



**MISSION BAY SOUTH BLOCK 4E
PHASE I & II**

100% Schematic Design CAC Meeting



MISSION BAY SOUTH BLOCK 4 EAST

Renderings are for illustrative purposes and may change.

OCTOBER 9, 2025 CAC MEETING

Lead Developer:

Curtis Development

Emerging Developer:

Bayview Senior Services

Lead Architect:

Y.A. studio

Associate Architect:

Perry Architects

General Contractor:

Swinerton-Rubecon

Property Manager:

John Stewart

Company

Services Provider:

Bayview Senior

Services

PROJECT HIGHLIGHTS

- 398 units in two phases
 - Phase I: 165 units, 16 stories, 1, 2 and 3 bedrooms
 - Phase II: 233 units, 23 stories, 1, 2, 3, 4 and 5 bedrooms
- 30%-95% MOHCD AMI
- 20% of units for households experiencing homelessness
- Supportive services for all residents
- Resident amenity spaces throughout buildings
- Emphasis on Certificate of Preference holders at all stages of development



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PROJECT INFORMATION

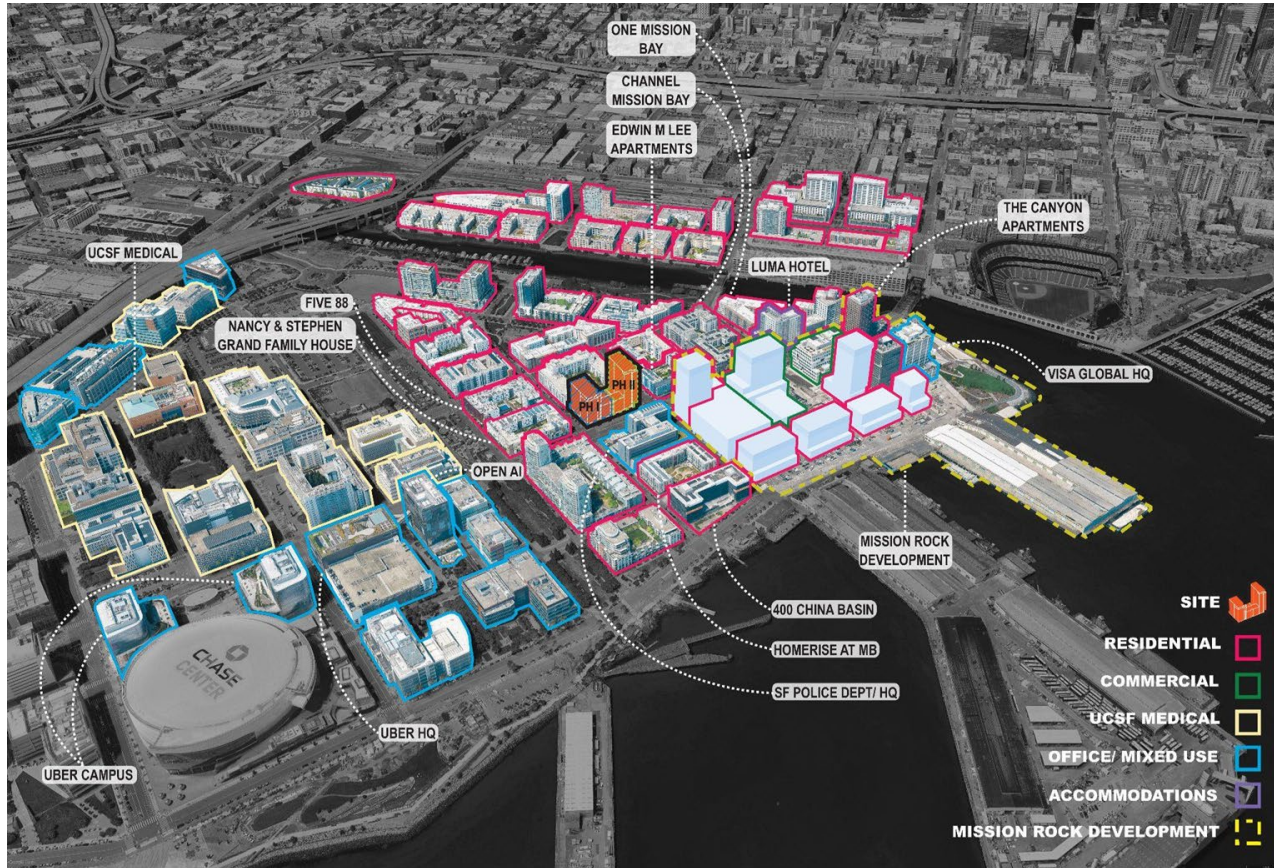
Bedroom Count	Phase I Total	Average SF	Phase II Total	Average SF
1-bedroom	46	567	63	565
2-bedroom	77	857	107	835
3-bedroom	42	1169	56	1146
4-bedroom	0	-	5	1543
5-bedroom	0	-	2	1732

Parking	Phase I	Phase II
Car	40	40
Bike	131	156

Unit Size	30% - 95% AMI
1-bedroom	\$935 - \$2,961
2-bedroom	\$1,053 - \$3,331
3-bedroom	\$1,169 - \$3,701
4-bedroom	\$1,263 - \$3,998
5-bedroom	\$1,356 - \$4,294

2025 San Francisco Mayor's Office of Housing Rent Limits

MISSION BAY AREA MAP



MISSION BAY SOUTH BLOCK 4 EAST

OCTOBER 9, 2025 CAC MEETING

PHASE 1 - SOUTHEAST VIEW



MISSION BAY SOUTH BLOCK 4 EAST

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OCTOBER 9, 2025 CAC MEETING **6**

PHASE 1 - SOUTHEAST STREET VIEW



MATERIAL LEGEND

- 1 THIN SHELL PRECAST CONCRETE NORTH FRAME
- 2 THIN SHELL PRECAST CONCRETE FORMLINER NORTH INFILL
- 3 THIN SHELL PRECAST CONCRETE NORTH INFILL
- 4 THIN SHELL PRECAST CONCRETE FORMLINER SOUTH BAY
- 5 THIN SHELL PRECAST CONCRETE SOUTH RECESS
- 6 TRESPA RAINSCREEN GROUND LEVEL
- 7 GLASS, CLEAR & NON-REFLECTIVE STOREFRONT
- 8 MULLIONS, GUNMETAL GREY

MISSION BAY SOUTH BLOCK 4 EAST

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OCTOBER 9, 2025 CAC MEETING

PHASE 2 - NORTHEAST VIEW



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MISSION BAY SOUTH BLOCK 4 EAST

OCTOBER 9, 2025 CAC MEETING

PHASE 2 - NORTHEAST STREET VIEW



MATERIAL LEGEND

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MISSION BAY SOUTH BLOCK 4 EAST

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OCTOBER 9, 2025 CAC MEETING

THIRD STREET PEDESTRIAN VIEW

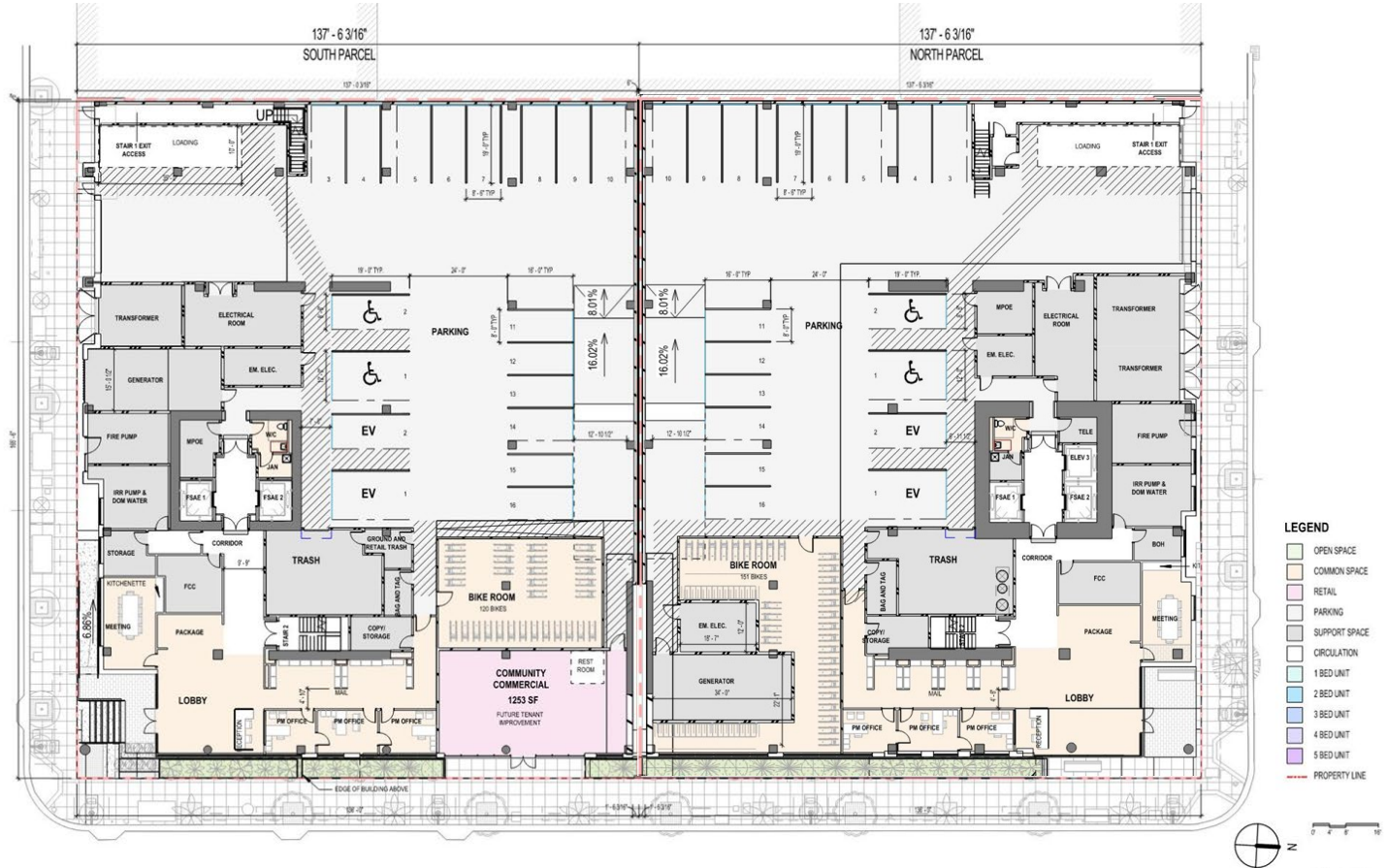


MISSION BAY SOUTH BLOCK 4 EAST

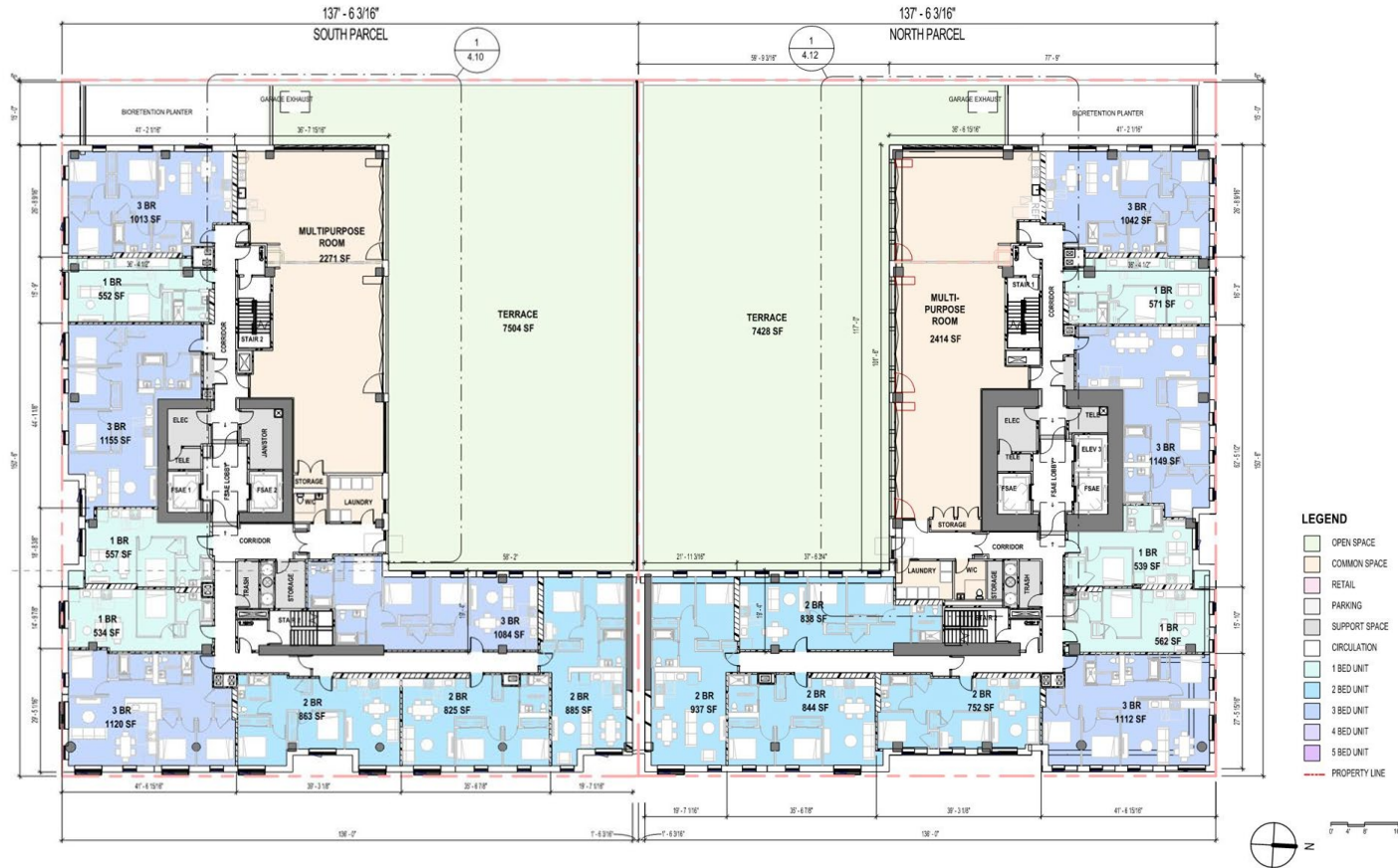
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OCTOBER 9, 2025 CAC MEETING **10**

FIRST FLOOR PLAN



THIRD FLOOR PLAN



PHASE 1 - COURTYARD VIEW



Renderings are for illustrative purposes and may change.

OCTOBER 9, 2025 CAC MEETING **13**

PHASE 1 - COURTYARD VIEW



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MISSION BAY SOUTH BLOCK 4 EAST

OCTOBER 9, 2025 CAC MEETING **14**

PHASE 2 - COURTYARD VIEW



MISSION BAY SOUTH BLOCK 4 EAST

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OCTOBER 9, 2025 CAC MEETING **15**

PHASE 2 - COURTYARD VIEW



MISSION BAY SOUTH BLOCK 4 EAST

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TENTH FLOOR PLAN



PHASE 1- TERRACE VIEW



MISSION BAY SOUTH BLOCK 4 EAST

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PHASE 2 - TERRACE VIEW



MISSION BAY SOUTH BLOCK 4 EAST

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OCTOBER 9, 2025 CAC MEETING **19**

UPPER FLOOR PLAN



SCHEDULE

<u>Milestone</u>	<u>Phase I</u>	<u>Phase II</u>
OCII Commission	November 2025	
Planning Commission Board of Supervisors	December 2025	
Oversight Board	January 2026	
Construction Start	Spring 2027	Spring 2028
Construction Complete	Spring 2029	Spring 2030
Commence Lease-Up	Fall 2028	Fall 2029
Stabilized Occupancy (95%)	Summer 2029	Summer 2030

Phase 1

- Amendment to the Mission Bay South Design for Development
- Amendment to the Major Phase Application for Blocks 2-7 and 13
- Approval of the Basic Concept / Schematic Design

Phase 2

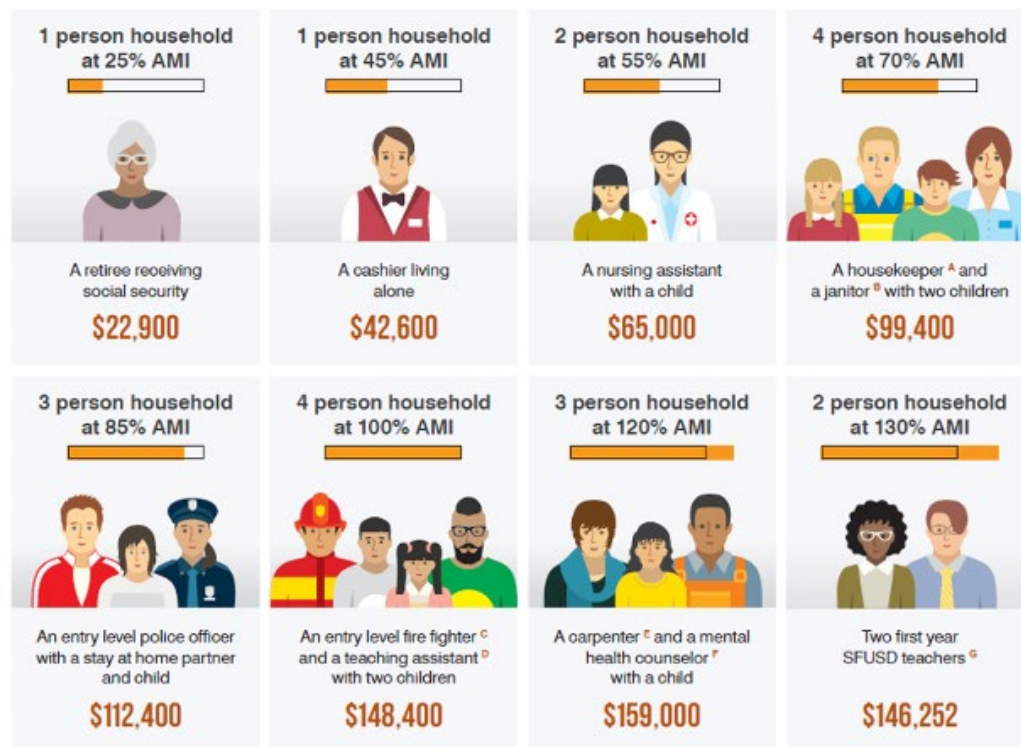
- Amendment to the Mission Bay South Redevelopment Plan
- Amendment to the Mission Bay South Design for Development
- Amendment to the Mission Bay South Owner Participation Agreement
- Amendment to the Major Phase Application for Blocks 2-7 and 13
- Approval of the Basic Concept / Schematic Design

Thank you!



Internal Slides for Reference

2024 Area Median Household Income Examples



A. Housekeeper \$50,236 B. Janitor \$49,195 C. Entry level firefighter \$92,546 D. Teaching Assistants, Postsecondary \$49,142 E. Carpenter \$64,242 F. Substance abuse, behavioral disorder, and mental health counselors \$74,782 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

AFFORDABLE RENTS

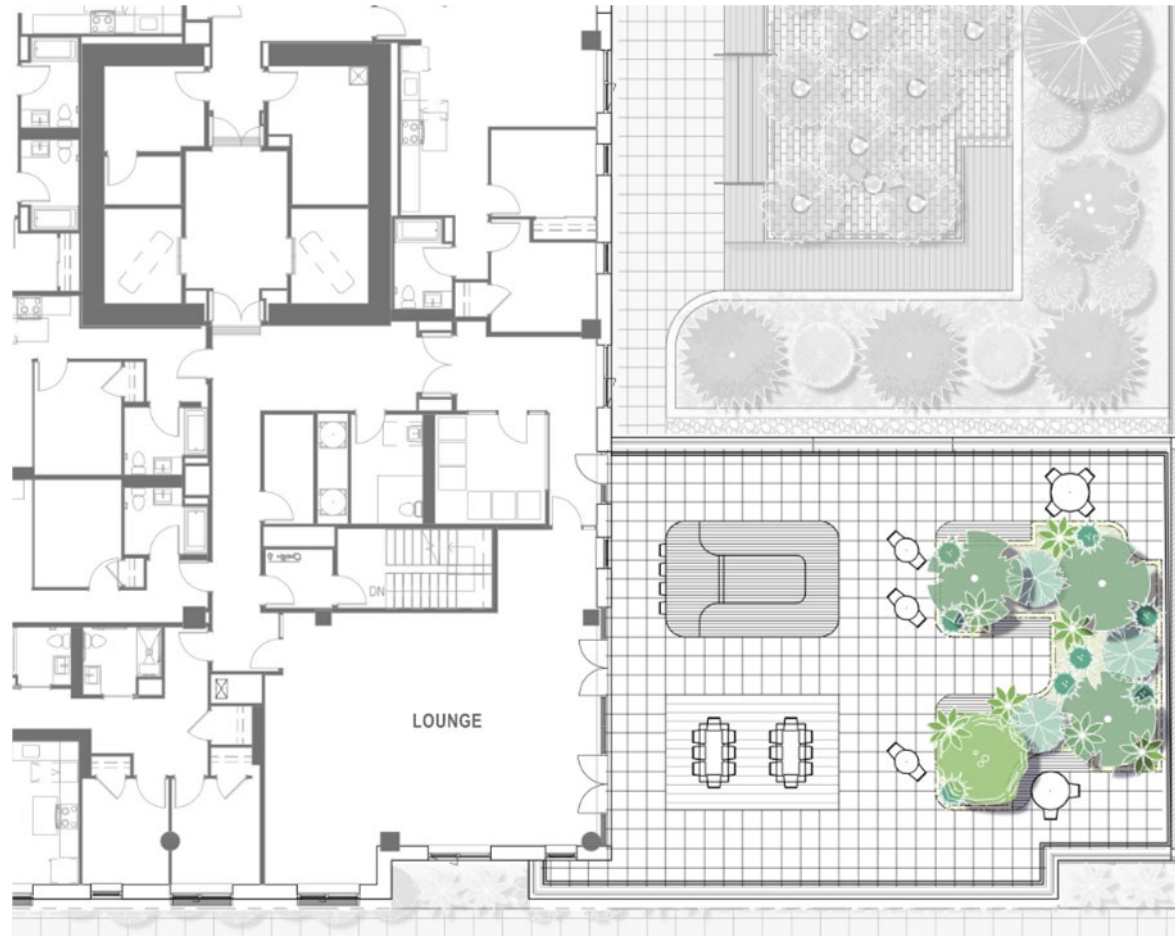
Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	95% AMI
1-bedroom	\$935	\$1,248	\$1,559	\$1,870	\$2,183	\$2,961
2-bedroom	\$1,053	\$1,403	\$1,754	\$2,104	\$2,455	\$3,331
3-bedroom	\$1,169	\$1,559	\$1,949	\$2,338	\$2,728	\$3,701
4-bedroom	\$1,263	\$1,683	\$2,104	\$2,525	\$2,945	\$3,998
5-bedroom	\$1,356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

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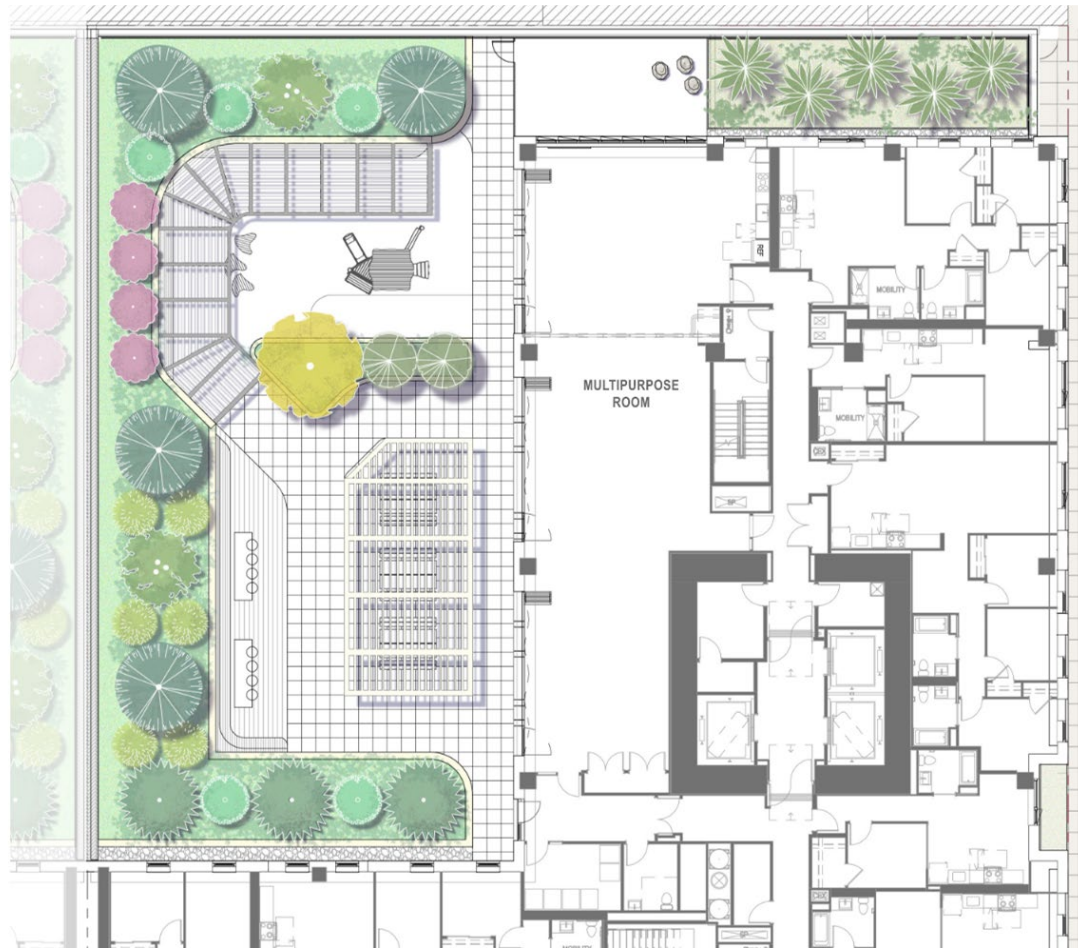
PHASE 1 - COURTYARD PLAN



PHASE 1- TERRACE VIEW



PHASE 2 - COURTYARD PLAN



PHASE 2 - TERRACE PLAN

