

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

Tuesday, November 17, 2020 – 1 :00 PM

Please standby...



Office of Community Investment and Infrastructure

SOMA Hotel Project

1. Amendment to the Major Phase Application and
Basic Concept / Schematic Design

November 17, 2020



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Approval Actions Summary

<u>Resolution</u> <u>No.</u>	<u>Action</u>
34-2020	Conditionally Approving Amendments to the Mission Bay South Block 1 Major Phase Application and the Basic Concept and Schematic Design for the Block 1 Hotel

Early 2020 and Completed (Q1 2021)



Proposed Project Location on Blocks 29-32

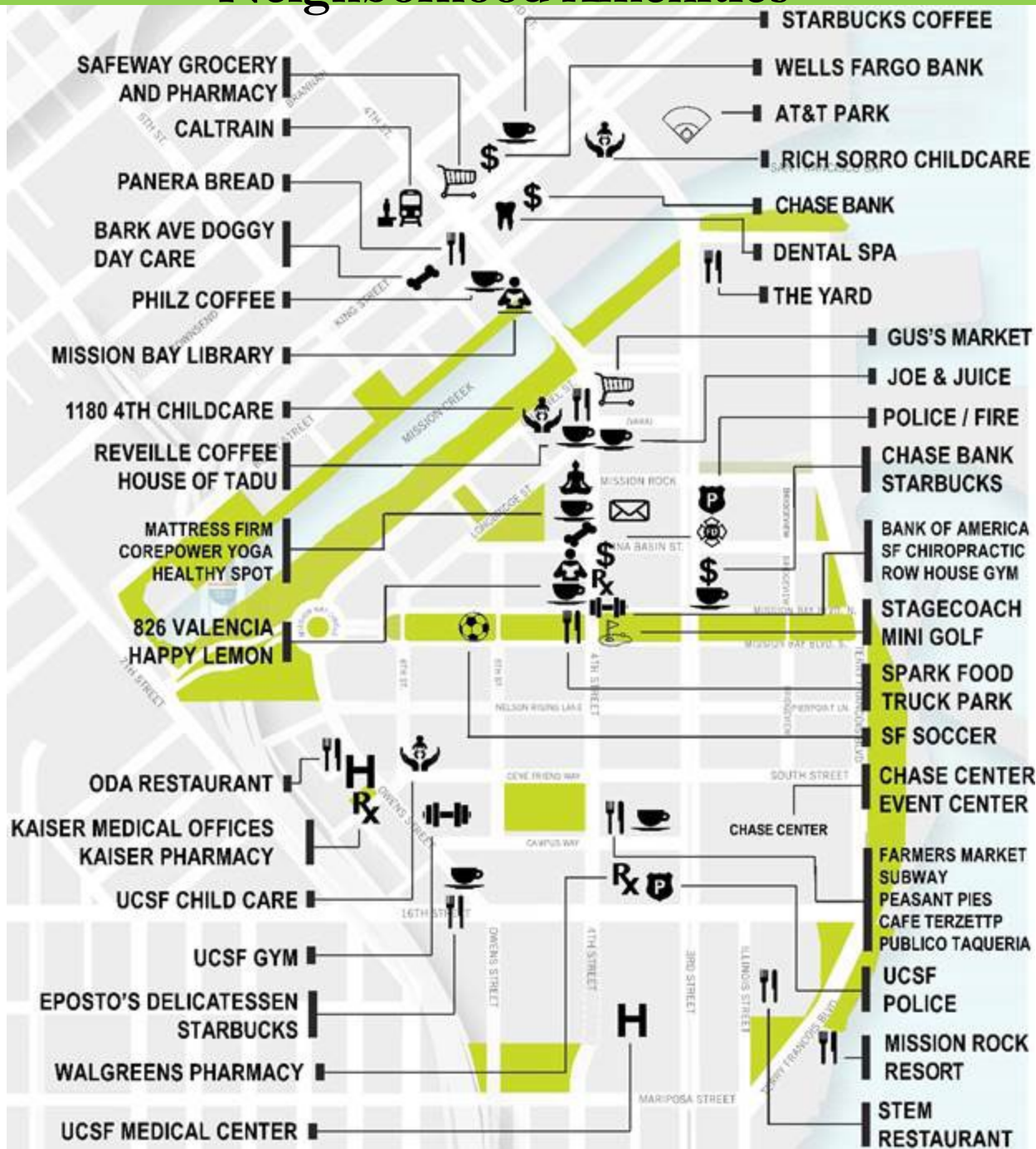
LEGEND:

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



Block 1 Hotel Project

Neighborhood Amenities



Proposed Project

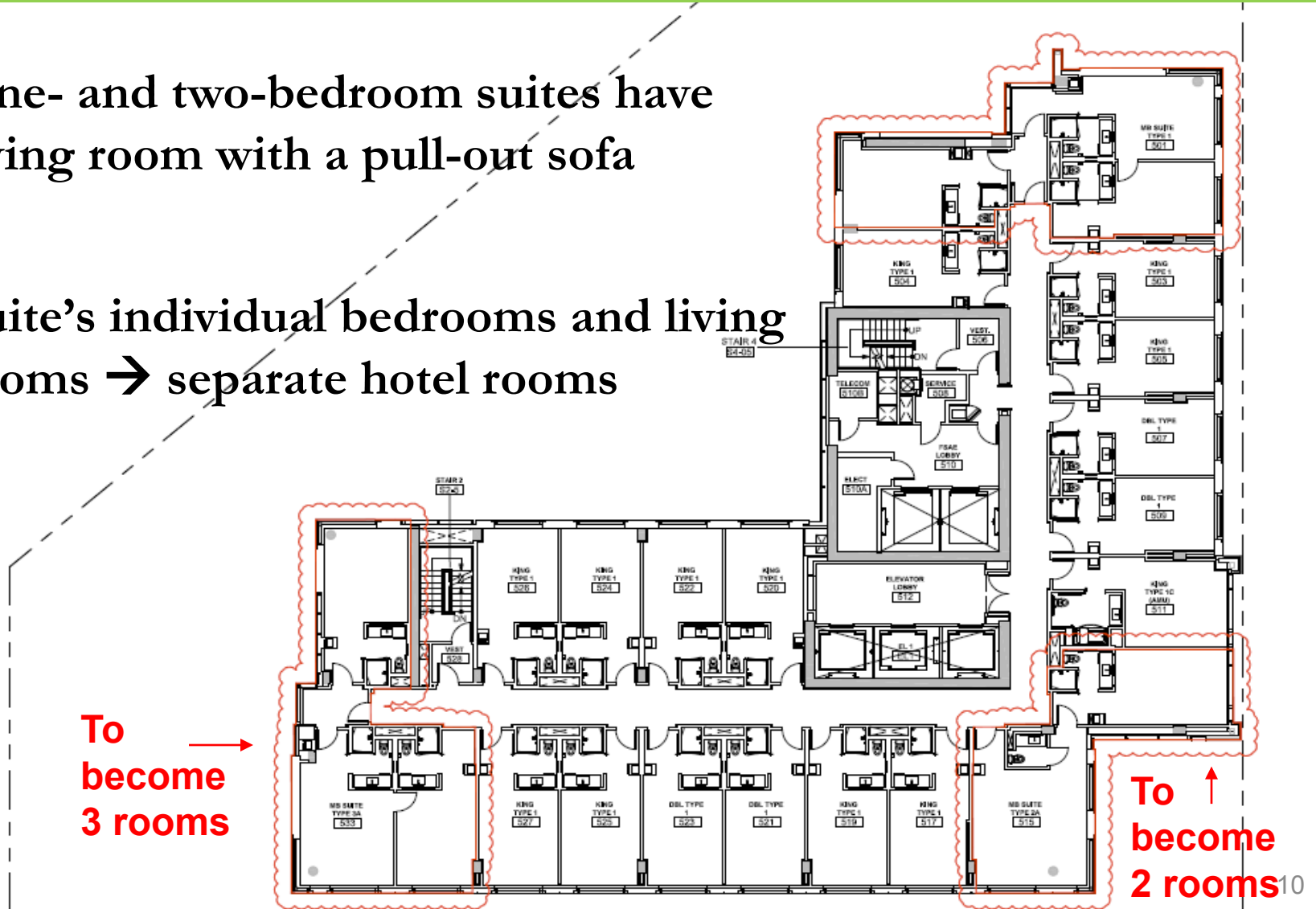
- Proposal to convert 28 one- and two- bedroom suites to 49 individual rooms
 - No exterior changes; minor interior work
 - Increases the overall room count to 299
- Conversion approved already through prior OPA and Plan amendment actions by Commission, Board of Supervisors, Oversight Board and Department of Finance

Major Phase and BC/SD Amendments

- Increases the number of hotel rooms in the project from 250 to 299
- Provides for additional detail on the loading space dimensions and garage door types
- Conditions
 - Related to the loading area
 - Notice of Special Restrictions
 - Coordination on screening materiality and color

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**



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
- Improvements:
 - Team has increased SBE % on the remaining scope of work for the rooftop level
 - SBE art consultant hired
 - Continued discussion on 4,000 sf retail space concept

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

Related Approvals and Milestones

Approvals Received	
OCII Commission (Plan Amendment + OPA)	7/21
Planning Commission	7/30
Oversight Board	9/28
Board of Supervisors	9/29
Mayoral Signature	10/9
DOF Determination	11/6
Future Milestone	
Redev. Plan Amendment Effective	1/7/21

Conclusion and Team Introductions

Questions

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PUBLIC COMMENT CALL-IN:

Dial: 415-655-0001 Access Code: 146 299 6836

Press #, then # again

- You will automatically be muted when you get on the line.
- The auto-prompt will indicate you are entering “Question and Answer” but this is the “Public Comment” portion.
- When prompted, dial “1” then “0” to be added to the speaker queue.
- You will be prompted and unmuted when it’s your turn to speak.
- After the beep, you will have 3 minutes. Please speak clearly and slowly.

SOMA Hotel Project

Commissioners Questions & Comments

