

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 33-2025

**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**

WHEREAS, The former Redevelopment Agency of the City and County of San Francisco (“Former Agency”) Commission approved the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”) by Resolution No. 190-98 (Sept. 17, 1998). Concurrently, the Former Agency Commission approved the Design for Development for the Mission Bay South Redevelopment Project Area (“D for D”) by Resolution No. 191-98, and a conditionally authorized execution of an Owner Participation Agreement (“South OPA”) with Catellus Development Corporation, a Delaware corporation (“Catellus”), by Resolution No. 193-98. The San Francisco Board of Supervisors (“Board of Supervisors”) adopted the Redevelopment Plan by Ordinance No. 335-98 (Nov. 2, 1998) and amended it by Ordinance Nos. 143-13 (July 9, 2013), 032-18 (Mar. 6, 2018), 128-20 (July 31, 2020), 209-20 (Oct. 1, 2020) and 014-21 (Feb. 12, 2021). Together, the Redevelopment Plan, D for D, and South OPA are the “Plan Documents”; and,

WHEREAS, The South OPA provides that the Master Developer will contribute land to the Former Agency, at no cost, for the development of affordable housing and the Former Agency will oversee the development of one thousand one hundred eight (1,108) affordable housing units in the Mission Bay South Redevelopment Project Area (the “Project Area”), with the ability to construct an additional 110 affordable housing units, pending assessment of the development impacts and any necessary approvals, for a maximum total of one thousand two hundred and eighteen (1,218) affordable housing units; and,

WHEREAS, On February 1, 2012, state law dissolved all redevelopment agencies, including the Former Agency, and created successor agencies to complete the enforceable obligations of the former redevelopment agencies and to wind down redevelopment affairs. California Health and Safety Code §§ 34170 *et seq.* (the “Redevelopment Dissolution Law”); and,

WHEREAS, The Successor Agency to the Former Agency (commonly known as the Office of Community Investment and Infrastructure) (the “Successor Agency” or “OCII”) is completing the enforceable obligations of the Former Agency in the Project Area, consistent with the Redevelopment Dissolution Law and San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission (“Commission”) and delegating to the Commission the state authority under the Redevelopment Dissolution Law); and,

WHEREAS, On January 24, 2014, the California Department of Finance determined “finally and conclusively” that the South OPA, including its affordable housing obligations and tax allocation pledge agreement, is an enforceable obligation under the Redevelopment Dissolution Law; and,

WHEREAS, The Plan Documents, including the Design Review and Document Approval Procedure, Attachment G to the South OPA (“DRDAP”), sets forth review and approval processes for development in the Project Area. The DRDAP provides that development proposals will be reviewed and processed in “Major Phases,” as defined in and consistent with the Plan Documents. Subsequent to Major Phase approval, proposals for individual projects will occur in stages: Basic Concept, Schematic Design, Design Development Documents, and Final Construction Documents. However, the DRDAP allows for simultaneous submittal, review, and approval of the Basic Concept and Schematic Design (“BCSD”). Design plans and documents for any proposed project must be consistent with the approved Major Phase, though the DRDAP allows for a Major Phase to be amended by a Schematic Design submittal if the overall submittal is still consistent with the Plan Documents; and,

WHEREAS, By Resolution No. 178-2005 (Nov. 1, 2005), the Former Agency Commission approved the Major Phase for Blocks 2 - 7 and 13 (“Major Phase”) that included Mission Bay South Block 4 East (“MBS 4E”), Assessor’s Block 8711, Lot 029, as an Agency Affordable Housing Parcel (as defined in the South OPA). MBS 4E comprises an approximately 1.05 acre parcel bounded by Third Street, Mission Rock Street, China Basin Street, and the previously developed Mission Bay South Block 4 West; and,

WHEREAS, By Resolution No. 30-2024 (Sept. 3, 2024), the OCII Commission authorized the Executive Director to enter into an Exclusive Negotiations Agreement (“ENA”) and Predevelopment Loan Agreement with Mission Bay 4 East Associates, L.P., a California limited partnership (the “Developer”), an affiliate of Curtis Development and Bayview Senior Services to undertake predevelopment activities on MBS 4E with the expectation that the ENA would lead to long term ground leases and the construction of improvements. The ENA established that the Developer intended to pursue development of MBS 4E with two distinct projects to be completed in two phases; and,

WHEREAS, The Developer has evaluated the MBS 4E site and proposes two separate buildings with MBS 4E split equally between the two. Accordingly, the Developer has submitted two BCSD applications for MBS 4E. The combined program will provide a total of 398 residential units and approximately 1,253 square feet of retail space. The proposed building on the southern half of MBS 4E includes 165 rental housing units (163 affordable units and two unrestricted manager’s units) that will serve low-income households and households experiencing homelessness, resident-serving open spaces and amenities, resident and staff parking, and an approximately 1,253 square foot retail space (the “Phase I Project”). The proposed building on the northern half of MBS 4E includes 233 rental housing units (231 affordable units and two unrestricted manager’s units) that will serve low--income households and

households experiencing homelessness, resident serving open spaces and amenities, and resident and staff parking (the “Phase II Project”); and,

WHEREAS, To accommodate the proposed Phase II Project program, the Developer has requested amendments to certain Plan Documents applicable to MBS 4E to facilitate an increased building height and number of affordable housing units for the Phase II Project; and,

WHEREAS, By Resolution No. 30-2025, adopted concurrently with this Resolution, the Commission approved an amendment to the Redevelopment Plan to increase the allowable number of residential units and increase the maximum building height from 160 feet to 250 feet in connection with the Phase II Project (the “Plan Amendment”), which is subject to review and final approval by the Board of Supervisors of the City and County of San Francisco ; and,

WHEREAS, By Resolution No. 34-2025, adopted concurrently with this Resolution, the Commission approved an amendment to the South OPA to increase the allowable number of residential units in connection with the Phase II Project (the “South OPA Amendment”), which is subject to review and approval by the Oversight Board of the City and County of San Francisco and the California Department of Finance; and,

WHEREAS, By Resolution No. 32-2025, adopted concurrently with this Resolution, the Commission conditionally approved an amendment to the D for D, consistent with the Plan Amendment, to revise certain requirements applicable to MBS 4E, as more particularly identified in Resolution No. 32-2025, the “D for D Amendment” in connection with the Phase II Project; and,

WHEREAS, As allowed by the DRDAP, the BCSD application includes an application for an amendment to the Major Phase (the “Major Phase Amendment”). The Major Phase Amendment includes: 1) a Phase II Project site area of 22,825 square feet; 2) an increase in building height to 250 feet; 3) an increase in residential unit count to 415; 4) an increase of proposed bicycle spaces to 286; 5) an increase in proposed parking spaces to 88; and 6) an increase in required loading zones to 2; and,

WHEREAS, OCII has reviewed and recommends approval of the Phase II Project’s BCSD, which is consistent with the Redevelopment Plan, as amended by Resolution No. 30-2025, the South OPA, as amended by Resolution No. 34-2025, and the D for D, as amended by Resolution No. 32-2025. In addition, OCII has determined that the BCSD for the Phase II Project, subject to the satisfaction of the conditions of approval set out in this Resolution (and incorporated herein by reference) (the “Conditions of Approval”) does not constitute a material change to the Major Phase, will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the Phase II Project; and,

WHEREAS, A presentation of the BCSD for the Phase II Project (along with the BCSD for the Phase I Project), including the Phase II Project’s need for a Redevelopment Plan Amendment, South OPA Amendment, Major Phase Amendment, and D for D Amendment, was reviewed and approved by the Mission Bay Citizens Advisory Committee at its October 9, 2025 meeting; and,

WHEREAS, OCII's remaining discretionary approvals for the Phase II Project consist of approval of a separate predevelopment loan, commitment of a permanent loan agreement and long-term ground lease; and,

WHEREAS, As described in the Commission Memorandum accompanying this Resolution, OCII has determined that the approval of the Major Phase Amendment and BCSD for the Phase II Project are statutorily exempt from the California Environmental Quality Act under Section 21080.40 of the California Public Resources Code as actions in furtherance of an affordable housing project dedicating all of its residential units to lower income households; now, therefore be it,

RESOLVED, The Commission hereby approves the Major Phase Amendment and BCSD for the Phase II Project, attached hereto as Exhibit A, subject to the following Conditions of Approval, the approval of which are delegated to the Executive Director upon resubmission of the Major Phase Amendment and BCSD to the Agency:

1. Approval of the BCSD and Major Phase Amendment is contingent on 1) the effectiveness of the Plan Amendment after its approval by the Board of Supervisors of the City and County of San Francisco; and 2) approval of the OPA Amendment by the Oversight Board of the City and County of San Francisco and either not objected to, or approved by, the California Department of Finance within the statutory period for review.

During Design Development, as defined in the DRDAP, and in coordination with OCII staff, the Developer shall:

1. Livability of Units: Further study the unit layout, floor to ceiling heights, and other residential elements that may impact the livability of the units. This may include, but is not limited to:
 - a) Evaluate the location of structural columns in unit living spaces and implement measures to minimize maintenance issues at column proximities near the walls and windows, including potential reductions of wall thickness and mitigate the creation of unusable floor areas.
 - b) Coordinate structural, mechanical, electrical, and plumbing systems to limit ceiling soffits and maintain the highest feasible floor-to-ceiling heights in residential living areas.
 - c) Interior Walls: Ensure the interior walls do not conflict with window glazing and terminate at vertical mullions of windows, using devices such as 'mullion mate' that help to reduce the wall thickness at mullions.
2. Ground Floor: Design of the ground-floor facades shall be subject to further design review to ensure that the frontage:
 - a) Storefront: The proportion and character of glazed façade area shall be maximized to provide transparency into lobby and reception area as shown in the approved Basic Concept and Schematic Design submittals.
 - b) Bike Room along 3rd Street: Continue to refine the design of the bike room frontage to ensure the interior layout and storefront glazing provide an active, transparent and visually appealing interface with the sidewalk, while maintaining appropriate security and privacy for bike storage. Use

of window attachments on the inside, matching the height of mullions up to six feet, such as and not limited to translucent blinds that do not block transparency and allow light and hence some indication of activity from the sidewalk to be seen, may be allowed. No film on windows is allowed.

- c) **Garage, Loading and Utility Doors:** Continue to refine the materiality of the garage, loading and utility doors to be visually integrated with the adjacent façade elements.
 - d) **Blank Walls:** Engage the pedestrian experience with a pleasant frontage design, by minimizing blank walls, specially along Mission Rock Street, by maintaining a human scale, while integrating with the overall building design.
3. **Façade Modulation:** Continue refinement to building façade modulation, especially along Mission Rock Street:
- a) **Modulation Refinement:** Refine the modulation to align with the interior demising walls of units to ensure efficient and accessible floor layouts.
 - b) **Unit Coordination:** Alternatively, unit demising walls may be adjusted to achieve efficient use of modulation.
4. **Façade Skin and Fenestration:** Continue to refine the appearance of skin elements and placement of window elements:
- a) **Joints Pattern:** Continue to refine the façade skin by minimizing unnecessary joint lines and showing, which joints will appear invisible.
 - b) **Façade Vents:** Integrate façade vents and other necessary building appurtenances as a part of or aligned with the window assembly that is consistent with or complementary to the overall façade design and minimizes visual disruption by any nonaligned, random openings in the facade. Location of vents may be maximized on the secondary façades (i.e., return sides of projected massing) or within the form-liner panels where appropriate. Study the use of vertical cavities in the exterior wall system to refine vent locations.
5. **Building Roofline:** Refine the roofline design, (e.g., use of open or transparent railings), to reinforce the vertical massing articulation along the façades, in coordination with waterproofing and maintenance consideration.
- a) **Corner Crown Element:** Refine the Level 23 corner rooftop element at 3rd and Mission Rock Streets to reinforce its prominence relative to the rest of the façades, and the urban context with adjacent Mission Rock tower development , and the 3rd Street view corridor. The crown shall:
 - i. Be expressed as a distinct architectural element that highlights the building corner while maintaining visual coherence with the façades below.
 - ii. Explore design strategies such as variations in scale, parapet shape, or opening sizes to enhance the corner's visual emphasis and the views out to the bay.
 - iii. Coordinate with rooftop elements and mechanical screening to ensure the corner crown remains a legible and cohesive feature from the

surrounding context, including views from adjacent streets and higher residential units.

- b) Horizontal Recess along Mission Rock Street: Continue to refine the horizontal 1'-6" recessed facade, as a minimum, along Mission Rock Street at the Level 23 to reinforce facade articulation and potential further alignment with the vertical recesses, while coordinating with the recessed interior unit layouts and structural system.
 - c) Level 23 Plan: Study refining the Level 23 plan to optimize unit layouts, open terrace locations, and corner massing at 3rd and Mission Rock Streets, by placing the Community Room/Solarium at the building corner, appearing as a lantern at night, and the open terrace at interior side along 3rd Street. The plan shall maintain efficient use of interior spaces while reinforcing prominent corner features.
 - d) Parapet Design: Study reinforcing the vertical massing expression by use of open railings, in coordination with waterproofing and maintenance considerations.
 - e) Mechanical Equipment and Screening: Continue to setback rooftop mechanical equipment and use parapet and screening to hide from the side view of higher residential units.
6. Exterior Building Color: Refine the building color palette, in alignment with the massing strategy and in harmony with the context of the existing neighborhood, including:
- a) Recessed Facade Color: A darker color for recessed facades, specially along 3rd Street, to reinforce overall facade articulation and coordination with the base facade.
 - b) Accent Color: A third accent color for panels on recessed or corner facades, on 3rd Street and Mission Rock Street, to enhance visual interest and coherence with the overall facade palette.
7. Site Coordination: Continue coordination with all city agencies, as required in finalizing plans with respect to, but not limited to the following:
- a) Bike Share Station: Coordinate with San Francisco Municipal Transportation Agency ("SFMTA") in finalizing the plans and details for locating the bike share station on Mission Rock Street as well any required bike racks as on the sidewalk of 3rd Street.
 - b) Passenger Loading: Coordinate with SFMTA in finalizing the plans and details for locating the accessible passenger loading area on Mission Rock Street.
8. Building Materials Palette: Continue to develop and refine the building materials, including wall systems, glazing, awnings, and other materials.
- a) Ground Floor: Ensure that ground-floor materials demonstrate durability, quality, and visual interest. Provide documentation of durability and graffiti prevention strategies and specify the replaceability, and/or protective coatings for exposed concrete and unitized concrete panels.

- b) **Material Samples:** Provide samples of all proposed materials to verify their color, pattern and texture to aid in the determination of their quality, stability, and durability.
 - c) **Locally Sourced Sustainable Materials:** Explore opportunities to incorporate locally sourced, sustainable, or recycled materials that respond to climate, light, neighborhood context, and cultural or historical considerations.
- 9. **Landscape Plans:** Provide enlarged and detailed landscape plans showing all planting, paving and furnishings, including the spacing and layout of planting pattern. Planting on terraces should not obstruct natural light entering through the windows of units.
- 10. **Lighting Plan:** Develop a detailed lighting plan.
 - a) Lighting for courtyard and roof amenities should be subtle, facing downwards and reinforce the overall building design.
 - b) Lighting in all resident accessible open space areas shall be adequate for safety and avoid glare or light spill into residential units.
- 11. **Signage:** The Developers shall submit exterior signage plans prior to or concurrent with the Design Development submittal, pursuant to the Mission Bay South Signage Master Plan and below:
 - a) **Master Signage Plan:** Submit a comprehensive Master Signage Plan for both residential and retail uses, in consultation with the northern Phase II building project, so that both projects present a cohesive signage.
 - b) **Exterior Signage:** Submit signage for building name, common spaces and wayfinding signage, as well as retail storefront signage locations at appropriate stages of the building and Tenant Improvement ("TI").
- 12. **Value-Engineering and Substantive Design Changes:** In the event that substantive exterior architectural design elements are reconsidered post-Basic Concept and Schematic Design approval, the Developer shall engage OCII staff early on in the value-engineering process and all exterior architectural value-engineering decisions for review and approval.
- 13. **Utility and Mechanical Infrastructure Screening:** All utility and mechanical equipment shall be screened from public view by locating them within the building footprint, or below sidewalk grade.
 - a) **Setback Zones:** No additional meters or mechanical equipment shall be located within setback zones, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening will be subject to further OCII review and approval.
- 14. **Wind:** Early in the DD and for OCII review and approval, schedule a wind tunnel retest with both buildings in conjunction with the anticipated pattern of development on surrounding blocks. Use all feasible means, including making any necessary modifications to the building design, to eliminate wind hazards and to reduce adverse wind impacts, including uncomfortable wind conditions, as required by the D for D.

15. Construction worker and Employees Requirements: Developer shall comply with the OCII Prevailing Wage Policy and Sections 65912.130 and 65912.131 of the State of California Government Code, including by offering employment opportunities to State of California-registered apprentices, and by providing health insurance to construction workers, employees and their dependents.
16. Tribal Cultural Resources: To mitigate potential effects on Tribal Cultural Resources within the Project site, Developer shall implement the following measures:
 - a) Archeological Testing Program developed by an archaeologist, approved by the City Archaeologist and implemented prior to construction;
 - b) Native American Cultural Sensitivity Training prior to construction and monitoring by Native American consultant during testing and construction;
 - c) Public Interpretation Land Acknowledgement; and
 - d) Focus on planting native species in new landscaping, as provided for in the Basic Concept and Schematic Design.

In advance of the submittal of Construction Documents, as defined in the DRDAP, the Developer shall provide:

17. Architectural Mock-Up Scope. Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for performance design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping.

In advance of the start of construction and before procurement of materials, the Developer shall provide:

18. Architectural Mock-Up. Prior to procuring façade materials, construct a physical material performance mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.
19. Noise. Prior to the start of construction, the Developer and its general contractor shall meet with OCII staff to discuss noise regulations and hours of construction operation to ensure that they understand the existing regulations and do not work outside the allowed hours of operations. During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Mission Bay and other stakeholders.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of November 18, 2025.

Commission Secretary

Exhibit A: Basic Concept / Schematic Design for Mission Bay South Block 4 East Phase II and Amendment to the Major Phase for Blocks 2 - 7 and 13