

1 [Urging City Departments to Fulfill the Mission Bay Project as a Complete San Francisco
2 Neighborhood]

3 **Resolution urging the Planning Department and Office of Community Investment and**
4 **Infrastructure with the partnership of additional agencies, to undertake a full**
5 **assessment of the Mission Bay Project and draft a Community Realm Plan by 2022.**

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7 WHEREAS, The City approved, by Ordinances Nos. 327-98 (Oct. 26, 1998) and 335-
8 98 (Nov. 2, 1998), the Mission Bay Redevelopment Project and its Master Plan to transform
9 the City’s former industrial railyards into an entirely new San Francisco urban district; and,

10 WHEREAS, 22 years later Project construction is nearing completion, which will
11 ultimately include 6,514 housing units with 1,916 (29.4%) affordable to moderate, low, and
12 very low-income households, 4.9 million sq. ft. of commercial space for office/lab uses, an
13 18,000 seat sports arena/event center, a new UCSF research campus containing 3.64 million
14 sq. ft. of building space, a state-of-the art 550-bed UCSF medical center serving women,
15 children, and cancer patients, 560,000 sq. ft. of city and neighborhood-serving retail space, a
16 250-room hotel, a new public library and new public safety building housing fire and police
17 stations and other community facilities, and 41 acres of new public open space, including
18 parks along Mission Creek and along the bay, plus 8 acres of open space within the UCSF
19 campus; and,

20 WHEREAS, Development began in 2000 and is anticipated to be completed by 2030;
21 and,

22 WHEREAS, Planned for completion in the next several years is a new 500-
23 student SFUSD public school; and,

24 WHEREAS, Upon completion, the right-of-way and utility improvements will be
25 accepted for operation and maintenance by the City; the Office of Community Investment and

1 Infrastructure (OCII) will operate the park system, funded by annual assessments against
2 private property in the project area; and,

3 WHEREAS, About 30,000 employees of all these new developments now work in
4 Mission Bay; and,

5 WHEREAS, After the Plan's completion, about 11,100 residents of all this new housing
6 will live in Mission Bay; and,

7 WHEREAS, Mission Bay is comprised of a diversity of housing options, with residents
8 of Mission Bay living in permanent supportive rental housing, senior affordable housing,
9 Below Market Rate condominiums, Market Rate rentals, and Market Rate condominiums; and,

10 WHEREAS, These 41,100 workers and residents need and deserve a Complete
11 Mission Bay Neighborhood that fully addresses all their everyday practical necessities, their
12 personal and community services, and their quality of life; and,

13 WHEREAS, In particular, the affordability of Neighborhood retail, personal services,
14 and commercial amenities is of great significance to many Mission Bay residents and workers;
15 and,

16 WHEREAS, The full cultural and social diversity of the residents and workers of
17 Mission Bay must be fully respected, embraced, and embodied within all aspects of its
18 everyday life; and,

19 WHEREAS, Now is the appropriate time for a full and complete assessment of cultural
20 and social diversity outcomes of the Mission Bay Project that will identify community
21 character, interaction, and engagement circumstances that need to be proactively addressed;
22 and,

23 WHEREAS, Now is the appropriate time for a full and complete assessment of the
24 Mission Bay Project outcomes and status from the perspective of its residents and workers
25

1 that will identify essential Neighborhood elements, programs, and services that may be
2 missing or insufficient and need to be provided; and,

3 WHEREAS, Building socially successful and vibrant new communities requires much
4 more than ‘bricks and mortar and lawns,’ and while Mission Bay’s construction is now nearing
5 completion the real work to make it a San Francisco neighborhood has just begun; and,

6 WHEREAS, The Mission Bay Redevelopment Plan is in effect until 2028 with the Office
7 of Community Investment and Infrastructure (“OCII”), successor to the former Redevelopment
8 Agency, as lead agency over implementation of the Plan through 2028; and,

9 WHEREAS, The Redevelopment Plan was initially prepared by the Redevelopment
10 Agency of the City and County of San Francisco (the "Agency") pursuant to the Community
11 Redevelopment Law of the State of California, until the State of California dissolved the
12 Redevelopment Agency and replaced it with the Office of Community Investment and
13 Infrastructure (“OCII”) as the successor agency with limited authority and resources to
14 complete the existing master development agreement; as a result, the City more broadly
15 needs to participate in carrying out any assessments and planning for the next steps in the
16 evolution of the Mission Bay community; now, therefore, be it

17 RESOLVED, Urging that the Planning Department and the Office of Community
18 Investment and Infrastructure, in coordination with the Office of Racial Equity and other city
19 agencies, community organizations, and the District 6 Supervisor’s Office, shall together
20 undertake a full assessment of the Mission Bay Project and its fulfillment as a Complete San
21 Francisco Neighborhood for the sake of its 41,100 residents and workers, including but not
22 limited to:

23 A. Collection of the demographic data of Mission Bay’s resident and working populations,
24 supplemented with information provided by OCII, UCSF, and property
25 owners/managers of Mission Bay residential and commercial developments; and

- 1 B. An extensive anonymous public opinion survey of Mission Bay’s residents to learn their
2 experiences, perspectives, and concerns about living in Mission Bay; and
- 3 C. Building upon the information base, a comprehensive Race/Equity analysis of Mission
4 Bay as a new City neighborhood and community; and
- 5 D. An assessment of the need for community facilities and other neighborhood elements
6 that are not yet included in the Project Plan, factoring in the opportunities presented by
7 the Mission Bay SFUSD elementary school now in planning, with input and
8 coordination with agencies that deliver such services and facilities; and
- 9 E. As a culmination of all these evaluations, a new “Community Realm Plan” for the
10 Mission Bay Project Area addressing all these matters, including identifying potential
11 funding and management mechanisms needed to fully implement the Plan and assure
12 long term community stewardship for the Mission Bay community; and
- 13 F. Open public and community participation at all steps of this process, with the
14 participation of Mission Bay residents and stakeholders, including the full engagement
15 of OCII’s Mission Bay Citizens Advisory Committee; and
- 16 G. Maximizing affordable housing opportunities on the remaining undeveloped Mission
17 Bay parcels restricted to affordable housing development; and
- 18 H. An assessment of the need of low- and moderate-income households in Mission Bay
19 for City and other resources to stabilize and enhance the affordable housing in which
20 they reside; and, be it

21 FURTHER RESOLVED, That the goal is to complete drafting of the Community Realm
22 Plan by 2022 and submit to the Board of Supervisors for public hearing and consideration of
23 its forthright implementation.

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