

**1. Attendance:**

Present: Sarah Davis, Donna Dell'Era, Michael Freeman, Alfonso Felder, Michael D. Freeman, Yoyo Murphy, Katherine Thompson for Catherine Sharpe

Excused Absence: Terezia Nemeth

Absent:

**2. Discussion/Action Item: Request for Qualifications for Development of MBS 4E – 5 minutes**

Description of Item: OCII staff will provide an overview of a Request for Qualifications to be released in Fall 2023 for predevelopment, financing, and construction of affordable housing to be located at MBS Block 4E, located between Third, Mission Rock and China Basin Streets.

**Copy of Presentation:** There were no slides associated with this item.

**Presenter:** Elizabeth Colomello (OCII- Housing)

**Discussion highlights**

- The RFQ will seek a qualified team to initiate predevelopment work to design, build, and operate housing on MBS Block 4E, located between 3rd Street between Mission Rock and China Basin, across from the Public Safety Building and adjacent to Strata at Mission Bay Apartments.
- The team will include: a lead developer, non-profit developer partner(s), a lead architect, as well as a property manager, and services provider.
- OCII is evaluating a height increase on portions of the site. An increased height would require environmental review and review of financial feasibility.
- Two buildings will be planned for the site.
- Units will range in size from one to three bedrooms and open space and building amenities will be tailored to meet the needs of families of varying types and with household members ranging widely in age and interests.
- A portion of units in both buildings will be set-aside to serve households who have experienced homelessness and buildings will include dedicated supportive service spaces and programming.
- In addition to housing, the buildings will include one or two ground floor spaces for community serving or public benefit commercial uses. This may include, for example, an arts-based organization, or youth or family services.
- RFQ overview currently planned to be announced at OCII Commission on November 7, 2023.\*
- The MBS 4E project will come back to the CAC for Developer Selection and update, any required amendments to the Mission Bay documents, Schematic Design workshop and Schematic Design action item.

*\*moved from 10/17*

**Q&A Highlights**

- The number of units on the site and per building will be determined during the feasibility stage, once a developer team is selected to work in conjunction with OCII. On the high end, the number of units on both parcels A and B combined is approximately 500. If the heights and unit counts that are deemed feasible are above the levels originally specified in the Redevelopment Plan for the Mission Bay South Project Area and Mission Bay Design for Development document, OCII staff will need to go through an approval process before its Commission and other governing bodies, including the CAC for a recommendation, to amend these documents. The already allowed height level for the site is 160 feet.
- Expected affordability levels for the project will be 30% - 80% of the Area Median Income (<https://sf.gov/sites/default/files/2023-05/2023%20AMI-IncomeLimits-HMFA.pdf>)

### 3. **Discussion/Action Item: Mission Bay Open Space Transition** - 10 minutes

**Description of Item:** OCII staff will provide details of the Agency Ground Lease termination and Funding Agreement which are the next stages of the transition of the long-term ownership and management of Mission Bay Open Space from OCII to San Francisco Recreation and Park Department and the Port of San Francisco.

**Copy of Presentation:** [PowerPoint Presentation \(sfocii.org\)](https://sfocii.org)

**Presenter:** Marc Slutzkin (OCII)

#### **Discussion highlights**

- OCII entered into a Memorandum of Agreement (MOA) with RPD and Port to manage the Mission Bay Open Space for 6 months starting July 2023.
- OCII will enter into a Funding Agreement with RPD and Port and terminate the Ground Lease, transferring the Open Space to RPD and Port by the end of December 2023.
- OCII will act as administrator the Community Facility District No 5 funds, will provide funds to RPD and the Port for management of the Open Space
- RPD will manage NP1-NP5; P1, P2 Parking Lot Landscaping, P3, P5, P6, P10, P11/11A, P16, P17 & P26 (Plus P2/P8, P7, P9, P12, P13, P15 and P27 when built)
- Port will manage P18, P21, P23, & P24 (plus P22 & P19 when built)
- The Agreement will go to OCII Commission and RPD Commission on 10/17/23 and the Port Commission on 10/10/23. OCII's website shows supporting materials for action items going before Commission. The Agreement will be posted as a supporting document the Friday before the Commission hearing the following week.
- The Board of Supervisors will hear the item in December 2023

#### **Q&A Highlights**

- OCII will remain administrator of the CFD 5 funds until 2044, when they expire. If Open Space expenses increase to levels higher than the CFD 5 funds generate every year, RPD and the Port will be responsible for filling the gap. There are specific standards that the Controller's Office sets for RPD parks and there is an evaluation process that happens every year, whereby parks are issued scorecards.

- Any issues in the parks should go through RPD Park Rangers, 311, RPD or Port staff, SFPD or 911. If there are ongoing issues where OCII can be helpful, we will step in.
- For the Interim Uses at the Mission Bay Commons (Spark Food Truck Park and Mini golf), OCII will lead a community process to receive feedback on whether the current temporary uses should remain in whole or in part. The outcome of the parks also depends on what is allowable under RPD Park Code. RPD Commission and OCII Commission will also take action on the permanent design of those parks. In order to keep the current uses in place permanently, OCII's land use and design controls may need to be amended.
- Future parks sequencing is planned to go as follows: P2/P8 (Mission Creek Park) is currently undergoing permitting, P7 and P9 will be developed next.
- CFD 5 funds the maintenance of the parks. When the first parks were built in Mission Bay, the then master developer put up the initial funds to construct them under the risk there would not be enough funds in order for them to be reimbursed.
- A question was asked the CFD No 5 assessments and whether those were billed monthly. CFD No 5 is billed annually, on owners' tax bills. The monthly payments are for Mission Bay Maintenance Corp, which maintains sidewalk cleanliness and trees outside of commercial and residential buildings. Fees also include a small payment to the TMA which runs Mission Bay's free shuttle system.

#### Action

- Chair Davis made a motion to recommend the OCII Commission authorize OCII to enter into an Agreement with RPD and the Port and to terminate the Ground Lease. All members present were in favor.

#### **4. Announcements and Updates – 10 minutes**

- **OCII** – Updated provided by OCII staff Gretchen Heckman regarding the operations of the Mission Bay ferry, which was last presented on by Port staff in July of 2023. The operational plan for ferries is the same as was presented in the EIR for the project. There will be service to and from the East Bay, a line that goes to Treasure Island. Most ferries will stop at the Ferry Building before going to and coming from Mission Bay.
- **Mission Bay Development Group** Luke Stewart of MBDG provided an update.
  - ☐ Bayfront Park update - Grass will be installed in October, then trees will be installed. The City and MBDG are working on ways to shorten the time it takes to close out the park so that it can be opened to the public sooner.
  - ☐ There was a member of the public who requested renderings of Stormwater Pump Station #3, which is currently being permitted and will be located on the west side of 4<sup>th</sup> and Channel Streets in Mission Creek Park.
- **San Francisco Recreation and Parks Department** Carol Sionkowski, Parks Section Supervisor and Leena Orlando, Lead Gardner provided an update.
  - ☐ RPD staff currently running water audits on all parks and making any needed fixes to irrigation systems.
  - ☐ Doing some edging and pruning lawns; pulling weeds and pruning trees.
  - ☐ Daily schedule starts with litter pick up and housekeeping, surveying the parks for safety and calling park rangers if needed, then seasonal maintenance work.

- ❑ Dog parks being cleaned once a week, janitorial team power washes the esplanade regularly and the gardening team power washes the hardscape around the Commons.
- ❑ Public events in Mission Bay will be managed by RPD's Recreation Department in the future, they have not yet plugged into the neighborhood yet (for example, they do Halloween events in other parks around the City but did not get to planning for Mission Bay yet). However, SFPD hosts an annual Halloween party and will do so through RPD's Permitting team at the Mission Bay Commons.
- ❑ There was a comment on the condition of P26 Mariposa park – RPD reported that they are looking at doing re-plantings to better manage weed control there.

**5. Chair Update** – The Chair had all attendees who had submitted applications to join the CAC board introduce themselves.

She also announced that there will be a newly formed Mission Bay Neighborhood Association led by Bettina Cohen and Adelaide Hulbert and that attendees of this meeting should also get involved in that organization.

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

A representative from the Golden State Warriors gave an update on community programming including a Halloween event 10/1, NFL games projected on Sundays and Blue Bear School of Music children's music lessons.

There was a request from the community to have the Port attend meetings as well and give updates on its parks.

A community member commented on the sidewalk conditions outside MBS 13E regarding litter and need for additional cleaning.

**7. Meeting Closure** – 6:12 PM