

South Beach / Rincon / Mission Bay Neighborhood Association Meeting

MINUTES

06.08.15

6:00PM-7:00 PM

COMMUNITY ROOM
HARBOR SERVICES BUILDING
AT THE PIER 40 MARINA

ATTENDEES	4 Officers, 2 Directors, 3 presenters, 29 members/neighbors
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[NEXT MEETING: 07.13.15](#)

TOPIC	Mission Rock Initiative
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- **WELCOME / INTRODUCTIONS** (Katy Liddell)

- **Mission Rock Initiative presentation**
 - Fran Weld, Vice President of Development for the San Francisco Giants, returned to present an update and overview of the Mission Rock project proposed for SWL337 (aka Lot A) behind AT&T Park. Roscoe Mapps (Giants) and Phil Williamson (SF Port) were also present.
 - This project has been 8 years in the making, where in 2008 the SF Giants won the bid for development of this site.
 - The project is about 30 acres in total, with about 8 acres set aside for open space. The rest of the site will be mixed-use (rental housing, office, PDR, and a big focus on retail). Anchor Steam Brewing will add to their Potrero Hill location by occupying Pier 48.
 - Affordable Housing availability will make up 33% of the housing portion, increased from 15% (based on comments from previous community outreach meetings). Housing is targeted to those making from 55% to 140% of the Area Median Income (as based on HUD standards).
 - 15,000 square feet of space will be designated for lease to non-profits and community organizations at below market rates,
 - Building heights will vary, ranging from 40' along Terry Francois Blvd, 60', 90', 120' and 240'(20-21 stories) for 3 residential towers, down from 380-ft.
 - Shadow studies have been done to be sure that building massing allows sunlight on open spaces at noon on the winter solstice (as the worst case scenario).
 - There will be 11 buildings in total. Construction to begin in phases, starting in 2017, with first move-ins estimated for 2019.
 - Housing plans call for approximately 1,500 units (depending on market conditions). None of the residential buildings will include a parking space, as parking will be available in the new multi-level parking structure as well as an underground parking lot below Mission Rock Square.
 - If approved by voters, the project will still go through all regulatory reviews (CEQA) and public hearings (Planning Commission, Port, Board of Supervisors, etc.) to gain final approval.
 - Followed by Q&A. For more info, go to <http://www.missionrock.com/#>

- **NEXT MEETING**
 - July 13th: SFMTA bus route and congestion management updates