



Mission Bay South Block 4 East Mixed-use Affordable Housing Project

Phase I Project

1. Development for Development Amendment; and
2. Basic Concept and Schematic Design and Major Phase Amendment

Phase II Project

1. Development for Development Amendment;
2. Basic Concept and Schematic Design and Major Phase Amendment;
3. Report to Board of Supervisors;
4. Redevelopment Plan Amendment; and
5. Owner Participation Agreement Amendment

Commission on Community Investment and Infrastructure

City Hall, Room 416

Tuesday, November 18, 2025, 1PM

Approval Actions Summary

<u>Resolution No.</u>	<u>Action</u>
28-2025	Approving the Design for Development Amendment (D for D) for Phase I
29-2025	Conditionally Approving Basic Concept and Schematic Design (BCSD) and Major Phase for Blocks 2-7 and 13 Amendment (Major Phase) for Phase I
30-2025	Approving Redevelopment Plan Amendment for Mission Bay South
31-2025	Approving the Report to the Board of Supervisors on the Redevelopment Plan Amendment for Mission Bay South
32-2025	Approving the D for D Amendment for Phase II
33-2025	Conditionally Approving BCSD and Major Phase Amendment for Phase II
34-2025	Conditionally Approving an amendment to the Mission Bay South Owner Participation Agreement (South OPA)

Background

- **Mission Bay South Project Area created in 1998**
- **Purpose:**
 - Strengthen the community's supply of affordable housing
 - Alleviate blighting influences (e.g., *incompatible land uses, inadequate or deteriorated public improvements, facilities and utilities*)
- **Affordable Housing Development:**
 - **1,218** total affordable units
 - **1,053** affordable units completed
 - **165** affordable units remaining
- **OCII Commission Meetings for 4 East:**
 - Nov. 2023 – Info Item on Request for Qualifications
 - May 2024 – Info Item on Eval. Panel Recommendation
 - Sept. 2024 – Action Item approving Exclusive Negotiations Agreement and a combined Predevelopment Loan Agreement (*Phase I & Partial Phase II Site*)



Mission Bay South Context

- **Two (2) remaining housing sites**

- Block 4 East and 12 West

- **Recent Mission Bay Development:**

- Block 9 and 9a (affordable housing)
- Mission Bay School (SFUSD)
- Bayfront Park (5.4 acre waterfront park)

- **Adjacent Developments
(outside OCII jurisdiction)**

- Mission Rock: Mixed-use development – max. height 240 feet
- California College of the Arts (CCA): Campus Expansion
- Flower Mart: Approved office max height 240 feet; newly proposed variants up to 500 feet
- Caltrain Railyards: Proposed 20-acre mixed use development
- Pier 70: 28-acre commercial / housing mixed use development
- Potrero Power Station: Commercial / housing mixed use development



Development Team



Phase II Tower Lobby at 3rd Street and Mission Rock Street

Role	Organization
Developers	Curtis Development (<i>lead</i>) Bayview Senior Services (<i>emerging</i>)
Services Provider	Bayview Senior Services
Property Manager	The John Stewart Company
Architects	Y.A. studio (<i>lead</i>) Perry Architects (<i>associate</i>)
Landscape Architect	GLS Landscape Architecture
General Contractor	Swinerton-Rubecon Joint Venture

Development Program

	Phase I	Phase II	Total
Total Units	165	233	398
Population Served	Families, formerly homeless families (33 units, LOSP)	Families, formerly homeless families (47 units, LOSP)	80 units, LOSP
Income Levels	30% AMI – 5 units 40% AMI – 20 units 50% AMI – 61 units (33 LOSP) 60% AMI – 29 units 70% AMI – 31 units 95% AMI – 17 units	30% AMI – 14 units 40% AMI – 33 units 50% AMI – 87 units (47 LOSP) 60% AMI – 41 units 70% AMI – 32 units 95% AMI – 24 units	30% AMI – 19 units 40% AMI – 53 units 50% AMI – 148 units (80 LOSP) 60% AMI – 70 units 70% AMI – 63 units 95% AMI – 41 units
Unit Mix	46 one-bed (28%) 77 two-bed (47%) 42 three-bed (25%)	61 one-bed (26%) 109 two-bed (47%) 56 three-bed (24%) 5 four-bed (2%) 2 five-bed (1%)	107 one-bed 186 two-bed 98 three-bed 5 four-bed 2 five-bed
Commercial	1,253 sf community-serving	N/A	1,253 sf community-serving
Parking	44 vehicle 120 class I bicycle	44 vehicle 144 class I bicycle	88 vehicle 264 class I bicycle

Transit-Oriented Development

- 15-minute proximity to Transit/Amenities
 - Muni rail and buses (*connection to BART*)
 - Mission Bay Shuttle
 - Ferry Landings (*future at Chase Center*)
 - Caltrain and regional buses
 - Mission Bay School (*Aug. 2026*)
 - Mission Bay Parks
 - Fourth Street Retail Corridor



Plan Document Amendments

- **Key Changes:**

- 1. Increase allowable number of affordable Dwelling Units by 250 for Block 4 East Phase II (*financed through replacement housing (SB 593) – a future action*)**
 - Amend Redevelopment Plan
 - Amend Mission Bay South Owner Participation Agreement
- 2. Increase maximum tower height from 160 feet to 250 feet for Block 4 East Phase II**
 - Amend Redevelopment Plan
 - Amend Design for Development
- 3. Exempt Streetwall Height Restriction on Mission Rock and China Basin Streets for Block 4 East**
 - Amend Design for Development
- 4. Reduce minimum tower separation from 125 feet to 118 feet for Block 4 East**
 - Amend Design for Development
- 5. Update Major Phase tables to reflect proposed program for Block 4 East**
 - Amend Major Phase for Mission Bay South Blocks 2 through 7 and 13 (*initially approved in 2005*)

Environmental Review

Assembly Bill (AB) 1449 CEQA Exemption

- **Background:**

- Nov. 7, 2023: Commission authorized contract with ICF for CEQA review
- Jan. 1, 2024: AB 1449 took effect and exempts qualifying 100% affordable housing projects, including rezonings and plan amendments, from CEQA

- **MBS 4E Project Qualifies for Exemption:**

- 100% Affordable Rental Housing – All units ≤80% AMI (TCAC regulatory agreement)
- Labor Standards – Prevailing wage, apprenticeship, health insurance compliance
- Urban Location – Within urbanized area, near transit and amenities, served by utilities
- No Sensitive Lands – Not in wetlands, fire or fault zones, or hazardous sites
- Native American Local Tribal Consultation – Archaeological testing plan with Tribal Cultural Resources (TCR) sensitivity training, development to provide land acknowledgement and native planting

- **OCII confirms MBS 4E is statutorily exempt from CEQA under AB 1449 – Affordable Housing Projects**

Design Overview



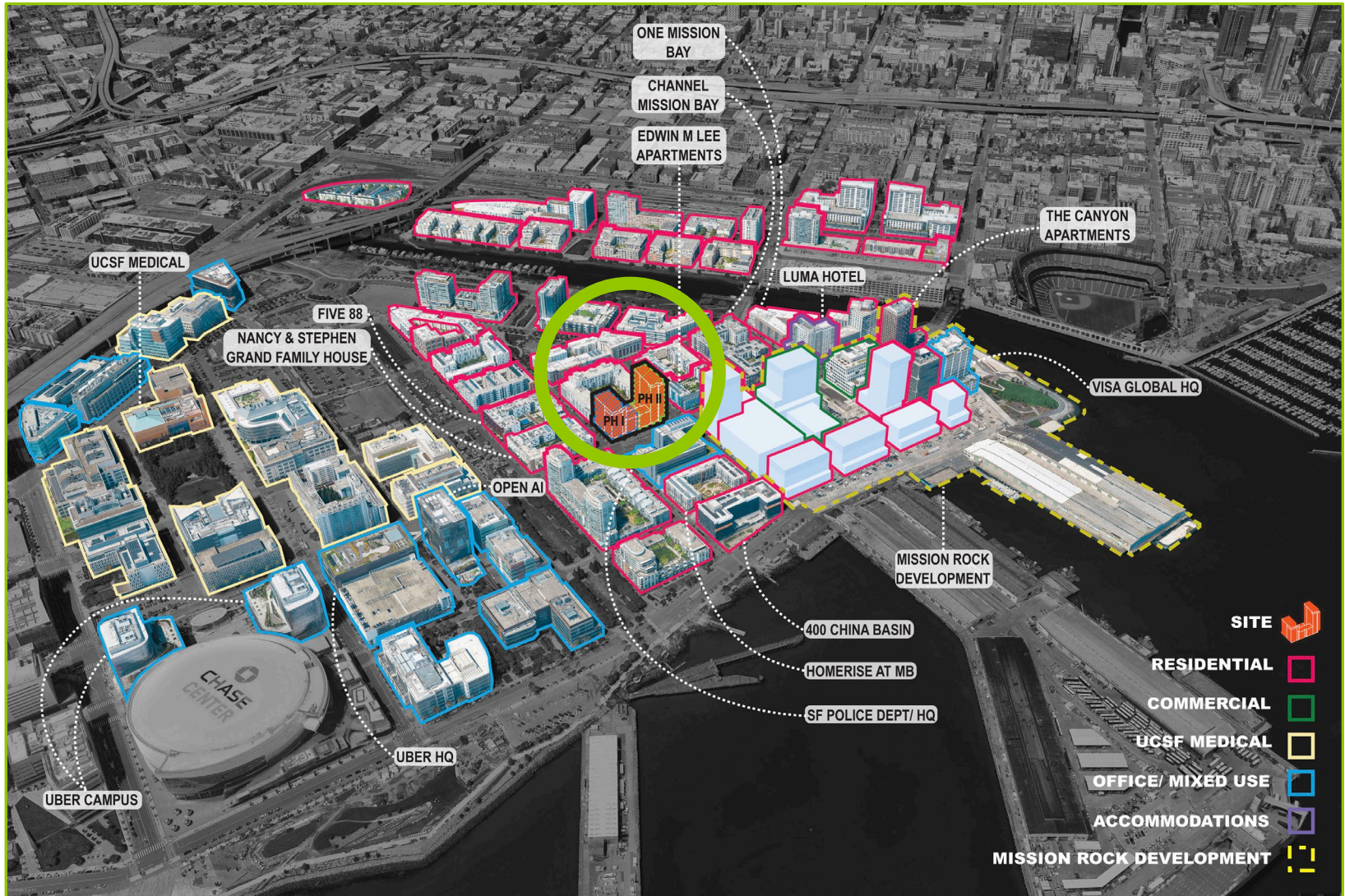
RENDERINGS ARE ILLUSTRATIVE AND MAY CHANGE



AERIAL RENDERING - LOOKING NORTHWEST FROM CHINA BASIN ST & THIRD ST

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Mission Bay South



Illustrative Site Plan

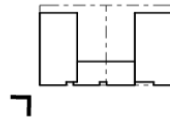


- 1 TERRACED SEATING
- 2 FLOW THROUGH PLANTERS
- 3 ACCESSIBLE RAMP (8% SLOPE)
- 4 BOULDER SEATING
- 5 ENTRY STAIR

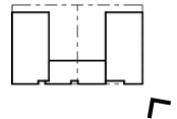
Street Experience Renderings



PHASE I TOWER LOBBY ENTRY
LOOKING NORTH FROM CHINA BASIN ST
AT 3RD ST

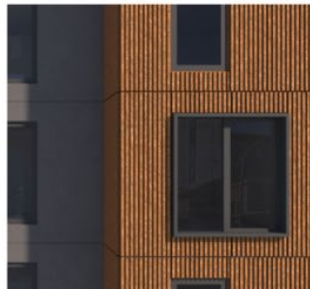
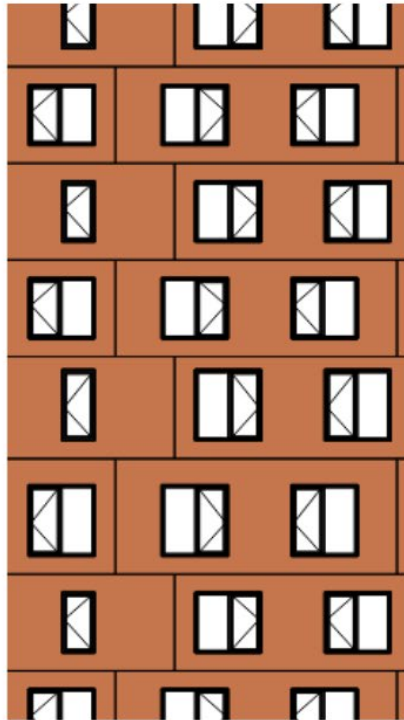


PHASE II TOWER LOBBY ENTRY
LOOKING SOUTH FROM MISSION ROCK ST
AT 3RD ST

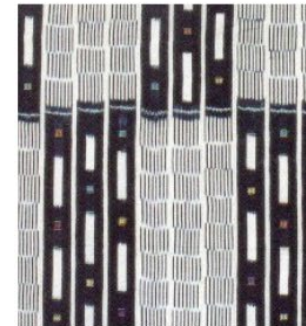
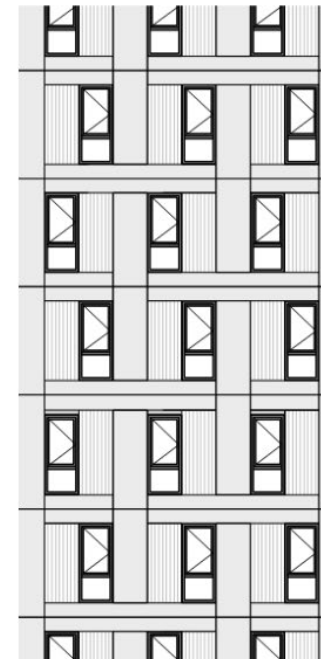


Design Intent

Phase I



Phase II



Phase I

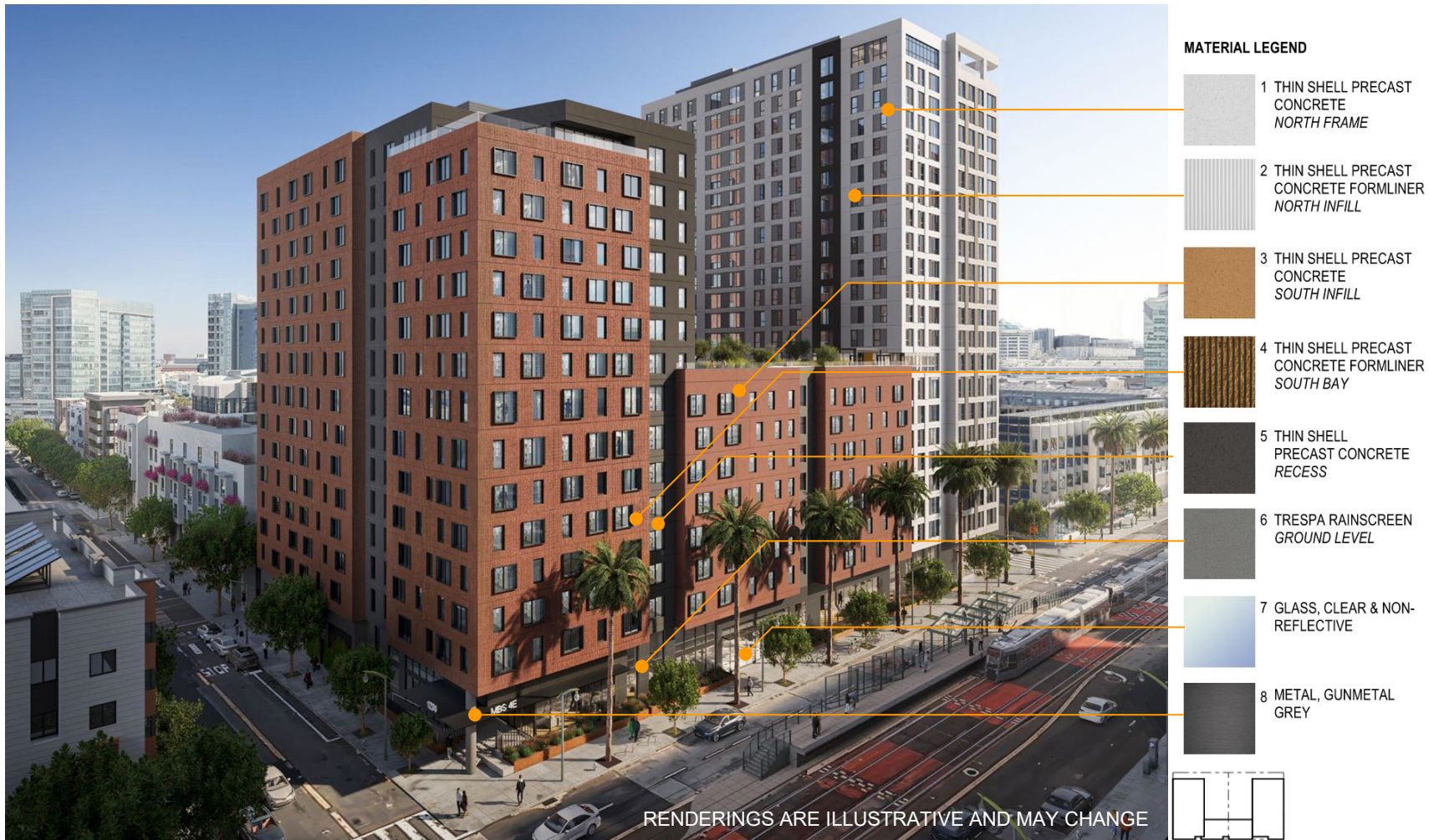


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AERIAL RENDERING - LOOKING NORTHWEST FROM CHINA BASIN ST & THIRD ST

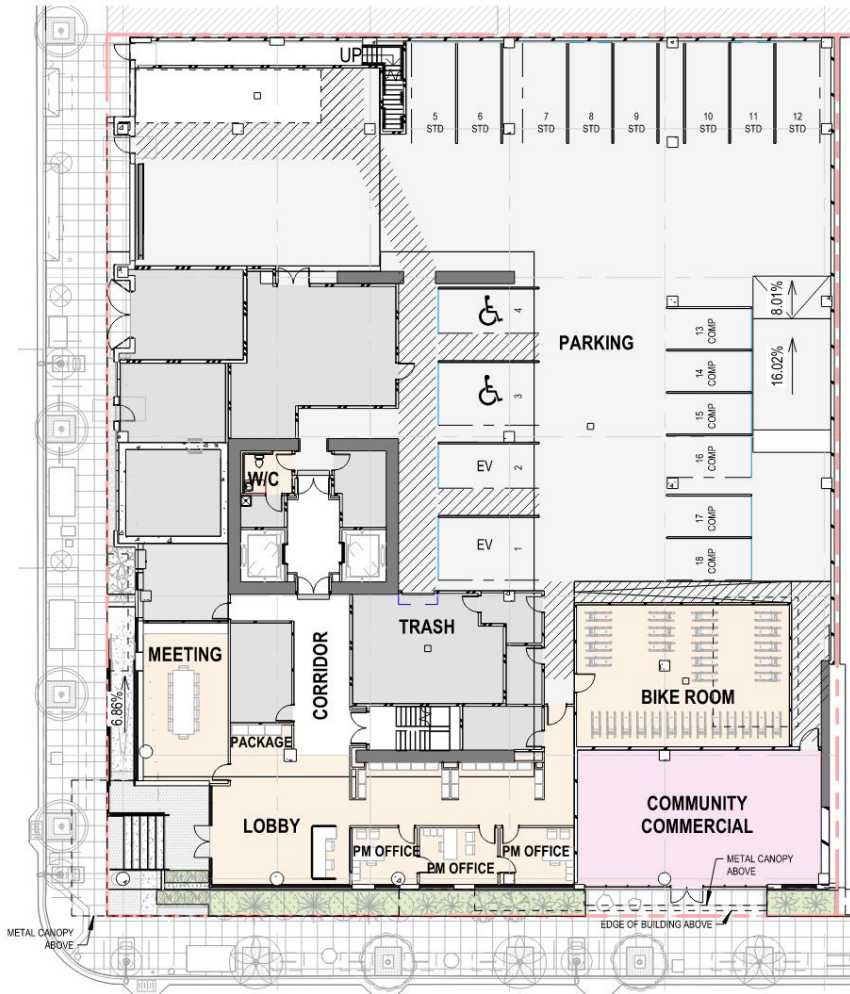
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Phase I Materiality

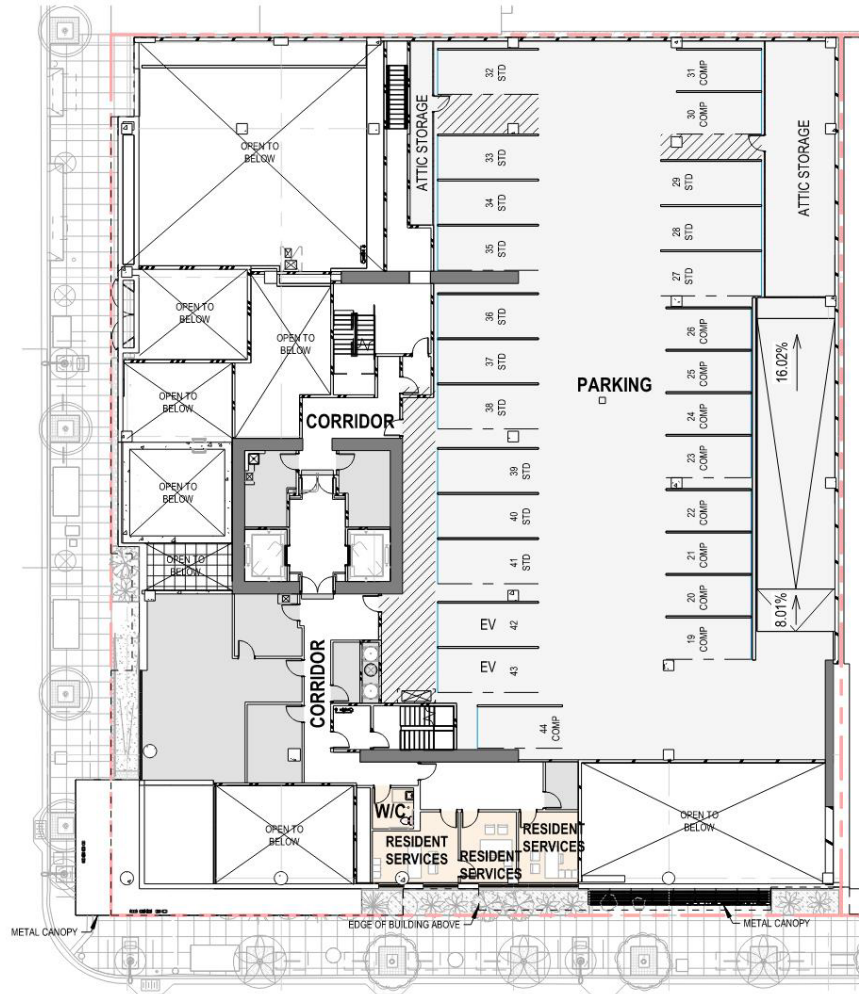


AERIAL RENDERING - LOOKING NORTHWEST FROM CHINA BASIN ST & THIRD ST

Phase I Floor Plans



First Floor Plan

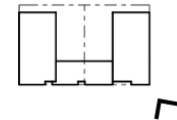


Second Floor Plan

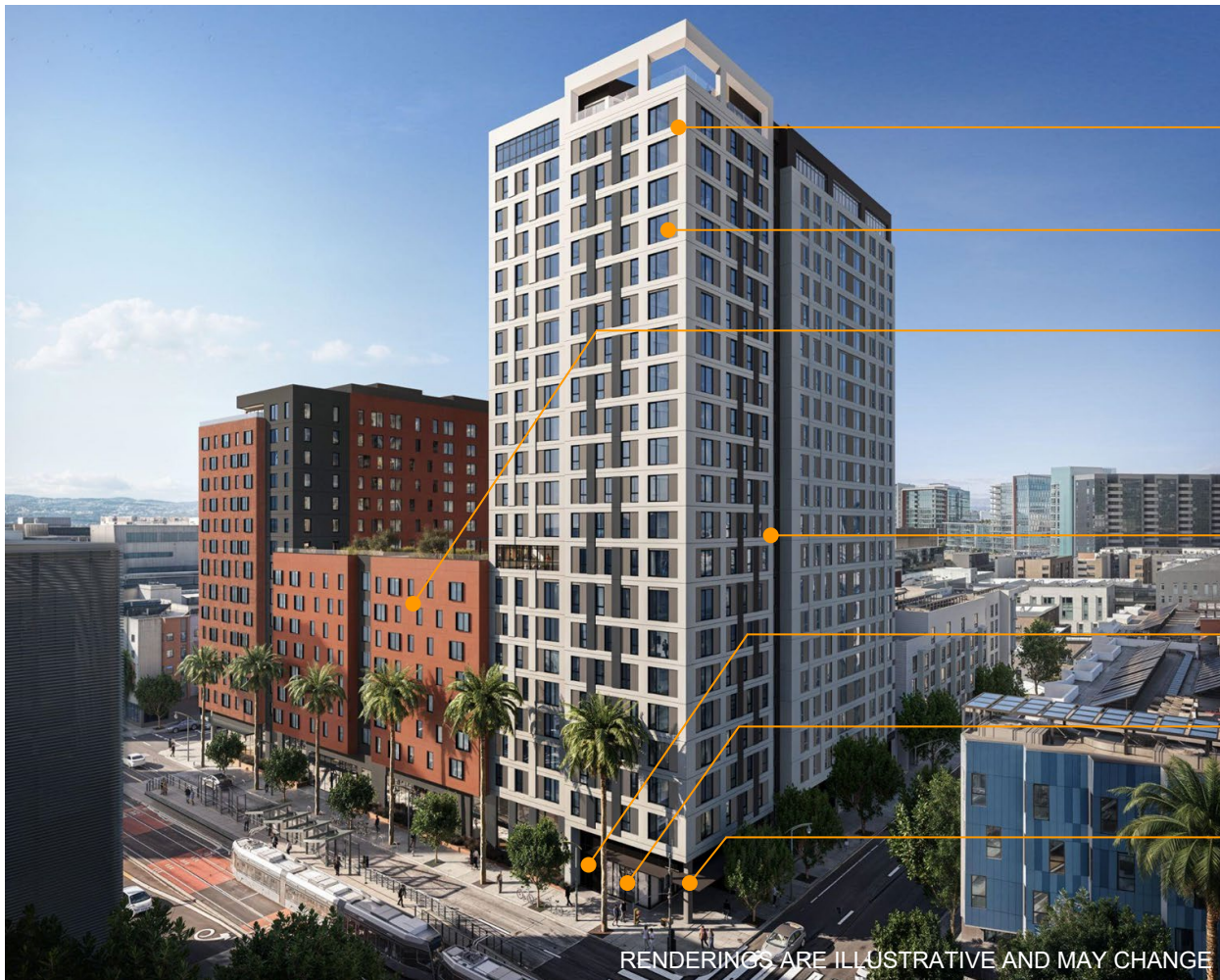
Phase II



AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & THIRD ST

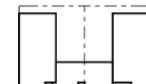


Phase II Materiality



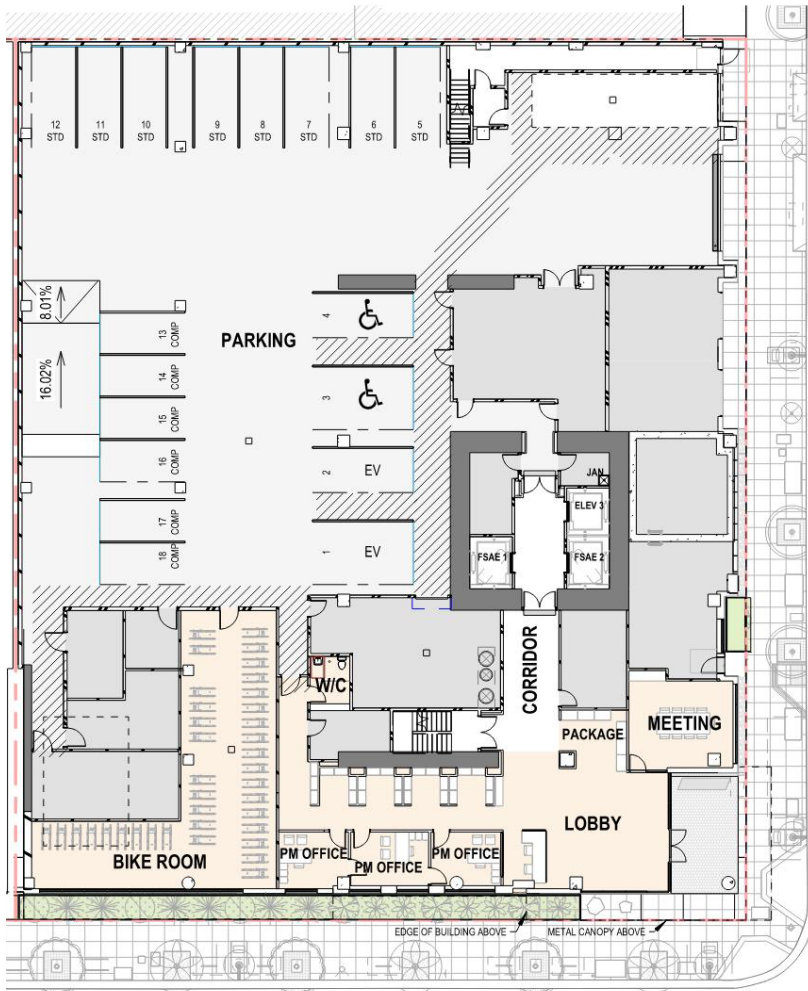
MATERIAL LEGEND

- 1 THIN SHELL PRECAST CONCRETE NORTH FRAME
- 2 THIN SHELL PRECAST CONCRETE FORMLINER NORTH INFILL
- 3 THIN SHELL PRECAST CONCRETE SOUTH INFILL
- 4 THIN SHELL PRECAST CONCRETE FORMLINER SOUTH BAY
- 5 THIN SHELL PRECAST CONCRETE RECESS
- 6 TRESPA RAINSCREEN GROUND LEVEL
- 7 GLASS, CLEAR & NON-REFLECTIVE
- 8 METAL, GUNMETAL GREY

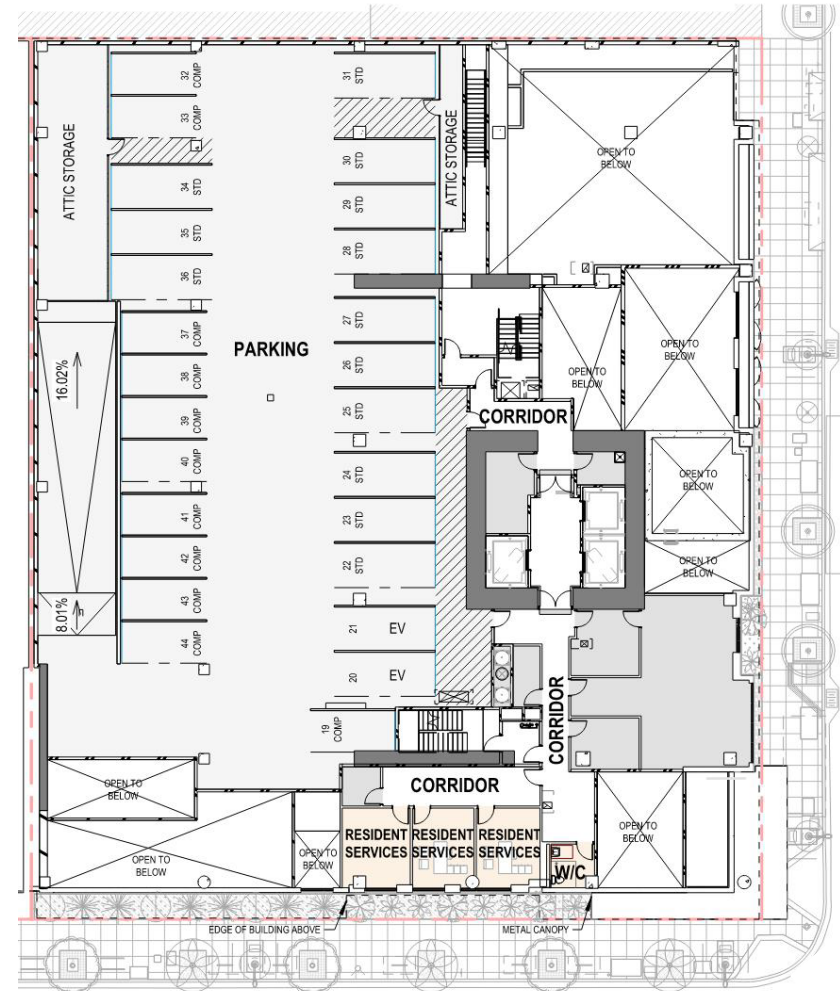


AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & THIRD ST

Phase II Floor Plans



First Floor Plan



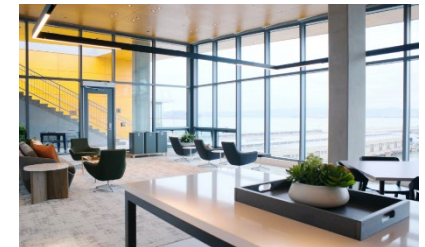
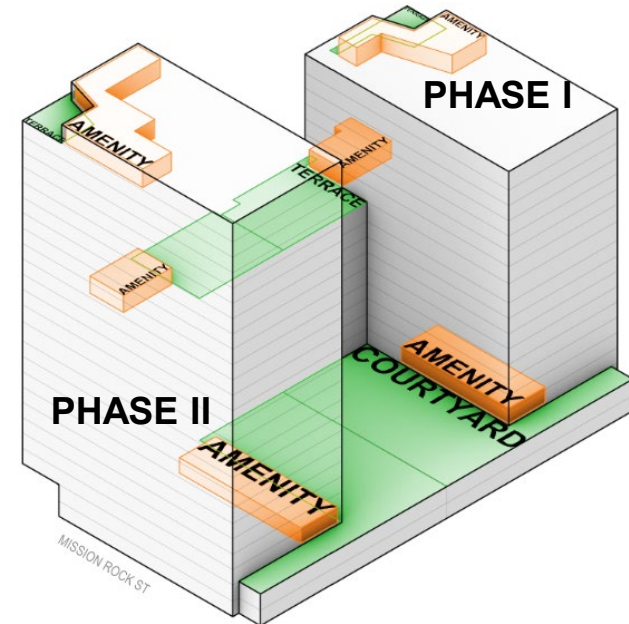
Second Floor Plan

Phase II Features



Amenities

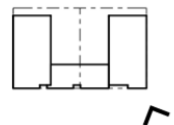
- A variety of open spaces:
 - Play areas
 - Calming garden
 - Small convening spaces
- Sky Lounge for smaller events with expansive views of the Bay
- Multi-functional community room with kitchen and flexible furniture arrangement
- Lounge for club meetings, classes, and fitness
- Offices for social service teams
- Multiple laundry rooms
- Generous lobby area with mail and package areas



Phase II Night View



AERIAL RENDERING - LOOKING SOUTHWEST FROM MISSION ROCK ST & 3RD ST



Virtual Design Model

Context and View Corridor Analysis

Potrero Hill



CURRENT D FOR D AND REDEVELOPMENT PLAN MASSING



PROPOSED MASSING

Mission Bay North Plaza at Creek



CURRENT D FOR D AND REDEVELOPMENT PLAN MASSING

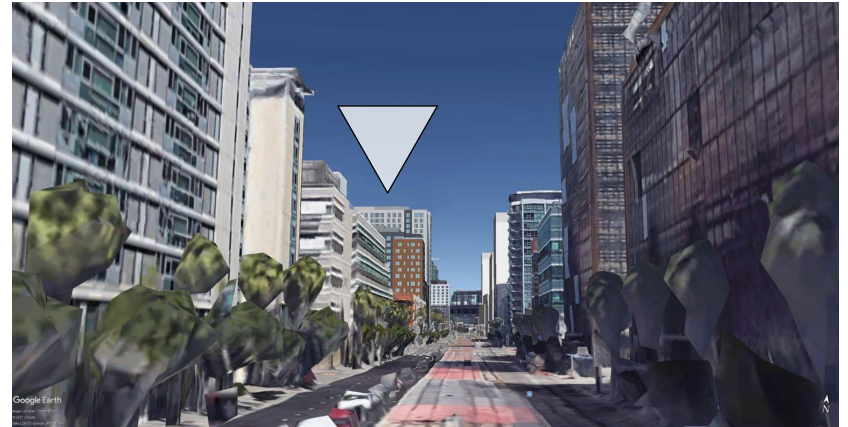


PROPOSED MASSING

Third Street looking North



CURRENT D FOR D AND REDEVELOPMENT PLAN MASSING



PROPOSED MASSING

Fourth Street at Townsend



CURRENT D FOR D AND REDEVELOPMENT PLAN MASSING



PROPOSED MASSING

Schedule

Timeframe	Milestones
December 2025 – January 2026	• Commission hearing on Phase I Permanent Gap Loan Commitment and Additional Predevelopment for Phase I and Phase II • Planning Commission/Board of Supervisors Redevelopment Plan Amendment hearings
November 2025 – 2026	• Phase I and II design development, permitting, and mapping • Phase I funding applications • Commission hearings on Phase I ground lease and gap loan
Early 2027	• Phase I Close on construction financing • Phase I Begin construction
2027	• Phase II permitting and funding applications • Commission hearings on Phase II ground lease and gap loan
Early 2028	• Phase II Close on construction financing • Phase II Begin construction
2029	• Phase I Construction completion • Phase I Lease-up
2030	• Phase II Construction completion • Phase II Lease-up

Questions & Comments