

OCII COMMISSION

Mission Bay North and South Workshop

December 17, 2019



Agenda

- **Background**
- **Update on the Success of Mission Bay**
- **2020 Proposed Changes**
- **Next Steps**

Background

- **Mission Bay North and South Plans Areas created in in 1998**
 - **Redevelopment Plans**
 - **Design for Development Documents**
 - **Owner Participation Agreements**
- **Catellus Development Corp. was the original owner and developer**
- **In 2004 Catellus sold the development to FOCIL-MB**

Master Development

Area

- 303 acres
- 41 acres of open space
- 40,000 LF of streets

UCSF/ Hotel/Community

- 43 acre UCSF Campus
 - 3.63 million SF
- 550 bed hospital complex
- 250 room hotel
- public school, library and public safety building housing police and fire stations

Housing

- 6,514 units of housing,
29% affordable

Commercial/Retail

- 5 million SF commercial
 - Office/lab/clinical use
- 560,000 SF retail space
- Chase Center

Mission Bay Land Use



Mission Bay 1998



Mission Bay 2007



Mission Bay 2019



Mission Bay North Housing

- **15 projects totaling 2,964 units of housing built (698 affordable)**
 - **4 mixed income projects: 1,194 market rate units, 93 BMR units**
 - BMRs: Family rental, 1st time homeownership
 - **4 stand alone affordable housing projects: 607 units**
 - Senior rental (including formerly homeless seniors)
 - Family rental
 - 1st time homeownership
 - **OCII has provided \$66.8 M in subsidies to date**

Mission Bay South Housing

- **COMPLETED: 2,825 units of 3,550 units built**
 - **10 Market Rate Projects (2,332 units)**
 - **3 stand alone affordable housing projects (493 units)**
 - Family rental (including formerly homeless families)
- **REMAINING: 489 affordable units to be completed**
 - **271 units under construction (2 projects)**
 - Family rental and formerly homeless veterans
 - **281 units in pre-development (2 projects)**
 - Supportive housing for former homeless individuals
 - 1st time homeownership
 - **173 units of entitlement remaining**
- **OCII has provided \$130.6 M in subsidies to date**

Mission Bay UCSF Campus

- 43 acre campus
- 3.64 million total square feet of biomedical research, graduate-level education space
- 2.2 million square feet built to date



UCSF Campus

Mission Bay Commercial Industrial

- 3.4 million square feet of office, lab and clinical space built
- 18,000 seat Event Center
- 289-bed UCSF Hospital



ALEXANDRIA®



FibroGen

GLADSTONE
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NEKTAR®



Uber

UCSF Health

Mission Bay Retail/Amenities

- 538,583 square feet of retail space
- 108 retail spaces
 - Full service grocery stores (2)
 - Restaurants (25)
 - Fitness studio (6)
 - Bowling Alley (1)
 - Financial Services (5)
 - Medical Services (5)
 - Pharmacies (2)



Gus's Community Market (MBS Block 2)

Hotel/Community/Other

- 250 room hotel
- **Public Safety Building with Fire and Police Stations**
- 80 room Family House
- Public Library
- Child Care Facilities



Public Safety Building (MBS Block 8)



Mission Bay Open Space



Status	# of Parks	Acres
Completed	15	23
In Construction	2	7
Future	9	11
Total	26	41



Program in Diversity/Economic Development

Program: Nondiscrimination in Contracting, Small Business Enterprises, Local Construction Workforce Hiring, Prevailing Wages, and First Source Hiring

- **Strong Developer commitment and partnership**
- **\$3 billion in projects overseen by OCII**
- **\$770 million to SBEs (overall 26%)**
- **54% SBE in professional services (over 92% of SBEs are SF-based)**
- **10 million construction hours performed (21% by SF residents)**
- **\$100 million prevailing wages paid to SF residents**

Future Development



- 4 Affordable Housing Sites
- School Site
- 9 Open Space Parcels
- UCSF Campus
- Blocks 29-32 Phase 2
- 41/43 P7

Commercial
Blocks 29-32 & 41/43 Parcel 7

Block 41/43
Parcel 7
(Alexandria
Real Estate
Equities)

- Commercial
(Life
Sciences)

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Blocks 29-32
(Golden State
Warriors)
Phase II

- Hotel /
Residential

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BI 29-32 (GSW) Phase II

Proposed Hotel/Residential



BI 29-32 (GSW) Phase II – *DRAFT* Program

<u>Land Use</u>	<u>Amount / Number</u>	<u>Other Information</u>
Hotel	129 rooms	1 Hotels is operator LEED Gold for Hospitality
Residential	21 total	For sale condominiums
Retail	Food & Bev Outdoor café space Hotel Spa Hotel ballroom	

Block 41/43 Parcel 7 (ARE) Proposed Commercial (Life Sciences)



41/43 – P7 *DRAFT* Program

EXISTING CONDITION	
Height	Restricted to the height of the I-280 Freeway (approx. 39 feet)
Entitlements	No remaining Commercial/Industrial Square Footage

DRAFT PROGRAM		
<u>Land Use</u>	<u>Amount / Number</u>	<u>Other Information</u>
Commercial / Industrial	Approx. 200,000 Gross Square Feet	Mixed-Use Life Sciences
Retail	Approx. 2,000 Gross Square feet	Neighborhood-Serving

Upcoming Actions

- **Redevelopment Plan Amendments**
- **Owner Participation Agreement Amendments**
- **Design for Development Amendments**
- **Basic Concept and Schematic Design Approvals**
- **Major Phase Amendments**
- **EIR Addendums**

Housing

12 West & 4 East



- Maximized density to deliver more affordable housing sooner
- Existing entitlement inadequate for remaining sites

Block	Approx. Acreage
12 W Phase 2	0.8
4E	1.05

Upcoming Actions FY19-20

- **Block 9 – Gap Loan and Ground Lease**
- **Block 9A – Exclusive Negotiating Agreement and Pre-Dev Loan**
- **GSW Hotel/Residential Project**
- **ARE Life Science Building**

Mission Bay Workshop

Questions?