

## Mission Bay CAC Meeting Minutes

Meeting date: October 9, 2025

### Item 1: Introductions and Attendance:

Sarah Davis (Chair)	Present
Terezia Nemeth (Co-Vice Chair)	Excused
Catherine Sharpe (Co-Vice Chair)	Absent
Donna Dell'Era	Present
Fernando Enciso-Marquez	Present
Alfonso Felder	Present
Michael D. Freeman	Present
Adelaide Hulbert	Present
Yoyo Murphy	Present

### Item 2: Discussion/Action Item: Introduction of San Francisco Police Department Southern Station Commanding Officer - 10 minutes

Description of Item: Captain Amy Hurwitz of the San Francisco Police Department, Southern Station, will be present to introduce herself as the new Commanding Officer.

**Presenter:** Captain Amy Hurwitz (San Francisco Police Department, Southern Station)

#### Q&A Highlights

- SFPD Captain Amy Hurwitz introduced herself as the new Commanding Officer & provided staffing update:
  - Southern Station's normal staffing levels of 150 officers are currently reduced to 60-70 officers. Officers are working overtime to make for the reduced staffing levels, at any given time there are 11 to 12 officers on duty.
  - Southern Station is divided into 5 patrol car sectors including Treasure Island.
- TIF Recommendation Discussion
  - The City's Commission Streamlining Taskforce is studying modifying, eliminating, or combining various City's Boards and Commissions with the stated goal of improving administration of City government. The Taskforce has identified the Mission Bay Transportation Improvement Fund Advisory Committee (TIF Advisory Committee) as part of its streamlining efforts
  - The Supervisor's Office and community members are having active conversations regarding the recommendation to remove the TIF Advisory Committee
  - The TIF budgets for SFTMA, SFPD and Public Works resources to be deployed before, during and after Chase Center events

Action: No Action was taken

**Item 3: Discussion/Action Item: Mission Bay South Block 4 East Basic Concept / Schematic Design (BCSD) and Mission Bay South Project Document Amendments– 20 minutes**

Description of Item: OCII housing staff and the Project Sponsor team will present on the proposed phased affordable housing developments on Block 4 East, with 165 units in Phase 1 and 233 units in Phase 2. The presentation will include the Basic Concept and Schematic Designs, as well as the associated amendments to the Mission Bay South Redevelopment Plan, Mission Bay South Owner Participation Agreement, Major Phase, and Mission Bay South Design for Development necessary to facilitate the projects. This is an action item.

**Copy of Presentation:** [click here](#)

**Presenters:** Phillip Wong (OCII Development Specialist), Charmaine Curtis (Principal, Curtis Development)

**Q&A Highlights**

- Wind Study: A wind study has been conducted, and conditions continue to be evaluated. The project must adhere to the Mission Bay Design for Development wind requirements. The studies will be available upon request.
- Staging & Pile Driving: The project will use pile drilling, versus driving, wherever feasible. Construction staging impacts will be minimized, and the community will be notified of any site deliveries that would happen early in the morning.
- Settlement: Curtis Development constructed Block 9A and lessons learned regarding settlement conditions are being implemented. Multiple settlement mitigations will be used including hinge slabs and pavers.
- Property Management: John Stewart Company (JSCO), property manager, will be held to a high maintenance standard. Bayview Hunters Point Multipurpose Senior Services will work with JSCO, aiming to answer community needs in real time.
- Project Cost: The overall project cost is \$400 million. The project was divided into two separate projects due to financing and feasibility considerations. Financing enabled by recent SB 593 (Replacement Housing) will fund Phase II.
- Block 12 West: Increasing the development controls on Block 12 West was previously studied along with Block 4 East. Block 12 West continues to be studied.

Action: All CAC members present voted in favor of supporting the project.

**Item 4: Discussion/Action Item: Dreamfest 2025 at the Chase Center and Bayfront Park – 15 minutes**

Description of Item: Representatives from Dreamfest 2025 and the Chase Center will provide an overview of Dreamfest 2025, a benefit concert supporting UCSF Benioff Children's Hospitals, taking place at the Chase Center and Bayfront Park on the evening of Wednesday, October 15, 2025.

**Copy of Presentation:** [click here](#)

**Presenters:** Christie Ward from Dreamfest 2025

### **Q&A Highlights**

- Directional signage will be placed for both vehicular and pedestrian traffic.
- Parking Control Officers will be placed throughout Mission Bay, directing traffic and ensuring local access is not impeded.
- There will be no shuttle bus staging within the public right-of-way, and one Mission Bay shuttle stop will be relocated due to limited vehicular access surrounding the Chase Center.

Action: No Action was taken

### **Item 5: Announcements and Updates**

- **OCII** – Gretchen Heckman and Nikki Henry provided an update.
  - MBS Block 4 East Commission Action (Item 3 above): Tentatively scheduled for November 18<sup>TH</sup> OCII Commission Meeting
  - Commercial Office Allocation Alexandria Real Estate Equities (ARE): ARE is seeking an office allocation from the Planning Department for Mission Bay properties to allow flexibility of leasing of their existing Commercial / Industrial properties.
- **Mission Bay Development Group** – Updated by Luke Stewart.
  - Storm Water Pump Station # 3: Work has begun, and all current activities are occurring within the fence line, with no significant traffic impacts expected in the near future. Traffic impacts are anticipated during underground utility work in late 2026. Project signage will be added to fenceline that provides more information about the work.
  - Bridgeview (mid-block 9): Construction bid documents are being finalized, and signage will be added for this project as well.
- **SF Port Update – Cathy Hickey**
  - The 2025 Walk to end Alzheimer's is scheduled for October 18, 2025 beginning at Bayfront Park.
  - Port public art is being installed along the waterfront. Louis by DeWitt Godfrey will be installed in Bayfront Park next month.
- **San Francisco Recreation and Parks Department** - Brandon Young/Taylor Cheatham
  - Taylor Cheatham, Mission Bay's new Park Section Supervisor, was present to introduce herself. In the spring, a recurring maintenance volunteer event will take place on the 2nd or 3rd Sunday of each month. A sign-up link will be provided.

- Trash can bases continue to be an issue (manufacturer is no longer producing them), and an alternative is being explored.
- The Downtown Volunteer Coalition assisted with replanting the bioswales within the parks.
- The Recreation and Parks Department will be requesting community feedback on programming. The community requested the return of legacy events (Movie night, Easter, and Halloween).
- The Recreation and Parks Department will coordinate with the Department of Public Works to better maintain parks P10, P11, and P11A.

**Item 6: Chair Update**

- The Mission Bay school enrollment fair is scheduled for October 18th.

**Item 7: Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters) – 5 minutes**

The community requested an update on the Mission Bay School Access Plan.

**Meeting Closure – 6:37 PM**