

Mission Bay CAC Meeting Minutes

Meeting date: May 8, 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	Vanessa Gonzalez was present for Yoyo Murphy

Item 2: Discussion/Action Item: Mission Bay 4E Update and Design Workshop – 10 minutes (Item 2 and 3 were presented out of order – Item 2 was presented after Item 3)

Description of Item: OCII Housing staff and the Project Sponsor will present an update on the proposed phased development of an affordable housing project on Mission Bay Block 4E (bounded by China Basin Street, Mission Rock Street, and 3rd Street). The Project Team will solicit community feedback on the design progress to date.

Copy of Presentation: <https://sfocii.org/sites/default/files/2025-05/Item%20-%20Mission%20Bay%204E%20Update%20and%20Design%20Workshop.pdf>

Presenter: Philip Wong (OCII), Charmaine Curtis (Curtis Development), Cathy Davis (Bayview Senior Services), Yakah Askew (Y.A. Studio), Steve Perry (Perry Architects)

Q&A Highlights

- Rooftop patios and indoor common areas will be available for residents, with multiple interior spaces designed for different age groups throughout the buildings. No private open space will be provided.
- A ground floor space is being designed for retail but could also serve a community-serving use. To allow for maximum leasing flexibility, the project is not relying on income from the space. A CAC member encouraged it to be considered for use as a childcare facility. The design team has looked at this as an option and it will be challenging given the state licensing requirements including dedicated open space.
- Phase 1 will include 165 units and will be constructed first. Phase 2 will include approximately 235 units.

- Funding sources may include federal funding, low-income housing tax credits, state funding, and OCII funds.
- A wind study will be required as part of the project approvals.
- The project will include a 20% set-aside for formerly homeless families. Services will be provided based on resident needs and age groups. Additional facilities may include senior meal sites, family activity areas, and community kitchens for residents.

Action: No Action was taken

Item 3: Discussion/Action Item: Mission Bay Ferry Landing Update from SF Port Staff– 10 minutes (Item 2 and 3 were presented out of order – Item 3 was presented before Item 2)

Description of Item: The Port of San Francisco will give an update on the new Mission Bay Ferry Landing that will provide regional service to and from the Mission Bay and surrounding Central Waterfront communities.

Copy of Presentation: <https://sfocii.org/sites/default/files/2025-05/Item%203%20-%20Mission%20Bay%20Ferry%20Landing%20Update.pdf>

Presenter: Simon Betsalel (Port of San Francisco)

Q&A Highlights

- The landing will include electrification infrastructure to power the nation’s first electric ferry boat.
- Funding sources include federal EPA grants for Phase 2B.
- The landing will not include vehicle parking or a café. Tickets will be available digitally and at an on-site ticket kiosk.
- The project includes improvements to Aqua Vista Park, just south of 16th Street
- Service routes are still being planned and will most likely include commuter and event service.

Discussion item - no action taken.

Item 4: Announcements and Updates – 10 minutes

- **OCII** – Gretchen Heckman provided an update.
 - Two new Commissioners, Mark Miller and Earl Shaddix, were appointed to the Commission on Community Investment and Infrastructure
- **Mission Bay Development Group** Luke Stewart provided an update.
 - Park P19 is currently under construction. Paver and Plantings will be installed next and start looking more complete in June. The bioretention area has been installed and received it’s inspection by SFPUC.
 - On Tuesday, April 29, the third community workshop for the future Mission Bay parks was held on the conceptual site programing. The team will come before the CAC in June to recap the meeting.

- MBDG plans to remove the material and construction staging on future park P7 in the near future
- Park P2/P8 100% design document was submitted to the City in May, the park is anticipated to be under construction by the end of the year or early next year.
- **San Francisco Recreation and Parks Department** Lena Orlando provided an update and was accompanied by Ruth Darlington (Park Ranger)
 - The custodial team has been actively power-washing the parks, as well as the benches in front of the Public Library, once a month.
 - The recent storm did not damage any trees. The gardening team has been busy sheet mulching, aerating, and fertilizing the lawns, repairing irrigation, and pruning trees along the Commons.
 - The Kids' Park play structure is currently closed while a replacement part is being sourced. The trees surrounding the playground will be replanted shortly.
 - The water fountain in the Mission Bay north dog park has been replaced and is now open for use.
 - Ranger Darlington was present and introduced herself, informing the community to call the Ranger Hotline at (415) 242-6390 if assistance is needed. She also indicated that she will pass along community concerns regarding the need for increased daytime enforcement of park rules, specifically related to off-leash dogs and individuals accessing the waterfront along the esplanade.
- **San Francisco Port.** No Port representative was present.

1) Chair Update –

- Ruth Asawa retrospective is currently on display at SFMOMA. She had ties to the Mission Bay community before it began its redevelopment.
- A small working group is focused on the Mission Bay traffic circle and developing solutions for school access, while another small working group is reviewing the proposed 7th Street Amazon facility. Each group will return at a future meeting with actionable items to share.

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

- Public comment and questions captured during the Mission Bay Development and San Francisco Recreation and Parks Department.

Meeting Closure – 6:07 PM