

Mission Rock Development Agreement Fact Sheet*



What is a Development Agreement (DA)?

A DA is a legal contract between the City & County of San Francisco and a private partner—approved by the Board of Supervisors and Mayor—in which the City receives additional Public Benefits (see below) beyond what is required by City statute in exchange for the private partner receiving additional development rights that are vested for the term of the DA.

Mission Rock At-A-Glance

Housing
1-1.6K units
(40% affordable)
Open Space
8 acres

Site Size	Commercial Space	Private Partner	DA Term	Effective Date	Total Phases	Current Phase
28 acres	972,000 - 1.4 million sq. ft.	Mission Rock Partners	30 years	Aug. 15, 2018	4	1



Project Location: District 6



Pre-development conditions



Planned: Phase 1 Development



Planned: China Basin Park

Public Benefits Overview



Housing

- 1,000-1,300 residential units currently planned, including family sized units
- Approx. 480 below market rate units available to households with incomes ranging from 45% to 150% of area median income; includes 24 units for youth transitioning out of foster care



Transportation & Complete Streets

- \$50 million Transportation Sustainability Fee contribution for neighborhood-supporting transportation infrastructure and operational improvements
- One-time transit subsidy for new residents and employees in addition to bike share, car share, and electric scooter share subsidies for new residents
- Extensive bike and pedestrian access, including pedestrian paseos, bikeways, shared streets, and a new Bay Trail segment
- Direct connection to new Central Subway via Mission Rock station, and a 5-minute walk to regional transit via Caltrain



Resilience & Sustainability

- Community Facilities District funding to support sea level rise adaptation measures and future park maintenance
- On-site wastewater treatment/reuse and on-site stormwater treatment
- Greenhouse gas-free public power supplied by SFPUC (Hetch Hetchy)
- Shared energy plant to supply thermal energy to the development system
- Rehabilitation of Historic Pier 48



Open Space & Community Facilities

- Active- and passive-use parks & open spaces owned by Port of San Francisco
- City option to lease 15,000 sq. ft. of community facility space
- Up to 240,000 sq. ft. of community-serving retail and light industrial uses

Public Benefits Overview, continued

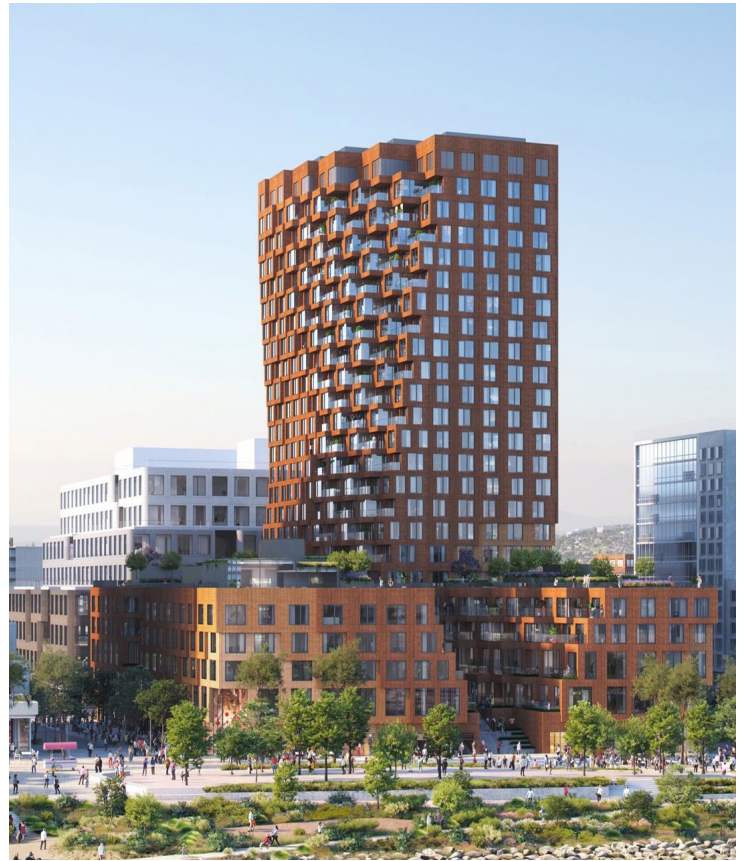


Workforce Development

- 30% local hire goal including 15% disadvantaged workers
- 20% local business enterprise (LBE) utilization
- \$1 million contribution to Workforce Training Program
- Participation in the City's First Source hiring program



Planned: China Basin Park



Planned: Residential tower

Five Year Forecast: Major Milestones

Phase 1

- Complete all Phase 1 buildings, parks, and open space
- Complete 537 residential units, including 199 below market rate units
- Complete ~600,000 sq. ft. office space
- Complete China Basin Park and paseos
- Horizontal and vertical construction: Fall/Winter 2020 through Summer 2024

Phase 2

- Approve Phase 2 Final Map and permits
- Commence construction on Phase 2, including parking structure



Planned: China Basin Park

Phasing Plan

