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BOARD OF SUPERVISORS  
SAN FRANCISCO

GENERAL - DIRECTOR'S OFFICE  
City Hall, Room 348  
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(415) 554-6920 ■ www.sfdpw.org

2015 NOV -5 PM 4:13

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Edwin M. Lee, Mayor  
Mohammed Nuru, Director

**DPW Order No: 184228**

Re: Recommendation to delegate to the Director of Public Works the authority to accept required public improvements related to the development of the Golden State Warriors Events Center and Mixed-Use Development pursuant to the Mission Bay South Redevelopment Plan; authorizing the Director of the Real Estate Division to accept any future easements, licenses, or grant deeds related to the development project, including public sidewalk easements and grant deeds for property underlying public improvements.

WHEREAS, On November 2, 1998, the Board of Supervisors adopted the Mission Bay South Redevelopment Plan by its Ordinance No. 335-98; and

WHEREAS, On November 16, 1998, the Redevelopment Agency of the City and County of San Francisco ("Redevelopment Agency") and Catellus Development Corporation ("Catellus") entered into the Mission Bay South Owner Participation Agreement; and

WHEREAS, On November 16, 1998, the City and County of San Francisco ("City") and the Redevelopment Agency entered into the South Interagency Cooperation Agreement; and

WHEREAS, On July 19, 1999 the transfer map entitled "Map of Mission Bay" was filed for record in Book Z of Maps, At Pages 97 through 119, Official Records of the City and County of San Francisco, and created parcels for conveyance and financing purposes only; and

WHEREAS, GSW Arena LLC ("GSW" or "Project Sponsor"), an affiliate of the Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association team, proposes to construct the Golden State Warriors Events Center and a variety of mixed uses, including office, retail, open space, and structured parking on an approximately 11-acre site on Blocks 29-32 (Assessor's Block 8722, Lots 1 and 8) in the Mission Bay South Redevelopment Plan Area ("the Project"). The Project site is bounded by South Street on the north, 3rd Street on the west, 16th Street on the south, and by the future planned realigned Terry A. Francois Boulevard on the east; and

WHEREAS, on March 9, 2015, GSW submitted to the San Francisco Public Works a subdivision application for the development of the Project; and

WHEREAS, the Project Sponsor and/or the Mission Bay Development Group is required to construct specified public improvements pursuant to the Mission Bay South Redevelopment Plan



and Plan documents. Various offers of dedication, easements, licenses, and grant deeds are associated with the construction of these public improvements. The Project Sponsor also is proposing to offer a public sidewalk easement to enlarge the available public sidewalk area along 3rd Street and portions of 16th Street and South Street to improve pedestrian access along these street frontages; and

WHEREAS, A public improvement agreement for required but as yet unfinished public improvements will accompany the final map for this development and be subject to Board of Supervisors approval. These improvements include portions of South Street, 3rd Street, 16th Street, and Terry A. Francois Boulevard and additional public sidewalk area along South Street, 3rd Street, and 16th Street. The public improvements are not complete at this time; however, the Project Sponsor has submitted to PW draft irrevocable offers of these improvements and real property underlying portions of these areas along with a public sidewalk easement for the additional public sidewalk area; and

WHEREAS, As a master plan community with a specific regulations governing public infrastructure construction and design in accordance with the Mission Bay North and South Redevelopment Plans and Plan documents, including Infrastructure Plans and the Interagency Cooperation Agreements for both Plan areas, there is a history of the Board of Supervisors delegating certain decision making to the Director of Public Works and the Directors of other City Department in relation to required but as yet unfinished public improvements; and

WHEREAS, Such delegation has occurred previously in Mission Bay North Block N4Parks NP4 and NP5, and Mission Bay Drive and Circle, and for other smaller outstanding public infrastructure components in several Board of Supervisors legislation in Mission Bay and other Redevelopment Plan Areas for the acceptance and dedication of public improvements; and

WHEREAS. Similar Board of Supervisors delegation occurs with the Director of Real Estate Division of the Office of the City Administrator (“RED”) in regard to finalizing grant deeds for the fee title various easement agreements, and other real estate transactions in substantially the forms on file with the Clerk of the Board of Supervisors.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director recommends that the Board of Supervisors delegate to the Director, in consultation with other affected City departments, the authority to:

(A) accept the required but as yet unfinished public improvements when such improvements have been constructed in accordance with the Project Plans and Specifications and all City codes, regulations, standards, and Mission Bay South Redevelopment Plan and Plan Documents governing this development and such improvements are ready for their intended use;

(B) acknowledge the Conditional Assignment of Warranties and Guaranties on behalf of the Board of Supervisors in accordance with the Mission South Acquisition Agreement when the Director of PW determines that the improvements have been inspected and are ready for their intended uses;



(C) dedicate to public use the lot known as Assessor Block 8722/Lot 7, designate it for street and roadway purposes, and accept the improvements thereon for City maintenance and liability purposes; and

(D) take all other official acts necessary for or related to acceptance of the public improvements.

The Director further recommends that the Board of Supervisors approve the delegation to the Director of RED the authority, upon the PW Director's determination of completion of these future public improvements, to accept and record, on behalf of the City and County of San Francisco, a grant deed for the fee title to property underlying the public improvements on 3rd Street and Terry A. Francois Boulevard and an easement for additional public sidewalk along South Street, 3rd Street, and 16th Street.

The basis for these recommendations is to allow for expedited processing of required public improvements under the Mission Bay South Redevelopment Plan and facilitate a timely construction of the Project.

11/5/2015

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Sweiss, Fuad  
Approver 1  
Signed by: Sweiss, Fuad

X Mohammed Nuru

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Nuru, Mohammed  
Approver 2  
Signed by: Nuru, Mohammed

