

San Francisco Board of Supervisors

Mission Bay South Redevelopment Plan Amendment

Golden State Warriors Hotel/Residential Project

July 21, 2020





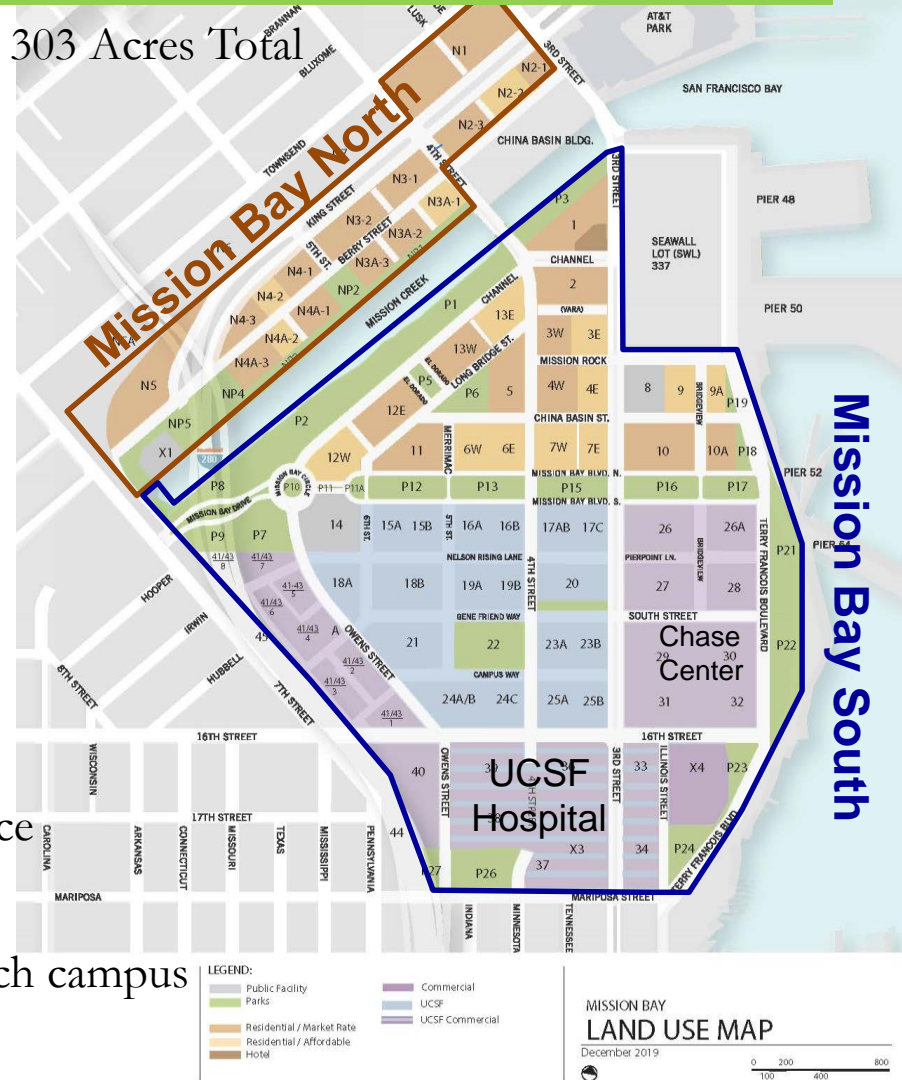


Mission Bay 2020



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



Mission Bay South

Proposed Project Location on Blocks 29-32

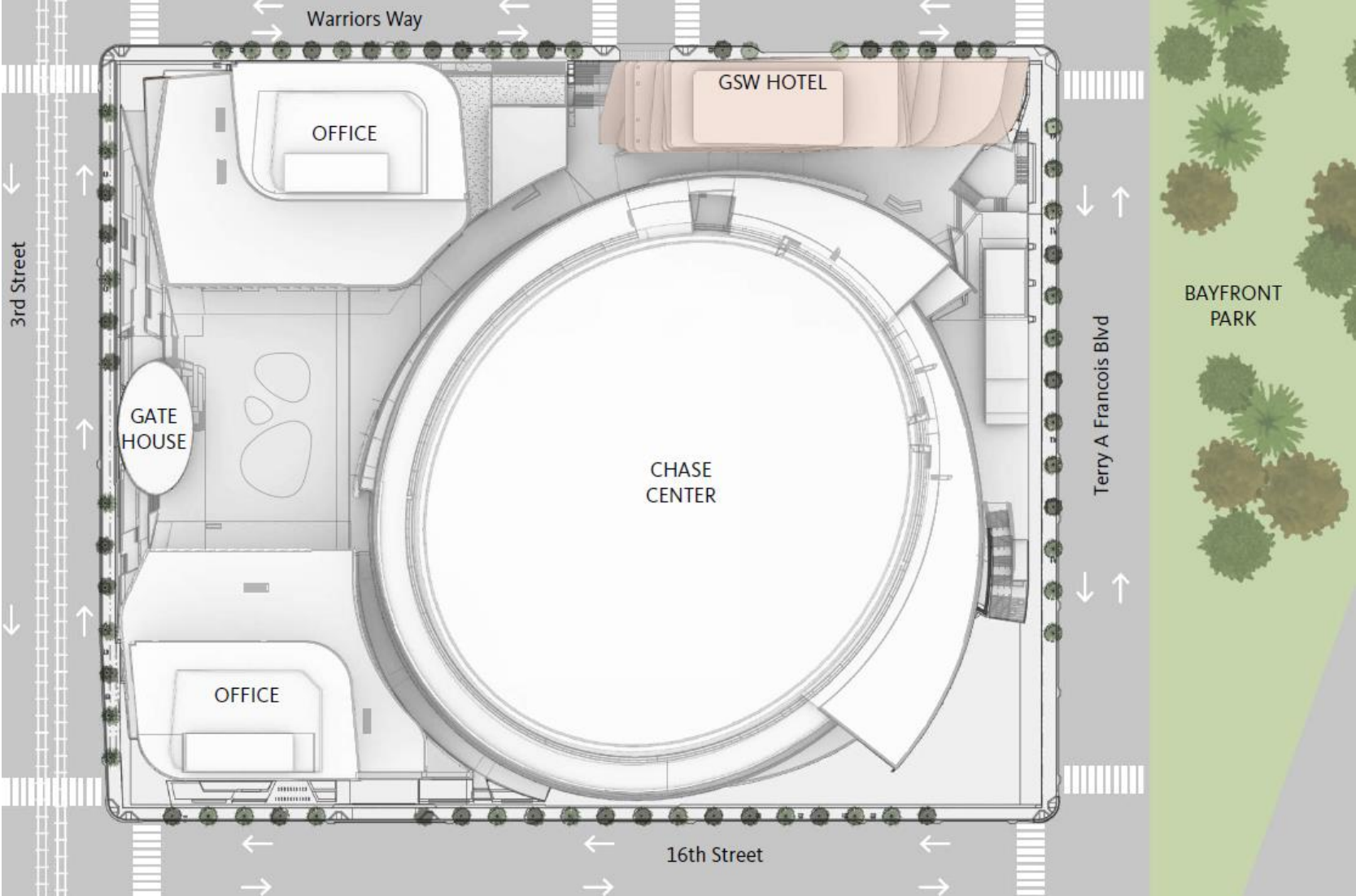
LEGEND:

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

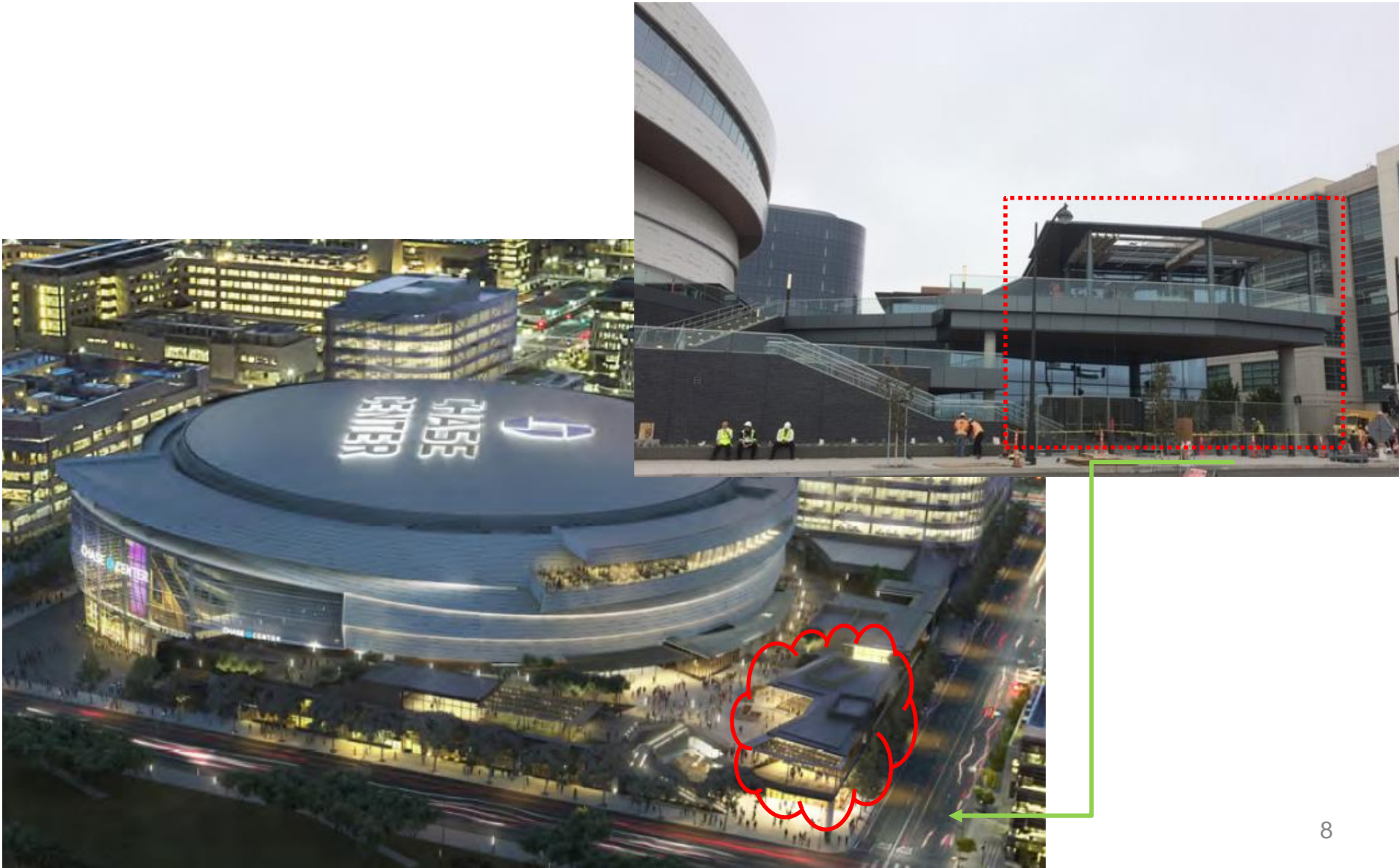


← Blocks 29-30 GSW
Hotel / Residential
Project

Chase Center Site Plan



Existing Conditions – Lot 5 Hotel Parcel



Summary of Redevelopment Plan Amendment

- Zoning Change
 - Allows for hotel/residential land uses at Site
 - Increases the number of hotels and hotel rooms in the Plan Area (+ 129 to 230)
 - Allocates up to 21 dwelling units to Site
- Increases the amount of leasable square footage of retail permitted
- Project: 129 room hotel and 21 dwelling units

Blocks 29-32 after Plan Amendment

Land Use Type	Current Uses	Proposed Uses
Arena	~18,000 seats	~18,000 seats
Hotel	-	129-230 rooms
Residential	-	0-21 units
Retail*	~50,000 SF	~115,000 SF
Commercial	984,465	984,465
Open Space	3.8 acres	3.6 acres

*Increase of 65,000 sf includes 54,000 of already approved, constructed and partially leased space and 6,000 sf of outdoor patios associated with that space. Remaining 5,000 sf allows for any errors in as-built measurements.

Public / Fiscal Benefits

Fee Category	Proposed Fee	Paid to (paid when 1 st construction permit issued)
ONE TIME FEES		
Transportation Sustainability	\$3,753,500	City – SFMTA
Inclusionary Housing Program (30%)	\$4,116,800	OCII
Jobs – Housing Linkage	\$2,782,900	OCII
Mission Bay Artwork	\$1,300,300	OCII (if not on-site)
Childcare	\$413,800	City
Subtotal One Time Fees	\$12,367,300	
ANNUAL (ongoing) and OTHER FEES		
Park Maintenance	\$175,000	OCII (Accrual begins upon opening of Bayfront Park)
San Francisco Unified School District	\$285,800	SFUSD





GSW Community Outreach

- Mission Bay Community Advisory Committee (CAC)
 - Workshop on December 12th 2019
 - CAC voted in favor on January 9th 2020
- South Beach | Rincon Hill | Mission Bay Neighborhood Association
- Dogpatch Neighborhood Association
- UCSF
- Neighboring business community
- Neighboring residential community, including the Madrone and Radiance
- Potrero Boosters
- Potrero Dogpatch Merchants Association
- Dogpatch Business Association

Small Business Enterprise (SBE) and Contracting Program

- 50% SBE good faith goal for construction professional services, subcontracting and suppliers, including tenant improvements
- Pre-submittal and public solicitation meetings
- Ongoing procurement process in partnership with OCII

Workforce Program

- In adherence with OCII
 - First-source and local hiring
 - Union workforce, both on construction and end-use jobs
- Additional Goals
 - Commitment to sponsorships and placements in collaboration with subcontractors
 - Workforce training program in partnership with OEWD and non-profit organizations

Approvals and Next Steps

- May 2020
 - OCII Commission
- June 2020
 - Planning Commission
- July 2020
 - Board of Supervisors
- August - September 2020
 - Oversight Board and CA Department of Finance

An aerial photograph of San Francisco, California, showing the city skyline, the Golden Gate Bridge, and the waterfront. The word "Questions" is overlaid in a large, bold, black serif font in the center of the image. In the foreground, the Oracle Arena is visible, with "ORACLE CENTER" written on its roof. The city is densely packed with buildings, and the water is a light blue color. The overall scene is captured from a high angle, providing a comprehensive view of the city and its surroundings.

Questions