

## Golden Gate Chapter Spring Tour

The Golden Gate Chapter holds an annual tour of a project with special significance to the Northern California land economics community. This year's tour was held on Mission Bay on May 15.

At 303 square miles, Mission Bay is the largest single development in San Francisco's recent history. Mission Bay transforms an obsolete former rail yard into a new neighborhood, a graduate science university campus and the heart of the City's biotechnology industry. Mission Bay is planned for more than 3500 mixed income residential units, 1.5 million SF of commercial office and R&D space, and 1.2 M SF of space for the University of California San Francisco Sciences campus. After approval in 1999, the Mission Bay development is now more than half way complete, with the catalyst UCSF Campus nearly finished.

Mission Bay Aerial Photo



San Francisco Redevelopment Agency

By show of hands, a majority of LAI members and guests on the tour had been involved in the redevelopment of Mission Bay. The current plan has been a decade in the making, based on a plan adopted by the Board of Supervisors in 1999. Starting in the 1990's at least two other full scale master plans were developed for this key part of the City, with a planning process that adopted several different approaches to providing infrastructure and open space to the obsolete rail yard. Mission Bay today combines a first class science university campus, a biotech industrial campus, market rate and affordable housing, significant open space, a light rail line, and active commercial uses along the streets that connect the district to the rest of the City.

LAI members participated in a walking and bus tour of Mission Bay, including several residential developments, the open space along the channel, bio-science laboratory space developed by Alexandria Equities, and the Helen Diller Family cancer research center at UCSF. LAI Golden Gate Chapter board member Amy Neches of the San Francisco briefed Spring Tour participants on the innovative and flexible financing plan for infrastructure improvements, affordable housing, and open space. Terezia Nemeth of Alexandria provided a tour of biotech lab space and talked about the successful attraction of biotech tenants to the site, given its proximity to the UCSF science campus (click [here](#) for more information on the biotech industry).