

1) Attendance:

Present: Sarah Davis, Donna Dell’Era, Michael D. Freeman, Yoyo Murphy, Karen Banks for Catherine Sharpe

Excused Absence: Alfonso Felder

Absent:

2) Discussion/Action Item: Draft Plan of the San Francisco Waterfront Flood Study – 15 min

Description of Item: The Port of San Francisco will present a summary of the [Draft Plan](#), an important milestone in the San Francisco Waterfront Flood study. The Draft Plan seeks to build the City’s flood defenses against sea level rise and flooding. The Port is seeking community feedback during a 60-day public comment period.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%20%20-%20Draft%20Plan%20of%20the%20San%20Francisco%20Waterfront%20Flood%20Study.pdf>

Presenter: Luiz Barata (SF Port)

Discussion highlights

- The Waterfront Flood Study is a multi-agency, city-wide initiative, in partnership with the U.S. Army Corp of Engineers. The effort started in 2018.
- The purpose of the study is to apply and receive federal funding to be able to execute the strategies in the Flood Study, which address sea level rise projected to occur from 2050-2060.
- The Port and Army Corps of Engineers is currently undergoing a NEPA process for the Flood Study and are seeking **public comment**
- The Study names sea level rise adaption strategies through and beyond 2050 along 7.5 miles of waterfront under the SF Port’s jurisdiction. It factored in equity and environmental consequences in addition to economic impacts.
- Mission Bay will have an incremental approach to execution.
 - First 1.5 ft of sea level rise will be addressed with the addition of short walls, two - foot walls (“short walls”) around piers.
 - 3rd and 4th Street Bridges along Mission Creek will be raised; this will be a significant and costly scope of work in part because of the bridges’ historic status
 - Along waterfronts, the Study looks at using nature-based features like berms (raised ground) and elevated walking or biking paths.

Q&A Highlights

- A thorough analysis was completed to determine that the 3rd and 4th Street Bridges will need to be raised. When the work occurs, the bridges will be closed off to traffic, which may affect traffic in the Mission Bay neighborhood.
- The Flood Study work group looked at the possible installation of a gate on Mission Creek, but the idea has been removed from the Study due to feasibility concerns and concerns from the community.

- There have been some discussions around public-private partnerships to address this issue, similar to other waterfront cities. Seawall Lots 30-32 are an example of this.
- If Congress votes to provide funding, infrastructure work could potentially begin in 2026-2030
- The Port will be hosting two walking tours and two webinars to inform and engage community members. More information can be found at [Waterfront Resilience Program | SF Port](#). They will also seek approvals from the SF Planning Department's Historic Preservation Committee, Planning, the SFMTA Board and the Board of Supervisors.

To provide comments on the Flood Study through March 29, 2024:

1. Via mail: U.S. Army Corps of Engineers, Tulsa District ATTN: RPEC-SFWS, 2488 E 81st St., Tulsa, OK 74137
2. Online: learn more and comment online at sfport.com/wrp

Discussion item - no action taken.

3) Discussion/Action Item: Remaining Mission Bay Open Space Parcels – 10 min

Description of Item: Mission Bay Development Group (MBDG) and OCII will provide an overview of yet-to-be constructed Mission Bay Parks P12, P13, P15 (part of the Mission Bay Commons currently used as food truck park and mini golf and other programming), as well as P7 and P9 (located along Owens Street and Mission Bay Drive) and will hear community feedback on future designs. MBDG, OCII, the Recreation and Parks Department and the wider community will collaborate on the design of the future parks. This presentation is the first of a series of agenda items on this topic of remaining Mission Bay parks.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%203%20-%20Mission%20Bay%20Future%20Parks.pdf>

Presenter: Luke Stewart (Mission Bay Development Group)

Discussion Highlights

- There are five usable parks (P12, P13, P15 of the Mission Bay Commons, P7 and P9), yet to be designed in Mission Bay. These parks will be managed by and under the jurisdiction of RPD once they are constructed.
- MBDG is obligated to design and deliver parks under the Owner Participation Agreement with OCII.
- MBDG and its selected design team, as well as OCII will conduct a community process to finalize the design of the parks.
- OCII's Plan Area documents provide a framework for the design and use of Open Space parcels. It is possible to amend / update these documents. P12, P13, P15 have approved designs, while P7 and P9 do not. P7 includes an easement with SFPUC to provide access for an underground sewer box and the need to provide maintenance and repair access to this infrastructure will need to be factored into the design of the park.
- MBDG led a community design process for the SPARK Social, soccer field, community gardens and Stagecoach Greens present in what OCII calls "Interim Uses" in P12, P13, P15. These

Interim Uses are different than the design of the parks that was approved by OCII Commission in 2007.

- The current proposed design schedule for the parks is:
 - Q2'24 Stakeholder outreach and community workshops
 - Q3'24 Present preliminary concepts to CAC for feedback
 - Q4'24 Present refined concepts to CAC based on feedback
- P27 is a small park near the I-280 off ramp on Mariposa Street. Its design has been approved and permitted, but it has not yet been constructed as due to its size it will need to be packaged for construction with another future park. It will not be an accessible park given its location and its steep grade changes.

Q&A Highlights

- The consultants who will be hired are the entities who will be facilitating deeper dive workshops and gathering feedback. They need to be hired first to begin this process. Stakeholder groups will include retail owners, business owners, residents and employees of Mission Bay.
- SPARK Social and Stagecoach Greens were “pilots” to see their effect on and usage by the community. They have done quite well. Whether a version of them will become permanent or not will depend on the community design process.
- Construction schedule will start as early as the first quarter of 2027 for these parks. They will be paid for using Community Facility District 6 Funds or related bond funds as all other parks are paid for in Mission Bay.
- Park P2/P8 is currently in its permitting process, so it will finish construction before these parks start construction.
- FOCIL, the master developer of Mission Bay, currently collects revenues for the Interim Uses on P12, P13 and P15. On a Citywide level, there is likely sales tax that individual vendors pay on the sales of their goods.
- P12, P13 and P15 were always planned to be developed last within the Commons linear park system.
- Rec and Park Department will need to gauge what falls into the definition of open space on these parcels, most notably P12, P13, and P15. They will be actively involved in all future park design as well.

Public Comment

- The food truck and mini golf Interim Uses on the P13 and P15 are important in that they help to bring more attention and visitors to Mission Bay. They are an identifying feature of the neighborhood.
- MBDG and OCII might consider giving homeowners within Mission Bay, who pay into CFD assessments which fund maintenance of the parks, heavier weight in the feedback process than the larger community.
- Open Spaces should be restful and provide respite, the Interim Uses on P12, P13 and P15 do not provide that. Surrounding uses like Family House and UCSF treatment centers should also be taken into account.

Discussion item - no action taken.

1. Announcements and Updates – 10 minutes

- **OCII** – Marc Slutzkin provided an update.
 - As of January 1, 2024 the Ground Lease between OCII and the City has been terminated. All Mission Bay parks are officially managed by the RPD and Port.
- **Mission Bay Development Group** Luke Stewart provided an update.
 - Bayfront Park update. The area called the “Overlook” that includes remnants of old Bay Bridge pieces has been installed, as has the area with decking called the “Porch.” The rain has held up the completion of concrete pours and the team is looking for 4-5 days of consistent dry weather to be able to continue.
 - Parklab is hosting a community day which will include family friendly activities and programming by SF Soccer. MBDG will post a flyer on Parklab website.
- **San Francisco Recreation and Parks Department** Brandon Young provided an update.
 - Staff have been working on storm-related clean-ups. There were a few trees that were lost in the Kids Park and Mission Creek Park and staff are working on a replacement plan.
 - RPD continues to have Gardeners and Custodians out in MB Parks 7 days a week.
- **San Francisco Port** No update at this time.

2. Chair Update – The Chair encouraged community members to attend the upcoming SF Port’s additional workshops on the Waterfront Flood Study.

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

A representative from Golden State Warriors gave a Chase Center event update:

- In December, the site hosted a synthetic ice skating rink. Recent events included a well-attended neighbors’ night, a Superbowl Watch Party and an official SF 49’ers Watch Party.
- Upcoming events include a Lunar New Years and Black History Month celebrations.
 - Interested community members can request discount codes for fee-based events.
- Retail updates – Burma Love and Senior Sisig will be leasing spaces on the site. Harmonic Brewing continues to hold Trivia Night every Tuesday from 6-8 pm.

A community member asked the bioswale system in Park P3 and how it held up after all of heavy rains. MBDG reported that it held up very well and functioned as it should.

A resident reported that a large truck coming from Bridgeview Way created some damage in P17. RPD will be responsible for repairing and follow up. OCII can provide information to landlords along Bridgeview to direct their vendors to utilize other streets.

Residents announced upcoming Bird Count and litter Clean Up day events.

Meeting Closure – 6:31 PM