

From: [Peter Brandon](#)
To: [Heckman, Gretchen \(CII\)](#); [OCII, CommissionSecretary \(CII\)](#)
Subject: Block 4 East Design Implications —Questionable Cost and Financial Feasibility
Date: Monday, November 17, 2025 6:47:31 PM

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Dear Commissioners,

I am writing as a resident of the Mission Bay community since 2012 and as strong proponent of affordable housing with over 40 years of real estate development experience in the Bay Area.

My concern is that the proposed increase in density and height for Block 4 East is likely to make this project financially unfeasible and will result in redesign and delay once the project developer has completed their project engineering and bid process. We need more housing now, but the cost per home for this project will be much higher than prior Mission Bay affordable housing developments that utilized lower cost construction methods.

The project as proposed represents the highest density and the largest building envelopes for multifamily affordable housing in Mission Bay and perhaps all of San Francisco. It is also both higher and greater in density than any market rate apartment complex in the Mission Bay community.

Building with steel and concrete costs more than wood.

Affordable housing developments in the neighborhood and the entire Bay Area are typically 5 stories and Type V construction. Type V projects are typically under 7 stories and consist of wood frame floors over a concrete platform.

The market rate rental projects in Mission Bay are a mix of Type V with a few higher in height and price condominium Type I projects.

Type I projects use more expensive components in order to build higher, typically over 7 stories and constructed with steel and concrete.

Type I (fire-resistant) construction is significantly more expensive than Type 5 (wood-frame) in San Francisco. While a precise price difference is hard to pinpoint, a Type I structure could easily cost double or more per square foot than a basic Type V structure. The cost is also higher for Type I because it's often used for taller buildings, which incur greater costs for foundations, structure, and engineering.



The project as proposed is extremely ambitious and unprecedented. It will be the most expensive affordable housing project in Mission Bay and San Francisco.

Further cost per unit/sf analysis comparing this proposed design with previous Mission Bay projects should be conducted before any height and density increases are approved beyond those anticipated under the current Mission Bay Redevelopment Plan. Make sure you can pay for it before you approve it.

Peter Brandon
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From: [Chandni Patel HOA](#)
To: [OCII, CommissionSecretary \(CII\)](#)
Subject: Objection to Lot C building height
Date: Tuesday, November 18, 2025 12:31:15 PM

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Greetings,

I hope you are well. I am writing to express my concerns regarding the proposed construction of the new building in Mission Bay. While I understand the need for continued development in our neighborhood, the height and scale of this project raise significant issues that I believe warrant reconsideration.

First, the proposed height appears out of proportion with the surrounding buildings. Mission Bay has been developed with a thoughtful balance of residential, commercial, and public spaces, and introducing a structure significantly taller than its neighbors would disrupt the visual character and overall cohesion of the area. Preserving this balance is essential to maintaining the neighborhood's identity and livability.

Additionally, the increased population density resulting from this project could place substantial strain on local infrastructure and resources. Our streets, public transit, schools, recreational spaces, and essential services are already operating near capacity. Adding a large number of new residents without clear plans to expand support systems risks diminishing the quality of life for both current and future community members.

I ask that the planning team reconsider the height and density of the proposed building, or explore alternatives that better align with the scale and needs of the neighborhood. Community input is crucial to sustainable development, and I appreciate your attention to these concerns.

Thank you for your time and consideration.

Chandni Patel

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