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ALEXANDRIA The Alexandria Center for Science and Technology at Mission Bay

MISSION BAY DEVELOPMENT



Mission Bay has grown a lot in two decades, but more change is coming to the waterfront neighborhood. From new housing and a hotel to UCSF's continued buildout, here's a look at what's already there and what's in the works.

KEY

- Residential: Market rate**
 - Completed or under construction
 - Planned
- Residential: Affordable**
 - Completed or under construction
 - Planned
- UCSF**
 - Completed or under construction
 - Planned
- Commercial/scientific/mixed use**
 - Completed or under construction
 - Planned

RESIDENTIAL & HOSPITALITY

(Building, Parcel, Address, Developer, Details, Completion Date)

- 1 The Beacon**, 200 King St., Third & King Investors LLC, 595 condos, 2004
- 2 The Glassworks**, 201 King St., Catellus, 39 condos, 2003
- 3 Rich Sorro Commons**, 215 King St., Mission Housing, 100 affordable rental units, 2002
- 4 Avalon at Mission Bay**, 255 King St., AvalonBay, 250 rental units, 2003
- 5 Avalon at Mission Bay II**, 301 King St., AvalonBay, 313 rental units, 2006
- 6 Avalon at Mission Bay III**, 353 King St., AvalonBay, 260 rental units, 2009
- 7 Arterra**, 300 Berry St., Intracorp, 269 condos, 2008
- 8 Mission Walk**, 330 & 335 Berry St., Bridge Housing, 131 affordable for-sale units, 2009
- 9 EVIVA Mission Bay**, 360 Berry St., Integral, 80 affordable for-sale units, 49 market rate, 2017, under construction
- 10 Crescent Cove**, 420 Berry St., Related Cos., 236 affordable units, 2007
- 11 Edgewater**, 355 Berry St., Urban Housing Group, 193 rental units, 2007
- 12 Park Terrace**, 325 Berry St., Opus West, 110 condos, 2007
- 13 Channel Park**, 255 Berry St., Signature Properties, 100 condos, 2004
- 14 Signature II**, 235 Berry St., Signature Properties, 99 condos, 2007
- 15 Mission Creek**, 225 Berry St., Mercy Housing, 139 affordable senior rental units, 2006
- 16 One Mission Bay**, Block 1, 100 Channel St., CIM Group, 350-unit housing project, 2017, under construction
- 17 1180 4th St.**, Mercy Housing, 150 affordable rental units, 2014
- 18 Azure Apartments**, 690 Long Bridge St., Equity Residential, 273 rental units, 2015
- 19 Arden**, Block 12 East, Bosa Development, 267 condos, 2015
- 20 Signature II**, 235 Berry St., Signature Properties, 99 condos, 2007
- 21 MB360**, Block 11, 701 China Basin, BRE Properties, 188 rental units, 2015
- 22 MB360**, Block 5, 1200 4th St., BRE Properties, 172 rental units, Q1 2016
- 23 1300 4th St.**, (Block 6E), 1300 4th St., TNDC with 1826 Valencia, 135 affordable units, 2018
- 24 Channel Mission Bay**, 185 Channel St., UDR, 315 rental units, 2014
- 25 Venue**, 1155 4th St., SummerHill Homes, 147 rental units, 2014
- 26 Block 3 East**, 1150 3rd St., C CDC/Swords to Plowshares, 100 affordable units, 2019
- 27 Strata**, Block 4 West, 1201 4th St., Urban Housing Group, 192 rental units, 2009
- 28 Block 7 West**, Related Cos. and C CDC, 200 affordable rental units, 2016/2017

- 29 Block 7 East**, Family House, 80 extended stay suites for families of UCSF hospital patients, 2016, under construction
- 30 The Madrone**, Block 10, 435 China Basin St., Bosa Development, 329 condos, 2012
- 31 Radiance**, Block 10A, 330 Mission Bay Blvd., Bosa Development, 99 condos, 2008
- 32 Block 15**, TBD, Planned, TBD
- 33 Block 16**, TBD, Planned, TBD
- 34 Smith Cardiovascular Research Building**, 162,000 sq. ft. research/educational space, 2009
- 35 Helen Diller Family Cancer Research Building**, 162,000 sq. ft. research/educational space, 2009
- 36 Block 18a**, TBD, Planned, TBD
- 37 Block 18**, TBD, Planned, TBD
- 38 Sandler Neurosciences Center**, 237,000 sq. ft. research/educational space, 2012
- 39 Arthur and Toni Rembe Rock Hall**, 170,000 sq. ft. research/educational space, 2003
- 40 Campus Housing**, UCSF, 430 units of student housing, 2005
- 41 William J. Rutter Center**, 155,000 sq. ft. recreational/educational space, 2005
- 42 Block 23A**, Planned 270,000 sq. ft. research/educational space, TBD
- 43 Genentech Hall**, 385,000 sq. ft. research/educational space, 2002
- 44 Byers Hall (QB3)**, 154,000 sq. ft. research/educational space, 2004
- 45 Mission Hall**, 263,000 sq. ft., office, 2014
- 46 Block 25B**, UCSF, Planned, TBD
- 47 UCSF's planned** 170,000 sq. ft. Precision Cancer Medicine is the final part of Phase 1 of the Medical Center at Mission Bay, which is otherwise complete
- 48 UCSF Medical Center at Mission Bay, Phase I**, 869,000 sq. ft., 289-bed hospital complex, 600-space parking structure, 2015
- 49 Block 33**, UCSF planned 340,000 sq. ft. academic/administrative/clinical space, TBD
- 50 China Basin at 185 Berry St.**, McCarthy Cook, 916,000 sq. ft. office, 2008
- 51 Mission Rock**, Sea Wall Lot 337, San Francisco Giants, 1,500 units (40% affordable), 1.3 million square feet of commercial space, plus public and open space, TBD
- 52 455 Mission Bay Blvd. South**, Alexandria Real Estate Equities, 210,000 sq. ft. research/office, 2010
- 53 Block 26a**, 500 Terry Francois Blvd., Sobrato Organization, 298,000 sq. ft. office, 2008
- 54 Block 28**, 550 Terry Francois Blvd., Catellus, 285,000 sq. ft. office, 2002
- 55 Uber Technologies headquarters**, 1455 and 1515 Third St., Alexandria Real Estate Equities and Uber, 422,000 sq. ft. office space, 2018
- 56 Golden State Warriors office/R&D project**, Blocks 29-32, 500,000 sq. ft. office, 2019
- 57 Golden State Warriors arena**, Blocks 29-32, 2019
- 58 409, 499 Illinois St.**, Shorenstein, 450,000 sq. ft. office, Completed, commercial/scientific, 2008
- 59 The Exchange at 16th**, 1800 Owens St., Kilroy Realty Corp., 700,000+ sq. ft. office, 2018, under construction
- 60 1700 Owens St.**, Alexandria Real Estate Equities, 153,000 sq. ft. research/office, 2006
- 61 1650 Owens St.**, Gladstone Institutes, 180,000 sq. ft. research, 2004
- 62 Kaiser Permanente MOB**, 1600 Owens St., Kaiser Permanente/Alexandria Real Estate Equities, 216,000 sq. ft. medical/office, Opening spring 2016
- 63 1500 Owens St.**, Alexandria Real Estate Equities, 160,000 sq. ft. research, office, Medical and educational, 2009
- 64 1450 Owens St.**, Alexandria Real Estate Equities, 59,000 sq. ft. office, TBD

SOURCES: SAN FRANCISCO OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, UCSF, SAN FRANCISCO BUSINESS TIMES RESEARCH.

ON THE HORIZON

In recent years, Mission Bay has boomed as San Francisco's biotech and medical hub – with the University of California, San Francisco, Kaiser Permanente and several life sciences campuses sprawling over the once-barren industrial zone. But looking into the future, it's clear the area is finding its identity as an economically diverse neighborhood with new housing, tourist amenities and high-profile tech campuses. Even as the area nears build-out, more change is on the horizon. The Golden State Warriors plan to build a new sports arena and office complex on the Mission Bay waterfront, although the estimated opening has been delayed until 2019 amid opposition. With a large new Marriott hotel as well as the San Francisco Giants' Mission Rock development and Uber Technologies' new headquarters in the works, Mission Bay continues to be one of San Francisco's fastest-changing neighborhoods.



HORNBERGER + WORSTELL ARCHITECTS

MARRIOTT HOTEL

Location: Third and Channel streets
Operator: Marriott
Developer: SOMA Hotels LLC, a subsidiary of Stanford Hotels
Size: 250 rooms
Architect: Hornberger + Worstell
Contractor: McCarthy Building Cos.
Status: Approved
Estimated completion: Summer 2018
Description: The Block 1 parcel is the only hotel-zoned development site in Mission Bay. The 15-story hotel, to be run by Marriott, will have 250 guest rooms and a 10,000-square-foot meeting room. It will also have a 700-square-foot, glass-enclosed public "community living room" at the corner of Third and Channel streets. That will be abutted by a bar and restaurant facing Third Street. There will also be a public rooftop overlooking AT&T Park and the Bay, with both a bar and light food venue. "It's going to be a really nice venue for the public as well as guests," said Mark Hornberger of Hornberger + Worstell, the hotel's architect. The hotel is slated to break ground sometime in the second quarter of 2016. Calls to the developer were not returned.

UCSF

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UBER TECHNOLOGIES HEADQUARTERS

Location: 1455 and 1515 Third St.
Size: Two buildings — one 11 stories, the other six stories — totalling 423,000 square feet
Developer: Alexandria Real Estate Equities
Cost: \$125 million to buy land from Salesforce. Construction costs not revealed
Architect: SHoP Architects and interior design by Studio O+A
Contractor: BNBuilders
Status: Approved
Estimated completion date: Projected for 2018
Description: In May 2015, Uber unveiled its plans for its new headquarters: a 423,000-square-foot crystal palace of sorts, composed of two transparent glass buildings connected by slanted bridges and made up of a network of collaborative spaces. The "inside-out" design signifies Uber's attempts at creating a more transparent company culture, it said. "It reflects us internally from the point of view we'd talk to anybody about what's going on," Adony Beniares, Uber's head of global workforce, told the Business Times in May. It's unclear whether Uber will ditch its three Market Street locations once its Mission Bay headquarters are complete. Some of its existing leases run through 2023.



MISSION ROCK

Location: Seawall Lot 337 and Pier 48
Developer: San Francisco Giants
Estimated start date: 2017
Description: In November, voters overwhelmingly approved a ballot measure to raise height limits in the Mission Rock area. This allowed the San Francisco Giants' mega mixed-use development to move forward. In addition to 1,500 units (40 percent of which will be affordable), the development will offer 1.3 million square feet of commercial space, as well as an eight-acre public park and open space. The project also renovates Pier 48 to become a new extension of Anchor Brewing. But Mission Rock still needs several approvals, including an environmental review as well as green lights from the California State Lands Commission and other agencies. "We think this will bring new vitality to the neighborhood and finish off Mission Bay to feel like a more-authentic San Francisco neighborhood," Jack Bair, the Giants' senior vice president and general counsel, told the Business Times in November.

—Julian Mark