

Mission Bay CAC Meeting Minutes

Meeting date: May 9, 2024

1) Attendance:

Present: Sarah Davis, Donna Dell’Era, Alfonso Felder, Michael D. Freeman, Terezia Nemeth

Excused Absence:

Absent: Yoyo Murphy

2) Discussion / Action Item: Mission Rock Project Status - 10 minutes

Description of Item: Update on current work and project schedule by San Francisco Giants’ and Tishman Speyer project staff.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%20%20-%20Mission%20Rock%20Project%20Status.pdf>

Presenter: Jen San Juan (San Francisco Giants), Iwayna Peña (San Francisco Giants), Yennga Khuong (San Francisco Giants), Alex Collins (Tishman Speyer)

Discussion highlights

- Two residential projects have been completed to date. The Canyon (283 units) opened in 2023 and Verde (254 units) is actively being leased with move-ins projected for June 2024.
- The Mission Rock Academy in partnership with the San Francisco Office of Economic & Workforce Development CityBuild program has provided construction industry apprenticeship training to two cohorts. The first Cohort consisted of 16 women from underrepresented neighborhoods throughout the City.
- Visa has started moving into their Global Headquarters that will initially house 700 to 800 employees and will ramp up to 1,500.
- To date, fifty percent of the retail is leased containing predominantly San Francisco and Bay Area based businesses.
- Mayor’s Office of Housing Below Market Rate Listings:
 - <https://housing.sfgov.org/listings/a0W4U00000IYeb4UAH> (closed)
 - <https://housing.sfgov.org/listings/a0W4U00000SVru0UAD> (open until 6/7/24 5pm)

Q&A Highlights

- Many community members praised the project along with expressing congratulations and thanks to the project team.
- Community members requested ongoing and locally serving programming of the parks for families and seniors including spaces protected from the sun and wind.
- Retail is expected to be 60-70% food and beverage. CAC members and members of the public requested the retail be leased with local serving retail uses examples included a hardware store, salons, and candle store.
- Parking is available for residents to rent and commercial employers are allocated spaces. Transit passes are provided to residents, employers participate in commuter / transit benefit passes and will not be contributing to the Mission Bay TMA program. Bike share and scooters will be provided in the future when a location is identified.

Discussion item - no action taken.

3) Discussion/Action Item: Developer Selection for MBS Block 4E – 10 minutes

Description of Item: OCII Housing staff will present on the selection process and outcome for the development of Mission Bay Block 4E (bounded by China Basin Street, Mission Rock Street and 3rd Street).

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%20%20-%20Developer%20Selection%20for%20MBS%20Block%204E.pdf>

Presenter: Philip Wong (OCII)

Discussion Highlights

- In November 2023, OCII issued a Request for Qualifications (“RFQ”) for Mission Bay South Block 4 East for 165 affordable units to be developed on Block 4 East.
- Four submittals were received and evaluated for various criteria including development vision and team experience and capacity. CAC Chair Sarah Davis sat on the selection panel.
- Curtis Development / Bayview Senior Services received the highest scoring from the selection panel. The OCII Commission will be updated of the panel’s recommendation at the May 21, 2024 meeting and it is anticipated a pre-development loan and exclusive negotiations agreement will go before the Commission in August 2024.

Q&A Highlights

- Bayview Senior Services has experience providing services to homeless families at multiple properties throughout the City. Community members requested their staff to connect with the community regarding services provided and meet with other affordable properties to talk through issues and management strategies.
- Block 4 East at full buildout will consist of two high rise buildings (greater than 90’) with the goal of 400 units, with financial feasibility to be studied further. The first phase will be one building with no more than 165 units.

Discussion item - no action taken

1. Announcements and Updates – 10 minutes

- **OCII** –Gretchen Heckman provided an update.
 - The 185 Channel Street short term parking conversion that came before the CAC in May 2023 is now available and open to the public for hourly parking.
- **Mission Bay Development Group** Luke Stewart provided an update.
 - Bayfront Park update. Crews have been working on the service drive and upon completion in the fall will move onto park P19. Board of Supervisors legislation is being introduced this month to accelerate park opening by delegating acceptance authority to the Port.

- A workshop is being held on June 2nd at 2pm to seek feedback on the programming of the remaining parks to be designed and constructed (a flyer was sent out to the MB CAC mailing list with details).
 - Park P2/P8 construction documents have been submitted and are actively being reviewed by various stakeholders. The CAC Chair outlined there is a waitlist for community garden for those who are interested in a future plot.
- **San Francisco Recreation and Parks Department** Brandon Young provided an update and Chief Ranger was available for questions.
 - Gardeners are busy weeding, mulching and performing irrigation checks.
 - Winter grasses are anticipated to brown and gardeners will be aerating and overseeding for the summer grasses.

Public Comment

- A few community members requested RPD Rangers engage in more foot patrols to have more of a presence in the parks.
 - A community member asked who enforces dog rules for parks as repeated off-leash issues have been reported, RPD staff indicated to call the ranger dispatch line and a ranger will respond.
 - A community member reported a drinking fountain is leaking at the Commons.
 - A CAC member requested RPD staff report on the allocation of resources after one year of managing Mission Bay Parks and park maintenance scores at a future meeting.
- **San Francisco Port** No Port representative was present.

2. Chair Update –

- The Chair requested community members attend the Mission Bay Transportation Fund (<https://www.sfmta.com/committees/mission-bay-transportation-improvement-fund-advisory-committee>) to provide input to City agencies like SFMTA and SFPD on event-related outcomes in Mission Bay, pertaining to traffic, transit and street conditions.
- It was reported out art for the Mission Bay School has been selected and will be shared at a future meeting.

3. Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters) – 5 minutes

Meeting Closure – 6:33 PM