

MISSION ROCK

GOVERNMENT AUDIT
& OVERSIGHT
COMMITTEE 2.7.2018

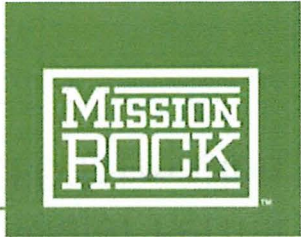
Request to GAO Committee



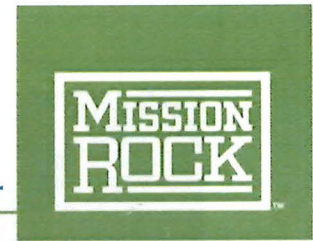
Recommend Mission Rock transaction document legislation to full Board:

- Development Agreement
- Development and Disposition Agreement
- Interagency Cooperation Agreement among Port and City agencies
- Memorandum of Understanding approving Port Commission as agent of financing districts

Mission Rock Site Context



Timeline



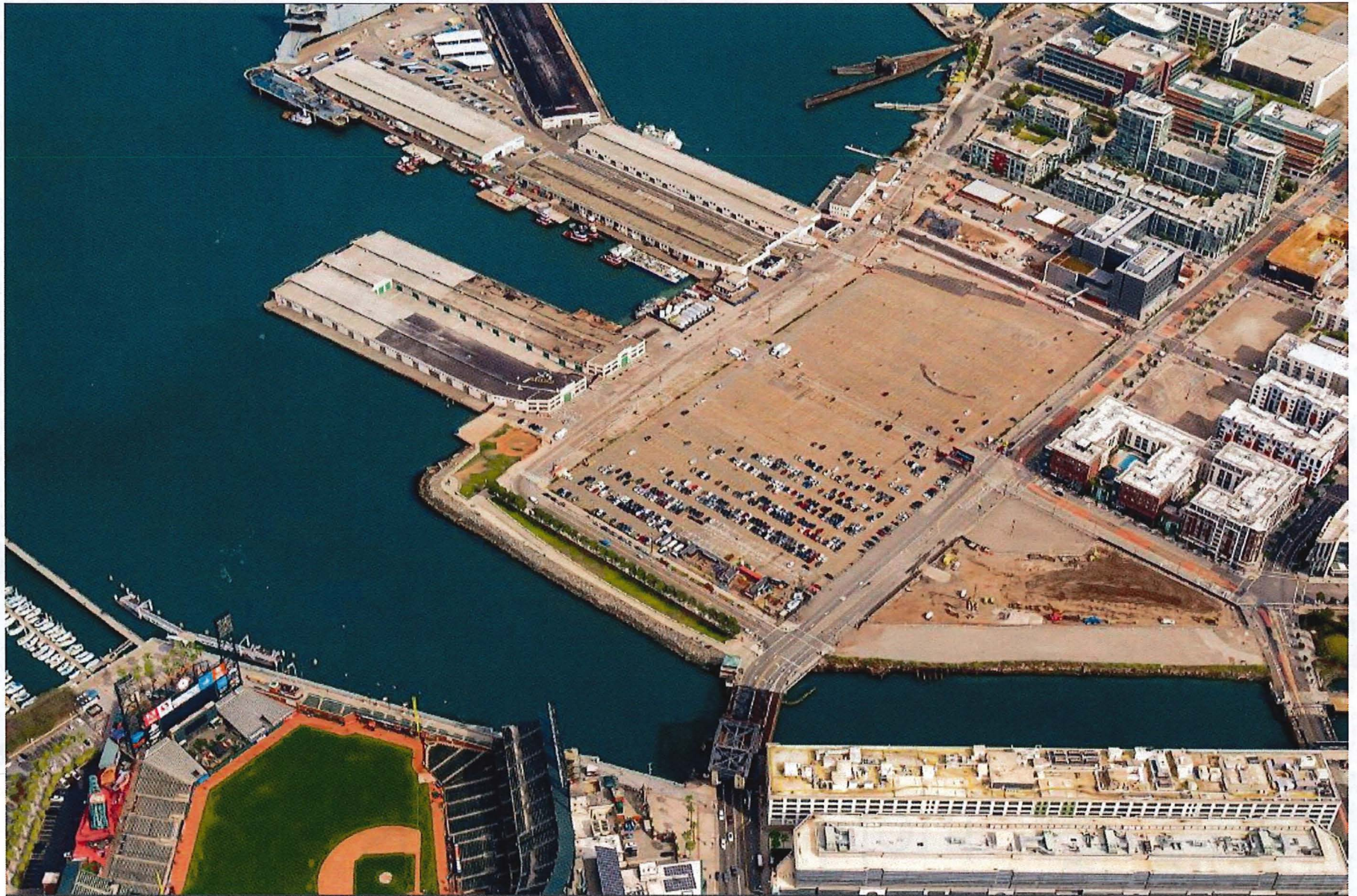
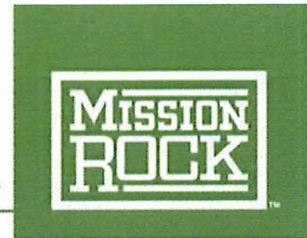
WE ARE HERE



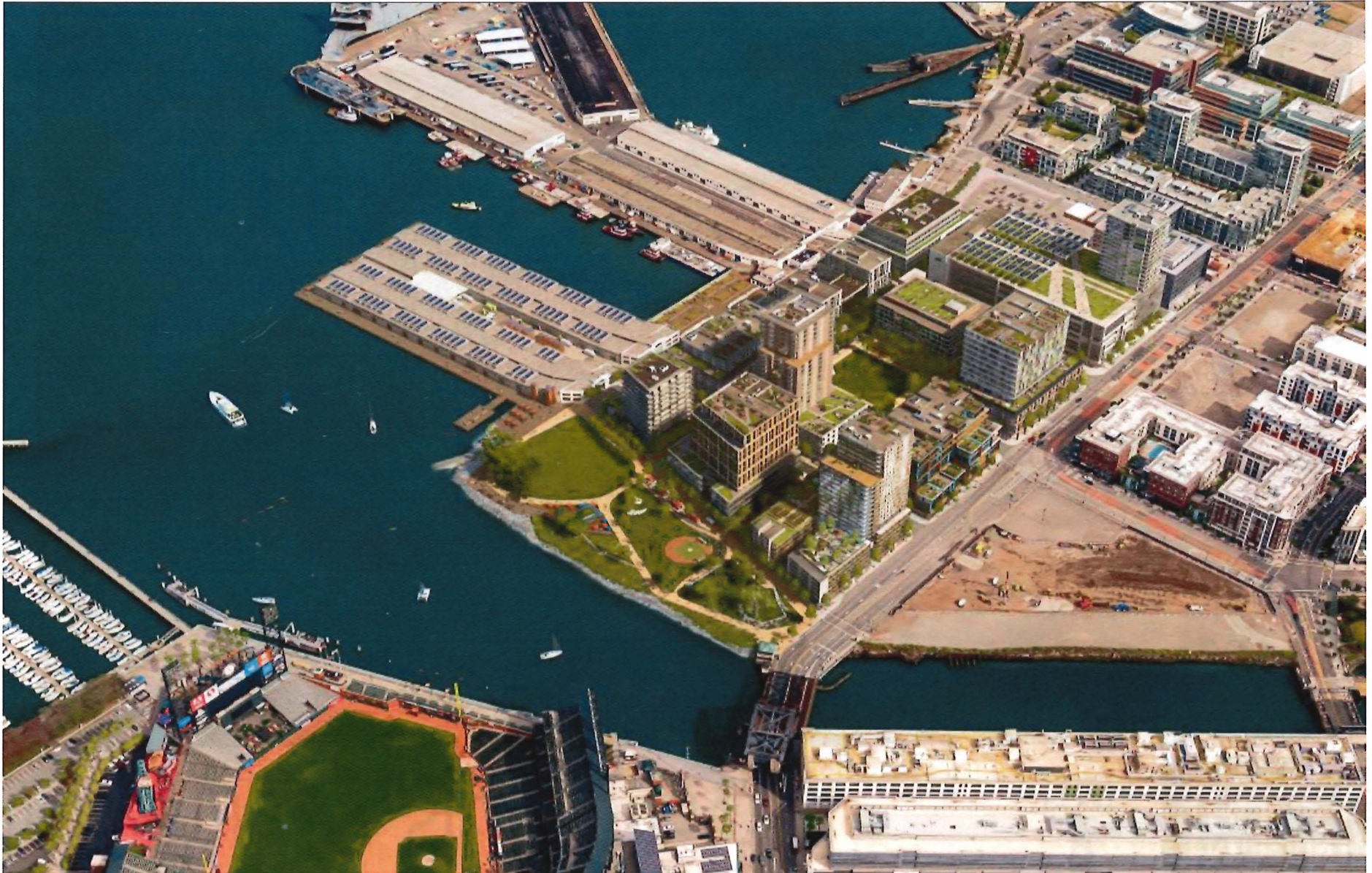
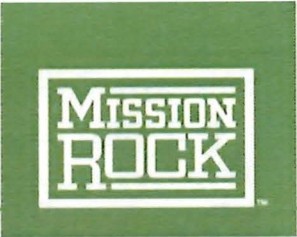
February 2018: Request Board Approvals
 April 2018: Seek State Lands Commission Approvals

May 2018: Seek BCDC Major Permit
 Summer 2018: Seek CFD formation

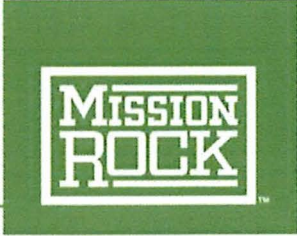
Mission Rock Site Today



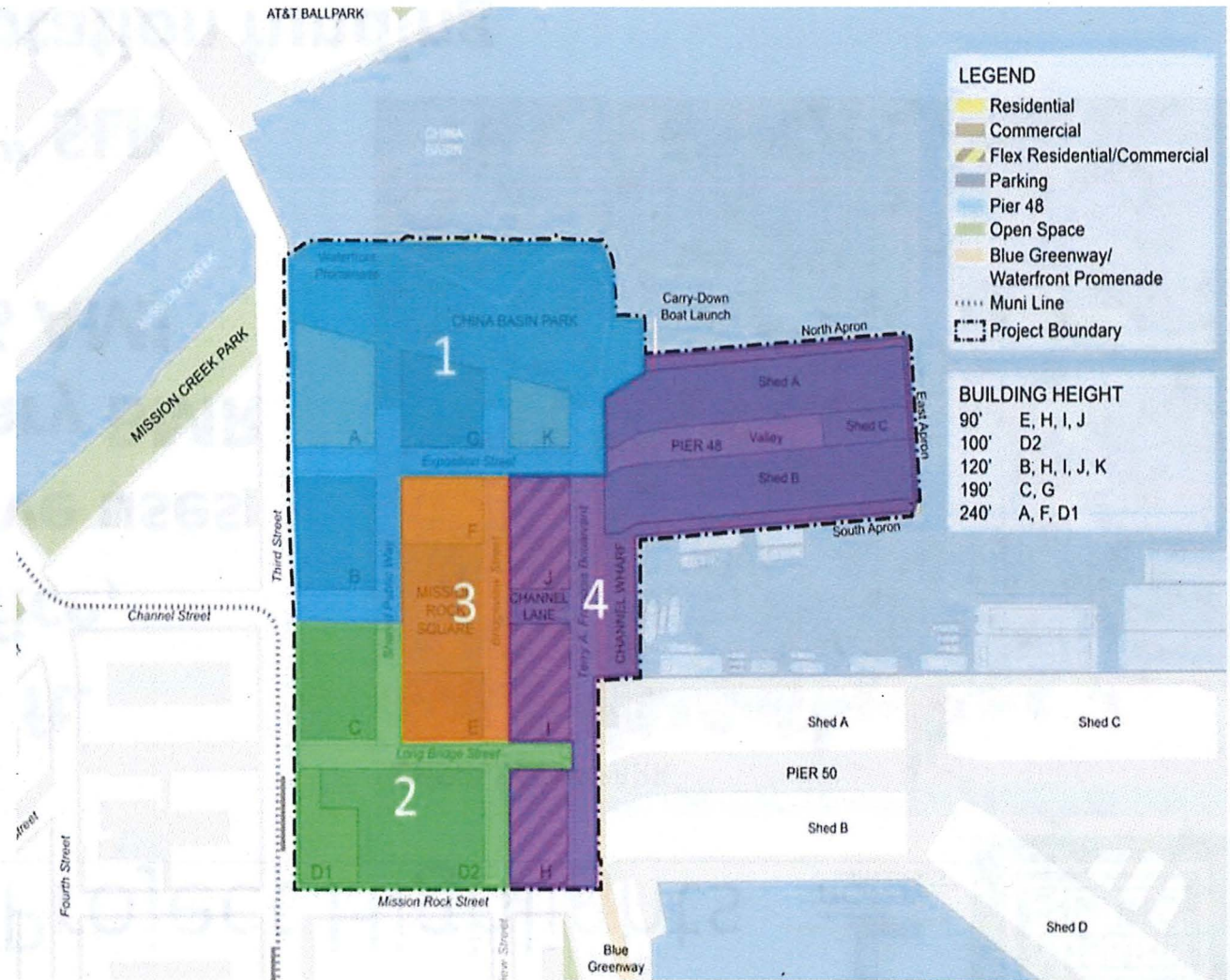
Mission Rock Site at Full Buildout



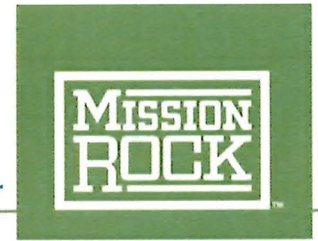
Mission Rock Infrastructure Plan



Infrastructure anticipated to be delivered in 4 phases, linked closely to vertical construction



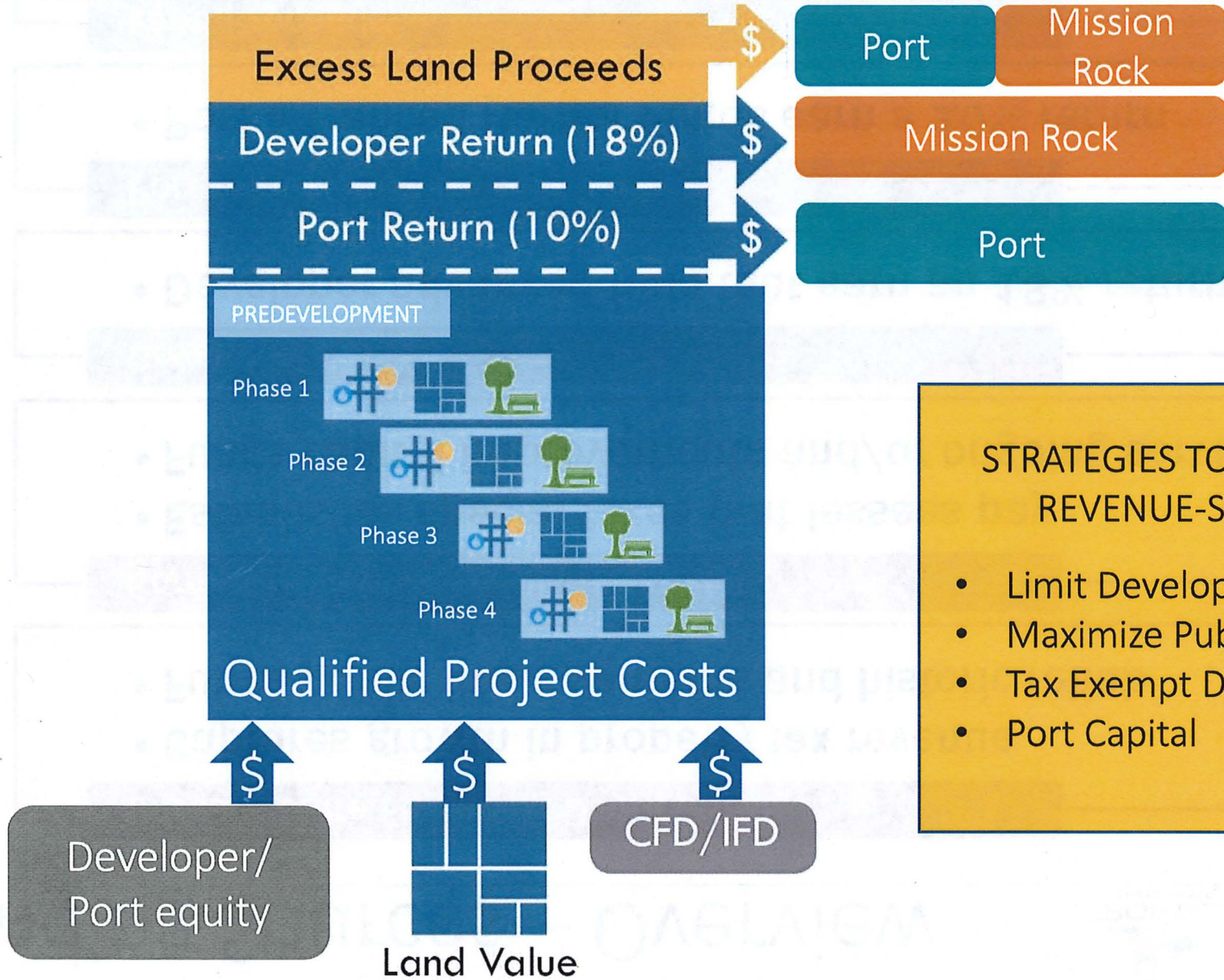
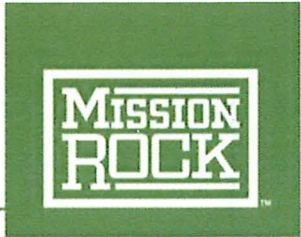
Mission Rock Project Highlights



- **2.7M gross sq. ft. residential, office, retail, and active uses**
- **40% inclusionary BMR units, 45-150% AMI**
- **8 acres parks**
- **Resilient to 66" SLR**
- **Shoreline adaptation funding**
- **Comprehensive planning and design framework**
- **Exemplary sustainability planning**

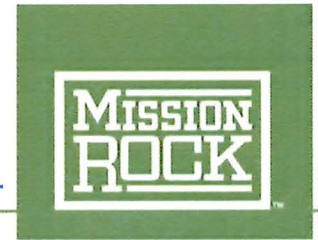


Funding Structure – Investment & Return



- STRATEGIES TO MAXIMIZE REVENUE-SHARING**
- Limit Developer Capital
 - Maximize Public Financing
 - Tax Exempt Debt
 - Port Capital

Funding Sources – Overview



Infrastructure Financing District (IFD)

- Captures growth in property tax revenue
- Funds public improvements and historic rehab

Community Facilities District (CFD)

- Establishes special taxes that lessees pay
- Funds capital improvements and/or ongoing services

Developer Capital

- Developer advanced fund that earn an **18%** return

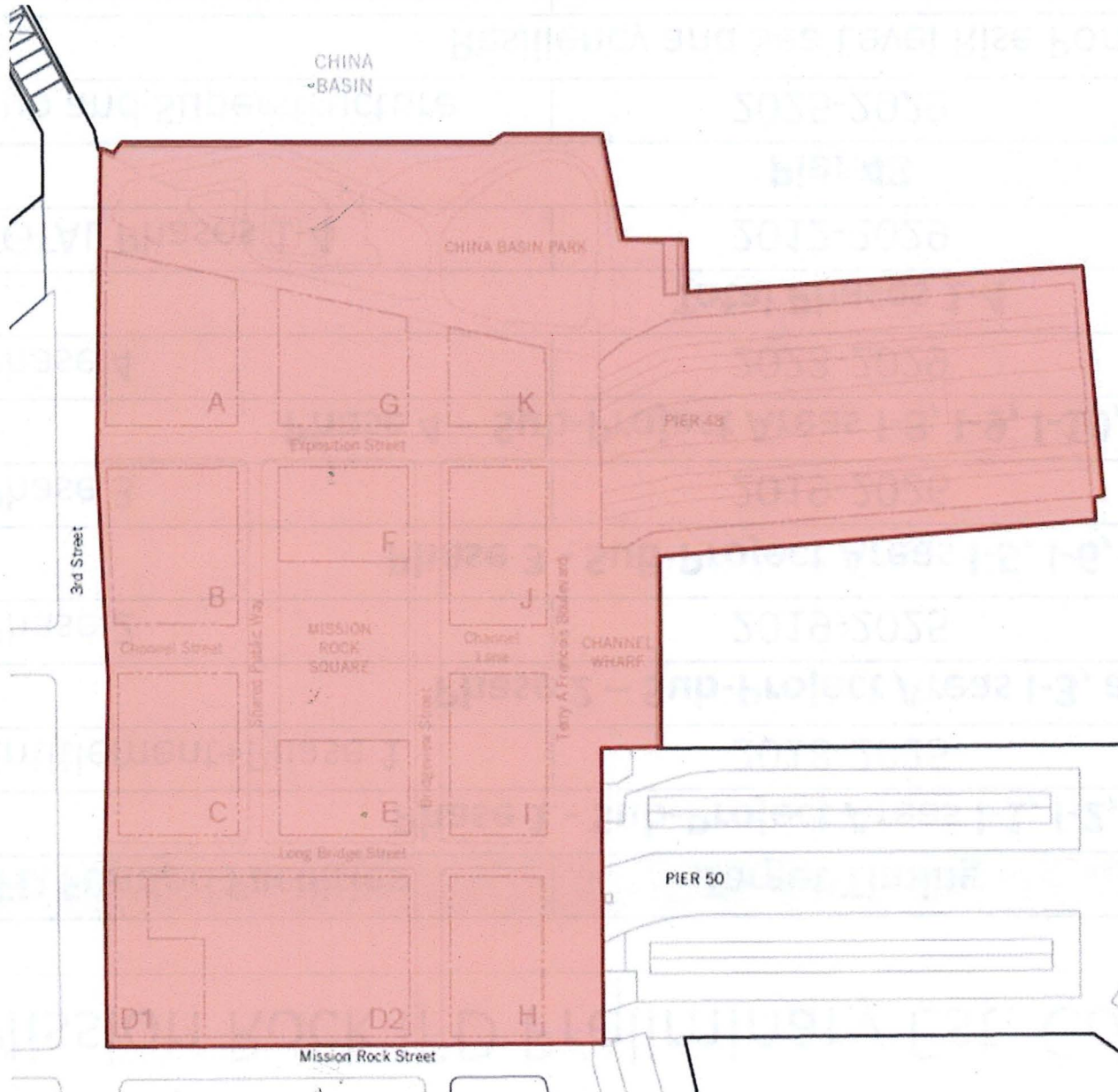
Port Capital

- Port advanced Harbor Funds earn a **10%** return

Land Proceeds

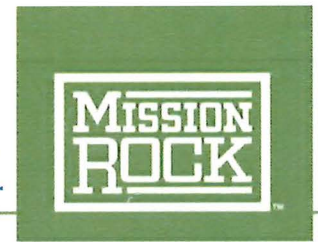
- Revenues generated from the lease of Port land

Funding Sources – IFD



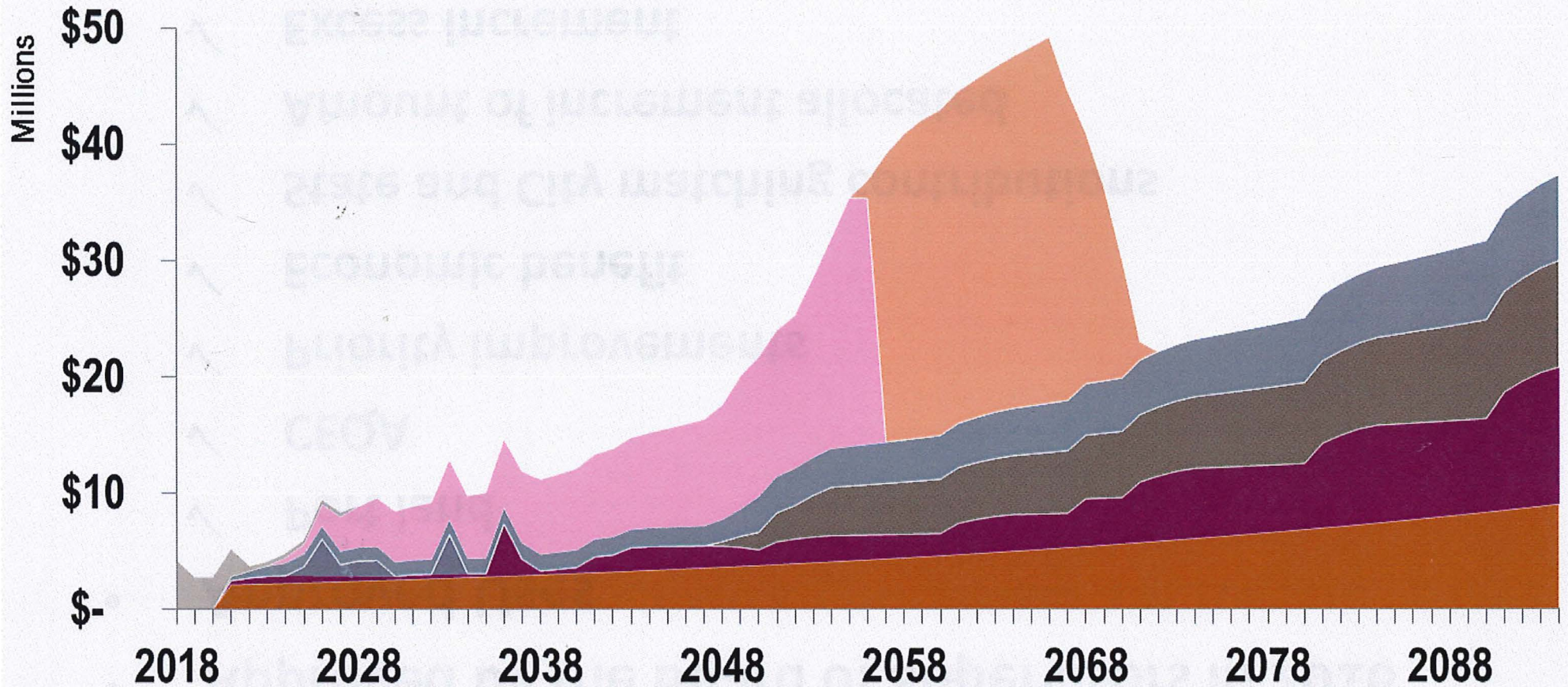
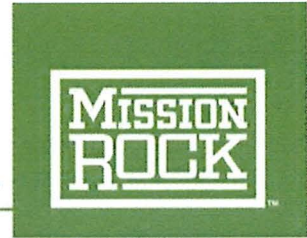
- Encompasses entire Site
- **Captures future tax increment**, growth in Local shares of property taxes
- **65% for public infrastructure**, e.g. streets, utilities, parks, historic rehabilitation and shoreline protection

Mission Rock IFD Preliminary Est. Costs



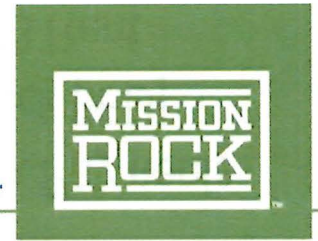
IFD Funded Facilities	Target Timing	Estimated Cost (2017 \$)
Phase 1 - Sub-Project Areas I-1, I-2, I-7, I-11		
Entitlement+Phase 1	2018-2025	\$106,200,000
Phase 2 – Sub-Project Areas I-3, and I-4		
Phase 2	2019-2025	\$39,800,000
Phase 3 - Sub-Project Areas I-5, I-6, and I-13		
Phase 3	2019-2026	\$21,670,000
Phase 4 – Sub-Project Areas I-8, I-9, I-10, I-11 and I-12		
Phase 4	2023-2029	\$23,320,000
Total Phases 1-4		
TOTAL Phases 1-4	2012-2029	\$190,990,000
Pier 48		
Sub and Superstructure	2025-2029	\$90,400,000
Resiliency and Sea Level Rise Portwide		
Seawall & Sea Level Rise, Portwide	Throughout IFD Term	*

Projected Port Revenue



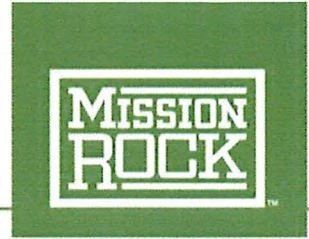
- Unrestricted S Ground Rent
- Participation Rent
- Port Transfer Fees
- Other CFD Special Tax Payments
- Resiliency Tax
- Prepaid Leases Payback [IFD]
- All Other TI
- Interim Parking+Pier 48 Rent

City's IFD Policy for the Port



- **Approved by the Board of Supervisors in 2016**
- **Approved Uses**
 - ✓ **Port land**
 - ✓ **CEQA**
 - ✓ **Priority improvements**
 - ✓ **Economic benefit**
 - ✓ **State and City matching contributions**
 - ✓ **Amount of increment allocated**
 - ✓ **Excess increment**
 - ✓ **Port capital program**
 - ✓ **Funding for maintenance**

Next Steps



January 30th

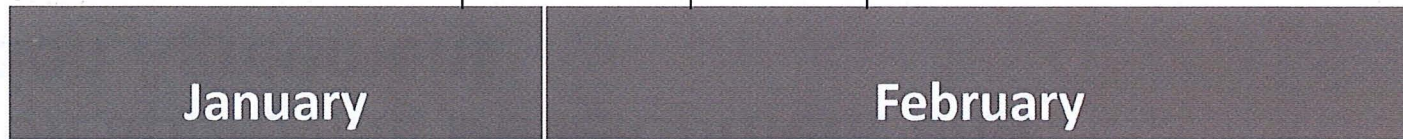
Port Commission Approves
Transaction Documents and CEQA
Findings

February 5th

Land Use Committee

February 7th

GAO Committee



February 13th

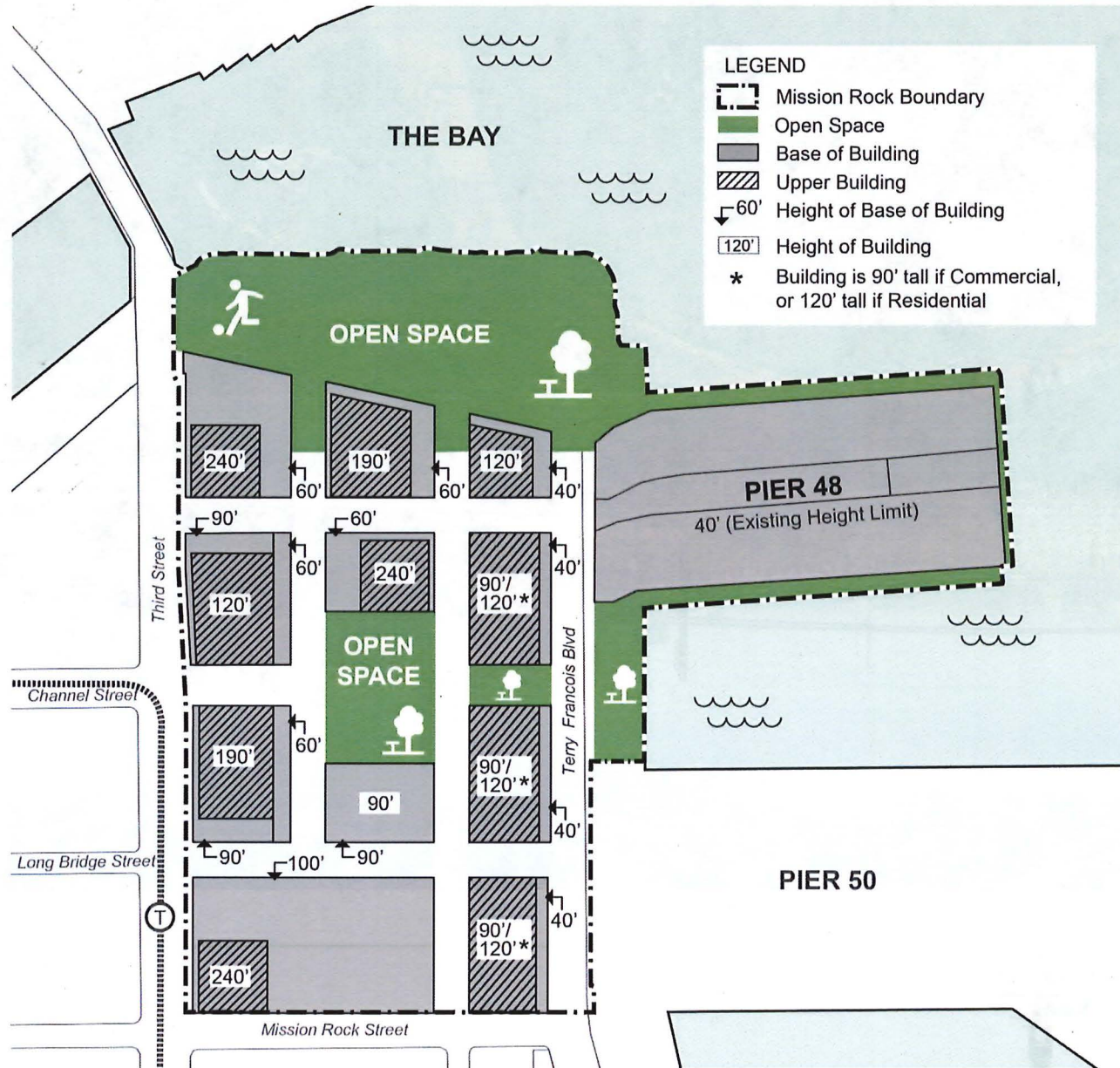
Board of Supervisors
Consideration

Request to GAO Committee

Recommend Mission Rock transaction document legislation to full Board:

- Ordinance approving **Development Agreement**
- Resolution approving **Development and Disposition Agreement**
- Resolution approving **Interagency Cooperation Agreement** among Port and City agencies
- Resolution approving **Memorandum of Understanding** approving Port Commission as agent of financing districts







Street Types



LEGEND: STREET TYPOLOGIES

-  Shared Public Way (one-way traffic)
-  Working Waterfront (two-way traffic)
-  Neighborhood Streets (two-way traffic)
-  Paseos (Pedestrian-only street extension)
-  District Street
-  Open Space

Site Target Goals



Resilience

Site Elevation
Meets
2100
Projection For Sea
Level Rise

Water

Meet
100%
Of non-potable water
demand with non-
potable sources

Waste

75%
Construction Waste
Diversions
5% - 10%
Increase In Occupant
Waste Diversions

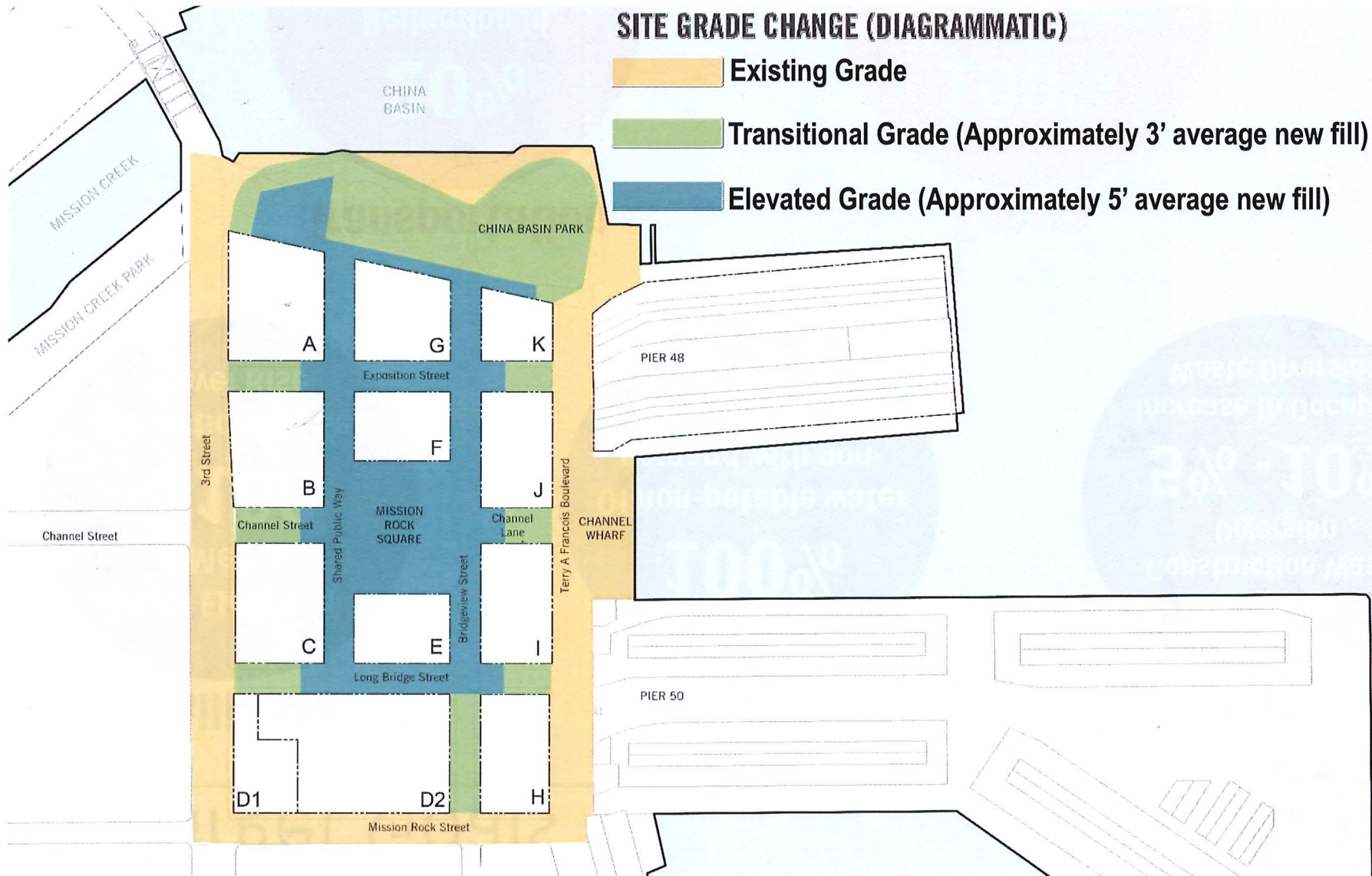
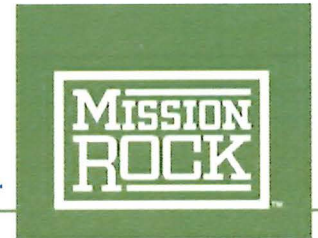
Transportation

20%
Reduction In
Transportation-
related Carbon
Emissions

Energy

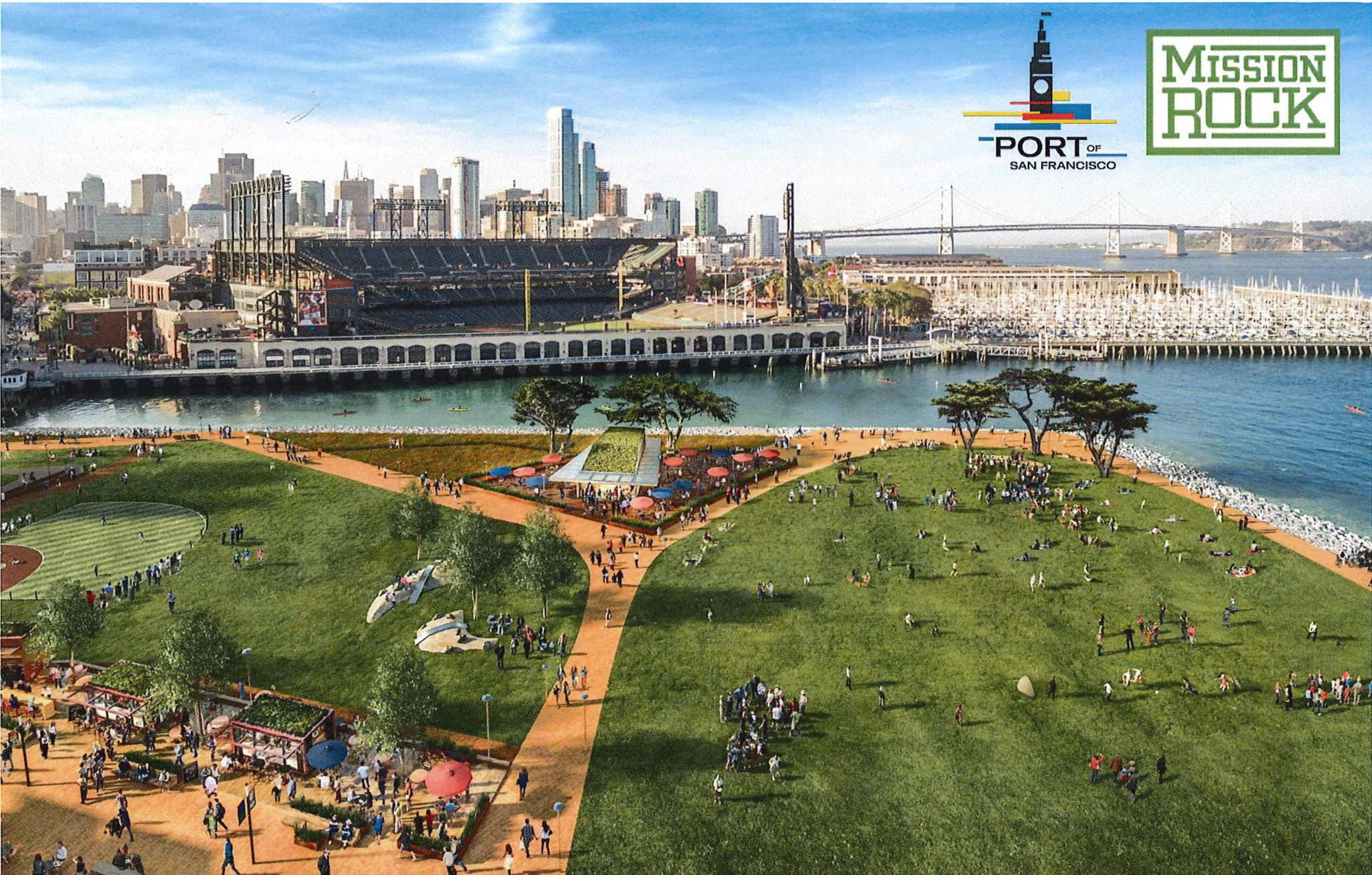
100%
Of Building Energy
Demand Met With
Renewable Energy
Sources

Sea Level Rise









MISSION ROCK

GOVERNMENT AUDIT
& OVERSIGHT
COMMITTEE 2.7.2018