science): This month the team celebrated Block B’s completion of the structural steel erection with a Topping Off Ceremony. Work continues with concrete deck pours.

**Block F** (Residential): Estimated to break ground as early as April 1, 2022.

**Block G** (future home of the Visa Building): Vertical construction continues along with mechanical, electrical, and plumbing work.



Land use map



Progress at the Canyon



Topping out at Block B  
Photography by Barry Fleisher



Progress at the Visa Building

General construction can occur during the hours of 7 a.m. to 8 p.m., seven days a week, including holidays.

Pile driving will occur on weekdays between approximately 8 a.m. and 5 p.m., excluding holidays. Scheduling exceptions may be considered in case of major weather events or other extraordinary circumstances that prevent pile driving from proceeding.

The Mission Rock team continues to work closely with noise and vibration consultants, neighbors and stakeholders during on-site activities. Please contact the team if you have questions or observations.

Email: [info@missionrock.com](mailto:info@missionrock.com) | Neighborhood Construction Hotline: (415) 972-1744

Construction Website: [www.buildmissionrock.com](http://www.buildmissionrock.com)

## Site-wide

Infrastructure work for utilities, Lightweight Cellular Concrete (LCC) pours, and off-hauling all continue on-site.

## Underground Utility Work

Underground utility work on Third Street between Channel Street and the Third Street Bridge is a multiphase scope of work that includes storm drains, sanitary sewer, low-pressure water, gas, joint trench, and the Auxiliary Water Supply System (AWSS). Intermittent work on Third Street is anticipated to continue through April of 2022. Street lane configurations on Third Street shift as work progresses. Each of the four lanes can close at various times, but there will always be at least one northbound and one southbound lane open. Work intermittently extends onto Channel Street and Mission Rock Street where street lanes may be closed, but at least one lane in each direction will remain open. The eastern sidewalk (closest to the site) and northern sidewalk of Channel Street may also temporarily close at various times.

## Extended Night Work

Night work on the low pressure water system within the jobsite will now continue until Saturday, March 12 from 7:00 P.M. - 3:00 A.M.

## Ground Improvement Testing

Through the month of March and the first full week of April, ground improvement testing work will take place in the southern half of Parking Lot A.

For more construction schedule details, visit [www.buildmissionrock.com](http://www.buildmissionrock.com).

## Mission Rock Spotlight: Spencer Masonry Inc.

The Mission Rock team is excited to feature Michael D. Spencer, owner of Local Business Enterprise Spencer Masonry Inc. Michael is a third generation brick mason, originating from a long lineage of brick masons with roots in North Carolina. Michael and his family moved to San Francisco where he worked as a hod carrier while completing his apprenticeship training under his father, Monroe, who founded Spencer & Sons Masonry in 1976. Upon the passing of his father, Michael established his own company, Spencer Masonry Inc., in the 1980's continuing the legacy of providing quality masonry projects in the San Francisco Bay Area having worked on Lombard Street, the San Francisco Public Safety Building, San Francisco International Airport, Mission Rock, and more. At Mission Rock, Michael and his team are contracted to work on Parcels A, B, and G where he says he's "appreciative of the team that I have and am happy to have the opportunities to work on this project".



## Mission Rock Values Statement and Community Pillars

Mission Rock is a shared dream of what a neighborhood means: welcoming to all, a launchpad for opportunity and innovation, a vision of connectivity, and a place where breathtaking architecture and design inspire unique social experiences. Our Community Pillars state the foundation of our commitments to each other, to the surrounding community, to this new neighborhood we are building together, and to the people who will make Mission Rock their home, their workspace, and their place of recreation.



Building  
Sustainability



Creating  
Connections



Fostering Health  
& Wellbeing



Advancing  
Economic Vitality

Stay safe and healthy,  
The Mission Rock team