

Office of Community Investment and Infrastructure

SOMA Hotel Project

1. Plan Amendment & Corresponding Actions

July 21, 2020



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Approval Actions Summary

<u>Resolution No.</u>	<u>Action</u>
17-2020	Approving Report to the Board of Supervisors for Redevelopment Plan Amendment for Mission Bay South
18-2020	Approving Redevelopment Plan Amendment for Mission Bay South
19-2020	Conditionally Authorizing an Eighth Amendment to the Mission Bay South Owner Participation Agreement (South OPA)

Current Project

- Current project - 250 room hotel on the corner of Third and Channel Streets
 - 37 suites, 213 hotel rooms
 - 10,000 sf of meeting space
 - 4,000 sf of ground floor retail
 - Publicly accessible community rooftop recreational space
- Project started construction in 2018 and is expected to finish by the first quarter of 2021

Early 2020 and Completed (Q1 2021)

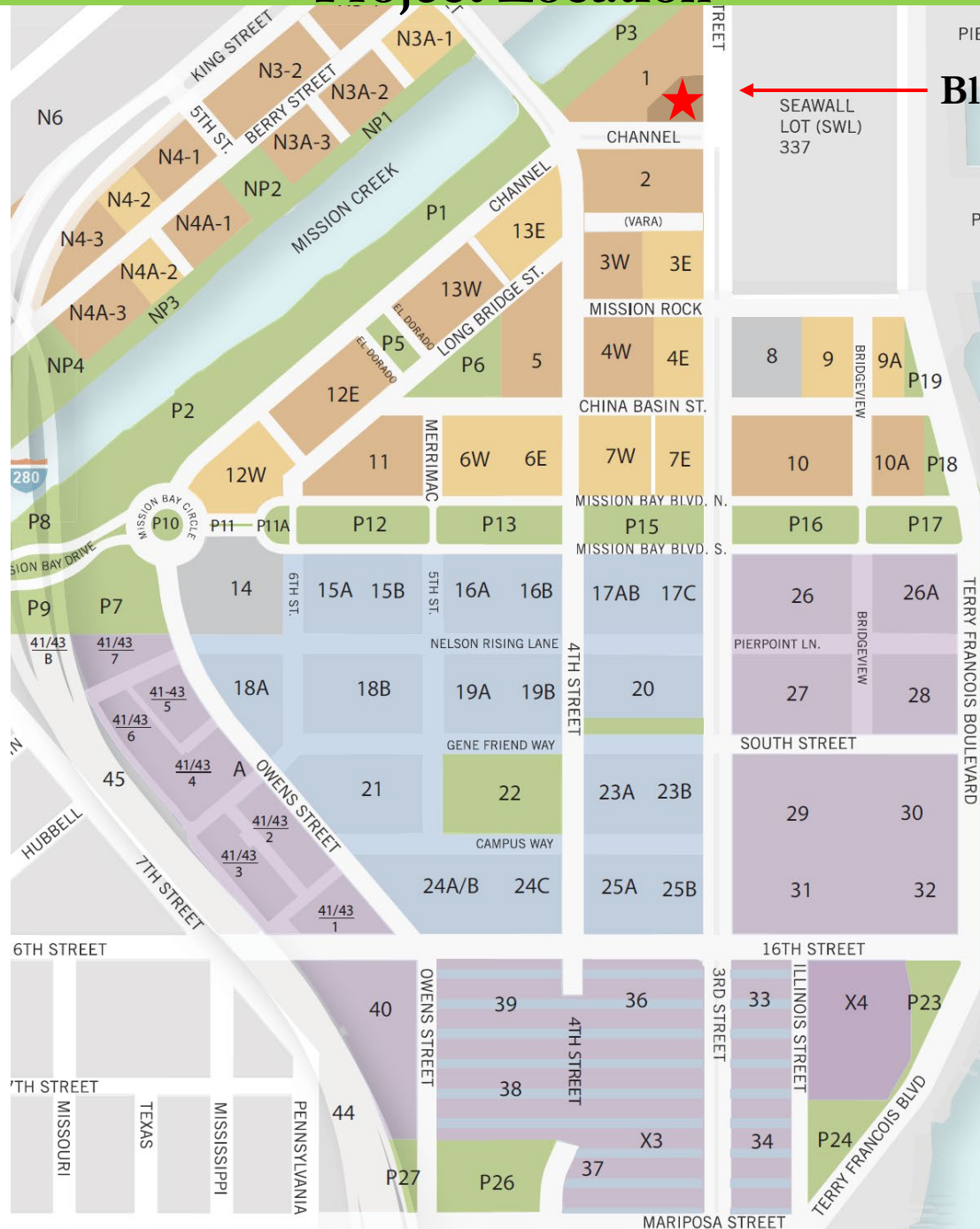


Project Location

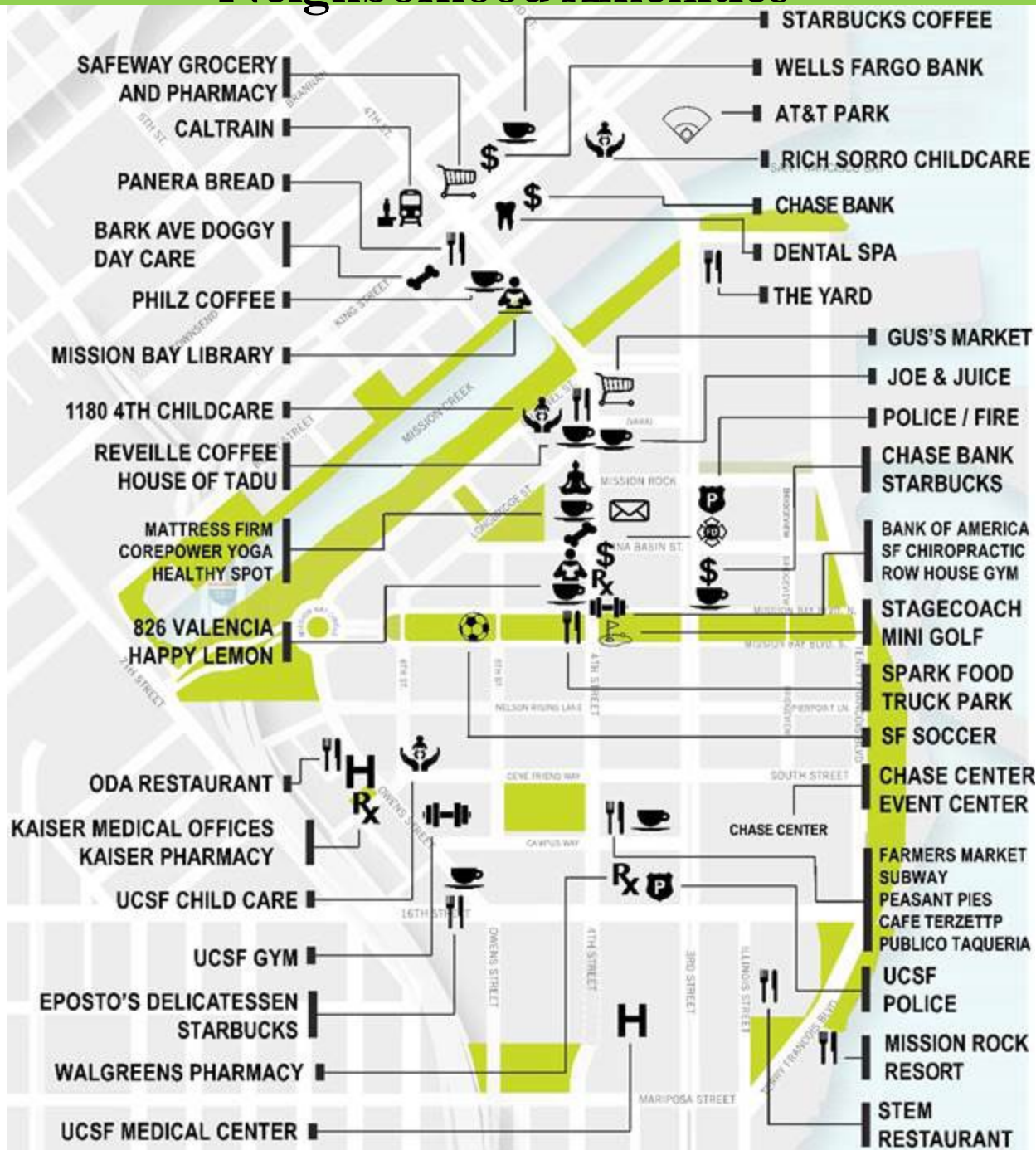
Block 1 Hotel Project

LEGEND:

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



Neighborhood Amenities



Proposed Project

- Proposal to convert 28 one- and two- bedroom suites to 49 individual rooms
 - No exterior changes; minor interior work
- Redevelopment Plan and OPA Amendments - increase in hotel rooms from 250 to 300
- Major Phase / Schematic Design Approval forthcoming
- Approval Actions: OCII Commission, Planning Commission, Board of Supervisors, Oversight Board & CA Department of Finance

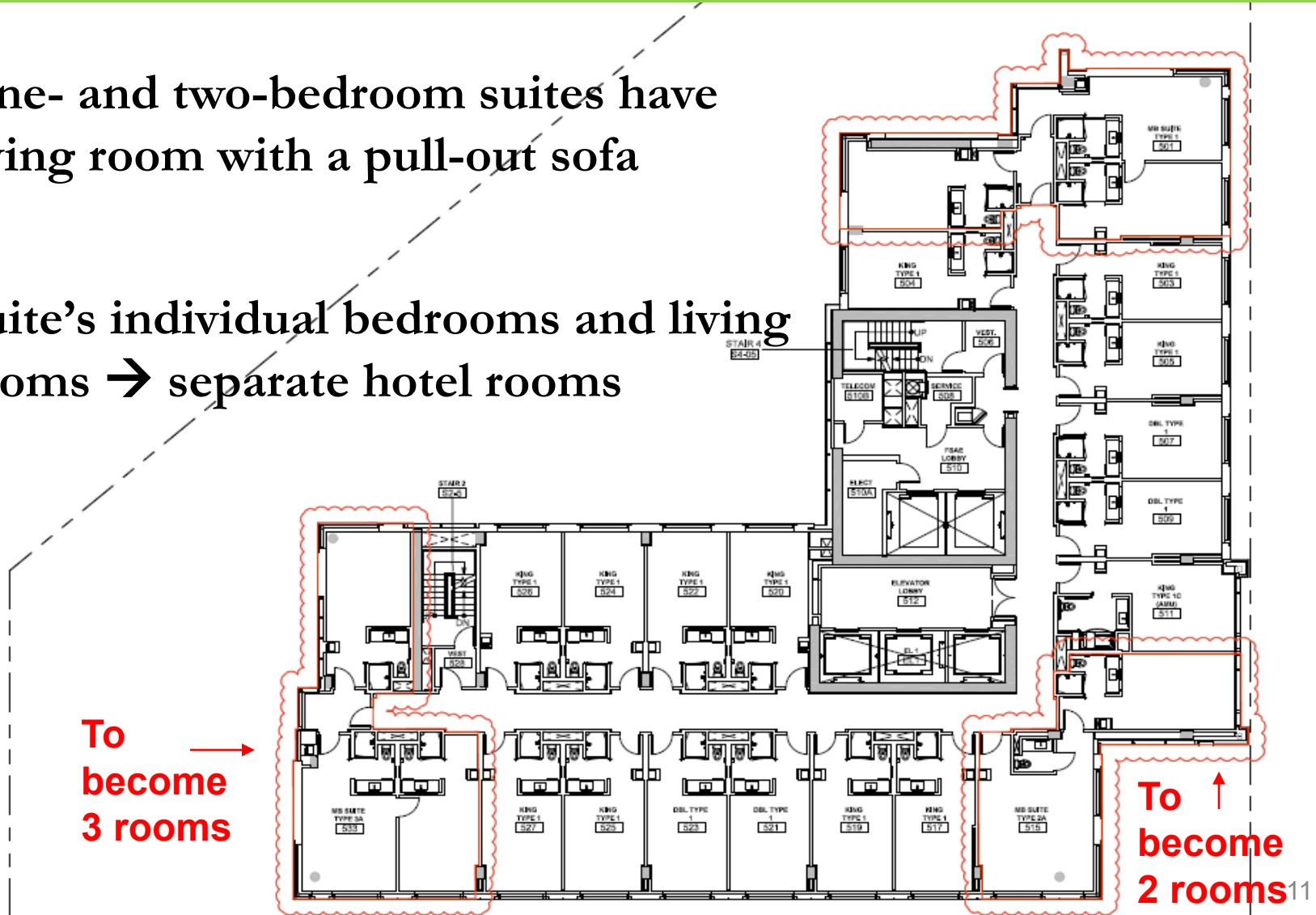
Proposed Changes

Metric	Project as Currently Approved	Project as Proposed	Change
Room Count and Distribution	250 Rooms	299 Rooms	19.6% room increase
	37 Suites (14.8% Suites)	9 Suites (3% suites)	75.7% suites decrease
Building Square Footage	216,500 gross square feet	216,500 gross square feet	0% – all work is being done in the existing building envelope

- Conversions planned for Floors 5-16

Typical Floor Plan Configuration Change

- One- and two-bedroom suites have living room with a pull-out sofa
- Suite's individual bedrooms and living rooms → separate hotel rooms



Plan Document Amendments

- On Block 1,
 - Redevelopment Plan Amendment
 - Increases the number of hotel rooms from 250 to 300 on the Hotel Parcel
 - Deletes “either residential and hotel mix or large hotel” language
 - South OPA Amendment
 - Increases the number of hotel rooms from 250 to 300 on the Hotel Parcel

SOMA Hotel Community Outreach

- Mission Bay Community Advisory Committee (CAC)
 - CAC voted in favor on January 9th 2020
- Regular Community Meetings to provide construction and schedule updates

Small Business Enterprise (SBE) and Contracting Program

- 50% SBE good faith goal for construction professional services, subcontracting and suppliers, including tenant improvements
- SOMA Hotel continues to work closely with OCII contract compliance team to make good faith efforts

Workforce Program

- In adherence with OCII policies,
 - 50% goal for both construction local hiring and First Source entry-level positions
 - Prevailing wages
- Union workforce, both on construction and end-use jobs
- OCII Contract Compliance, OEWD and SOMA Hotel working on hospitality training placements in advance of opening

Next Steps After Commission

July, August, September

BOS Introduces Committee of the Whole Motion

BOS Votes to Sit as Committee of the Whole & Introduces Ordinance

Planning Commission

OCII Hearing for Major Phase & Schematic Design Amendment

Oversight Board Approval & Submittal to DOF

BOS Committee of the Whole Hearing

BOS 2nd Hearing

Future

Mayoral Signature **Within 10 Days of BOS Approval**

DOF Determination **Within 45 Days of Submittal**

Redev. Plan Amendment Effective **90 days after Mayoral Signature**

Conclusion and Team Introductions

Questions

*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 1(408) 418-9388 **Access Code:** 146 292 5173

Press #, then # again

- You will automatically be muted when you get on the line.
- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “***Your line has been unmuted***”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.

SOMA Hotel Project

Commissioners Questions & Comments

