MEMORANDUM

TO: Commission of Community Investment and Infrastructure

FROM: Tiffany Bohee
Executive Director

SUBJECT: Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving the Block 1 Major Phase application and an amendment to the Blocks 2-7 and 13 Major Phase; Mission Bay South Redevelopment Project Area

Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving the Park P3 Schematic Design application in the Mission Bay South Redevelopment Project Area; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

In accordance with the Owner Participation Agreement for Mission Bay South ("OPA"), Block 1 Associates has submitted a Major Phase application for Block 1 ("Block 1 Major Phase") and the Mission Bay Master Developer, FOCIL-MB, LLC ("FOCIL"), has submitted a Combined Basic Concept and Schematic Design for the adjacent Park P3 ("Park P3 Schematic Design"). These parcels are located generally between Channel, Third and Fourth Streets, and Mission Creek (see Exhibit A).

Block 1 has a land use designation of Hotel in the Mission Bay South Redevelopment Plan ("Redevelopment Plan"). A first amendment to the Redevelopment Plan and a third amendment to the OPA ("Amendments") are being processed to allow residential uses to be constructed on Block 1 in addition to the allowable hotel and retail uses. The proposed Major Phase allows up to 350 residential units, a 250-room hotel, and 25,000 square feet of retail, which is consistent with the proposed Amendments. The Major Phase consists of a single developable parcel, Block 1, which is 2.73 acres in size. The Major Phase also includes an amendment to the Blocks 2-7 and 13 Major Phase to allow the allocation of unused height from Blocks 13 East and West to be applied to Block 1. The Block 1 Major Phase approval will be contingent on the final approval of the Amendments.

The OPA requires that design plans for Park P3, an approximately 1.68 acre linear urban park that is adjacent to Block 1, be submitted at the same time as the Major Phase for Block 1. Accordingly, the Park P3 Schematic Design was submitted concurrently with the Block 1 Major Phase, and the approval of the Park P3 Schematic Design will be contingent on the final approval of the Block 1 Major Phase.

As part of its actions on September 17, 1998, establishing the Mission Bay Redevelopment Project Areas, the former San Francisco Redevelopment Commission ("Former Agency Commission") certified the Final Subsequent Environmental Impact Report ("FSEIR")
(Resolution No. 182-98) and adopted findings under the California Environmental Quality Act ("CEQA") (Resolution No. 183-98). This FSEIR includes by reference a number of addenda, including Addendum #8 for an amendment to the Redevelopment Plan and OPA to allow residential units on Block 1. OCII staff has reviewed the Block 1 Major Phase submitted by Block 1 Associates and the Park P3 Schematic Design submitted by FOClL and finds them to be within the scope of the Project analyzed in the FSEIR and addenda and no additional environmental review is needed. As required by CEQA, the Commission on Community Investment and Infrastructure ("Commission") must adopt environmental findings when approving the two documents.

Staff recommends adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the Block 1 Major Phase, which includes an amendment to the Blocks 2-7 and 13 Major Phase, and the Schematic Design for Park P3 in Mission Bay South.

BACKGROUND

Enforceable Obligation: Mission Bay South Owner Participation Agreement

The OPA between the San Francisco Redevelopment Agency and now, the Successor Agency (known as OCII), and the Mission Bay Master Developer, FOClL, establishes the protocols for development approvals in Mission Bay South, including the approvals of Major Phases, Basic Concept, and Schematic Designs for vertical development. The OPA is an enforceable obligation consistent with Assembly Bills No. 1X 26 and 1484 (together, the "Dissolution Law").

Subsequent to the adoption of AB 1484, the Board of Supervisors, as the legislative body of the Successor Agency, adopted Ordinance No. 215-12 to create the Commission and delegated to it certain authority, including, without limitation, the authority to act as the former commission of the San Francisco Redevelopment Agency. Specifically, Ordinance No. 215-12 allows the Commission to exercise land use, development and design approval under enforceable obligations, which include the Mission Bay South Redevelopment Project and the associated Redevelopment Plan, which was adopted in 1998.

Mission Bay South Redevelopment Plan and Owner Participation Agreement Amendments

The Redevelopment Plan has never been amended since its adoption in 1998. A first amendment to the Redevelopment Plan is being processed that would allow up to 350 residential units as a secondary use on the Block 1 and provide for a corresponding increase in the total number of residential units permitted within Mission Bay South ("Plan Amendment").

The OPA has been amended twice since its adopted in 1998 by the Former Agency Commission, the first time on February 17, 2004 (Resolution No. 23-2004) and the second time on November 1, 2005 (Resolution No. 177-2005). A third amendment to the OPA is being processed that would provide for development on Block 1 of either a 500-room hotel with up to 50,000 square feet of retail, as currently allowed by the Redevelopment Plan, or an alternative development of
up to 350 residential units, 250 hotel rooms, and 25,000 square feet of retail (“OPA Amendment”).

Once the Commission acts on the Amendments, the Plan Amendment will require Board of Supervisor approval and the OPA Amendment will require Oversight Board and Department of Finance (“DOF”) approval before the Amendments become final.

Major Phase Submission Requirements

The OPA between OCII and FOCIL and the Interagency Cooperation Agreement (“ICA”) between OCII and City departments establish the protocols for development approvals in Mission Bay South. Under these agreements, FOCIL, or its designated developer, is required to submit its overall plans for development in “Major Phases” of one or more land use blocks, with each Major Phase consisting of the private development projects and related public improvements on these blocks. As specified in the agreements, Major Phase submissions deal with proposed land uses and intensities of development, bulk, and massing of buildings, and the subdivision mapping of blocks into building parcels, but not specific architectural designs for buildings. For example, Major Phases assign maximum height allowances for each development block for base height (up to 65-feet), mid-rise height (up to 90-feet), and tower height (160-feet), based on the maximum allowed amounts for each Height Zone, as defined in the Mission Bay South Design for Development (“Design for Development”). Each Major Phase application must also specify the required open space and infrastructure improvements.

The Major Phase submission must be consistent with the Redevelopment Plan, the Design for Development, the Mission Bay South Infrastructure Plan (“Infrastructure Plan”) and other Redevelopment Plan documents. As defined in the agreements, subsequent schematic designs for individual buildings must be consistent with the requirements established for each Major Phase, as may be amended, and must be reviewed and approved by the Commission. In accordance with the OPA, the current owner, Block 1 Associates, with the permission of FOCIL, has submitted the Block 1 Major Phase application, which is consistent with the Amendments.

Park P3 Regulatory Setting

The OPA requires FOCIL to construct a 41-acre Mission Bay park system, including open space to provide a mixture of active and passive recreation for Mission Bay residents, employees, and visitors. To date, almost 15 acres of parkland has been completed.

The OPA also requires that the design plans for Park P3, which is adjacent to Block 1, be submitted at the same time as the Block 1 Major Phase. As a result, FOCIL has submitted a combined Basic Concept and Schematic Design for Park P3 in conjunction with the Block 1 Major Phase. As with the Major Phase, the Park P3 Schematic Design must be consistent with the Redevelopment Plan, the Design for Development, the Infrastructure Plan and other Redevelopment Plan documents. The Park P3 Schematic Design submitted by FOCIL is consistent with both the existing Redevelopment Plan and OPA and the Amendments.
DISCUSSION

The following provides an overview of the proposed Block 1 Major Phase and the Park P3 Schematic Design. The Block 1 Major Phase and Park P3 Schematic Design consist of two separate submittals, but the design teams for both projects have worked closely, with the same landscape designer CMG Landscape Architecture (“CMG”) on both project teams to ensure a smooth transition between the two projects. The land mix for Block 1 has been designed to be consistent with the land use changes in the Amendments.

Block 1 Major Phase Submission

Block 1 is an approximately 2.73-acre parcel located at the north end of Mission Bay South (see Exhibit A). Block 1 is designated as Hotel, which allows for a mixture of hotel, residential and retail uses with the proposed Amendments. The site has many unique qualities that make it exciting, if challenging to design. Specifically, Block 1 is triangular in shape, with Park P3 on the north side of the site, Channel, Fourth, and Third Street on the south, west and east sides of the parcel, respectively, and across Third Street directly to the west of SWL337/Giants Lot A, the site of a future residential and office development. As a result, each façade of the block is important and there is no “back of the house”, so all facades must be active and inviting. The site also serves as an important gateway to Mission Bay South, with all traffic entering from the north of Mission Bay South on Third and Fourth Streets passing by the site. The site also is fortunate in that it will provide its residents and visitors views to the downtown and AT&T Park to the north and the San Francisco Bay to the east.

The Block 1 Major Phase has been submitted by Block 1 Associates, who purchased the land from FOCIL in 2012. The architect for the Block 1 Major Phase is Arquitectonica and the landscape architect is CMG. The Block 1 Major Phase is intended to guide future development on Block 1 while providing some flexibility in the massing to respond to changing conditions in the hotel and residential market, and to accommodate different design solutions on the site. The Block 1 Major Phase consists of a single developable parcel, Block 1; however, the Block 1 Major Phase would allow for the phased development of Block 1 into three individual buildings. It is not known at this time if the residential units will be rental and/or condominiums. Exhibits B to E depict the proposed Major Phase site plan and massing. Exhibit F provides one example of how the Block 1 Major Phase could be implemented during the schematic design phase.

Land Uses and Massing

The Block 1 Major Phase allows for the development of Block 1 with up to 350 residential units, a 250-room hotel, and up to 25,000 square feet of retail. It also includes two 155-foot towers located at the eastern and southern corners of the triangle to create a distinct gateway to Mission Bay on Third Street and to take advantage of the expansive views of the San Francisco Bay, AT&T Park, and downtown skyline.

The Block 1 Major Phase proposes to break Block 1 into three distinct components, a hotel site and two residential sites. The hotel would be located at the intersection of Channel and Third Street and would be comprised of a 155-foot-tall, 250-room hotel. The hotel would also include
ground-level retail space. The eastern residential component would be comprised of a 155-foot-tall structure at the corner of Third Street and Park P3 and would include 200 housing units and retail space. The western residential component would be comprised of a 65-foot-tall structure wrapping around the corners of Channel and Fourth Streets and Fourth Street and Park P3 and would include 150 housing units and retail space. The Block 1 Major Phase allows some flexibility to move the number of residential units between the two residential components during the schematic design process; however, the number of units on Block 1 will not exceed 350 housing units. The total combined retail for all components will not exceed 25,000 square feet, and the majority of the retail is expected to be located in the residential components, though the Block 1 Major Phase allows for flexibility for the final location and amount of ground floor retail which will be determined during the schematic design phase of design development.

A significant open space amenity is included on the podium level of Block 1. This shared open space area would provide a large outdoor gathering space for events at the hotel, as well as recreational opportunities for the residents of Block 1. A mid-block opening, with stairs and landscaping, is included in the Block 1 Major Phase to connect this private open space area to the public open space in Park P3.

The Block 1 Major Phase includes design guidelines that direct future development to address key site conditions such as:

- Activating Park P3 along the northern side of Block 1, such as through the incorporation of ground-floor entrances from the park.
- Protecting the pedestrian scale of Park P3 through a terraced approach to building heights to keep taller buildings setback from the park.
- Providing a variation in building facades for each component to provide visual interest.
- Reinforcing the pedestrian environment on both Third and Channel Street through strong street-walls, vibrant sidewalks, strategic retail location and design, and minimal presence of utility rooms and parking access.

Circulation and Parking

Three floors of parking will be constructed on the inside of the future buildings, wrapped by residential, hotel, and retail uses to hide views of parking from the surrounding streets and park. The Design for Development allows a maximum of 1 parking space per residential unit, 1 parking space per 16 guest hotel rooms, and 1 space for each 500 gross square feet ("gsf"), of retail up to 20,000 gsf, plus 1 additional space per every 250 gsf of retail over 20,000 gsf. There are no minimum parking requirements for residential and hotel uses. For retail uses over 20,000 gsf, there is a minimum requirement of 75% the maximum number of parking spaces allowed. The Block 1 Major Phase allows for a maximum of 426 parking spaces. The final number of parking spaces will be determined once the final mix of uses is established. The Design for Development also requires one secured bicycle space for every 20 vehicular spaces, which equals a minimum 22 bicycle parking spaces required based on 426 parking spaces. However, recognizing the high demand for bicycle parking in Mission Bay, the Major Phase identifies space for 85 total bicycle parking spaces and one of the proposed conditions of approval is to
continue to explore additional opportunities for bicycle parking during the schematic design phase.

Vehicular access to the site is proposed on both Third Street and Channel Street. Pedestrian access points will be provided from Third and Channel Streets into the primary lobby entrances, as well as from individual residential unit entrances along Park P3. Individual retail entrances will also be located on Third, Fourth, and Channel Streets, and at the east and west ends of Park P3.

*Infrastructure Improvements*

To serve the development of Block 1, as well as the larger transportation needs of Mission Bay South, existing public streets around this block will be improved. New sidewalks will be built, and other pedestrian elements such as new trees, pedestrian scaled lighting, trash cans, and bike racks will be installed as part of the approved Mission Bay South Master Streetscape Plan. A combined pedestrian and bike route is planned through Park P3 that will connect to the larger bicycle system to encourage travel by bicycle in and out of Mission Bay.

Block 1 will be well served by local transit. The Third Street light rail line passes directly by the site and the closest stops are located two blocks from Block 1 to the north and south. Bus service will be provided by the planned extension of the Muni #10 bus line along Fourth Street.

*Amendment to the Blocks 2-7 and 13 Major Phase*

The OPA allows for the modification of a Major Phase as part of subsequent design approval, such as another Major Phase. The Major Phase for Blocks 11 and 12, approved by the Former Agency Commission on September 18, 2007 (Resolution 101-2007), and the Major Phase for Blocks 2-7 and 13, approved by the Former Agency Commission on November 1, 2005 (Resolution No. 178-2005), allocated heights to Blocks 11 and 13, which along with Block 1 comprise Height Zone-2. The developers for Blocks 13 East and West did not utilize all the mid-rise and tower heights that was allocated to Blocks 13 East and West in the Block 2-7 and 13 Major Phase.

To assign height allocation to Block 1, the Block 1 Major Phase allocates the base, mid-rise, and tower heights to Block 1. To ensure that the total height allowed for the Height Zone-2 is not exceeded with the build out of Blocks 1, 11, and 13, the Block 1 Major Phase amends the amount of height on Blocks 13 East and West in the Blocks 2-7 and 13 Major Phase to reduce it to the amount that was approved as part of the Block 13 West Schematic Design, as approved by the Oversight Board on June 11, 2012 (Resolution No. 7-2012).

*Combined Basic Concept and Schematic Design for Park P3*

As discussed above, the OPA requires a design for Park P3 to be submitted with the Block 1 Major Phase. As a result, FOCIL hired CMG to develop a Combined Basic Concept and Schematic Design
for Park P3. Exhibit G to K depict the proposed Park P3 design, precedent images of the park concept, and planting palette.

Park P3 is an approximately 1.68 acre linear open space along Mission Creek, located north of and directly adjacent to Block 1, between Third and Fourth Streets. The design for the park site was influenced by its local, urban context of the existing Park P1 to the east, the Lefty O'Doul Third Street drawbridge and AT&T Park to the east, and the proposed Block 1 Major Phase concept plan to the south.

The Park P3 Schematic Design includes flexibility in design to respond to a varied building program along the southern edge of Park P3 as individual schematic designs are developed for the Block 1 site. The park circulation design allows Block 1 tenants and residents a front door onto the park and connects to the ground floor retail spaces, contributing to the activation of the park. In addition, the park design incorporates the Block 1 mid-block connection that will connect Park P3 to the private Block 1 podium level courtyard and amenities. Future phases of design development of the park will work in tandem with Block 1 architecture as schematic designs for the site are developed.

The design for Park P3 is characterized by simple, rugged materials palette fitting for the park’s urban context and for Mission Bay’s industrial heritage, shown in Exhibit L. Benches will be built using simple wood and steel construction. To the extent possible, the park design incorporates the existing wood piers and salvaged wood materials.

The Park P3 design is comprised of three primary components, two plaza areas on either end of the park, an esplanade, and a line of landscaped stormwater treatment gardens.

**Plaza Areas**

The Park P3 design is anchored by two plazas at the east and west corners of the site, at Fourth and Third Streets. The plazas are located at the end of the park to take advantage of and enhance the planned retail spaces proposed for Block 1. The Fourth Street plaza will provide an active terminus for the planned Mission Bay retail corridor of Fourth Street to the south, and will visually connect Park P3 to Park P1 to the west. The Third Street plaza is larger, with views of AT&T Park and the Lefty O’Doul Bridge and will allow for spillover activity on game days, in addition to activating the everyday retail space in Block 1. Space for moveable café tables and chairs will provide flexible seating opportunities in both plaza spaces and a series of tree groves will help shelter the plazas and gathering spaces from the westerly winds, while framing key views. To respond to the less intense level of development anticipated on the western side of Block 1, the plaza at Fourth Street is smaller and more intimate in scale than the plaza adjacent to Third Street, which is closer to the ballpark. However, both plaza areas allow for adequate hardscape areas to accommodate the heavy pedestrian traffic expected on game days and during other large public events at the ballpark and along the waterfront.

**Esplanade**

A generously scaled esplanade with a minimum width of 20 feet provides circulation along the waterfront for pedestrians and bicyclists. It includes three wood boardwalks over landscaped
stormwater treatment basins, which are discussed below. The shoreline edge will mainly consist of plantings on engineered slope designed to provide a natural edge to the majority of the park, with concrete riprap at the terminus of the boardwalks to provide “look out” areas at the edge of the water. Existing riprap and salvaged wood will be reused where feasible. A secondary east-west walkway is also provided along the Block 1 frontage at the south side of the park.

Stormwater Treatment Gardens

Park P3 will provide on-site treatment of stormwater from within the Park P3 property line, as well stormwater runoff from surrounding streets and parks associated with Stormwater Pump Station #3 ("SWPS#3"), which is located across the street in Park P1. A total of 13.8 acres of streets and parks are within the SWPS#3 drainage area and will be treated by the Park P3 stormwater treatment gardens. The stormwater treatment gardens are located in the middle of the park and will consist of a line of attractively planted basins between the two plaza areas and south of the esplanade. The planting palette for the gardens will also provide seasonal interest and offer a wildlife habitat for the bay shore faunas while being attractive year-round.

Park P3 Maintenance and Operations

Pursuant to the OPA, once the park is completed, the improvements will be accepted by the City and leased to OCII under an existing Ground Lease between OCII and the City and the Port of San Francisco. OCII will oversee maintenance and security of the parks with funding from the Mission Bay Maintenance Community Facilities District #5 ("CFD#5") until the Ground Lease expires in 2043. OCII uses funds from CFD#5 to contract with MJM Management Group ("MJM") for all park operating requirements, including maintenance and security. MJM was also involved in the Park P3 Schematic Design process from the beginning to ensure long-term durability and sustainability of the structures and park landscape.

Citizens Advisory Committee

The Mission Bay Citizens Advisory Committee reviewed the proposed Block 1 Major Phase and the Park P3 Schematic Design on March 14, 2013. The CAC responded positively to the overall proposal for Block 1 and Park P3, feeling that they were well thought out, and that the inclusion of residential units and the proposed location commercial on Block 1 would contribute to the neighborhood. The CAC requested that the rooftops of buildings built on Block 1 be given special attention during the schematic design phase to ensure all sides of the buildings will be visually attractive. While the CAC was supportive of retaining a more natural edge to Park P3, the CAC requested that the designers of Park P3 explore alternative approaches to the engineering of the edge since the Geoweb system used at another location in Mission Bay has not performed as well as anticipated. The CAC also requested that the esplanade be designed to promote safe interactions between pedestrians and bicycle riders, and ensure that the hardscaped plaza areas are sized appropriately. Conditions of approval have been included to address all the CAC concerns. The CAC voted unanimously to support the Block 1 Major Phase and Park P3 Schematic Design applications.
Mission Bay Program in Diversity

Pursuant to the OPA, FOCIL and the Block 1 Associates, and any other third party developers of Block 1 must comply with the Mission Bay Program in Diversity ("Program") for Park P3 and Block 1, respectively.

The Park P3 design team exceeded the Program’s combined goal of 38% Minority/Women-Owned Business Enterprises (“M/WBEs”) professional services consultants and has achieved 63% M/WBE participation (5.2% MBE and 58% WBE). During schematic design, all developers for Block 1 will also need to conform to the Program’s goals for professional services and the details on each team will be brought forward at the time each schematic design is presented to the Commission for review and approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

As part of its actions on September 17, 1998 establishing the Mission Bay Redevelopment Project Areas, the Former Agency Commission certified the FSEIR, adopted CEQA findings, adopted a series of mitigation measures, and established a comprehensive system for mitigation monitoring. The San Francisco Board of Supervisors, the Planning Commission, and various City departments adopted similar findings and mitigation monitoring plans. This FSEIR includes by reference a number of addenda. The seventh addendum analyzed the amendment of the Redevelopment Plan and OPA to allow up to 350 residential units on Block 1 in addition to a smaller 250-room hotel and 25,000 square feet of retail uses (“Addendum #8”).

Copies of the full four-volume FSEIR were distributed to the Former Agency Commission prior to the 1998 certification and adoption of the environmental findings. Copies of the FSEIR were provided to the Commission and are also available for review at OCII’s offices. Copies of Addendum #8 were provided to the Commission as an attachment to the memo for the amendments to the Redevelopment Plan and OPA, which are part of the same Commission packet at this Block 1 Major Phase and Park P3 Schematic Design memo.

Staff has reviewed the submitted Block 1 Major Phase and Park P3 Schematic Design and has considered and reviewed the FSEIR and addenda. Staff finds the Block 1 Major Phase and Park P3 Schematic Design to be within the scope of the project analyzed in the FSEIR and subsequent addenda, specifically Addendum #8, and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180, 15162, and 15163.
STAFF RECOMMENDATION

Staff spent over a year reviewing drafts of the proposed Block 1 Major Phase and Park P3 Schematic Design, providing feedback to ensure that the designs are consistent with both the overall design goals for Mission Bay and the specific development standards contained in the Design for Development.

Based on the review process described above, staff finds that the proposed Block 1 Major Phase and Park P3 Schematic Design are consistent with the amended Redevelopment Plan, the Design for Development and other Plan documents. The proposed designs will be an attractive addition to Mission Bay South.

As is typical, there remain a number of detailed design issues that must be resolved in subsequent design stages. Therefore, staff recommends the following conditions of approval:

**Block 1 Major Phase Conditions of Approval**

1. The Block 1 Major Phase approval is contingent on the final approval of the first amendment to the Mission Bay South Redevelopment Plan and the third amendment to the Mission Bay South Owner Participation Agreement by all legally required bodies.

2. Future Block 1 schematic designs will continue to be closely coordinated by OCII staff with the design of Park P3 during design development to ensure an active interface between the park and the Block 1 project.

3. The treatment of the roof-tops for development on Block 1 will be subject to review by the Commission during the schematic design phase to ensure that they are designed to screen equipment and provide an attractive “fifth side” to the buildings.

4. The location of the loading docks along Channel and Third Streets are subject to further review by the Commission during the schematic design phase to minimize the number of curb cuts and maximize the number of street trees.

5. The number of bicycle parking spaces provided on-site shall be reviewed by the Commission during the schematic design phase to ensure that all developers on Block 1 work to maximize the opportunities for on-site bicycle storage.

**Park P3 Schematic Design Conditions of Approval**

1. The Park P3 Schematic Design approval is contingent on the final approval of the Block 1 Major Phase.

2. The Park P3 design will continue to be closely coordinated by OCII staff with the design of the Block 1 development during the construction drawing design stage to ensure an active interface between the park and the Block 1 project.
3. OCII staff will ensure consistency with the materials and finishes with the Park P3 Schematic Design during design development. Furnishings include, but are not limited to, benches, tables, park signage, and light poles (both with and without electrical outlets). FOCIL shall consider long-term durability, maintenance requirements, and sustainability of the materials when selecting furnishings.

4. OCII staff shall review and approve final lighting plan for Park P3 to ensure adequate illumination along the waterfront to ensure public safety.

5. Final hardscape materials for Park P3, including final extent of paved areas, boardwalk materials, all paving materials and path materials shall be reviewed and approved by OCII staff during the design development to ensure a balance between hardscape and landscaping. A final planting plan for Park P3, including all new trees, shorelines plants, swales, and bio-retention gardens shall be reviewed by OCII staff for approval during design development.

6. FOCIL will work with a coastal engineer to recommend an appropriate Geoweb system solution or alternative Geoweb products to ensure appropriate shoreline stabilization.

7. FOCIL will continue to work with OCII and the San Francisco Municipal Transportation Agency to refine the shared multi-use path design to encourage pedestrian and bicycle safety on the shared esplanade.

Staff recommends the approval of the Block 1 Major Phase and the Park P3 Combined Basic Concept and Schematic Design subject to the conditions above.

(Originated by Catherine Reilly, Project Manager, and Lila Hussain, Associate Planner)

Tiffany Bohan
Executive Director

Exhibit A: Mission Bay Location Map
Exhibit B: Block 1 Circulation/Site Plan
Exhibit C: Block 1 Building Height and Bulk
Exhibit D: Block 1 Rendering
Exhibit E: Block 1 Open Space
Exhibit F: Block 1 Illustrative Example
Exhibit G: Park P3 Site Plan
Exhibit H: Park P3 Esplanade View Rendering
Exhibit I: Park P3 Boardwalk view renderings
Exhibit J: Park P3 Precedent Images
Exhibit K: Park P3 Planting Palette
Exhibit L: Park P3 Materials Palette