Tuesday, October 6, 2020 – 1:00 PM

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Please standby…
Workshop on the Proposed Amendments to the Mission Bay South Plan Documents and Basic Concept / Schematic Design related to Parcel 7 of Block 43

October 6, 2020
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Background

- All commercial development in Mission Bay South built (excluding UCSF)
- No remaining commercial square feet available
- Alexandria Real Estate Equities seeking additional development
  - Parcel 7 of Block 43
    - Proposed to develop approximately 170,000 square feet of commercial space
Upcoming Actions

• Amendment and approvals:
  • Redevelopment Plan amendment
  • Owner Participation Agreement amendment
  • Design for Development amendment
  • Basic Concept/Schematic Design and Major Phase approval
Proposed Project Location on Parcel 7 of Block 43
Proposed Project

• 7-story, 109-foot-high mixed-use life sciences building

• 169,810 leasable square feet
  • 119,812 square feet of research and laboratory space for life sciences
  • 49,998 square feet of office space
  • Ground floor conference center and 2,580 square feet neighborhood-serving retail space

• Commitment to public benefits, including:
  • development impact fees and annual contributions
  • OCII’s Small Business Enterprise and Workforce Program
109' Tall (7 floors)
Ground Level Height: 16'-0"
Typical Floor Height: 15'-6"
Developed Area: 206,846 GSF
Typical Floor Plate: 28,800 GSF
Maximum Plan Length: 255'-8"
## Public / Fiscal Benefits

<table>
<thead>
<tr>
<th>Fee Category</th>
<th>Proposed Fee</th>
<th>Paid to</th>
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</thead>
<tbody>
<tr>
<td><strong>ONE TIME FEES</strong></td>
<td></td>
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</tr>
<tr>
<td>Transportation Sustainability</td>
<td>$4,345,999</td>
<td>City – SFMTA</td>
</tr>
<tr>
<td>Jobs – Housing Linkage</td>
<td>$6,522,028</td>
<td>OCII</td>
</tr>
<tr>
<td>Mission Bay Artwork</td>
<td>$911,000</td>
<td>OCII (if not on-site)</td>
</tr>
<tr>
<td>Childcare</td>
<td>$351,905</td>
<td>City (voluntary office rate for entire project)</td>
</tr>
<tr>
<td>San Francisco Unified School District</td>
<td>$111,621</td>
<td>SFUSD</td>
</tr>
<tr>
<td><strong>Subtotal One Time Fees</strong></td>
<td><strong>$12,242,553</strong></td>
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<tr>
<td><strong>OTHER FEES</strong></td>
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<tr>
<td>Annual Park Maintenance</td>
<td>$50,000</td>
<td>OCII</td>
</tr>
<tr>
<td>Proposed Mission Bay School Operational Endowment</td>
<td>$1,500,000</td>
<td>Proposed SFUSD MOU</td>
</tr>
</tbody>
</table>
Small Business Enterprise (SBE) and Contracting Program

• 50% SBE good faith goal for construction, professional services, subcontracting and suppliers, including tenant improvements
  • Currently exceeding goal for professional services contracts at 66% SBE participation
    • 40% San Francisco-based SBEs, 7% minority-owned firms, 40% minority women-owned businesses and 3% women-owned firms
Workforce Program

• 50% local construction workforce hiring goal
  • Prevailing wages and Union labor
• First Source Hiring Program for permanent workforce
  • Administered by Office of Economic and Workforce Development
Community Outreach

• Mission Bay Community Advisory Committee (CAC)
  • CAC voted in favor
    • Recommended July 9, 2020
• Potrero Boosters Neighborhood Association
  • Recommended June 30, 2020
• Neighboring residential community
Upcoming Commission Actions

• California Environmental Quality Act Findings
• Redevelopment Plan Amendment and Report to Board of Supervisors
• 9th Owner Participation Agreement Amendment
• Design for Development Amendment
• Basic Concept and Schematic Design and Major Phase Amendment
## Other Upcoming Approval Actions

<table>
<thead>
<tr>
<th>Approval Body</th>
<th>Approval Action for:</th>
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</thead>
<tbody>
<tr>
<td>Planning Commission</td>
<td>• Redevelopment Plan Amendment (General Plan Consistency)</td>
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<tr>
<td></td>
<td>• Office Allocation (up to 49,999 square feet of office space)</td>
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<tr>
<td>Board of Supervisors</td>
<td>• Redevelopment Plan Amendment</td>
</tr>
<tr>
<td>Oversight Board/CA Dept of Finance</td>
<td>• 9th OPA Amendment</td>
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Questions and Comments
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Press #, then # again

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• When prompted, dial “ ” then “3” to be added to the speaker queue.
• Please listen for the prompt indicating that “Your line has been unmuted”.
• This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.