

***You are watching a Live meeting of the
Commission on Community Investment and
Infrastructure***

Tuesday, October 6, 2020 – 1 :00 PM

Please standby...



Office of Community Investment and Infrastructure

Workshop on the Proposed Amendments to the Mission Bay South Plan Documents and Basic Concept / Schematic Design related to Parcel 7 of Block 43

October 6, 2020



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Background

- **All commercial development in Mission Bay South built (excluding UCSF)**
- **No remaining commercial square feet available**
- **Alexandria Real Estate Equities seeking additional development**
 - Parcel 7 of Block 43
 - Proposed to develop approximately 170,000 square feet of commercial space

Upcoming Actions

- **Amendment and approvals:**
 - **Redevelopment Plan amendment**
 - **Owner Participation Agreement amendment**
 - **Design for Development amendment**
 - **Basic Concept/Schematic Design and Major Phase approval**

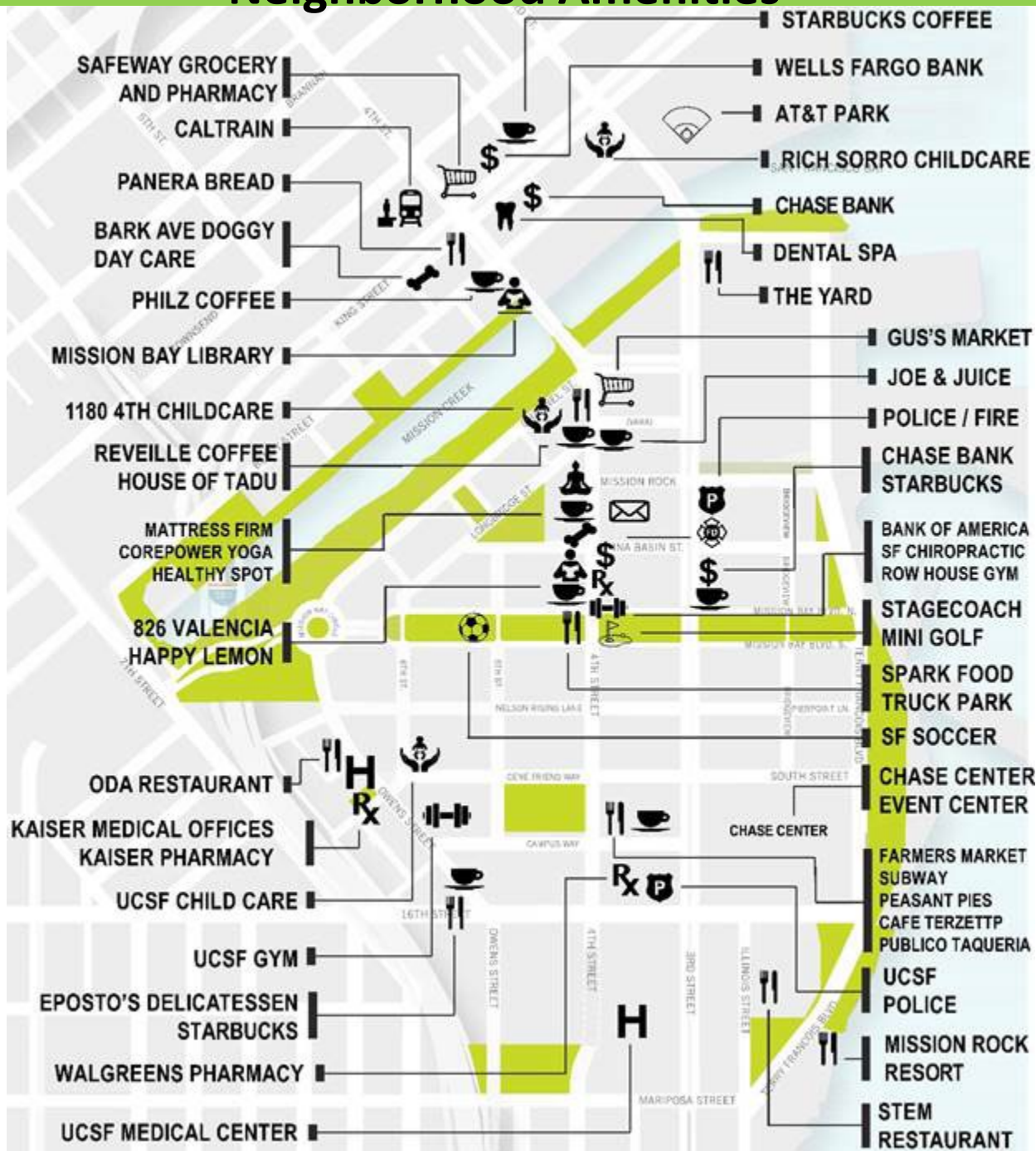
Proposed Project Location on Parcel 7 of Block 43

LEGEND:

-  Public Facility
-  Parks
-  Residential / Market Rate
-  Residential / Affordable
-  Hotel
-  Commercial
-  2020 Proposed Changes



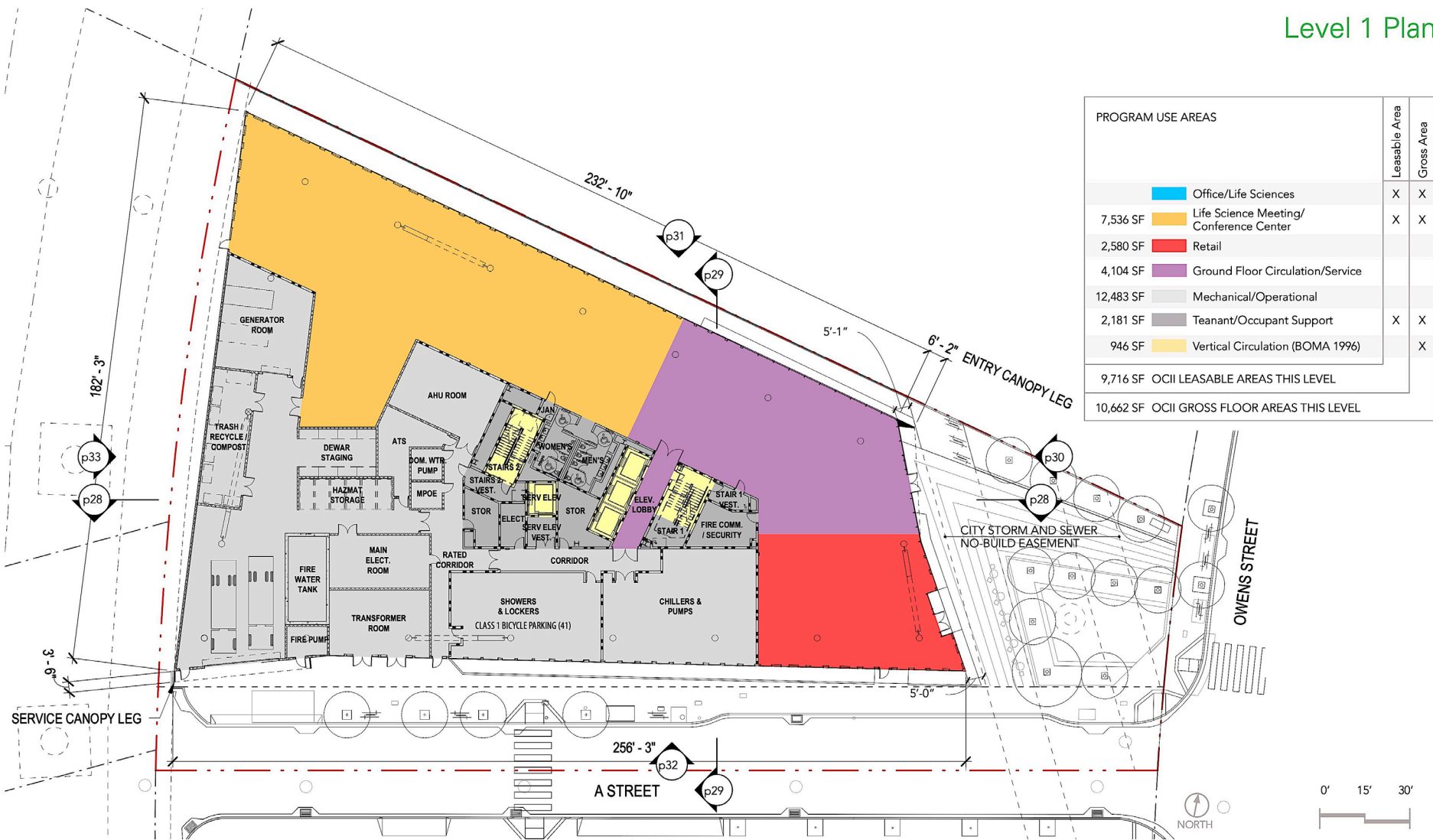
Neighborhood Amenities



Proposed Project

- **7-story, 109-foot-high mixed-use life sciences building**
- **169,810 leasable square feet**
 - 119,812 square feet of research and laboratory space for life sciences
 - 49,998 square feet of office space
 - Ground floor conference center and 2,580 square feet neighborhood-serving retail space
- **Commitment to public benefits, including:**
 - development impact fees and annual contributions
 - OCII's Small Business Enterprise and Workforce Program

Level 1 Plan





FRONT VIEW



SOUTH VIEW FROM FIELD

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FREEWAY VIEW

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A STREET VIEW

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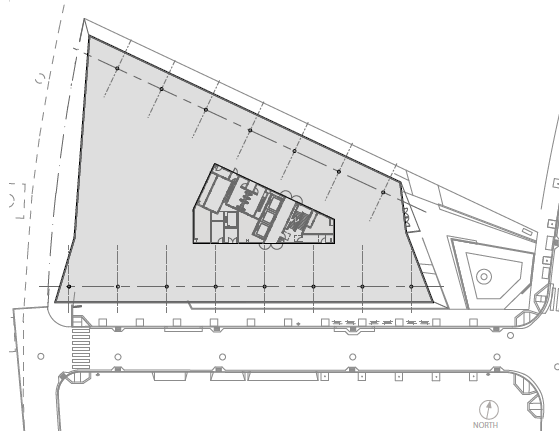
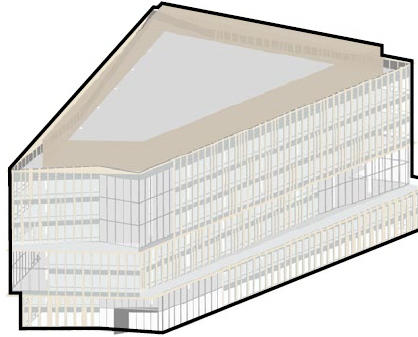
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ENTRY PLAZA DETAIL

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109' Tall (7 floors)
Ground Level Height: 16'-0"
Typical Floor Height: 15'-6"
Developed Area: 206,846 GSF
Typical Floor Plate: 28,800 GSF
Maximum Plan Length: 255'-8"

PROJECT SUMMARY



CONNECTICUT ST & 20TH ST - EXISTING SITE CONDITION



CONNECTICUT ST & 20TH ST – PROPOSED DESIGN WITH FUTURE NEW DEVELOPMENT

Public / Fiscal Benefits

Fee Category	Proposed Fee	Paid to <i>(paid when 1st construction permit issued)</i>
ONE TIME FEES		
Transportation Sustainability	\$4,345,999	City – SFMTA
Jobs – Housing Linkage	\$6,522,028	OCII
Mission Bay Artwork	\$911,000	OCII (if not on-site)
Childcare	\$351,905	City (voluntary office rate for entire project)
San Francisco Unified School District	\$111,621	SFUSD
<u>Subtotal One Time Fees</u>	\$12,242,553	
OTHER FEES		
Annual Park Maintenance	\$50,000	OCII
Proposed Mission Bay School Operational Endowment	\$1,500,000	Proposed SFUSD MOU

Small Business Enterprise (SBE) and Contracting Program

- **50% SBE good faith goal for construction, professional services, subcontracting and suppliers, including tenant improvements**
 - Currently exceeding goal for professional services contracts at 66% SBE participation
 - 40% San Francisco-based SBEs, 7% minority-owned firms, 40% minority women-owned businesses and 3% women-owned firms

Workforce Program

- **50% local construction workforce hiring goal**
 - Prevailing wages and Union labor
- **First Source Hiring Program for permanent workforce**
 - Administered by Office of Economic and Workforce Development

Community Outreach

- **Mission Bay Community Advisory Committee (CAC)**
 - CAC voted in favor
 - Recommended July 9, 2020
- **Potrero Boosters Neighborhood Association**
 - Recommended June 30, 2020
- **Neighboring residential community**

Upcoming Commission Actions

- **California Environmental Quality Act Findings**
- **Redevelopment Plan Amendment and Report to Board of Supervisors**
- **9th Owner Participation Agreement Amendment**
- **Design for Development Amendment**
- **Basic Concept and Schematic Design and Major Phase Amendment**

Other Upcoming Approval Actions

Approval Body	Approval Action for:
Planning Commission	• Redevelopment Plan Amendment (General Plan Consistency) • Office Allocation (up to 49,999 square feet of office space)
Board of Supervisors	• Redevelopment Plan Amendment
Oversight Board/ CA Dept of Finance	• 9th OPA Amendment

Questions and Comments



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PUBLIC COMMENT CALL-IN:

Dial: 1(415) 655-0001 **Access Code:** 146 436 7015

Press #, then # again

- You will automatically be muted when you get on the line.
- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “***Your line has been unmuted***”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.