

San Francisco Board of Supervisors Committee of the Whole

1450 Owens Mixed-Use Life Sciences Facility

1. **Mission Bay South Redevelopment Plan
Amendment**

January 26, 2021



Mission Bay 1998



Mission Bay 2007



Mission Bay Now



Mission Bay Summary

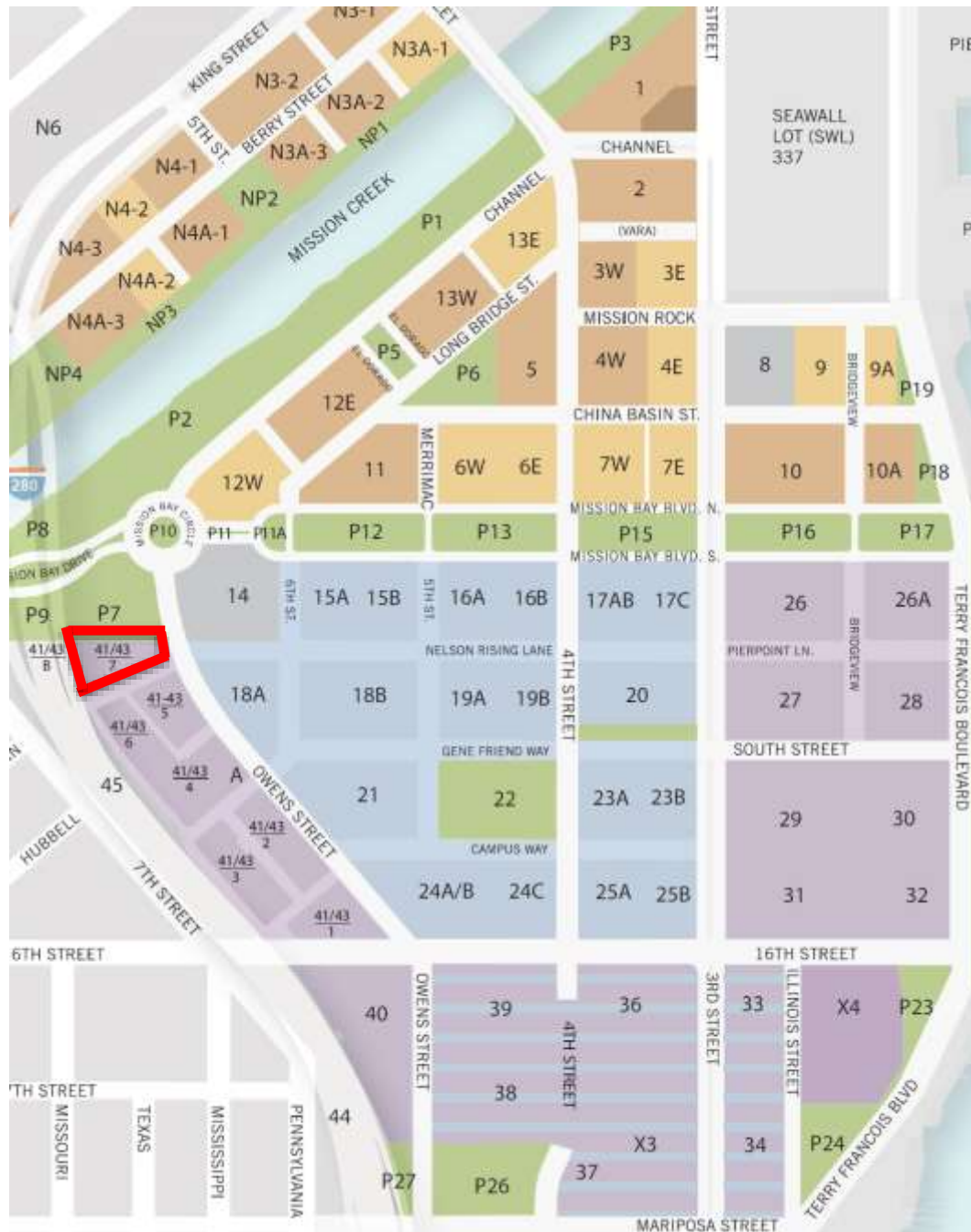
- Two Redevelopment Areas, Established 1998
 - 303 Acres Total
- 6,514 Housing Units
 - 91% of All Units Completed
 - 29% of All Units will be Affordable
- New Streets/Utilities/Infrastructure
 - ~99% Completed
- 41 acres Parks & Open Space
 - ~57% Completed
- 4.9 million sf Commercial
- Public School, Library, Public Safety and Police and Fire stations
- University of California San Francisco research campus and hospital



Proposed Project Location on Block 43 Parcel 7

LEGEND:

- Public Facility
- Parks
- Residential / Market Rate
- Residential / Affordable
- Hotel
- Commercial
- 2020 Proposed Changes



Summary of Redevelopment Plan Amendment

- Increase total amount of Commercial Industrial uses by 170,0000 leasable square feet
 - Allocates leasable square feet to Block 43 Parcel 7
- Increase Floor Area Ratio (the ratio of gross building area to developable site area) from 2.9:1 to 2.95:1 if Block 43 Parcel 7 is constructed

Proposed Project

- **7-story, 109-foot-high mixed-use life sciences building**
- **169,810 leasable square feet**
 - 119,812 square feet of research and laboratory space for life sciences
 - 49,998 square feet of office space
 - Ground-floor meeting center and 2,580 square feet neighborhood-serving retail space
- **Commitment to public benefits, including:**
 - Development impact fees and annual contributions
 - Small Business Enterprise and Workforce Program

Proposed Project

(view looking south)



Proposed Project

(view looking west)



Proposed Project (Entry Plaza)





Public / Fiscal Benefits

Fee Category	Proposed Fee	Paid to <i>(paid when 1st construction permit issued)</i>
ONE TIME FEES		
Transportation Sustainability	\$4,345,999	City – SFMTA
Jobs – Housing Linkage	\$6,522,028	OCII
Mission Bay Artwork	\$911,000	OCII (if not on-site)
Childcare	\$351,905	City (voluntary office rate for project)
SF Unified School District	\$111,621	SFUSD
<u>Subtotal One Time Fees</u>	\$12,242,553	
OTHER		
Park Maintenance (annual)	\$50,000	OCII
Mission Bay School Operational Endowment	\$2,000,000	SFUSD MOU
Estimated Jobs Generated	Construction: 800 - 900 Jobs Permanent: 569 Jobs	

Environmental Review

- **Mission Bay Project EIR:** On September 17, 1998, the Former Redevelopment Commission certified the Mission Bay Final Subsequent Environmental Impact Report (FSEIR), in compliance with CEQA. Nine addenda prepared and adopted since.
- **Addendum 10:** Issued November 10, 2020
 - Evaluates the environmental effects of the proposed Plan Amendment and amendments to the supporting documents, including the Major Phase and the BC/SD for the Project.
 - Concludes that the proposed actions are within the scope analyzed in the FSEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects, altering the conclusions reached in the FSEIR

Community Outreach

- **Mission Bay Community Advisory Committee (CAC)**
 - CAC voted in favor
 - Recommended July 9, 2020
- **Potrero Boosters Neighborhood Association**
 - Recommended June 30, 2020
- **Other Outreach**
 - Neighboring residential community
 - San Francisco Planning Department

Schedule and Next Steps

2020

OCII Commission (approved) 11/17/20

Planning Commission (approved) 11/19/20

2021

Oversight Board & Submittal to DOF 1/25/21

BOS 1st Hearing /COW 1/26/21

BOS 2nd Hearing 2/2/21

DOF Determination Within 45 Days of Submittal

Redev. Plan Amendment Effective 90 days after Mayoral Signature

Permitting 2021

Construction 2022-2024

Questions

