

Mission Bay North & South Redevelopment Projects

San Francisco's new Mission Bay development covers 303 acres of land between the San Francisco Bay and Interstate-280. The Board of Supervisors established the Mission Bay North and South Redevelopment Project Areas in November 1998. Development is controlled through the Redevelopment Plans and Designs for Development, Owner Participation Agreements between the Redevelopment Agency and original master developer, Catellus Development Corporation (now held by FOCIL-MB LLC), and Interagency Cooperation Agreements, which commit all City departments to the Mission Bay Infrastructure Plans.

The maximum development program for Mission Bay includes:

- 6,000 **housing units**, with 1,700 (28%) affordable to moderate, low, and very low-income households. Redevelopment Agency sponsored non-profit developers will build 1,445 of the affordable units on 16 acres of land contributed by the master developer. The remaining 255 affordable units will be included in privately developed projects,
- 6 million sq. ft. of **office/life science/technology commercial space**,
- A new **UCSF research campus** containing 2.65 million sq. ft. of building space on 43 acres of land donated by the master developer and the City,
- 500,000 sq. ft. of **city and neighborhood-serving retail space**,
- A 500-room **hotel** with up to 50,000 sq. ft. of retail entertainment uses,
- 41 acres of **public open space**, including parks along Mission Creek and along the bay, plus 8 acres of open space within the UCSF campus,
- A new 500-student **public school**, a new **public library** and new **fire and police stations**.

The master developer will construct over \$400 million in public infrastructure in Mission Bay, to be financed through special assessments and increased property taxes generated by the development. Upon completion, the right-of-way and utility improvements will be accepted for operation and maintenance by the City. The Redevelopment Agency will operate the park system, funded by annual assessments against private property in the redevelopment areas.

Mission Bay will be served by transit by Muni's new 3rd Street Light Rail system as well as two bus lines. This new neighborhood will include a new public branch library, childcare centers, a senior service complex, and other community facilities.

Mission Bay is expected to create over 31,000 new permanent jobs, in addition to hundreds of ongoing construction jobs. Development will take place over 20 to 30 years. Total development cost for Mission Bay is expected to exceed \$4 billion.

To date, six residential projects totaling 1,224 housing units, including 288 affordable units, have been constructed in Mission Bay. An additional seven projects totaling 1,317 units, including 255 affordable units, are in construction. One 180,000 sq. ft. life science research building and one 265,000 sq. ft. office building have been completed. Planning is underway on a number of additional biotechnology and life science lab buildings including a major biotechnology project by the Shorenstein Company. Five buildings have been constructed on the UCSF campus, including three research buildings, a campus community center, and a university housing development.