

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 180206-025

WHEREAS, The San Francisco Port Commission, in 2008, endorsed the Seawall Lot 337 Preferred Master Plan following a three-year public engagement process; and,

WHEREAS, Seawall Lot 337 Associates (Developer) was selected as the Master Developer of Seawall Lot 337 and Pier 48 (Mission Rock) through a competitive process in 2010; and,

WHEREAS, California Government Code section 65864 *et seq.* (the Development Agreement Statute) and San Francisco Administrative Code Chapter 56 authorize the City to enter into a development agreement regarding the development of real property; and,

WHEREAS, In 2013, the Port Commission and the Board of Supervisors endorsed a term sheet, outlining the proposed land plan and transaction terms for future development of Mission Rock; and,

WHEREAS, Developer filed an application with the City's Planning Department for approval of a development agreement relating to a mixed-use project on the 28-acre Mission Rock site under San Francisco Administrative Code Chapter 56, and the City and Developer negotiated a Development Agreement; and,

WHEREAS, The proposed project would create up to 1,600 new housing units, 40% of which would be permanently below market rate, 1.4 million gross square feet of new office space, up to 244,800 gross square feet of ground floor retail space, would create or improve eight acres of public open space, and would rehabilitate Pier 48 (the Mission Rock Project or Project); and,

WHEREAS, The Developer has developed and will implement a Transportation Demand Management Plan that results in the Project producing 20% fewer driving trips than identified by the project's Transportation Impact Study and promotes measures that encourage sustainable modes of travel such as transit, bicycling and walking; and,

WHEREAS, Under the terms of the Development Agreement, the Developer shall pay the Transportation Fee, which will contribute to transportation projects that expand connectivity, reliability, and capacity within the area surrounding the project; and,

WHEREAS, On October 5, 2017, the San Francisco Planning Commission, in Motion No. M-20017, certified the Mission Rock Mixed-Use District Project (Case No. 2013.0203 ENV/PCA/MAP/DVA) Final Environmental Impact Report (FEIR); on that same date, in Motion No. M-20018 the San Francisco Planning Commission adopted CEQA Findings, a Statement of Overriding Considerations, and a MMRP (collectively, the Mission Rock CEQA Findings); and,

WHEREAS, A copy of the Planning Commission Resolution, the CEQA findings, and the CEQA determination are on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and are incorporated herein by reference; and,

WHEREAS, Since that time, there have been no Project changes, changes to the circumstances under which the Project will be undertaken, or substantial new information that would trigger the need for a subsequent environmental impact report; and,

WHEREAS, The Mission Rock Project requires horizontal infrastructure development, including the design and creation of new streets; and,

WHEREAS, An Interagency Cooperation Agreement articulates the Project's responsibility to construct and various city agencies' authority, including the SFMTA's, to review and approve the horizontal infrastructure plans; now, therefore be it

RESOLVED, The SFMTA Board of Directors adopts the Mission Rock CEQA findings as its own, and to the extent the above actions are associated with any mitigation measures, including Improvement Measures I-TR-1, I-TR-7, and I-TR10, the SFMTA Board of Directors adopts those measures as conditions of this approval;; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby consent to the Development Agreement, between the City, the Port, and the Developer, for the Mission Rock Project including the attached Transportation Exhibit to the Disposition and Development Agreement, substantially in the form and terms as outlined in the Development Agreement with respect to the items under the SFMTA's jurisdiction, and authorizes the SFMTA Director of Transportation to execute the SFMTA Consent to the Development Agreement on behalf of this Board; pending approval by the Board of Supervisors and, be it

FURTHER RESOLVED, That subject to approval from the Board of Supervisors, the SFMTA Board of Directors does hereby consent to the Interagency Cooperation Agreement between the Developer, the Port of San Francisco, the SFMTA, the San Francisco Public Utilities Commission and the San Francisco Department of Public Works in substantially in the form and terms as outlined in the agreement with respect to the items under the SFMTA's jurisdiction, and authorizes the SFMTA Director of Transportation to execute the SFMTA Consent to agreement on behalf of this Board; and, be it


FURTHER RESOLVED, That, subject to appropriation of any necessary funds, the Board authorizes the Director of Transportation to take any and all steps (including, but not

limited to, the execution and delivery of any and all agreements, notices, consents and other instruments or documents) necessary, in consultation with the City Attorney, in order to consummate and perform its obligations under the Development Agreement and ICA in accordance with this Resolution and legislation by the Board of Supervisors, or otherwise to effectuate the purpose and intent of this Resolution and such legislation; and, be it

FURTHER RESOLVED, That, by consenting to the SFMTA matters in the Development Agreement between the City and the Developer, the SFMTA Board does not intend to in any way limit, waive or delegate the exclusive authority of the SFMTA; and be it

FURTHER RESOLVED, That the approval under this Resolution shall take effect upon the effective date of the Board of Supervisors legislation approving the Development Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of February 6, 2018.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency