

Mission Bay South

Environmental Review Services for Blocks 4E and 12W

June 8, 2023



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Mission Bay Overview

- Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (approved 1998) define development program
- Mission Bay South Owner Participation Agreement amended nine times to increase commercial and market rate housing development including:
 - UCSF Hospital
 - Block 1 Residential – 350 units
 - 1450 Owens Life Science Facility
 - GSW Hotel
- Number of affordable housing has remained unchanged

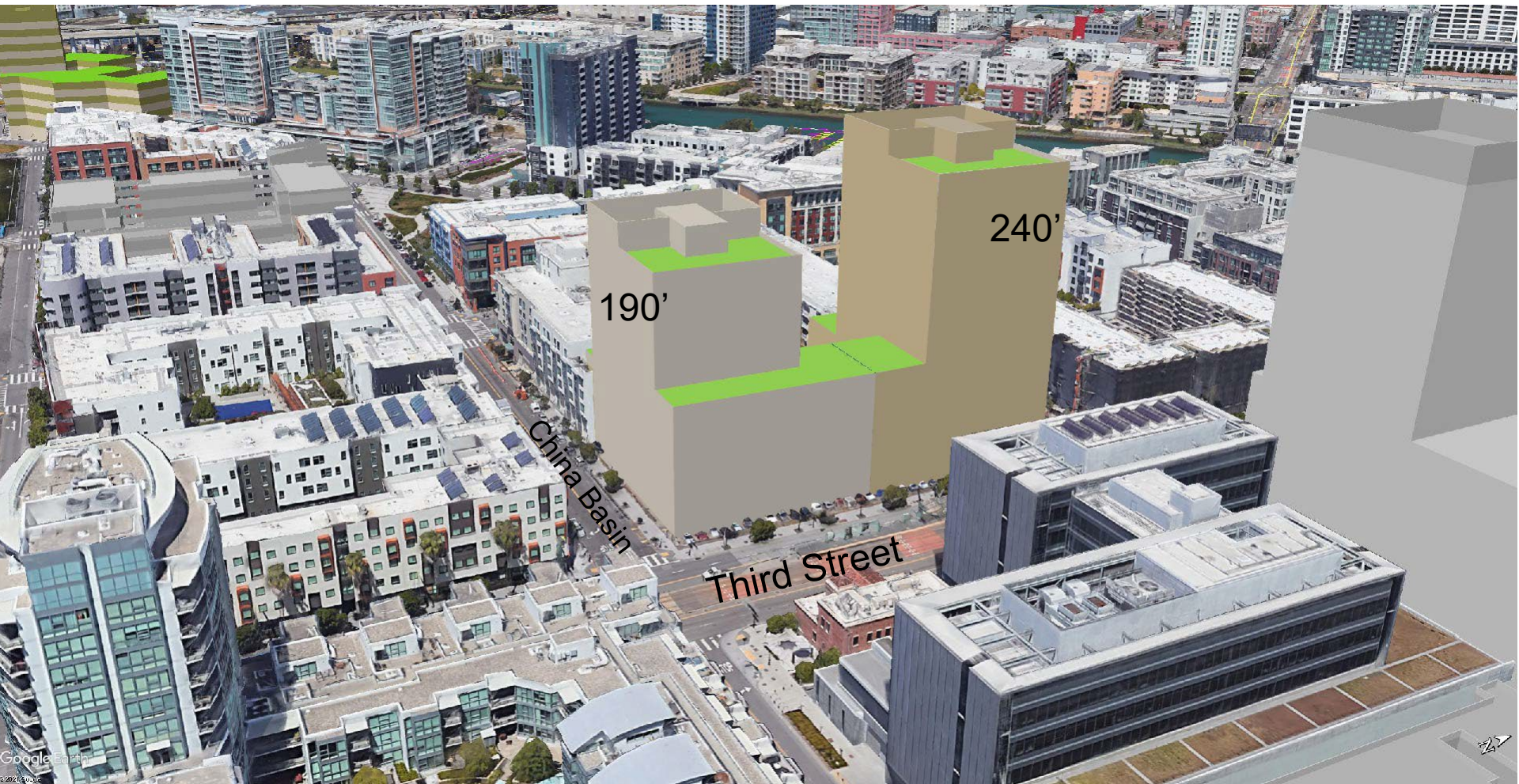


Mission Bay Remaining Affordable Housing Sites

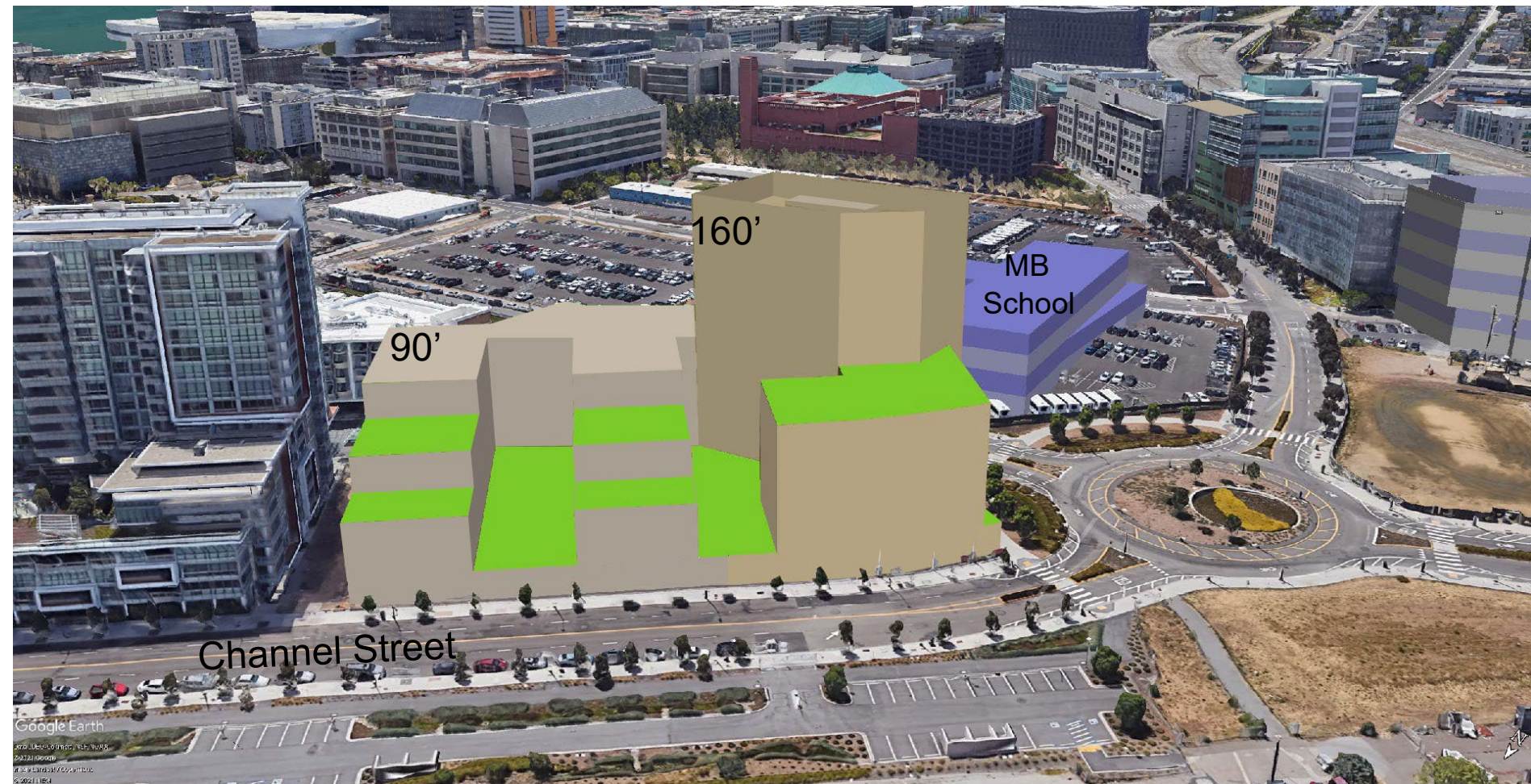


- All market rate housing sites built out
- 2 affordable housing sites remaining:
 - **12W** (1.6 Acres)
 - **4E** (1.05 Acres)
- 165 affordable units of entitlement remaining

Proposed Maximum Housing Program Block 4 East



Proposed Maximum Housing Program Block 12 West



Environmental Consultant

- Proposed personal Services contract with ICF Consulting for environmental review services (California Environmental Quality Act Services) to study increasing the bulk, density and height limits on Blocks 4 East and 12 West
- Scope of Services
 - CEQA Environmental Checklist
 - Potential Technical Studies
 - Cultural Resources
 - Geotechnical
 - Noise
 - Air Quality
 - Wind
 - Shadow
 - Traffic
 - Technical Report (CEQA document)

Next Steps

OCII Commission Hearing

- June 20, 2023 – ICF Personal Services Contract
 - Environmental Review Study: 10 to 12 months

Future Actions Necessary

- CAC Recommendation
- OCII Commission
 - (Redevelopment Plan Amendment, Owner Participation Agreement Amendment, Design for Development Amendment)
- Planning Commission
 - General Plan Referral
- Board of Supervisors
 - Redevelopment Plan Amendment
- Oversight Board
 - Owner Participation Agreement Amendment (Master Developer consent needed)
- Request for Proposal / Developer Selection
- Basic Concept /Schematic Design

Questions

Mission Bay Housing Units

Status	Market Rate	Affordable
Completed	4,596	1,605
Under Construction	-	148
Design Approved	21 (Warriors Hotel)	-



Block 1 Residential (market rate)



Block 6W Residential (affordable)