

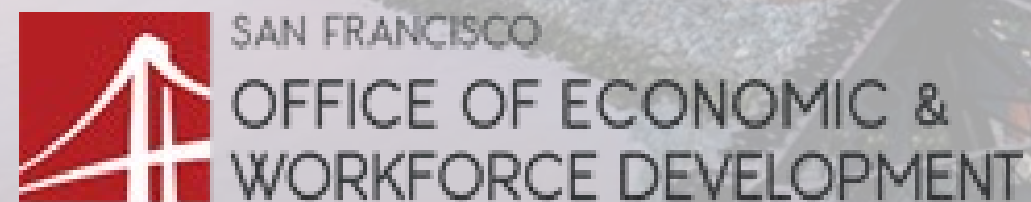
Mission Rock Phase 1 Acceptance:

China Basin Park Lease and Loan Agreement, Management Agreement for Public Open Space, Licenses for Maintenance and Operation of Utility Infrastructure

April 9, 2025

Presented By:

Wyatt Donnelly-Landolt
Port of San Francisco



Project Overview & Context – Phase 1

Housing: 2 buildings

- 537 units total, 25% affordable

Commercial Office: 2 buildings

- 550,000 gross square feet

Ground Floor Retail

- 52,000 square feet

China Basin Park, 5 Acres

District Energy + Non-potable Blackwater Systems

Infrastructure

- Phase 1 streets, sidewalks, associated improvements, utilities, public open spaces/paseos



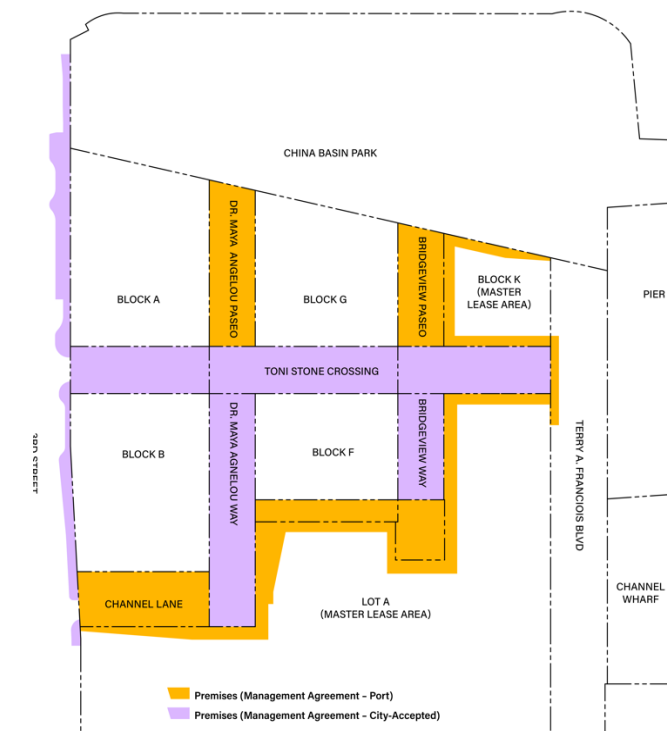
Port Acceptance Items

China Basin Park / Port Open Spaces – All Assets

- Plantings: Landscaping, trees, stormwater garden, irrigation
- Spaces: Dog run, public restrooms, “beach”, seat walls, plazas
- Utilities: Lighting furnishings, bollards, water fountains, utilities systems

City-Accepted Port Streets – Only Non-Standard Assets

- Surface features: Custom benches & trash cans, public art, landscaping
- Shared Public Way features: Special paving, stone bollards, trench drain, fire lane markers, flush curbs
- Utilities: Port electrical system in DMA for activation, irrigation systems, utility connections to Port open space



Lease, Management, and Land Rights Agreements

1. China Basin Park Lease & Loan Agreement (“Park Lease”)
2. Paseos & Open Space Management Agreement (“Management Agreement”)
3. PG&E Gas License
4. PG&E Electric License and Absolving Services Agreement
5. Mission Rock Utilities License



Photo by Jason O'Rear

Lease, Management, and Maintenance of Port Assets

- Mission Rock Commons operates, maintains, and programs China Basin Park and other Port spaces
- 15-year initial term with three 5-year options
- Operations and maintenance funded by Master Association dues

China Basin Park Lease & Loan Agreement

- Sponsorship and Programming revenue support Park operations
- Start up loan of \$300k/yr for the first 3 years to a total maximum of \$800k

Port Open Space Management Agreement

- Qualified Management Agreement
- \$10k/yr management fee plus reimbursements for costs
- Strict limitations on private uses (e.g., retail sidewalk seating)



Photo by Jason O'Rear

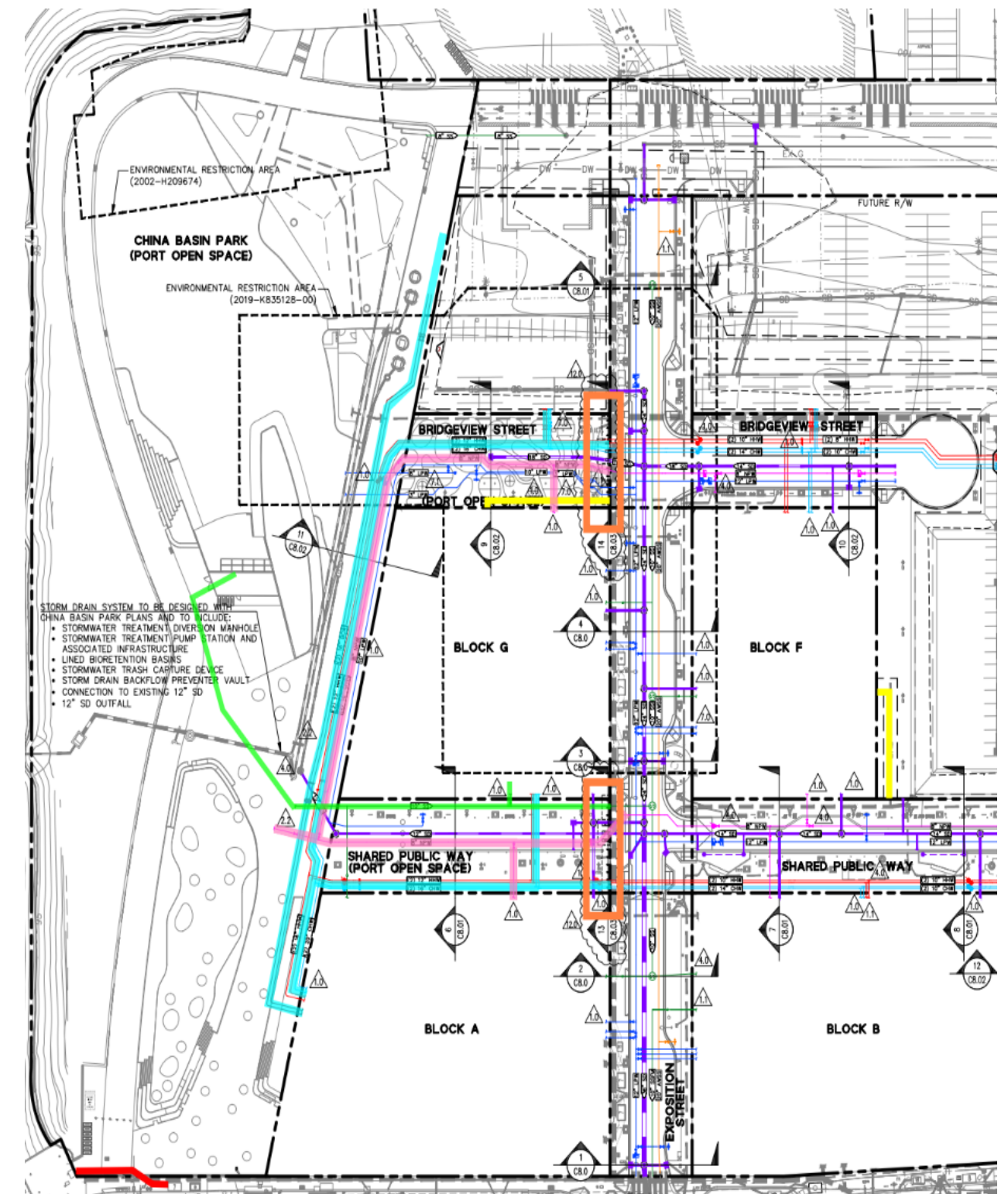
Land Rights / Access Agreements

PG&E Licenses, Absolving Services Agreement

- Grants PG&E access for maintenance, repair of:
 1. Two gas lines to Building G (Visa) and Building F (Verde)
 2. Electric line through China Basin Park to 3rd St Bridge Pilot House
- 66-year term, no fee
- Electric license requires Absolving Services Agreement

Mission Rock Utilities License

- Grants access rights to MRU for District Energy System, Blackwater Recycling System infrastructure
- 66-year term, no fee



Questions?

