



118-0252025-002

Agenda Item **Nos. 5(d-i)**
Meeting of November 18, 2025

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Approving an amendment to the Design for Development in connection with the approval of the first phase of the Mission Bay South Block 4 East mixed-use affordable residential project; Mission Bay South Redevelopment Project Area

Conditionally approving a Basic Concept and Schematic Design for the first phase of the Mission Bay South Block 4 East mixed-use affordable housing project of approximately 165 rental units and approximately 1,253 square feet of commercial space; approving an amendment to the Major Phase for Blocks 2-7 and 13; Mission Bay South Redevelopment Project Area

Approving an amendment to the Redevelopment Plan in connection with the development of the second phase of the Mission Bay South Block 4 East affordable housing project; referring the plan amendment to the Planning Commission for its report and recommendation to the Board of Supervisors; Mission Bay South Redevelopment Project Area

Approving the Report to the Board of Supervisors on the amendment to the Redevelopment Plan; and authorizing transmittal of the report to the Board of Supervisors; Mission Bay South Redevelopment Project Area

Conditionally approving an amendment to the Design for Development in connection with the approval of the second phase of the Mission Bay South Block 4 East affordable residential project; Mission Bay South Redevelopment Project Area

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Conditionally approving an amendment to the Major Phase for Blocks 2-7 and 13, and a Basic Concept and Schematic Design for the second phase of the Mission Bay South Block 4 East affordable housing project of approximately 233 rental units; Mission Bay South Redevelopment Project Area

Conditionally Approving an amendment to the Mission Bay South Owner Participation Agreement in connection with the second phase of the Mission Bay South Block 4 East affordable housing project; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

Curtis Development (“CD”), a San Francisco-based minority/woman-owned Small Business Enterprise (“SBE”), together with Bayview Senior Services (“BSS”) (collectively, the “Developers” or “Sponsors”), have submitted Basic Concept and Schematic Design (“BCSD”) packages for two affordable rental housing projects providing a combined total of 398 units (the “Project” consisting of a “Phase I Project” and a “Phase II Project”) on Mission Bay South Block 4 East (“MBS 4E”). The Project will be priced to be affordable to households earning 30-95% of area median income (“AMI”) as defined by the San Francisco Mayor’s Office of Housing and Community Development (“MOHCD”) and will serve families and households experiencing homelessness. The lead design architect for the Project is San Francisco-based Y.A. studio, a minority-owned SBE. The associate architect is Perry Architects, Inc., and the landscape architect is GLS Landscape | Architecture. Both firms are also San Francisco-based SBEs.

MBS 4E is located within the Mission Bay South Redevelopment Project Area (“Project Area”) at 1144 3rd Street, bounded by 3rd, China Basin, and Mission Rock Streets (Assessor’s Block 8711, Lot 029B) (the “Site”). The Project consists of two buildings, which will be designed together but will require separate project-level approvals and financing. The Phase I Project is on the southern one-half of the Site and is a 165-unit affordable rental housing project. The Phase II Project is on the northern one-half of the Site and is a 233-unit affordable rental housing project. The Developers have submitted a tentative map application to the City and County of San Francisco (the “City”) in order to create two separate parcels on the Site for financing and construction purposes. The tentative map application is currently under City review and is expected to be approved in early 2026.

The Project team was selected through a competitive Request for Qualifications (“RFQ”) process. The RFQ sought proposals that maximized the amount of affordable housing through amendments to the Design for Development (“D for D”), the Mission Bay South Owner Participation Agreement (the “South OPA”), and the Mission Bay South Redevelopment Plan. On September 3, 2024, the Commission approved, by Resolution No. 30-2024, an Exclusive Negotiations Agreement (“ENA”) and a Predevelopment Loan Agreement (“Predevelopment Loan”), which have allowed the Developers to commence predevelopment activities.

The Phase I Project will be funded in part through taxable bonds backed by property tax increment authorized through the South OPA and under Redevelopment Dissolution Law for certain enforceable obligations, while the Phase II Project will be financed through bond financing authorized under Senate Bill No. 593 (2023) ("SB 593"), which enables OCII to use the City's portion of property tax increment to fund and construct the replacement of 5,482 housing units demolished by the Redevelopment Agency from the 1950's through the 1970's.

The Developers have submitted a BCSD for both the Phase I and II Projects. Both the Phase I and Phase II Projects require amendments to the D for D and the Phase II Project requires amendments to the Redevelopment Plan ("Redevelopment Plan Amendment") and the South OPA to allow additional height and units. An amendment to the Major Phase for Blocks 2-7 and 13 (the "Major Phase") will be needed as well.

In conjunction with its review of the Project and its proposed designs, OCII, in consultation with the Planning Department, prepared a General Plan Referral application as required for the proposed Redevelopment Plan Amendment. The Planning Commission must approve the General Plan Referral in order for the Redevelopment Plan Amendment to be approved by the Board of Supervisors.

As the Lead Agency, OCII has determined that the Phase I and Phase II Projects are statutorily exempt from environmental review under California Environmental Quality Act ("CEQA"), pursuant to California Public Resources Code Section 21080.40 (Affordable Housing Projects).

Staff recommends that the Commission: 1) conditionally approve the Phase I Project, including the D for D and Major Phase amendments and BCSD related to Phase I; 2) approve the Redevelopment Plan Amendment for additional height and units for the Phase II Project; 3) approve the Report to the Board on the Redevelopment Plan Amendment; 4) conditionally approve the D for D and Major Phase Amendments and the BCSD for Phase II; 5) conditionally approve the Owner Participation Agreement Amendment

BACKGROUND

Mission Bay South Redevelopment Project Area

The Board of Supervisors established the Project Area and approved the Redevelopment Plan, which establishes the land use controls for the Project Area through Ordinance No. 335-98 (November 2, 1998). The Redevelopment Plan was later amended by Ordinances No. 143-13, (July 9, 2013), No. 032-18 (March 6, 2018), No. 128-20 (July 31, 2020), No. 209-20 (October 9, 2020), and No. 014-21 (February 12, 2021). The South OPA is a contractual agreement between OCII and the master developer to carry out development obligations in the Project Area, and was entered into on November 16, 1998. The proposed amendment represents the 10th Amendment to the South OPA, and the first amendment to increase the number of affordable units in the Project Area.

The Redevelopment Plan authorizes approximately 3,440 residential units to be constructed in the Project Area. The South OPA designates certain sites for OCII-sponsored affordable housing ("Affordable Housing Parcels"). Affordable Housing Parcels comprise approximately 12 acres and are distributed throughout the Project Area.

The South OPA also authorizes development of up to 1,218 units on the Affordable Housing Parcels. To date, OCII has completed 1,053 affordable units in the Project Area, leaving a remaining balance of 165 units, which will be used to develop the Phase I Project. As further described herein, amendments to the South OPA and Redevelopment Plan are now requested to increase the allowable number of residential units under the Redevelopment Plan and to increase the number of allowable units on Affordable Housing Parcels in the South OPA.

MBS 4E Background

On November 9, 2023, OCII released an RFQ for MBS 4E seeking a team to develop, own and operate affordable rental housing units, including units set aside for households experiencing homelessness. Based on the results of an interdisciplinary evaluation panel, OCII staff recommended the team led by CD and BSS. According to the proposal, CD and BSS will be the building owners and the John Stewart Company will be the property manager of the Project, with family supportive services provided by BSS. On September 3, 2024, the Commission authorized the Executive Director to enter into an ENA with the Developers as well as a Predevelopment Loan to fund predevelopment activities and prepare a BCSD for both phases of the Project to coordinate and expedite the design process.

As was described in the RFQ for MBS 4E, OCII sought to maintain high design standards as set forth in the Redevelopment Plan and D for D while maximizing the potential for housing opportunities on the Site and ensuring quality residences with amenities and open spaces for families and residents to enjoy. Thus, the ENA obligated the Developers to explore approaches to create a cohesive design, particularly for the ground floor, and establish an appropriate building massing and height. As such, the Developers and their design consultants evaluated massing concepts and development scenarios with the aim of maximizing the number of affordable housing units on MBS 4E consistent with the character of the surrounding neighborhood and optimizing the financial viability of both the Phase I and Phase II Projects.

DISCUSSION

Project Description

As proposed, the overall Project is comprised of 398 total residential rental units. Except for four unrestricted manager's units, all residential units will be restricted for affordability to households with incomes ranging from 30% to 95% of AMI as published annually by MOHCD. Please note that 95% MOHCD AMI is equivalent to 70% AMI as published by the California Tax Credit Allocation Committee ("TCAC"). The Project will include units set-aside for households experiencing homelessness. These units will be supported through the City's Local Operating Subsidy Program ("LOSP"). Tenants in LOSP-supported units are typically extremely low-income and will pay 30% of their monthly income toward rent. Along with residential units, the Project includes spacious resident amenity spaces, a ground floor community-serving retail space in the Phase I Project, private open spaces and terraces,

multiple laundry rooms, dog relief areas, vehicle parking, and bicycle parking. A description of the Project is summarized in the table below.

Table 1. Project Description		
Development Area	Phase I Project	Phase II Project
Residential units	165 units, including 2 mgr's units	233 units, including 2 mgr's units
Population	Families, incl. 33 units set-aside for formerly homeless families	Families, incl. 47 units set-aside for formerly homeless families
Income levels (AMI mix is tentative and will be confirmed at Commission consideration of ground leases/gap loans)	50% AMI – 33 units (LOSP)** 30% AMI – 5 units 40% AMI – 20 units 50% AMI – 28 units 60% AMI – 29 units 70% AMI – 31 units 95% AMI* – 17 units	50% AMI – 47 units (LOSP)** 30% AMI – 14 units 40% AMI – 33 units 50% AMI – 40 units 60% AMI – 41 units 70% AMI – 32 units 95% AMI* – 24 units
Unit types/sizes	- One-bedroom (BR): 46 (28%), avg. 561 sf - Two-BR: 77 (47%), including two mgr's units, avg. 857 sf - Three-BR: 42 (25%), avg. 1,169 sf	- One-BR: 61 (26%), avg. 557 sf - Two-BR: 109 (47%), including two mgr's units, avg. 829 sf - Three-BR: 56 (24%), avg. 1,109 sf - Four-BR: 5 (2%), avg. 1,597 sf - Five-BR: 2 (1%), avg. 1,628 sf
Commercial space	1,253 sf community-serving	N/A
Resident amenity/open spaces	- Outdoor terraces and adjacent community/multipurpose rooms - Three laundry rooms (levels 3, 10, and 16)	- Outdoor terraces and adjacent community/multipurpose rooms - Four laundry rooms (levels 3, 10, 16 and 23)
Parking/loading	44 vehicular spaces (4 electric vehicle) - One on-site loading space 2nd loading space allowed to be on China Basin Street	44 vehicular spaces (4 EV) - One on-site loading space 2nd loading space allowed to be on Mission Rock Street
Bicycle parking	120 Class 1 bicycle spaces 11 Class 2 bicycle spaces	144 Class 1 bicycle spaces 12 Class 2 bicycle spaces

*For CEQA and CalHFA's Mixed-Income Program ("MIP") purposes, 95% AMI is equivalent to 70% TCAC AMI rent limits, which remain within the "lower-income" definition under Health and Safety Code § 50079.5. CalHFA MIP financing is a critical source of financing for the both the Phase I and Phase II projects.

** Maximum income levels for LOSP units are restricted to or below 50% AMI in accordance with MOHCD LOSP policy, however, tenants are typically extremely low-income and rents will be established at 30% of actual household income.

Transit-Oriented Development

In addition to on-site parking, the Projects benefit from exceptional walkability and access to city and regional transportation, including:

- Muni Rail – Mission Rock Street stop with access to the T line is directly adjacent on 3rd Street.
- Muni Bus – Local bus lines offer stops within a short radius of the Project, including the 22-Fillmore, 55-Dogpatch and 10-Townsend.
- BART – Powell Station is four stops away on the T line (approximately 12 minutes).
- Regional – CalTrain Station within one-half mile (an approximately 10-minute walk).
- Car/Bike Share – Neighborhood offers several dedicated car share spaces, as well as bicycle and scooter rental hubs within a short radius of the Project.

Along with access to transportation, the Site is near a wide variety of services and amenities. These include coffee shops, restaurants, pharmacies, a library, a hospital and health centers, athletic complex, as well as several parks and open spaces. Two grocery stores are within one-half mile or less from the Site (Safeway and Gus's Community Market).

Subdivision Map Process

The Developers have submitted a tentative subdivision map application to subdivide the parcel. The Developers are on schedule to have a final recorded parcel map designating the two development parcels by fall 2026.

Basic Concept and Schematic Designs

The BCSDs are enclosed as exhibits to the Major Phase/BCSD approval resolutions for the separate Phase I and Phase II components of the Project. The overall Project aligns with the goals and objectives of the Redevelopment Plan through its programming, urban design, and architectural quality.

The Phase I and Phase II building forms, materials and landscape design complement each other. The building floorplates and projected massing generally mirror each other for design and construction cost effectiveness, while each building's façade remains architecturally distinct. Both buildings feature a unifying mid-rise podium fronting 3rd Street, with projecting bays that articulate the buildings' massing. The distinction in 3rd Street façade is emphasized by the extension of Phase I building's treatment of the bay façade onto the Phase II building's bay. The building's height steps up from the mid-rise podiums transitioning to taller high-rise buildings fronting 3rd Street and China Basin and Mission Rock Streets. The two high-rise corner towers also appear distinct with application of colored, textured and aggregate-revealed concrete panels.

The Phase I and Phase II buildings share a common pre-cast concrete material that complement adjacent buildings. The 3rd Street frontage includes the lobbies for both the Phase I and Phase II Projects as well as a flexible, double-height community-serving commercial space in Phase I.

Notably, the design of the Project includes elements responsive to the preferences of affordable housing applicants surveyed by OCII and informed by two Certificate of Preference (“COP”) Holder focus groups held on May 15, 2025 and June 5, 2025. Forty-eight COP Holders and descendants participated in these small-group design consultations, which included presentations, breakout discussions, and surveys focused on unit features, common areas, amenities and resident services. Feedback emphasized priorities such as unit mix and size, flexible multipurpose spaces, accessible outdoor areas for seating, walking and children’s play, as well as security, accessibility, and holistic resident services.

Phase I Project

The Phase I building ranges from nine stories at the mid-rise podium to sixteen stories for the tower along 3rd Street and China Basin Street. The building massing is a modulated volume with a corner expression that complements the Phase II building with facade treatment that extends to half of the Phase II mid-rise podium façade to create a cohesive exterior design language between the two phases.

The ground floor double-height lobby space is one of the many common gathering spaces within the building. Management offices are located off the lobby, and case management and resident service offices are located on the second floor so staff can interact easily with residents. The third-floor multipurpose room is in a central location, opening out onto a shared courtyard terrace, and adjacent to a laundry room. The tenth-floor amenity lounge and laundry room are adjacent to an outdoor terrace. On the sixteenth floor there is an amenity lounge, laundry room, and an additional secured roof terrace that offers sweeping city and bay views. These amenity spaces provide indoor and outdoor private, secured spaces for residents to gather and for children and teenagers to play.

The residential units accommodate various family sizes with a mix of one-bedroom, two-bedroom, and three-bedroom units. Residential units provide usable closets, a mixture of window openings to provide high visibility while maintaining energy efficiency. Lastly, there are some one-bedroom units that feature space-efficient shared-light bedrooms.

Phase II Project

The Phase II building will range from nine stories at the mid-rise podium to twenty-three stories for the tower along 3rd Street and Mission Rock Street.

The building exterior is conceived as a highly articulated form that expresses a woven panel pattern to reflect the rhythm and scale of the individual units while providing an active pedestrian-level experience for the community with transparent storefronts and human-scaled detailing. A textured precast concrete façade composes the primary volume projected from a contrasting, recessed base with the lobby entry at the corner of 3rd and Mission Rock Streets. The building’s architectural composition is intended to create a handsome, visually engaging presence on the skyline that complements the surrounding context, reinforces a visual connection to the Phase I mid-rise podium and key view corridors, and contributes to the vibrancy of the surrounding built environment.

Significant features include the bold contrast between the light projected facades and darker recessed base, along with a corner crown treatment that accentuates the tower’s prominence and visibility from multiple neighborhoods. The ground floor, second floor, third floor and tenth floor mirror the programming of the Phase I Project’s amenity spaces, open spaces, laundry facilities, and management and services offices. The twenty-third level mirrors the programming and layout of the Phase I Project’s sixteenth floor, with larger spaces and, given its height, more expansive views. A feature of this level is the generous outdoor terrace, which creates a seamless indoor-outdoor environment ideal for gatherings, events, and informal socializing. The Phase II Project also includes five four-bedroom and two five-bedroom units expanding the availability of larger homes for families. Within the residential units, windows are placed to utilize daylight while reducing solar heat gain and glare. Ceiling heights are maximized using skimmed concrete ceilings in the bedrooms and living areas.

Commission Approvals

Redevelopment Plan Amendment and Report to the Board of Supervisors (Phase II)

As proposed, the Phase II Project requires an amendment to the Redevelopment Plan to add 250 affordable housing units to the total number of units in the Project Area and to increase the maximum allowable building height by 90 feet for a total of 250 feet. The proposed increases in height and units are limited to affordable units on the northern portion of MBS 4E. The proposed building height is consistent with the adjacent Mission Rock development, which Phase I of Mission Rock includes two 23-story residential towers (The Canyon and Verde), developed by Tishman Speyer and the San Francisco Giants, which together provide 537 residential units, including both market-rate and affordable units. The full Mission Rock development is planned to include approximately 1,200 residential units, demonstrating that the Project aligns with the scale, massing, and unit count of Mission Rock. The requested changes are described in the table below and further detailed in the Report to the Board of Supervisors.

Table 2. Redevelopment Plan Amendment		
Control Type	Existing Plan	Proposed Amendment
Number of Dwelling Units	3,440 Dwelling Units	• Increase to 3,690 Dwelling Units • The 250 added Dwelling Units are designated as additional affordable units allocated to the northern half of MBS 4E in the Mission Bay South Residential land use district and cannot be constructed on any site other than the northern half of MBS 4E
Maximum Building Height	160 ft	• Increase height to 250 ft on the northern half of MBS 4E

The proposed amendment is attached as Exhibit A to the draft resolution approving the amendment to the Redevelopment Plan, and further described in the draft Report to the Board of Supervisors attached as Exhibit A to the draft resolution approving the Report to the Board of Supervisors. FOCIL-MB has been consulted on and has consented to the Redevelopment Plan amendment.

Owner Participation Agreement Amendment (Phase II)

OCII is also seeking an amendment to the South OPA to allow for an increase in the number of OCII Affordable Housing Units allowed in the Project Area by approximately 250 on the northern portion of the Site to accommodate development of the Phase II Project. The additional 250 units increases the total number of affordable housing units under the South OPA to approximately 1,468. FOCIL-MB and OCII are the contracting parties to the South OPA and FOCIL-MB has consented to the South OPA amendment.

The proposed OPA amendment states that the additional 250 units for the Phase II Project will not rely on the tax increment financing that has been available for other affordable housing in Mission Bay South. With the approval and financing of Phase I, OCII will have completed the affordable housing program authorized under the South OPA and Redevelopment Plan. For Phase II, OCII not only needs an increase in the number of units allowed under the South OPA, but also an alternative source of financing. OCII will be using the financing authorized under SB 593. Accordingly, the proposed South OPA amendment would permit the additional 250 units only if this alternative financing is used for the Project's costs. The South OPA amendment is subject to review and approval by the Oversight Board and State Department of Finance. The proposed amendment is attached as Exhibit A to the draft resolution approving the amendment to the South OPA.

Design for Development Amendment

OCII proposes amendments to the D for D to modify or allow exceptions from provisions governing Maximum Average Streetwall Height, Minimum Tower Separation, and Maximum Tower Height (see Table 3).

A proposed D for D amendment would exempt MBS 4E from the maximum average streetwall height of 55 feet along China Basin Street and Mission Rock Streets. In Mission Bay South, compliance with the maximum average streetwall height is required along six streets classified as "Neighborhood Streets," including Mission Rock and China Basin Streets, which requires buildings to "step back" at various heights along the streetfront to be able to reach the maximum build out while still observing the maximum average streetwall height. It would be appropriate to exempt the Project from this requirement since it would consist of two highrise towers at 3rd Street, which is a main thoroughfare not subject to the Neighborhood Street requirements. The two new highrises at Phase I and Phase II would serve as anchors of density along 3rd Street while the remaining interior portions of China Basin and Mission Rock Streets subject to the maximum average streetwall height would continue to express this modulated streetwall at lower heights. In addition, exempting the Project from the maximum average streetwall height would maximize the delivery of affordable housing and would result in establishing narrower tower façades along 3rd Street, which better ensures consistency with the adjacent high-rise development at Mission Rock, as well as allowing space for high quality courtyard and terrace open spaces at the center of the block.

Another proposed amendment to the D for D would reduce the minimum separation between the Phase I and the Phase II towers to 118 feet from 125 feet to 118 feet. This amount of tower spacing is consistent with that of the adjacent high-rise development at Mission Rock.

The third and final proposed amendment to the D for D would increase the maximum tower height on Phase II from 160 feet to 250 feet, conditional on the approval of this increase in height as part of the proposed Plan Amendment. In addition to maximize affordable housing production while maintaining compatibility with surrounding high-rise development, such as Mission Rock, this increase in height maintains panoramic view corridors from San Francisco's western neighborhoods and parks such as Corona Heights Park, and from Potrero Hill. The form of the proposed amendment is attached to the draft resolution approving the amendment to the D for D.

Table 3. Design for Development Amendments			
Control Type	Existing	Proposed Amendment	Justification for Amendment
Phase I			
Maximum Average Streetwall Height to depth of 20 feet, along designated Neighborhood Street	55 ft	Exception from standard for MBS 4E to exceed existing limit	- Maintains a consistent high-rise urban scale on 3rd Street complementary to the adjacent high-rise development at Mission Rock - Maximizes number of affordable housing units while maintaining narrower tower façades along 3rd Street
Phase II			
Minimum Tower Separation	125 ft	Reduce to 118 ft for MBS 4E	- Reduced tower separation is consistent with the tower separation in development at Mission Rock - Allows for sufficient light and air between buildings, as well as allowing space for high quality courtyard and terrace open spaces at the center of the block
Maximum Tower Height	160 ft	Increase to 250 ft, conditional to approval of Redevelopment Plan Amendment	- Maintains a consistent high-rise urban scale on 3rd Street complementary to the adjacent high-rise development at Mission Rock - Maximizes number of affordable housing units

Major Phase Amendment (Phase I and Phase II)

As part of the BCSDs, the Developers are seeking amendments to the Major Phase, which was initially approved in 2005. In Mission Bay, each approved BCSD updates and may amend the corresponding Major Phase. The forms of the proposed amendments to the Major Phase are attached as Exhibit A to the draft resolution approving the amendment to the Major Phase for the Phase I Project and as Exhibit A to the draft resolution approving the amendment to the Major Phase for the Phase II Project.

Basic Concept and Schematic Design Conditions of Approval (Phase I and Phase II)

There are certain remaining design items, amongst others, which must be resolved by the 25% Design Development submittal to the satisfaction of the Executive Director and the Executive Director is further granted the authority to make modifications to the BCSD to facilitate resolution of the following design elements.

- For the Phase I Project, refinements include indicating window beauty caps, enhancing non-formliner panels, integrating façade vents consistent with the overall design, and verifying wind conditions.
- For the Phase II Project, refinements include refining the corner crown element at 3rd and Mission Rock Streets, refining the Level 23 plan and recessed façade colors, reducing visible joints, integrating façade vents consistent with the overall design, and verifying wind conditions.

The complete list of conditions of approval is included in the draft resolutions conditionally approving the BCSD for the Phase I Project and the BCSD for the Phase II Project. Staff recommends conditional approval of the Phase I Project's BCSD and Phase II Project's BCSD, each subject to conditions being resolved in coordination with staff.

Equal Opportunity Program and Compliance with OCII Policies

The Developers are required to comply with OCII's Nondiscrimination in Contracts, Minimum Compensation and Health Care Accountability policies, and will work closely with contract compliance staff to meet OCII's SBE Program goals on the Project. The Project across both phases has the same developer, general contractor, architect, and property manager. However, the Developers have selected professional services providers and the general contractor with the dual goals of widely spreading opportunities by establishing smaller scopes and making them available to a larger number of providers and ensuring cohesive Project-wide design and construction efficiency.

Professional Services***Phase I Project***

- The Phase I Project is currently exceeding OCII's 50% SBE participation goal for professional services contracts. To date, the Phase I Project has achieved 83.4% SBE participation and 77.1% for San Francisco-based SBEs. According to voluntary self-reporting collected by the City, 45.1% of the Phase I contractors are minority businesses, 2.0% minority woman-owned businesses and 3.1% are woman-owned businesses. See Attachment 2A.

Phase II Project

- The Phase II Project is also exceeding OCII's 50% SBE participation goal for professional services contracts. To date, the Phase II Project has achieved 84.5% SBE participation and 80% for San Francisco-based SBEs. City data indicates that 48.7% are minority businesses, 3.3% are minority woman-owned businesses and 0.7% are woman-owned businesses.

Construction Contracting

- The Developers selected Swinerton Builders and Rubicon Builders (a San Francisco-based SBE) joint venture as the general contractor for the Project. During the construction phase, the Developers are committed to meeting OCII's requirements and goals which includes the 50% SBE construction subcontracting participation goal, payment of prevailing wages and the 50% local construction workforce hiring goal.

Please see Attachments 2a and 2b for a SBE Consultant Summary and Attachment 3 for the biographies of select participating SBE firms.

COMMUNITY PARTICIPATION

The Mission Bay Citizens Advisory Committee ("CAC") has received regular status reports on predevelopment activities on MBS 4E since the RFQ issuance in November 2023. In May 2025, OCII staff along with the Developers presented an informational overview of the Project, focused on an update of the design progress to date.

On October 9, 2025, the Mission Bay CAC voted unanimously to recommend that the Commission approve:

- Phase I Project:
 - 1) amendment to the D for D, 2) amendment to the Major Phase, and 3) the Phase I BCSD;
- Phase II Project:
 - 1) amendment to the Redevelopment Plan, 2) amendment to the South OPA, 3) amendment to the D for D, 4) amendment to the Major Phase, and 5) the Phase II BCSD.

In addition to the Mission Bay CAC and public hearings, the Developers have presented the Project at meetings of the Madrone Homeowners Association and have been in communication with residents of the Madrone (420 Mission Bay Boulevard North), the Edwin M. Lee Apartments (Block 3 East, 1150 3rd Street), and Strata at Mission Bay (Block 4 West, 1201 4th Street), and staff at Family House (Block 7 East, 540 Mission Bay Boulevard North). Staff met with the leadership of the Potrero Boosters in 2023 to discuss the increased heights and there were no objections. The Developers will continue conducting community outreach within the neighborhood and surrounding areas as the Project progresses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

On November 7, 2023, the Commission authorized, by Resolution No. 33-2023, a personal services contract with the environmental review consultant ICF Jones & Stokes, Inc. (“ICF”) to assist OCII in the environmental review required by CEQA for the Project, including corresponding amendments to the D for D and the Redevelopment Plan.

Effective as of January 1, 2024, California Assembly Bill 1449 (2023), *codified at* Cal. Public Resources Code § 21080.40, (“AB 1449”) amended CEQA to exempt from environmental review various actions related to the approval of 100% affordable housing projects, including a rezoning or an amendment to a specific plan is applied. The amendments to the D for D and the Redevelopment Plan, as proposed by the Project, constitute a rezoning. To qualify for the AB 1449 affordable housing exemption, projects must satisfy several rigorous requirements centered on affordability, location, environmental constraints, labor standards, and an administrative process. For the reasons stated below and in the ICF analysis, OCII has determined that the Phase I Project and Phase II Project meet the criteria for the CEQA exemption, which include the following:

- The Project is a 100% affordable housing project with at least two-thirds of the square footage of the project designated for residential use.
- All residential units on MBS 4E will be dedicated to lower-income households (earning no more than 70% of TCAC AMI), excluding unrestricted manager units. The Project is subject to a recorded TCAC regulatory agreement prior to the issuance of building permits.
- The Sponsors, under conditions of approval of the Project, will comply with the prevailing wage requirements, offer employment opportunities to State of California-registered apprentices and provide health insurance to construction workers and their dependents.
- The Project site is located within an urbanized area, adequately served by existing utilities, and within a ½-mile walking distance of multiple major transit stops. The site is in a very low vehicle travel area, which is below the regional average daily Vehicle Miles Traveled per capita and is within one mile of more than six neighborhood amenities.
- The Project site is not located on sensitive lands such as wetlands, special flood hazard areas, high fire hazard severity zones, or hazardous waste sites. In advance of the Project’s approval, a Phase I Environmental Site Assessment was completed. Any identified hazardous conditions in a future Phase II assessment will be fully remediated before construction can begin.
- OCII, working with the City Archaeologist, has consulted with tribal leaders of the California Native American tribe affiliated with the geographic area regarding development of the Site. Based on these consultations, the Sponsors will implement the following measures to mitigate any potential effects on tribal cultural resources within the Project site:
 - Archaeological Testing Program;
 - Native American Cultural Sensitivity Training and Monitoring;
 - Public Interpretation Land Acknowledgement; and
 - Focus on planting native species in new landscaping.

OCII staff has reviewed the ICF analysis and its appendices and has confirmed that the Project is statutorily exempt from CEQA because the Project satisfies the requirements for an exemption from CEQA as specified in California Public Resources Code Section 21080.40 (Affordable Housing Projects).

STAFF RECOMMENDATION AND NEXT STEPS

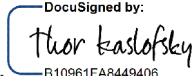
OCII staff recommends that the Commission:

1. Conditionally Approve Phase I by:
 - a. Conditionally approving the Phase I BCSD and the D for D Amendment and the Major Phase Amendment related to the Phase I BCSD.
2. Conditionally Approve Phase II by:
 - a. Approving the Report to the Board on Redevelopment Plan Amendment and authorize its transmittal to the Board of Supervisors.
 - b. Approving the Redevelopment Plan Amendment.
 - c. Conditionally Approving the Phase II BCSD and the D for D Amendment, and the Major Phase Amendment related to the Phase II BCSD.
 - d. Approving the South OPA Amendment.

Upon Commission approval of each action, OCII will seek actions from the Planning Commission and the Board of Supervisors for the approval of the Plan Amendment that is only required for the proposed Phase II Project, and OCII will seek actions from the Oversight Board for the approval of the South OPA Amendment that is only required for the proposed Phase II Project.

The Developers will then proceed to further develop designs, obtain building permits, and seek to secure financing. The Developers will return to Commission in December 2025 or January 2026 to seek approvals for a Phase I Project preliminary permanent gap funding commitment and additional predevelopment funding. The Developers will then return to the Commission in December 2026 or January 2027 to seek approvals for ground leases and gap funding for the Phase I Project and in early 2027 for the Phase II Project. Phase I is estimated to start construction by early 2027 with completion by spring 2029 and the Phase II Project is estimated to start construction by early 2028 with completion by summer 2030.

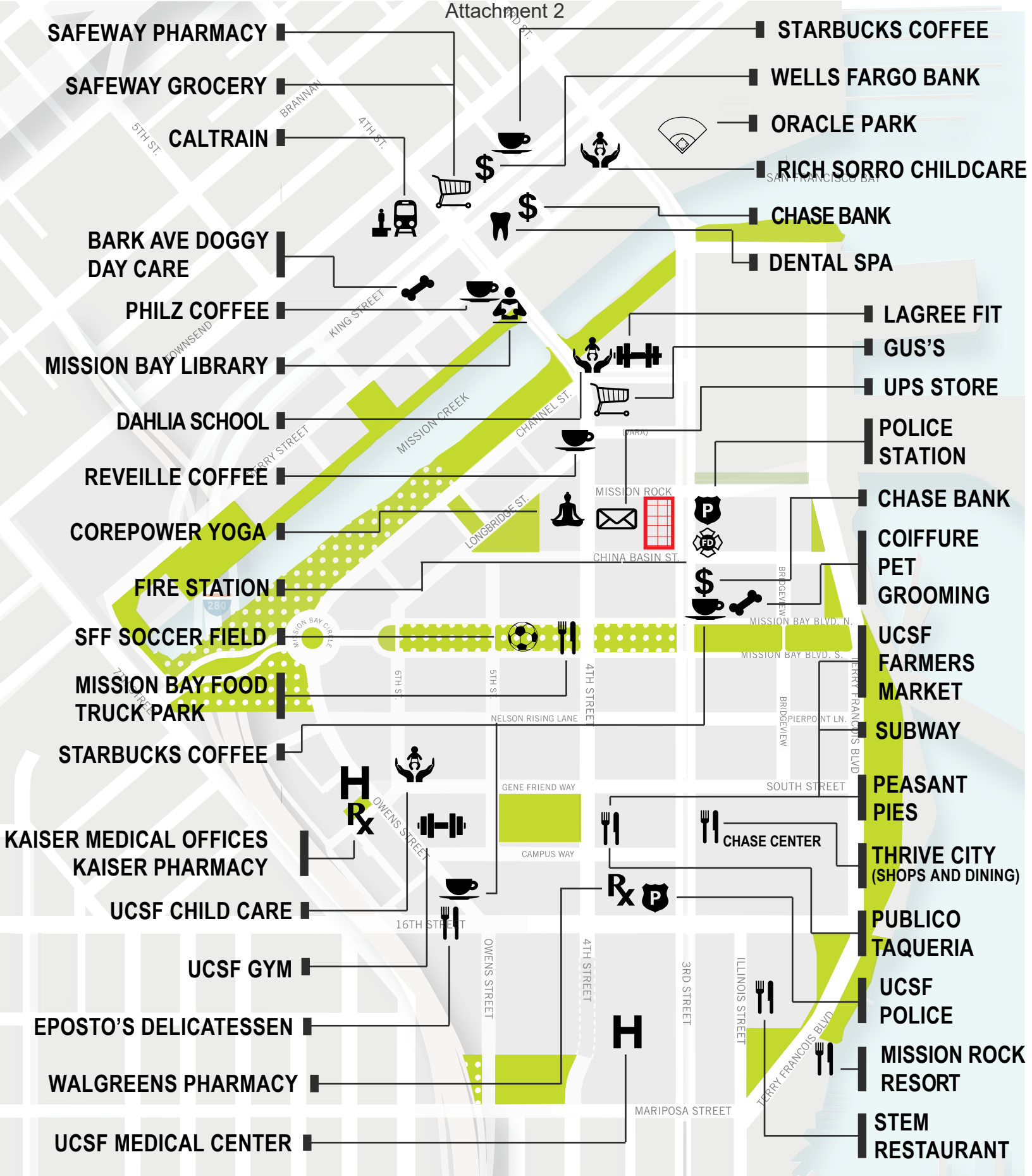
(Originated by Phillip C. Wong, Development Specialist)

DocuSigned by:

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Thor Kaslofsky
Executive Director

- Attachment 1: Map of Mission Bay South Project Area
- Attachment 2: Amenities Map for Mission Bay South Project Area
- Attachment 3a: SBE Consultant Summaries for the Phase I Project
- Attachment 3b: SBE Consultant Summaries for the Phase II Project
- Attachment 4: SBE Firm Biographies

ATTACHMENT 1





 Completed Open Space
  Site location
  Future Open Space

MISSION BAY BLOCK 4E AMENITIES

November 2025
 0 200 800
 100 400

Attachment 3a
Mission Bay Block 4 East Phase 1
Professional Consultant List

					For Informational Purposes Only			
Consultant	Discipline	Contract Amount	SBE	SF-SBE	MBE	M/WBE	WBE	Ethnicity **
Resonance Acoustics	Acoustical Engineer	\$ 22,725	\$ 22,725					
Perry Architects	Architect (Associate)	\$ 914,900	\$ 914,900	\$ 914,900				
YA Studio	Architect (Prime)	\$ 1,699,100	\$ 1,699,100	\$ 1,699,100	\$ 1,699,100			Black/African American
Luk & Associates	Civil Engineering	\$ 90,000	\$ 90,000			\$ 90,000		Asian Pacific
Martin M. Ron Associates, Inc.	Civil Surveyor	\$ 27,500	\$ 27,500	\$ 27,500				
Holmes Fire	Code/Fire/Life Safety	\$ 43,700						
Red Car Analytic	Commissioning	\$ 53,200	\$ 53,200					
Waypoint Consulting	Construction Management	\$ 353,500						
Edgett Williams	Elevator Consultant	\$ 33,000	\$ 33,000					
Scaffold Inspection & Testing Co.	Ext. Building Maintenance Design Consultant	\$ 28,300	\$ 28,300					
Langan/Divis JV*	Geotechnical Engineer	\$ 205,051	\$ 205,051	\$ 205,051				
Joint Trench Engineer/Dry Utility Consultant	Urban Design Consulting Engineering	\$ 92,800	\$ 92,800	\$ 92,800	\$ 92,800			Asian Pacific
Landscape Arch/Irrigation	GLS Landscape	\$ 165,000	\$ 165,000	\$ 165,000				
Weller Design Architectural Lighting	Lighting Design Consultant	\$ 59,280	\$ 59,280	\$ 59,280			\$ 59,280	
Emily Borland Specifications, Inc.	Specifications Writer	\$ 82,262	\$ 82,262	\$ 82,262			\$ 82,262	
IMEG/Structus JV*	Structural Engineer	\$ 258,280	\$ 258,280	\$ 258,280	\$ 258,280			Asian Pacific
Streamline Green Inc	Sustainability Consultant	\$ 59,700	\$ 59,700					
American Trash Management	Trash/Waste Consultant	\$ 20,000						
Simpson Gumpertz & Heger Inc	Waterproofing Consultant	\$ 335,600						
Total		\$ 4,543,898	\$ 3,791,098	\$ 3,504,173	\$ 2,050,180	\$ 90,000	\$ 141,542	
% of Total Fees			83.4%	77.1%	45.1%	2.0%	3.1%	

* Full SBE credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.

** Ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

Attachment 3b
Mission Bay Block 4 East Phase 2

Professional Consultant List

					For Informational Purposes Only			
Consultant	Discipline	Contract Amount	SBE	SF-SBE	MBE	M/WBE	WBE	Ethnicity **
Resonance Acoustics	Acoustical Engineer	\$ 22,725	\$ 22,725					
Perry Architects	Architect (Associate)	\$ 1,050,000	\$ 1,050,000	\$1,050,000				
Y.A Studio	Architect (Prime)	\$ 1,950,000	\$ 1,950,000	\$1,950,000	\$1,950,000			Black/African
Luk & Assoc.	Civil Engineering	\$ 90,000	\$ 90,000			\$90,000		Asian Pacific
Martin Ron	Civil Surveyor	\$ 27,500	\$ 27,500	\$27,500				
Holmes Fire	Code/Fire/Life Safety	\$ 80,000						
Waypoint Consulting	Construction Management	\$ 368,000						
Edgett Williams	Elevator Consultant	\$ 37,000	\$ 37,000					
Scaffolding Inspection & Testing Co. (SIT-CO)	Ext. Building Maintenance Design Consultant	\$ 29,800						
Langan/Divis JV*	Geotechnical Engineer	\$ 261,251	\$ 261,251	\$261,251				
UDCE	Joint Trench Engineer/Dry Utility Consultant	\$ 103,400	\$ 103,400	\$103,400	\$103,400			Asian Pacific
GLS Landscape	Landscape Arch/Irrigation	\$ 185,000	\$ 185,000	\$185,000				
Emily Borland Specifications, Inc.	Specifications Writer	\$ 36,395	\$ 36,395	\$36,395			\$36,395	
IMEG/Structus JV*	Structural Engineer	\$ 373,340	\$373,340	\$373,340	\$373,340			Asian Pacific
Bright Green	Sustainability Consultant	\$ 72,500	\$72,500			\$72,500		Asian Pacific
American Trash Management	Trash/Waste Consultant	\$ 23,000						
Simpson Gumpertz & Heger	Waterproofing Consultant	\$ 271,054						
Total		\$ 4,980,965	\$ 4,209,111	\$ 3,986,886	\$ 2,426,740	\$ 162,500	\$ 36,395	
% of Total Fees			84.5%	80.0%	48.7%	3.3%	0.7%	

* Full SBE credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.

** Ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

SBE Biographies

Resonance Acoustics (Acoustical Engineer)

Resonance was launched in 2023, after successfully building an acoustic consulting practice from the ground up at CSDA Design Group. Their goal is always to collaborate with clients to develop cost-effective acoustic solutions that provide healthy environments and meet regulatory requirements as well as community expectations. Resonance's team has collectively been providing acoustical consulting services for over 80 years. This experience provides clients with practical, thoughtful solutions for their projects.

YA Studio Architect (Prime)

Y.A. studio is an African American owned architectural design firm committed to bringing an innovative and modern approach to the field. Yakuh Askew, a San Francisco native, established the firm in 2004 with an eye towards socially responsible growth, environmental responsibility, and community. The firm embraces a diverse portfolio that includes custom single-family homes, affordable housing, large multi-family developments, restaurants, office and retail spaces. Y.A. studio is a certified MBE and LBE. OCII projects include Alice Griffith, Hunter Point Shipyard Block 10A, and Hunters Point Shipyard Block 48.

Perry Architects Architect (Associate)

Perry Architects was established in 2014 by Steve Perry, a principal at Brand + Allen Architects for more than 20 years, and provides design services in Architecture, Planning and Design, with a focus on residential and affordable housing. The firm is located at the waterfront on Pier 28 in San Francisco.

Luk & Associates (Civil Engineering)

Luk + Associates, founded in 1992, is an experienced civil engineering, surveying, and land planning firm with projects built throughout the Bay Area. They have worked for more than 1,000 clients, contributing to over 700 projects built at all scales. Luk + Associates are certified as a SBE by the State of California, and as an LBE & M/WBE by the City & County of San Francisco.

Martin M. Ron Associates, Inc. (Civil Surveyor)

Martin M. Ron Associates, Inc. is a San Francisco-based land surveying company providing a full range of surveying services to construction and design professionals in Northern California. Their cadastral work includes a broad spectrum of projects including urban, suburban and public land boundary determination and monumentation. Martin M. Ron Associates, Inc. performs construction, route and as-built surveys ranging in complexity from simple line and grade to the provision of surveying services for high-rise buildings and complete subdivisions.

Red Car Analytics (Commissioning)

Red Car Analytics is a building energy consulting firm focused on building optimization. They support clients in building design, construction, and performance by integrating strategies from building operations, measured data, and applying meaningful analytics and new ideas. Red Car Analytics believes that buildings can be decarbonized today with pragmatic and cost-effective solutions and a focus on actual building performance.

Edgett Williams Consulting Group (Elevator Consultant)

Edgett Williams Consulting Group (EWCG) provides comprehensive design and consulting services for elevators, escalators, people movers and material handling systems worldwide. As a team of professionals, they are committed to providing the highest quality of service to clients.

Attachment 4: Professional Services SBE Firm Biographies

EWCG seeks creative solutions to problem solving, combining new building technologies with past approaches proven by experience. EWCG is selective in its project orientation, preferring to work with first quality, repeat clients, on demanding projects with unique design and management challenges.

Scaffold Inspection & Testing Co. (Ext. Building Maintenance Design Consultant)
Access Systems & Solutions, Inc. - Scaffolding Installation and Testing Company (SIT-CO) designs, tests and installs safe and code compliant systems to access exterior building maintenance needs. They provide high-quality scaffolding, offering safe, reliable solutions for construction, maintenance, and industrial projects. Access Systems & Solutions, Inc. is a top provider of swing stage solutions, offering a variety of high-quality and safe equipment for industries like construction, maintenance, and painting. solutions, offering a variety of high-quality and safe equipment for industries like construction, maintenance, and painting.

Urban Design Consulting Engineering (Joint Trench Engineer/Dry Utility Consultant) Urban Design Consulting Engineers was established in 2005 with offices in San Francisco and Oakland, and provides civil engineering services for utility, streetscape, site development, joint trench, and stormwater needs. Projects include site development for 1180 Fourth Street, joint trench for Hunter's View Phase 2, and stormwater services for Doyle Drive Replacement.

GLS Landscape / Architecture (Landscape Arch/Irrigation)
GLS Landscape / Architecture was established in San Francisco in 1993, specializing in the integration of landscape with architecture, urban design and infrastructure. With 12 employees, located in the heart of the Mission District, GLS is certified as a LBE with the City. Past projects with OCII include Hunters View Redevelopment Phases 1 and 2, Broadway-Sansome Affordable Housing, Renee Cazenave Apartments at Transbay Block 11A, Transbay Block 9, Mission Bay Block 7, and 1110-1190 4th Street (in Mission Bay).

Weller Design Architectural Lighting (Lighting Design Consultant)
Weller Design Architectural Lighting (WDAL) is a woman-owned business with over 20 years of expertise to both residential and commercial lighting projects. The LEED certified team has experience which encompasses architectural lighting and construction management as well as electrical engineering. It is this understanding of the built environment that allows WDAL to have a unique and efficient approach to each project.

Emily Borland Specifications, Inc. (Specifications Writer)
Well known in the Bay Area architectural community, Emily Borland has worked with over forty architecture and construction firms. Prior to founding EBS, Inc., Emily wrote specifications at the San Francisco offices of Skidmore, Owings & Merrill, LLP and NBBJ Design. Emily Borland is certified as a Local Small Business Enterprise and WBE with the City & County of San Francisco.