



office of

COMMUNITY INVESTMENT
and INFRASTRUCTURE

126-0152020-136

May 14, 2020

TO: Mayor's Office

FROM: Nadia Sesay, Executive Director

SUBJECT: Third Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project ("Redevelopment Plan Amendment")

The Golden State Warriors are seeking a Redevelopment Plan Amendment in order to build a 13-story, 160-foot-high mixed-used Hotel/Residential project on the Northeast corner (Blocks 29-30) of the overall Chase Center site (Blocks 29-32). The proposed project will consist of 129 hotel rooms with retail uses and 21 for-sale residential units. The ground floor level will be accessed from Warriors Way and will feature two lobbies and a large restaurant space accessed from Terry Francois Boulevard. A mezzanine level and level two will feature an approximately 3,500 square foot double height ballroom with an adjacent outdoor space, meeting rooms, and a café and associated outdoor terrace space. Levels four through seven will be comprised of hotel rooms. The eighth level will serve as both hotel use and as the hotel amenity level. It will feature a restaurant and an associated outdoor seating area overlooking Bayfront Park and the San Francisco Bay as well as an approximately 1,800 square foot spa and fitness center. Levels nine through thirteen are designed as residential units with large balconies that overlook Bayfront Park and the Bay and create a tiering effect to the building's exterior.

London N. Breed
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR


Miguel Bustos
CHAIR

Mara Rosales
Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

To provide flexibility to accommodate any changes in market demand, the Redevelopment Plan Amendment would allow for a range between 129 and 230 hotel rooms and between zero and 21 residential units. The Plan Amendment will also increase the amount of retail leasable square footage by 65,000 square feet. 54,000 square feet of this increase is to re-categorize retail space that already exists on Blocks 29-32. The remaining 11,000 square feet will allow existing retail patios to be partially enclosed.

The Ordinance approves following amendments to the Redevelopment Plan:

- Allow a for a hotel on Blocks 29-30
- Allow for up to 230 hotel room on Blocks 29-30

 One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

 415 749 2400

 www.sfocii.org

- Allow for residential units on Blocks 29-30
- Designate 21 residential units to specifically Blocks 29-30
- Add 65,000 leasable square feet specifically to Blocks 29-32

While not part of the Ordinance, amendments to other Plan Documents for Mission Bay South would allow for the increase in height limit from 90 to 160 feet on Block 30, which faces the Bayfront Park.

The following is the legislative schedule:

- May 19 – Commission on Community Investment and Infrastructure Hearing
- May 19 – Introduce Legislation and Receive Report to Board from OCII
- May 28 – Planning Commission
- June 2 – BOS votes to sit as a Committee of the Whole
- June 22 – Land Use Committee hearing
- June 23 – BOS hearing – First Reading
- June 30 – BOS hearing – Second Reading
- By July 10 – Mayor signs ordinance

Proposed GSW Hotel/Residential Project Location



Aerial Rendering (looking northwest)

