INFORMATIONAL MEMORANDUM

TO: Agency Commissioners

FROM: Fred Blackwell, Executive Director

SUBJECT: Information on planning by the City and County of San Francisco for a Public Safety Building at Block 8 and the purchase by the City of Parcel 4/Blocks 41-43 (1600 Owens Street), both in Mission Bay South, and Addendum #7 to the Final Mission Bay Subsequent Environmental Impact Report prepared for the Public Safety Building; Mission Bay South Redevelopment Project Area.

EXECUTIVE SUMMARY

The City and County of San Francisco (“City”) through its Department of Public Works is planning to construct a Public Safety Building on Block 8 in the Mission Bay South Redevelopment Project Area, as well as to purchase Parcel 4/Blocks 41-43 (1600 Owens Street) in Mission Bay South for the relocation of the Office of Chief Medical Examiner and the Police Forensic Services Division (“Forensic Sciences Center”). Related to the Public Safety Building, Agency staff is transmitting to the Commission Addendum #7 to the Final Mission Bay Subsequent Environmental Impact Report (“Mission Bay FSEIR”), which was prepared to provide environmental review under the California Environmental Quality Act (“CEQA”) for the proposed facility. Addendum #7 would be incorporated by the Commission into the Mission Bay CEQA findings as part of the next action that the Commission takes for a Mission Bay North or South project.

DISCUSSION

Public Safety Building

The City is in the process of planning a Public Safety Building on Block 8 in Mission Bay South. Block 8 is an approximately 1.5-acre site bounded by Mission Rock, Third, and China Basin Streets (see Attachment 1). The Mission Bay South Redevelopment Plan (“South Plan”) assigns a land use designation of Public Facility to the site. The Public Facility designation allows fire and police stations and other public structures and uses. The South Plan identifies the site as the location for a future police and fire station.

Since the size of the site can support more than just a police and fire station and is already publically owned, the City has identified the site as the preferred location to relocate the San Francisco Police Headquarters from the seismically vulnerable Hall of Justice at 850 Bryant, in addition to the construction of a local fire and police station.
The proposed Public Safety Building project on Block 8 consists of the development of a six-story public facility of approximately 320,200 gross square feet. The existing 6,200-square-foot Fire House No. 30, built in 1928, will be retained and adaptively reused. The project will include a local police station, the police headquarters (administrative functions), a local fire station, and parking. The police headquarters would include a meeting room that could also be shared by the local community for occasional public meetings.

The proposed uses are allowed under the South Plan Public Facilities land use designation. Table 1 shows an approximate breakdown of the square footage of the proposed project.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Size (gross square feet)</th>
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<tbody>
<tr>
<td>Police Headquarters</td>
<td>130,500</td>
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<tr>
<td>Police Southern Station</td>
<td>27,000</td>
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<tr>
<td>Fire Station</td>
<td>22,000</td>
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<tr>
<td>Fire House No. 30</td>
<td>6,200</td>
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<tr>
<td>Parking for Firefighting and</td>
<td>134,500</td>
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<tr>
<td>Police Vehicles</td>
<td></td>
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<tr>
<td>TOTAL</td>
<td>320,200</td>
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The design of the Public Safety Building project is early in the process, and only general massing designs have been completed to allow for initial cost estimating of the project. The initial massing design was presented to the Mission Bay Citizen’s Advisory Committee (“CAC”) at its December 2009 meeting for informational purposes and the CAC was supportive of the design. As the design progresses, the project will be required to comply with the adopted Mission Bay South Design for Development design standards and guidelines, including setbacks, heights, and other design requirements. The design of the project will be subject to Agency Commission approval. Assuming funding is approved by the voters in June, as discussed below, it is anticipated that the Schematic Design would come to the Commission for approval in late 2010.

The project would retain and reuse the existing brick fire house (Fire House No. 30) located on the site. This building will be retained and reused in a manner that preserves its historic integrity, consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The other components of the project will also be designed to maintain the historic integrity of the fire house.

**Forensic Sciences Center**

The City is also proposing to acquire the property and the developments rights to construct a new Forensic Sciences Center at Parcel 4/Blocks 41-43 (1600 Owens Street) in Mission Bay South from Alexandria Real Estate Equities (“ARE”) to allow for the relocation of the Office of Chief Medical Examiner and Forensic Sciences Division of the San Francisco Police Department to the site. These City agencies are respectively involved with the investigation of deaths and crime incidents, and frequently coordinate and collaborate on cross-over cases. Parking spaces for the building would be located in the existing parking garage located on Parcel 3/Blocks 41-43 (1650 Owens Street) through the purchase of a tenancy-in-common interest in the garage.
The development of Parcel 4 of Blocks 41-43 is subject to the Mission Bay South Redevelopment Plan, the Mission Bay South Design for Development, and all other supporting documents, and has to comply with the mitigation measures contained in the 1998 Mission Bay FSEIR and the Mission Bay Mitigation Monitoring and Reporting Program (“Mission Bay MMRP”). The Commission already approved the Schematic Design for Parcel 4/Blocks 41-43 on November 7, 2006 (Resolution No. 149-2006) and the City is not proposing to change the design of the building.

Parcel 4/Blocks 41-43 is within the Commercial Industrial land use district of the Redevelopment Area, as described in the South Plan. In this land use category, “manufacturing” uses, including “medical research and bio-technical research facilities” and “experimental laboratories” are permitted as a principle use. Based on the description of the proposed uses related to the Office of Chief Medical Examiner and the Forensic Sciences Division, the uses are consistent with the land use definition and are therefore allowable uses under the South Plan. In addition, the South Plan would allow other public uses not listed as a principle use if a secondary use finding is made by the Executive Director.

The Option Term Sheet between the City and ARE, dated December 11, 2009, for the purchase of Parcel 4/Blocks 41-43 by the City specifically states that: the “City acknowledges that among the other items, the Mission Bay Restrictions require payment of ad valorem taxes, potential Community Facility District (“CFD”) and other taxes and fees as if the City were an entity not exempt from such taxation.” Since the City has agreed to pay taxes as though it were not a tax exempt entity, the purchase of the property by the City would not affect the ability of the Agency or the Master Developer, FOCIL-MB, LLC, to implement the South Plan, including construction of affordable housing and infrastructure, through the use of funds collected from property and special taxes.

**Bond Measure**

To fund the projects, the City will place on the June 2010 ballot, if approved by the Board of Supervisors, the 2010 Earthquake Safety and Emergency Response Bond. The proposed bond measure will fund a number of projects, including:

- Relocation of the Police Headquarters and district police station from the seismically vulnerable Hall of Justice and construction of a fire station on Block 8 in Mission Bay South (i.e., Public Safety Facility).

- Co-location of the Office of Chief Medical Examiner and the Police Forensic Services Division to a new Forensic Sciences Center located at 1600 Owens Street (Parcel 4/Blocks 41-43) in Mission Bay South.

- Seismic strengthening of the Auxiliary Water Supply System Core Facilities.

- Seismic strengthening and rehabilitating critical firefighting facilities and infrastructure including neighborhood fire stations, firefighting cisterns, pipes and tunnels.
Environmental Documentation

As part of its actions on September 17, 1998 establishing the Mission Bay Redevelopment Project Areas, the Redevelopment and Planning Commissions certified the Mission Bay FSEIR, adopted CEQA findings, approved a series of mitigation measures, and established the Mission Bay MMRP. The Board of Supervisors and various City departments adopted similar findings and mitigation monitoring plans.

Since 1998, the San Francisco Redevelopment Agency has prepared six subsequent addenda to the Mission Bay FSEIR:

- Addendum #1, dated March 21, 2000, analyzed the ballpark parking lots.
- Addendum #2, dated June 20, 2001, addressed Infrastructure Plan revisions related to the 7th Street bike lanes and relocation of a storm drain outfall.
- Addendum #3, dated February 10, 2004, addressed revisions to the Mission Bay South Design for Development with respect to the maximum allowable number of towers, tower separation, and required setbacks.
- Addendum #4, dated March 9, 2004, addressed revisions to the Mission Bay South Design for Development with respect to the permitted maximum number of parking spaces for bio-technical and similar research facilities, and specified certain changes to the North OPA to reflect a reduction in permitted commercial development and associated parking.
- Addendum #6, dated September 10, 2008, addressed revisions of the University of California San Francisco Medical Center at Mission Bay.

In accordance with CEQA, Agency staff has prepared a seventh addendum to the Mission Bay FSEIR, dated January 7, 2010, (“Addendum #7”) and included as Attachment 2 herein, to evaluate the possible environmental impacts of the proposed Public Safety Building on Block 8 in Mission Bay South, as described above. Addendum #7 includes a conclusion that the Public Safety Building project will not create any significant environmental impacts not already studied in the Mission Bay FSEIR nor cause a substantial increase in the severity of previously identified significant impacts. Therefore, no additional mitigation measures are required. Copies of the full four-volume Mission Bay FSEIR were distributed to the Commission prior to the 1998 certification and adoption of the environmental findings. Additional copies of the Mission Bay FSEIR will be delivered to the members of the Commission upon request, and are also available for review at the Agency’s offices.

Addendum #7 will be incorporated into the CEQA findings for the Mission Bay FSEIR as part of the next action that the Commission takes for a Mission Bay North or South project.
Since the Forensic Sciences Center would not change the proposed use of the site from what is allowed under the South Plan, no additional environmental review was required for that project.

(Originated by Catherine Reilly, Acting Project Manager)

Fred Blackwell
Executive Director

Attachments:

1. Mission Bay Location Map
2. Addendum #7