

Mission Bay 4 East

Design Update

May 8, 2025

CAC Meeting



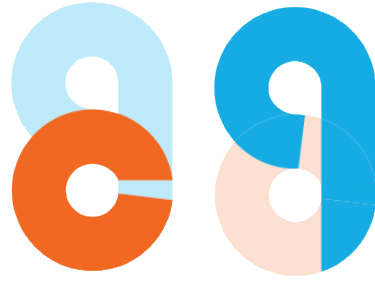
Agenda

Welcome & Introductions

Project Highlights

Building Design

Team



Curtis Development
Lead Developer



Bayview Senior Services
Emerging Developer



YA Studio
Lead Architect



Perry Architects
Associate Architect

Project Highlights

- **400 units in two phases**
 - **Phase I: 165 units, 16 stories, 1, 2 and 3 bedrooms**
 - **Phase II: ~235 units, 23 stories, 1, 2, 3, 4 and 5 bedrooms**
- **20% of units for households experiencing homelessness**
- **30%-95% MOHCD AMI**
- **Supportive services for all residents**
- **Emphasis on COP Holders at all stages of development**
- **Multiple resident amenity spaces**
- **Parking provided on limited basis**

Site & Context



Aerial View



RFQ Massing Study

Block 4 East

Massing Study: 190' and 240' Towers, Alternate Bulk Standards



View from southeast toward the northwest Grey massing represents published plans for Mission Rock.

Third Street (east) Elevation



Mission Rock Street (north) Elevation



China Basin Street (south) Elevation



West Elevation

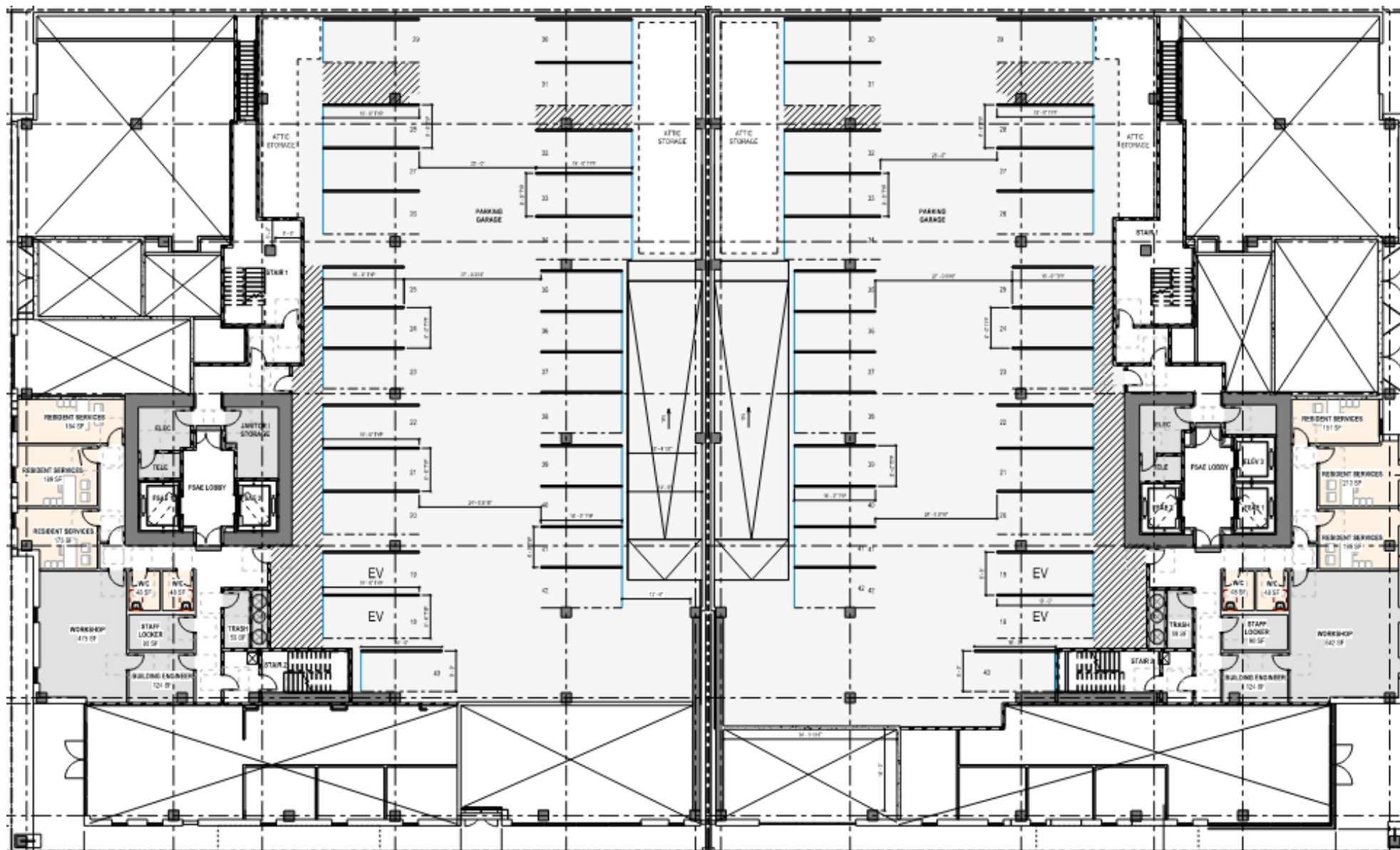


The floor plan illustrates a two-story commercial building with a symmetrical layout. Key features include:

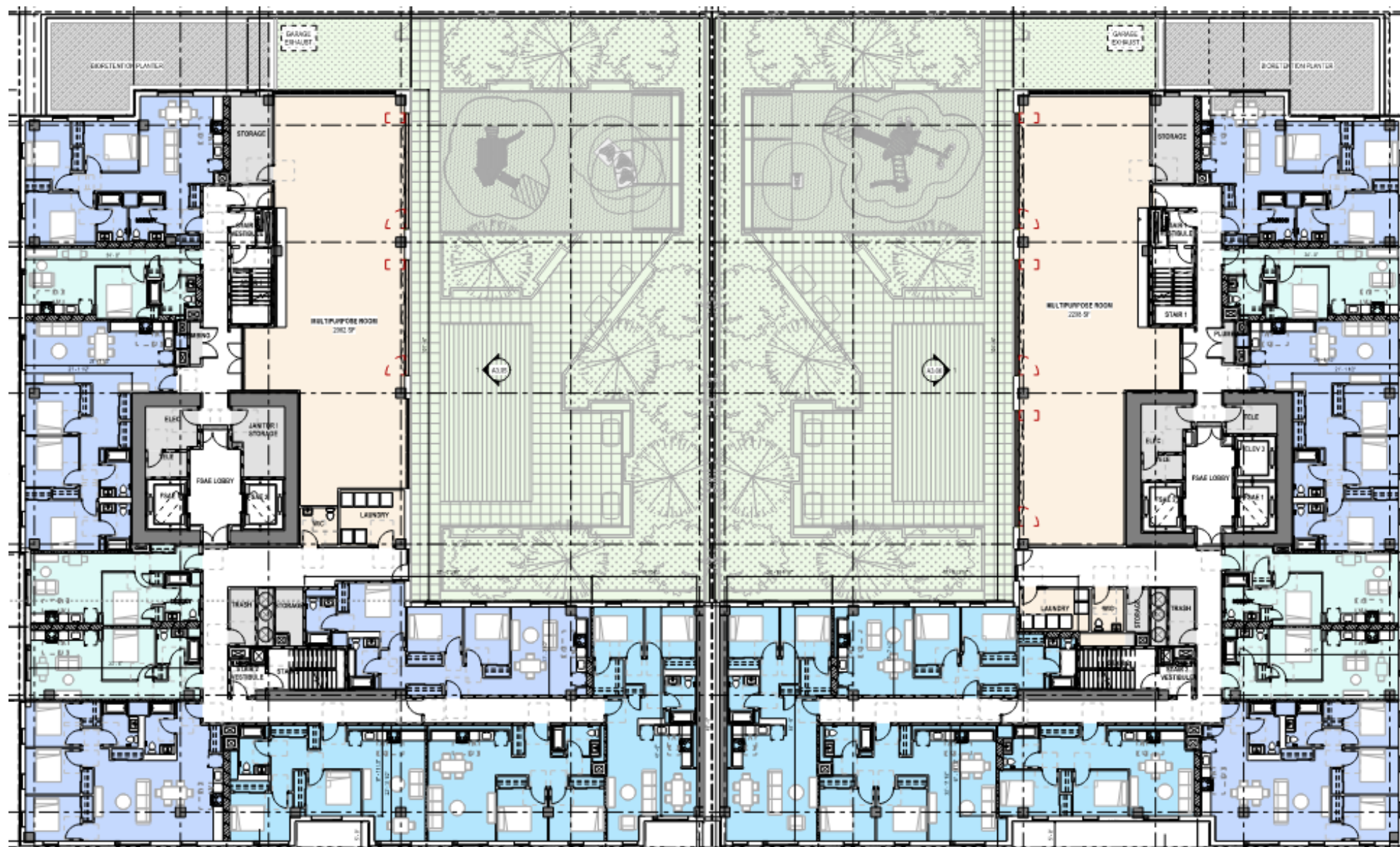
- Offices:** Numerous offices are distributed across both floors, including PM offices, a reception area, and a meeting room.
- Lobby:** A central lobby area is located on the ground floor.
- Community Room:** A large pink-shaded area labeled "COMMUNITY COMMERCIAL FUTURE SAINT IMPROVEMENT" is situated on the ground floor.
- Bike Room:** A dedicated bike room is located on the ground floor.
- Generator:** A generator is located on the ground floor near the community room.
- Electrical Rooms:** Multiple electrical rooms are located on both floors.
- Transformer:** A transformer is located on the ground floor near the community room.
- Parking:** Parking areas are located on both floors, with a central parking garage.
- Service Areas:** Various service areas including a kitchen, restrooms, and a storage room are included.

The plan is color-coded: yellow for offices, pink for the community room, and grey for utility/service areas. Dimensions and room names are labeled throughout the plan.

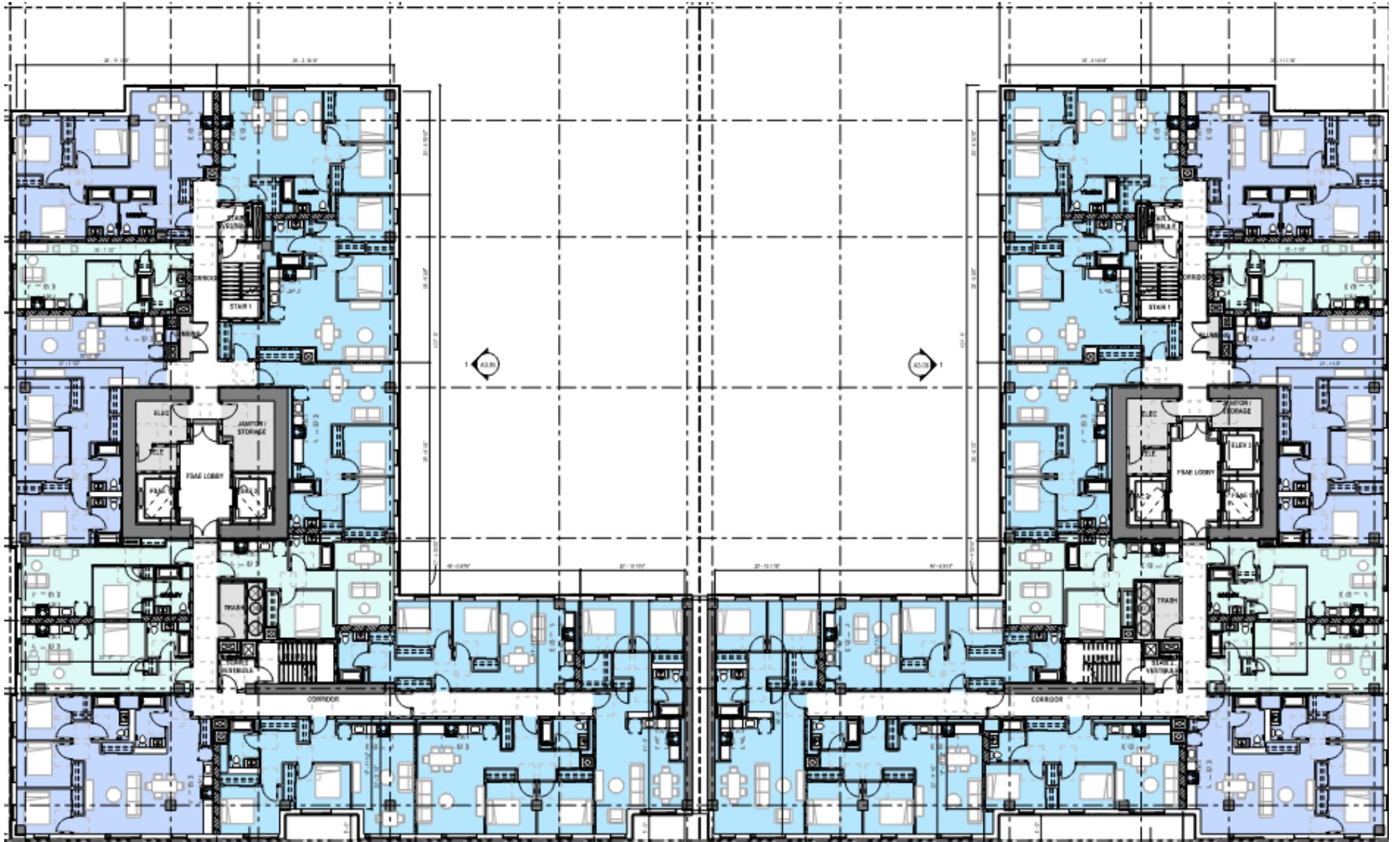
Level 2 Floor Plan



Level 3 Floor Plan

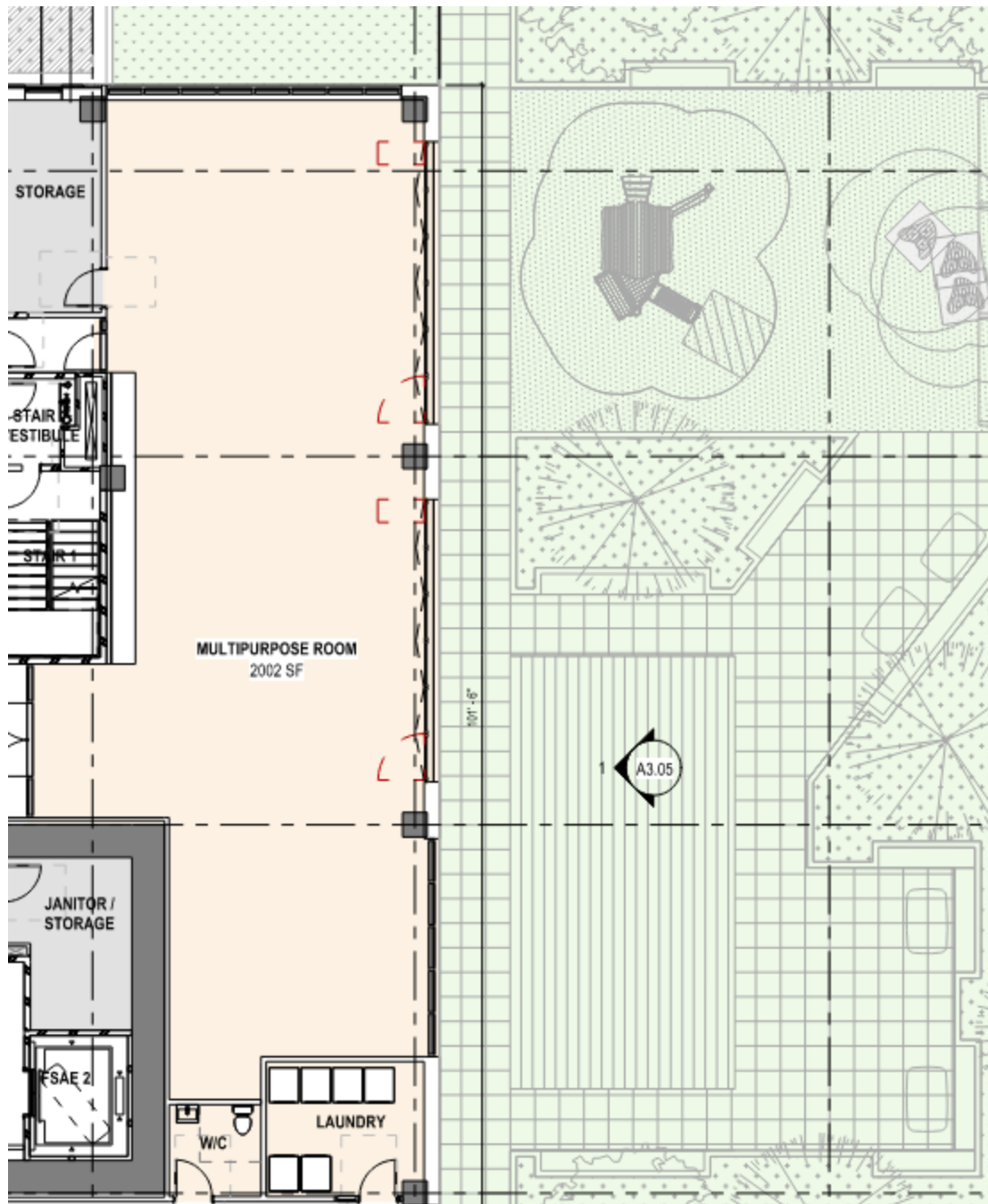


Typical Midrise Floor Plan

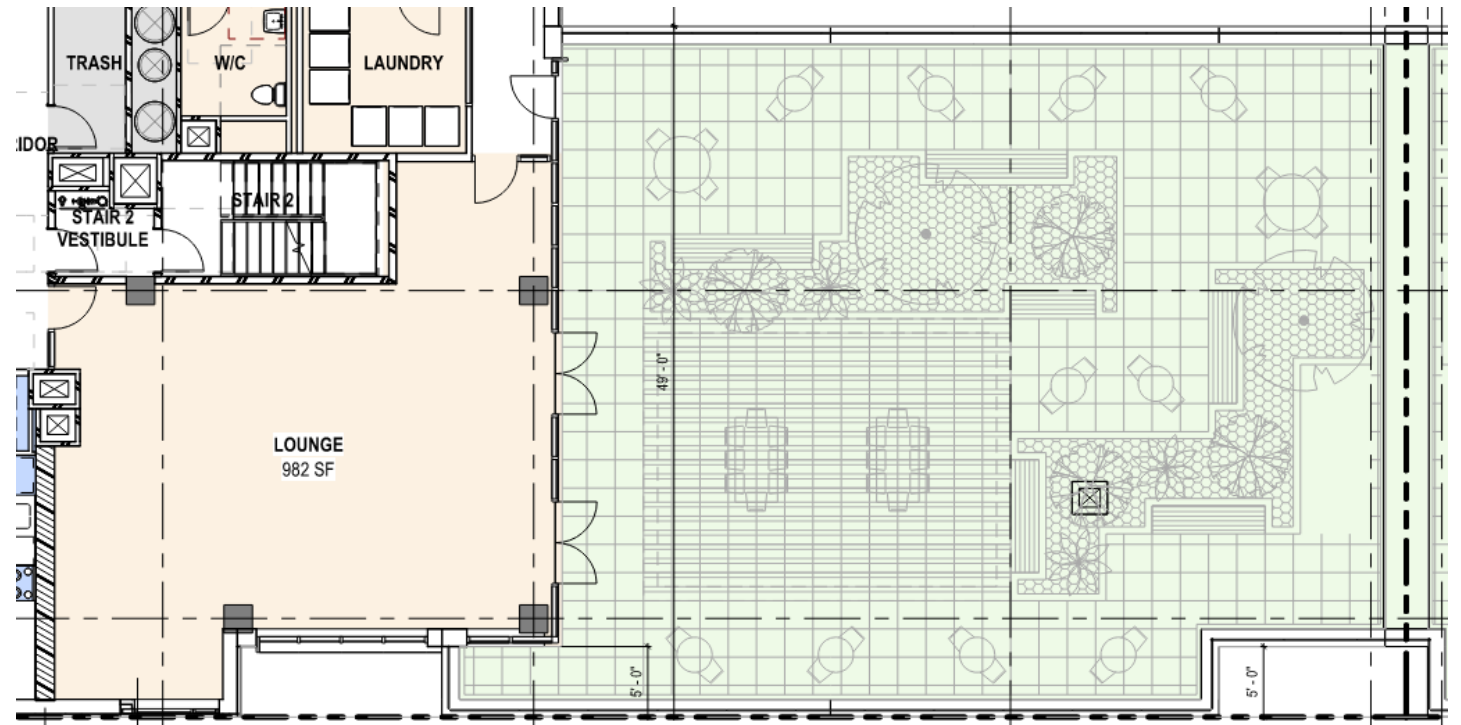


This architectural floor plan depicts a symmetrical two-story building layout. A central vertical corridor, highlighted in light blue, provides access to two main wings. The left wing contains a central 'FOUR LOBBY' area, a 'TRASH' room, and a 'STAIR' section. The right wing features a 'FOUR LOBBY' area, a 'TRASH' room, and a 'STAIR' section. Both wings are filled with numerous rooms, each containing furniture such as desks, chairs, and tables. The plan is overlaid with a grid system, with dimensions like '30'-0" and '30'-0" marked along the top and bottom edges. A north arrow is located in the center of the plan, pointing towards the top. The drawing is a detailed technical representation of the building's interior space.

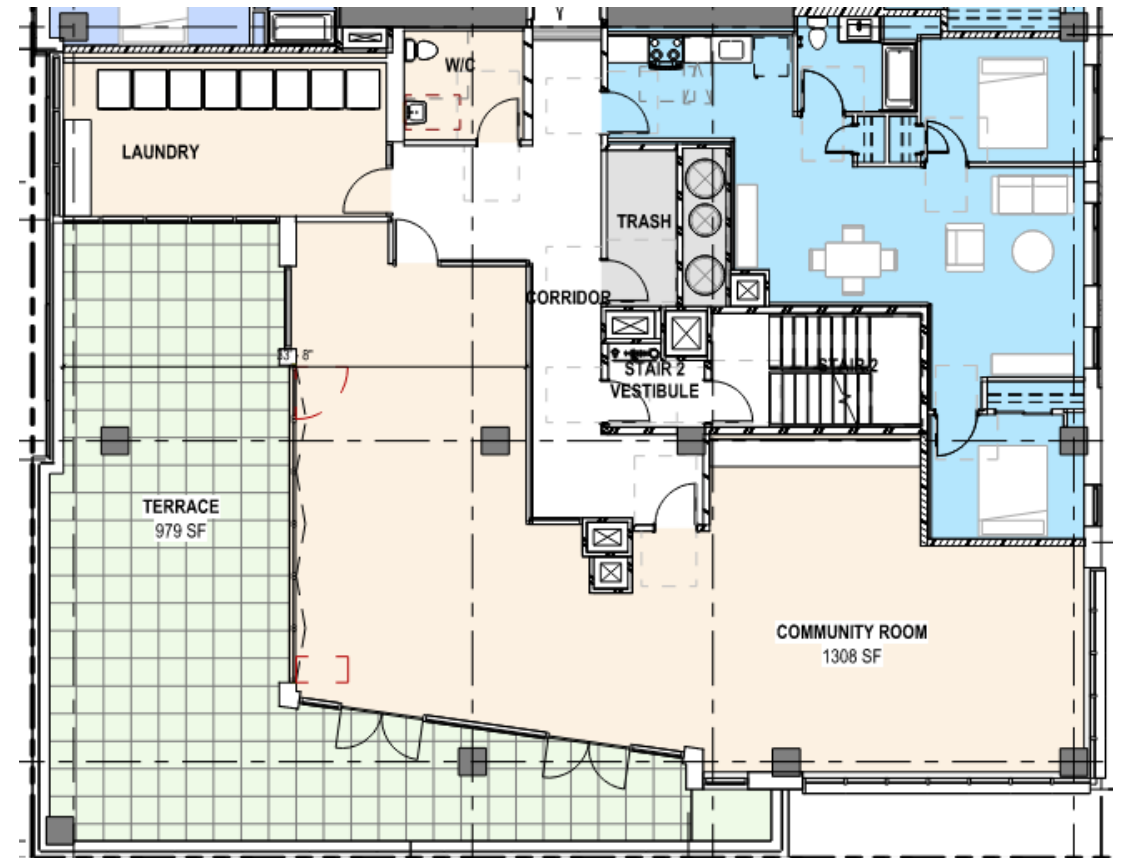
Level 3 Multi – Purpose Room



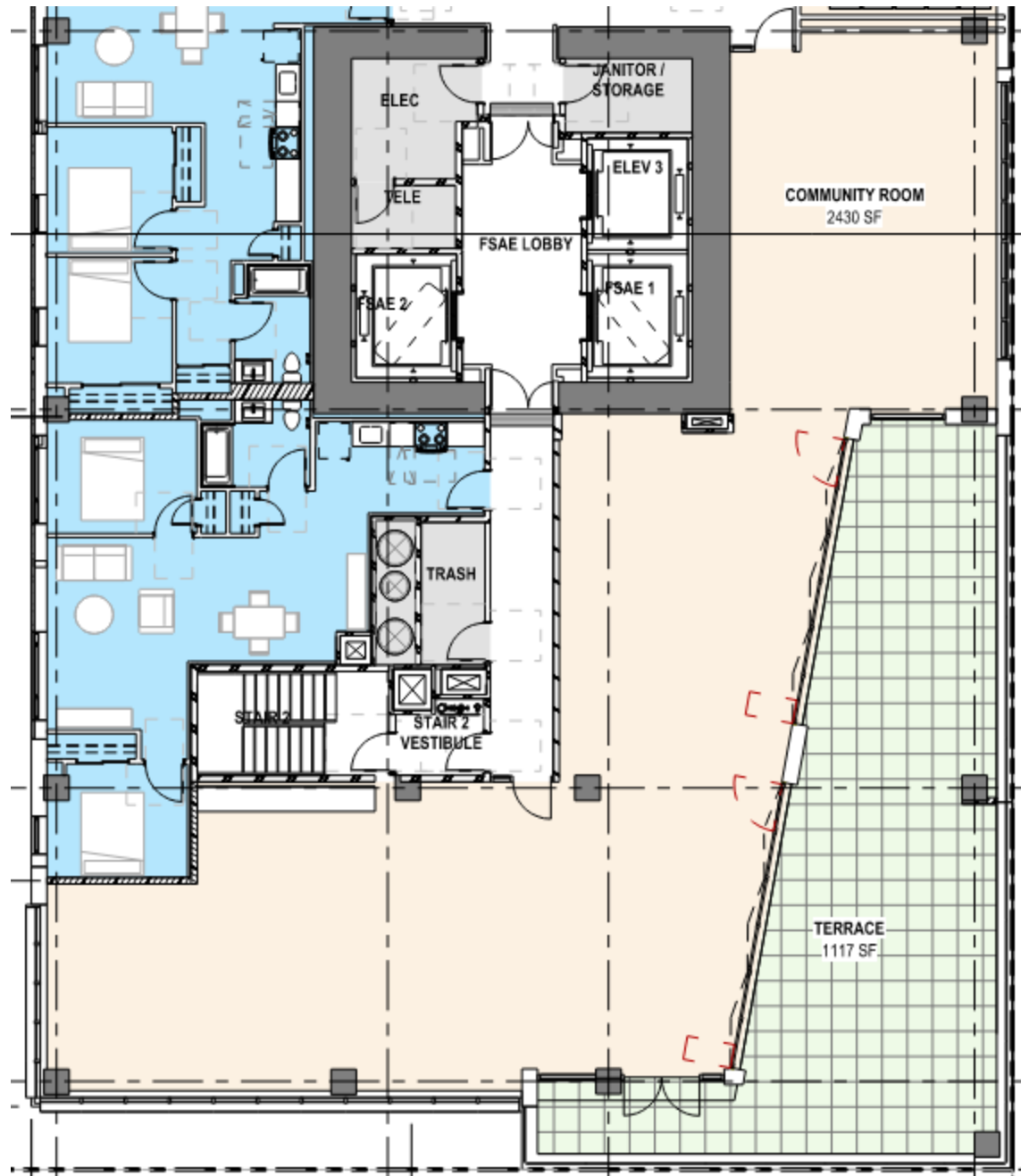
Level 10 Lounge & Terrace



Phase I Level 16 Sky Lounge



Phase II Level 23 Sky Lounge



Parking Lot

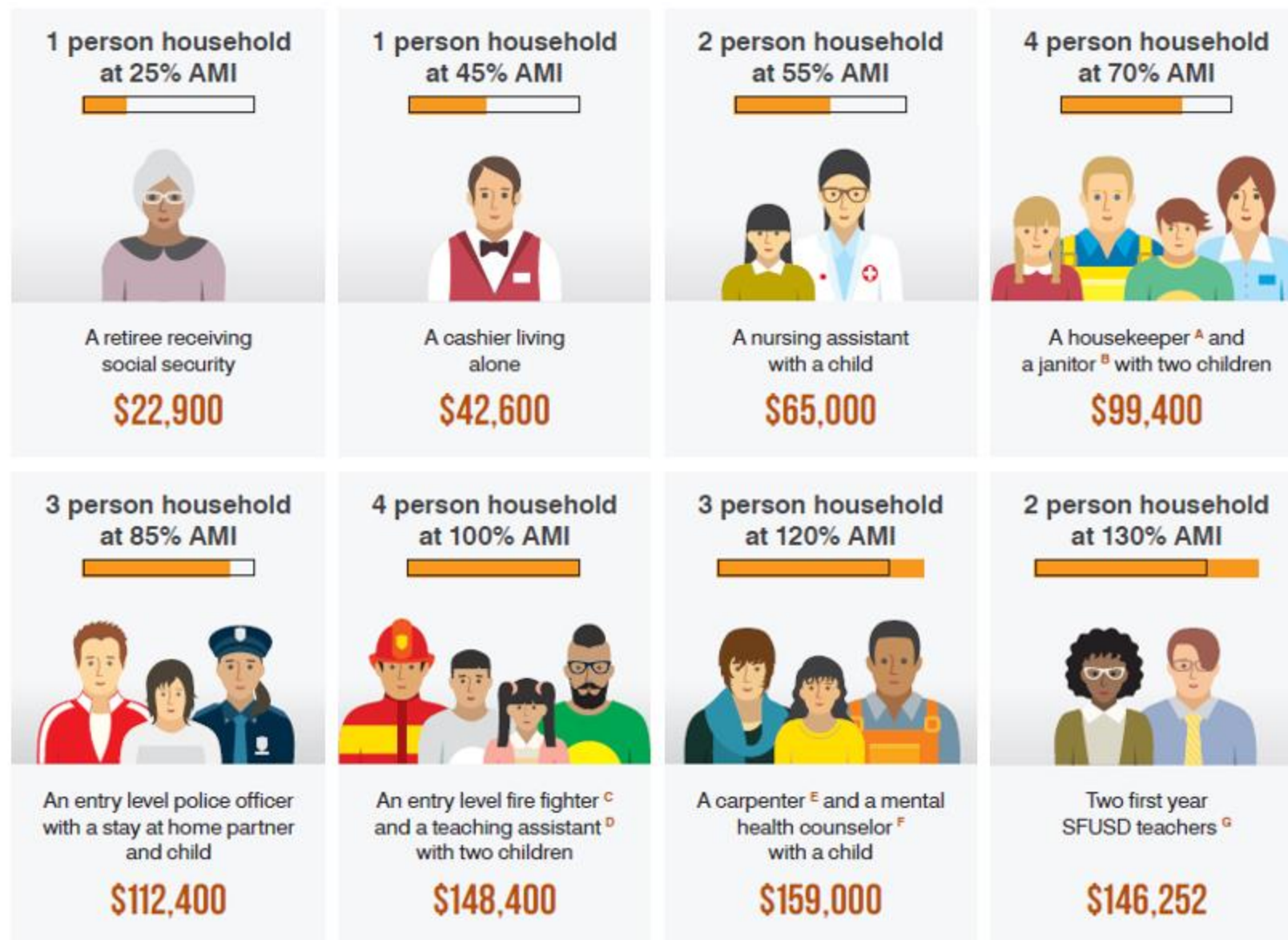
Affordable Rents

	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	95% AMI
1-bedroom	\$935	\$1,248	\$1,559	\$1,870	\$2,183	\$2,961
2-bedroom	\$1,053	\$1,403	\$1,754	\$2,104	\$2,455	\$3,331
3-bedroom	\$1,169	\$1,559	\$1,949	\$2,338	\$2,728	\$3,701
4-bedroom	\$1,263	\$1,683	\$2,104	\$2,525	\$2,945	\$3,998
5-bedroom	\$1,356	\$1,808	\$2,260	\$2,713	\$3,164	\$4,294

2025 San Francisco Mayor's Office of Housing Rent Limits

Affordability

2024 Area Median Household Income Examples



A. Housekeeper \$50,236 B. Janitor \$49,195 C. Entry level firefighter \$92,846 D. Teaching Assistants, Postsecondary \$49,142 E. Carpenter \$84,242 F. Substance abuse, behavioral disorder, and mental health counselors \$74,762 G. First year SFUSD teacher with credential \$78,023 and without credentials \$68,229

Sources: (2023) California Employment Development Department Occupational Employment Statistics 2023 San Francisco and San Mateo Counties Metropolitan Area, San Francisco Department of Human Resources, San Francisco Police Department, San Francisco Unified School District, (2024) Area Median Income - Maximum Income by Household size Mayor's Office of Housing and Community Development