

Commission on Community Investment and Infrastructure

Mission Bay South Block 9A

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

February 16, 2021



Site Location & Transit



Site Amenities



Background

- 1998: Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (“OPAs”)
 - 6,535 residential units, 1,918 or approximately 29% affordable
 - MBN: 700 affordable units complete
 - MBS: 612 affordable units complete, 606 planned or under construction
 - Block 9a is identified as an affordable housing site

Project Background

- **May 2019:** OCII issued RFP
- **October 2019:** Developer team recommended to the Mission Bay CAC
- **April 2020:** Commission Approved Predevelopment Loan Agreement and ENA

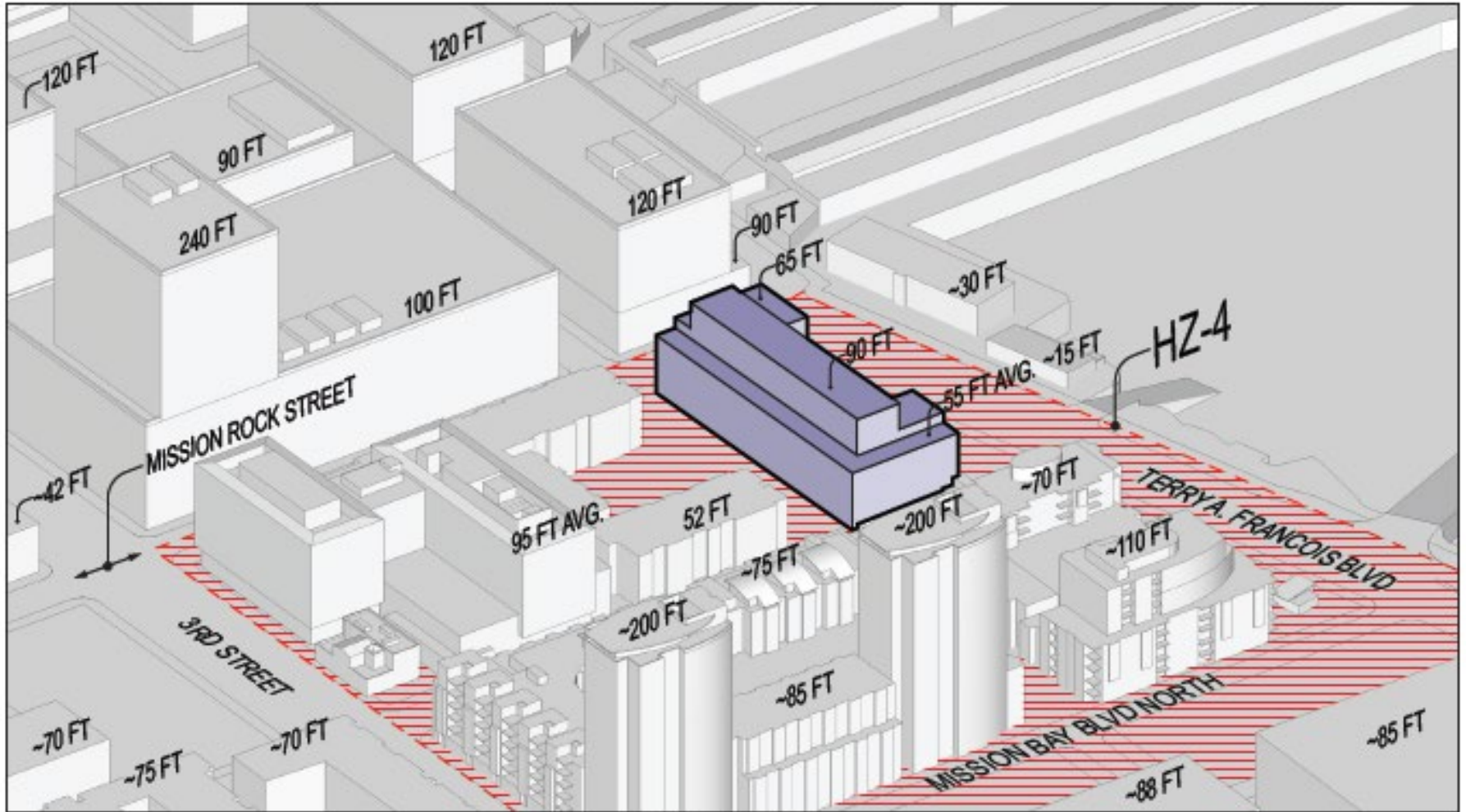
Development Program

Block 9a Development Program	
Number of units	148
AMI Restrictions	80-110% AMI
Unit sizes	• 33.8% 1 bds: averaging 658 SF • 42.6% 2 bds: averaging 932 SF • 23.6% 3 bds: averaging 1,220 SF
Parking	0.23:1 ratio per unit (34 car spaces) 76 spaces for bikes
Amenities	• Community room • Outdoor courtyard and roof deck • Business Center • In-unit washer & dryers

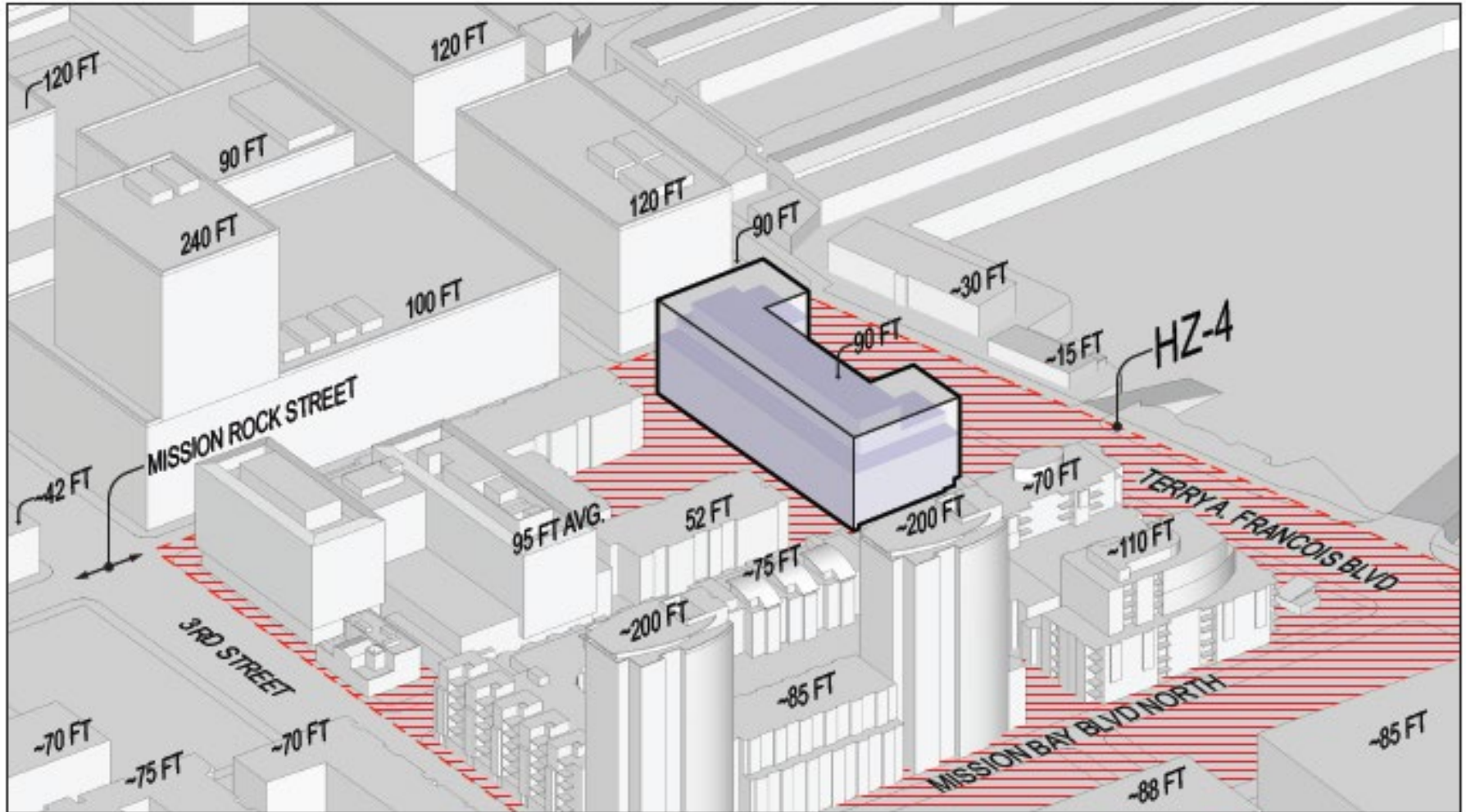
Design for Development Amendment

- Mission Bay South Design for Development (“D4D”)
- Amendment allows for project feasibility by:
 1. Increasing the allowed street wall height from an average of 55’ to no more than 90’ on the Project’s facade along China Basin Street and Bridgeview Way; and
 2. Reassigning the percentage of developable floor area in Height Zone HZ-4 from the “Base Height” of 65’ to the “Midrise Height” of between 65’ and 90’.

D4D Compliant Massing



Current Proposed Massing



2004 Major Phase

- Design Review and Document Approval Procedure (“DRDAP”) describes the review process for projects
- DRDAP requires “Major Phases”
- Unlike the D4D, Major Phase applications are not development control docs
- MBS Block 9a approved in 2004 as part of the Major Phase for Blocks 8, 9, 9a, 10, 10a, and Parks P18, P19, and P20 (“2004 Major Phase”)

Major Phase Amendments

- DRDAP allows subsequent Schematic Designs approvals to amend the Major Phases
- Amendments to the 2004 Major Phase for Block 9a include:
 - Increase # of residential units from 62 to 148
 - Increase in proposed height from 65' to 90'
 - Increasing bicycle parking from 3 to 76 spaces

Project Information

PROJECT INFORMATION

DESIGN TEAM:

MITHUN + YA STUDIO + GLS LANDSCAPE | ARCHITECTURE

8-STORY BUILDING, 148 UNITS

SUSTAINABLE DESIGN

ALL-ELECTRIC

LOW-ENERGY

PV PANEL ARRAY AT ROOF

DURABLE HIGH-PERFORMANCE EXTERIOR SKIN

ELEVATED GROUND FLOOR FOR SEA LEVEL RISE RESILIENCE

WALKABLE NEIGHBORHOOD SERVICES

AMENITIES

PARKING 34 SPACES 23% OF UNITS

BICYCLE STORAGE 76 BIKES 51% OF UNITS

NORTHEAST VIEW



MISSION RAY R/C/DK 0A / R/C/DK 100% SD SUBMISSION JULY / DECEMBER 4, 2020

MITHUN YA studio GLS 46

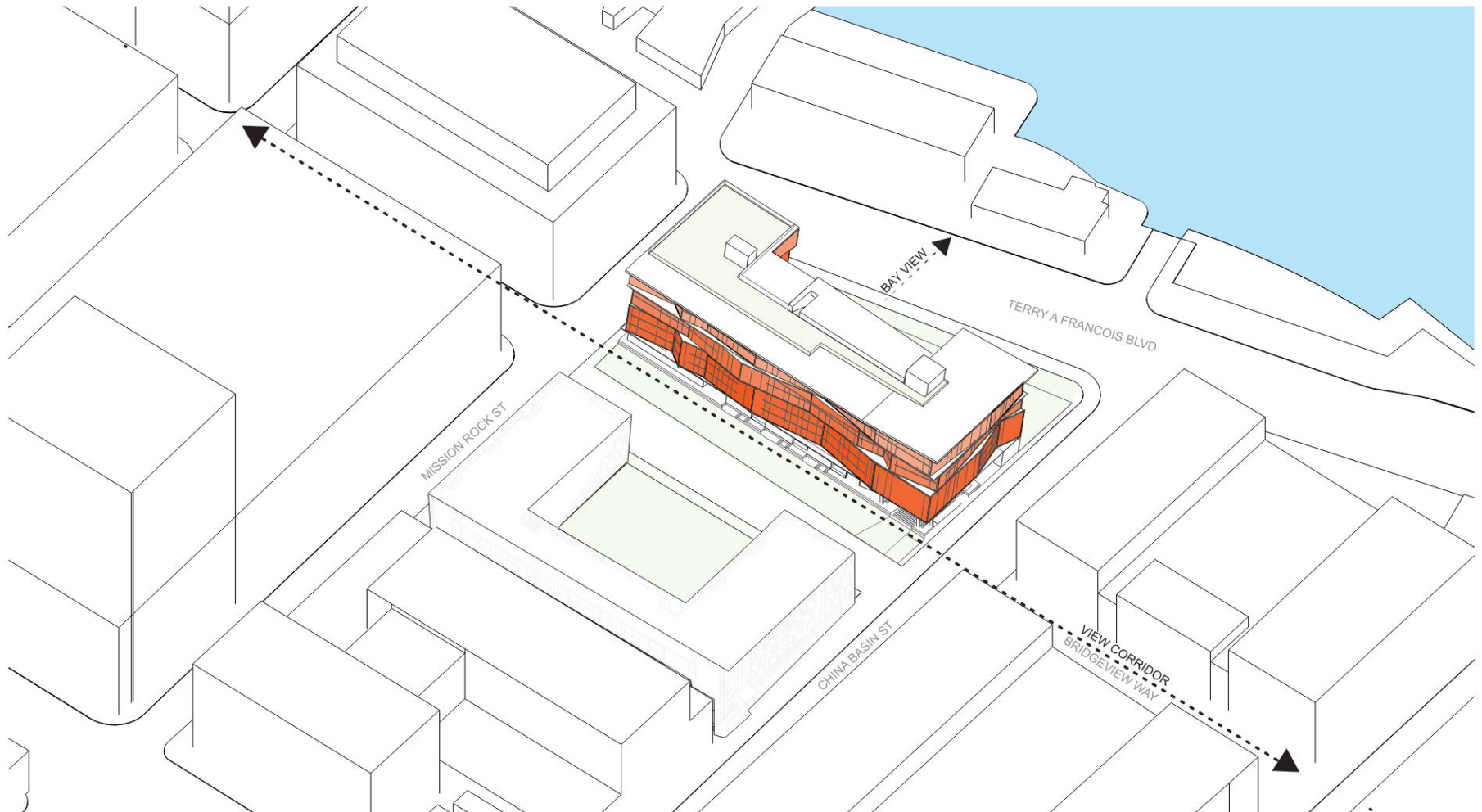
OPEN SPACE TOTAL 13,836 SF

(10,360 REQUIRED)

GROSS FLOOR AREA: 179,937 SF

Design Concept

CONCEPT DIAGRAM



SOUTHEAST AERIAL VIEW



SOUTHWEST VIEW



ENTRY VIEW

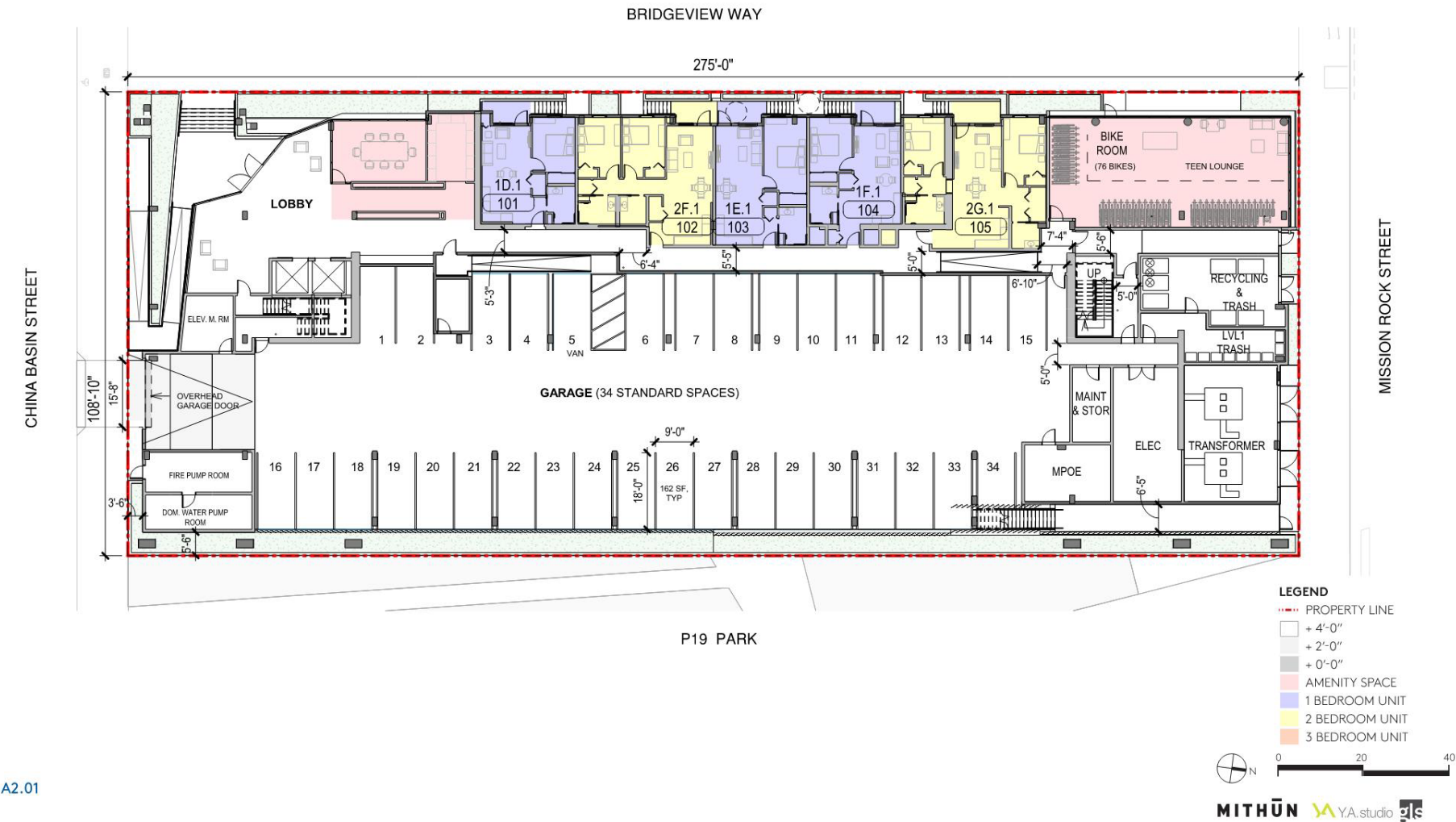


BRIDGEVIEW STOOPS

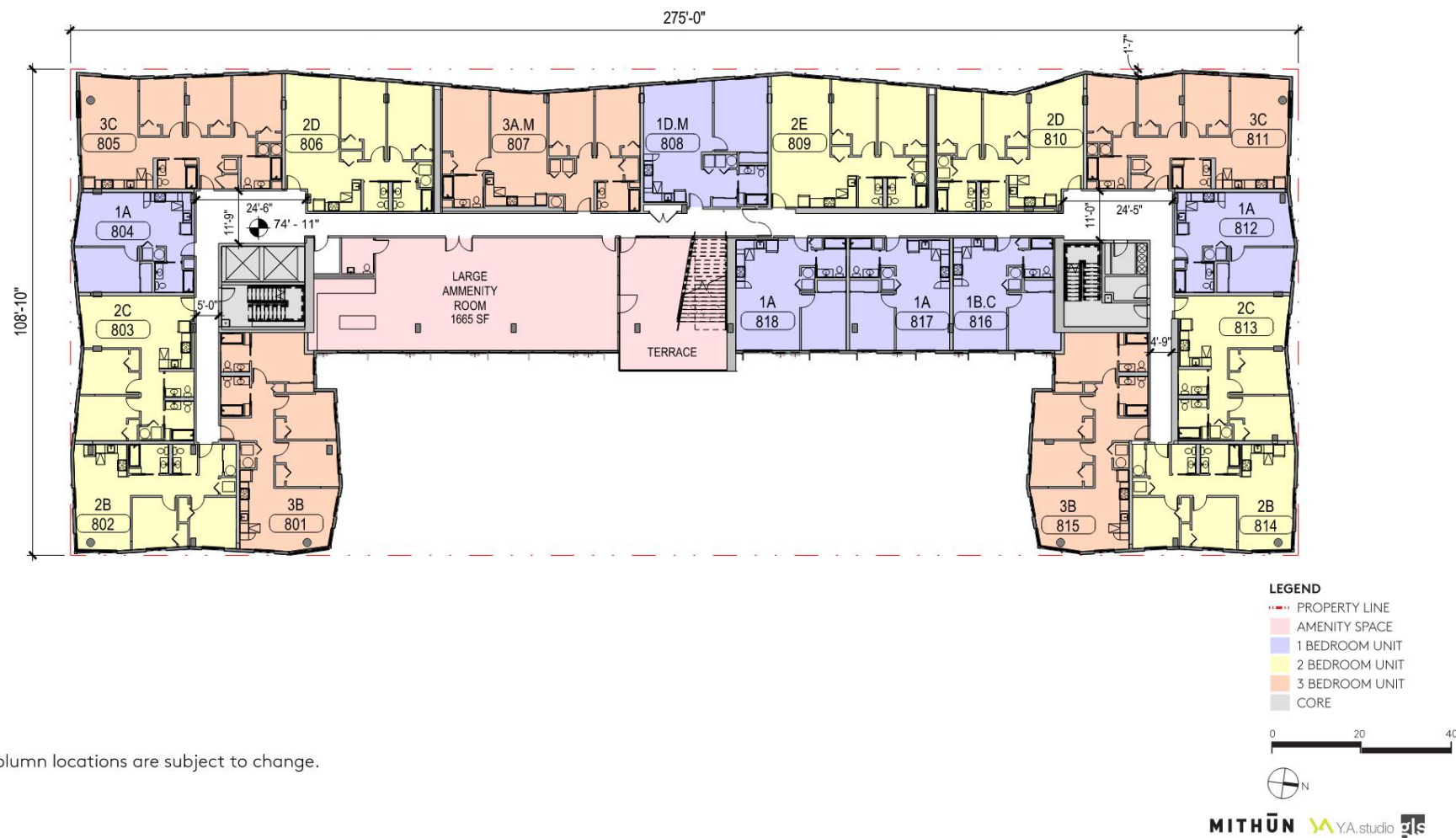


Note: Sidewalk and trees outside property line will be designed, built, and maintained by others.

GRADE - LEVEL 1



LEVEL 8

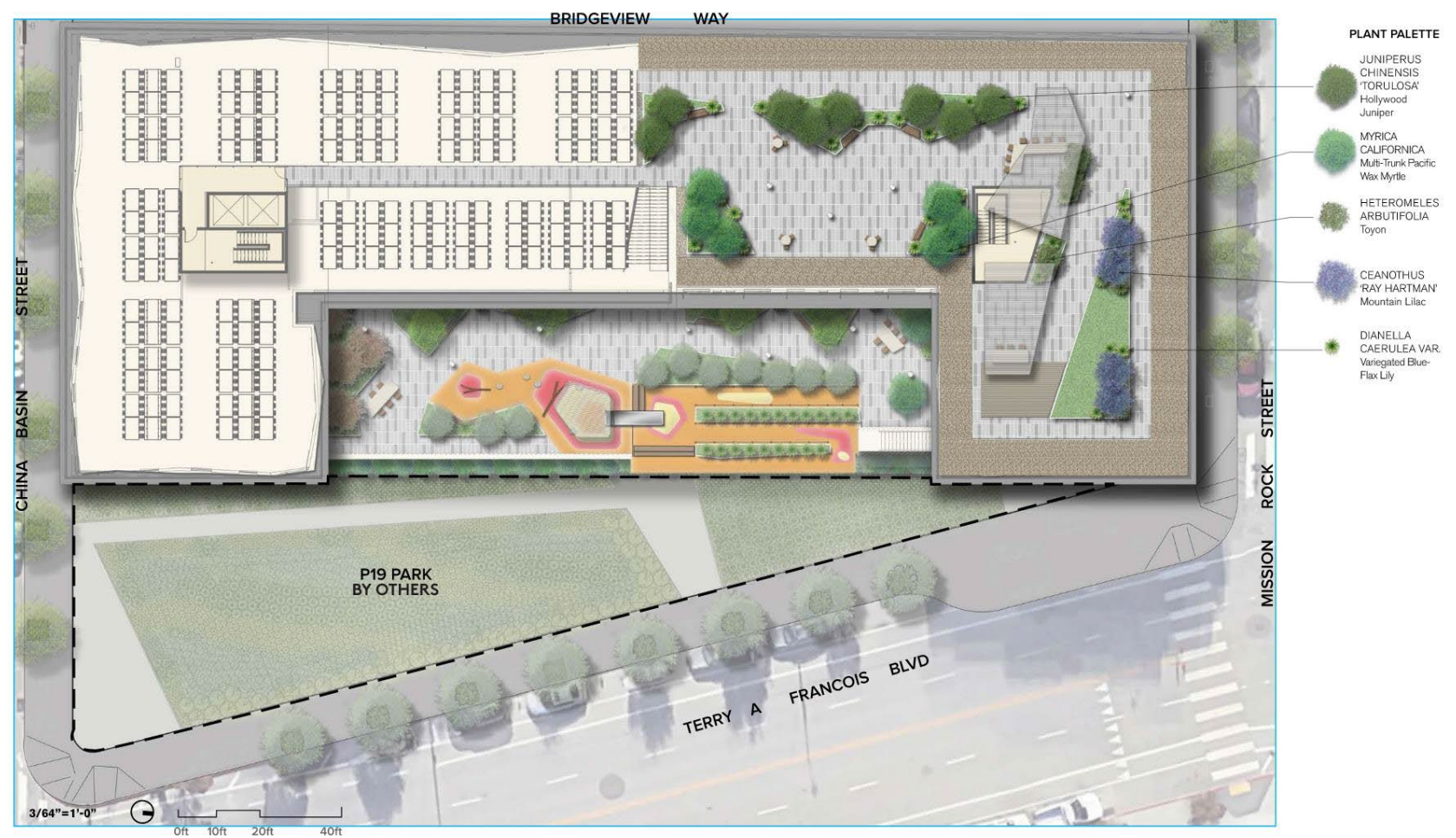


Note: column locations are subject to change.

8TH FLOOR TERRACE VIEW



ROOF LANDSCAPE PLANTING PLAN



EAST VIEW



ROOF DECK VIEW



Targeted COP Outreach & Support

- **Engagement EARLY and OFTEN**

- Ongoing outreach to COP Holders starting 6 months before start of construction
 - Early = prepare for opportunity
- Targeted outreach to:
 - Western Addition
 - Bayview/Hunters Point

- **Concierge Service**

- Hands-on support to guide COP holders who are interested in purchasing

Community Outreach

- **April 2019** – Presented RFP to Mission Bay CAC
- **Sept 2019** – CAC member on evaluation panel
- **Oct 2019** – Recommended developer team at CAC
- **August 2020** – CAC member feedback 50% SDs
- **January 2021** – Presented 100% BCSDs to CAC

Project Schedule

- **February 2021** – Site Permit Application to DBI
- **Early 2022** – Permanent Loan and DDA approval
- **Spring 2022** – Construction start
- **Spring 2024** – Construction complete

Mission Bay South Block 9a

Virtual 3D Model



Mission Bay South Block 9a

Questions & Comments



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Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 1(415) 655-0001 **Access Code:** 187 602 9871

Press #, then press # again

- Press *3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment