

Office of Community Investment and Infrastructure

Golden State Warriors Hotel/Residential Project

- 1. Plan Amendment & Corresponding Actions**
- 2. Basic Concept / Schematic Design and Major Phase Amendments**

May 19, 2020



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Approval Actions Summary

<u>Resolution No.</u>	<u>Action</u>
05-2020	Adopting Environmental Findings
06-2020	Approving Report to the Board of Supervisors for Redevelopment Plan Amendment for Mission Bay South
07-2020	Approving Redevelopment Plan Amendment for Mission Bay South
08-2020	Conditionally Authorizing a Seventh Amendment to the Mission Bay South Owner Participation Agreement (South OPA)
09-2020	Approving the Design for Development Amendment (D for D)
10-2020	Conditionally Approving Amendments to Blocks 29-32 Major Phase and Basic Concept / Schematic Design (BC/SD) to allow for GSW Hotel/Residential Project

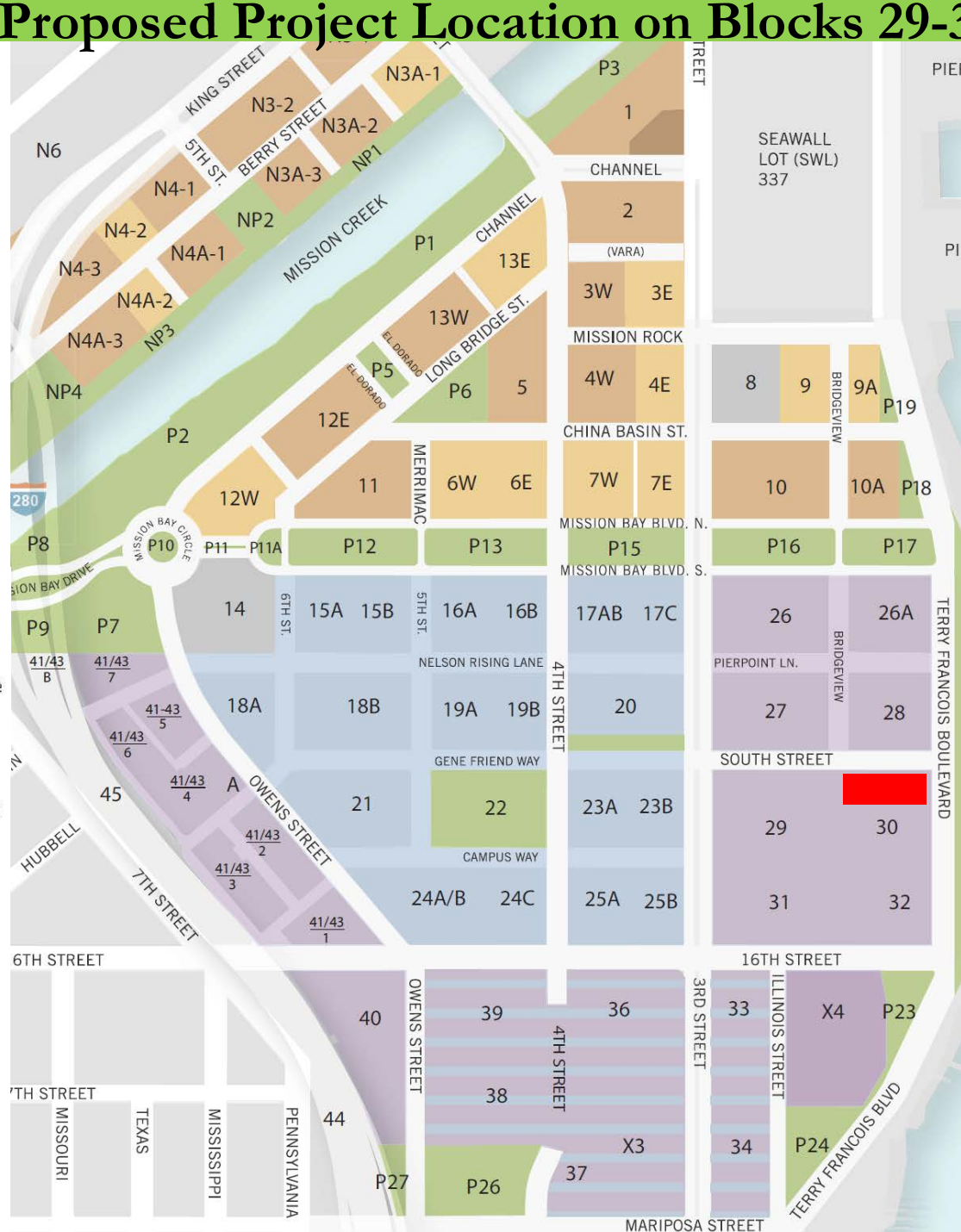
Proposed Project

- New hotel and residential building adjacent to Chase Center
 - 129 Hotel Rooms + 21 For-Sale Market Rate Condominiums
- Flexibility built in to Redevelopment Plan and OPA Amendments to allow for potential changes to Hotel Room and Residential Unit counts (within a set range)
- Reclassification/increase of retail entitlements
- Public Benefits, including development impact fees
- Approval Actions: OCII Commission, Planning Commission, Board of Supervisors, Oversight Board & CA Department of Finance

Proposed Project Location on Blocks 29-32

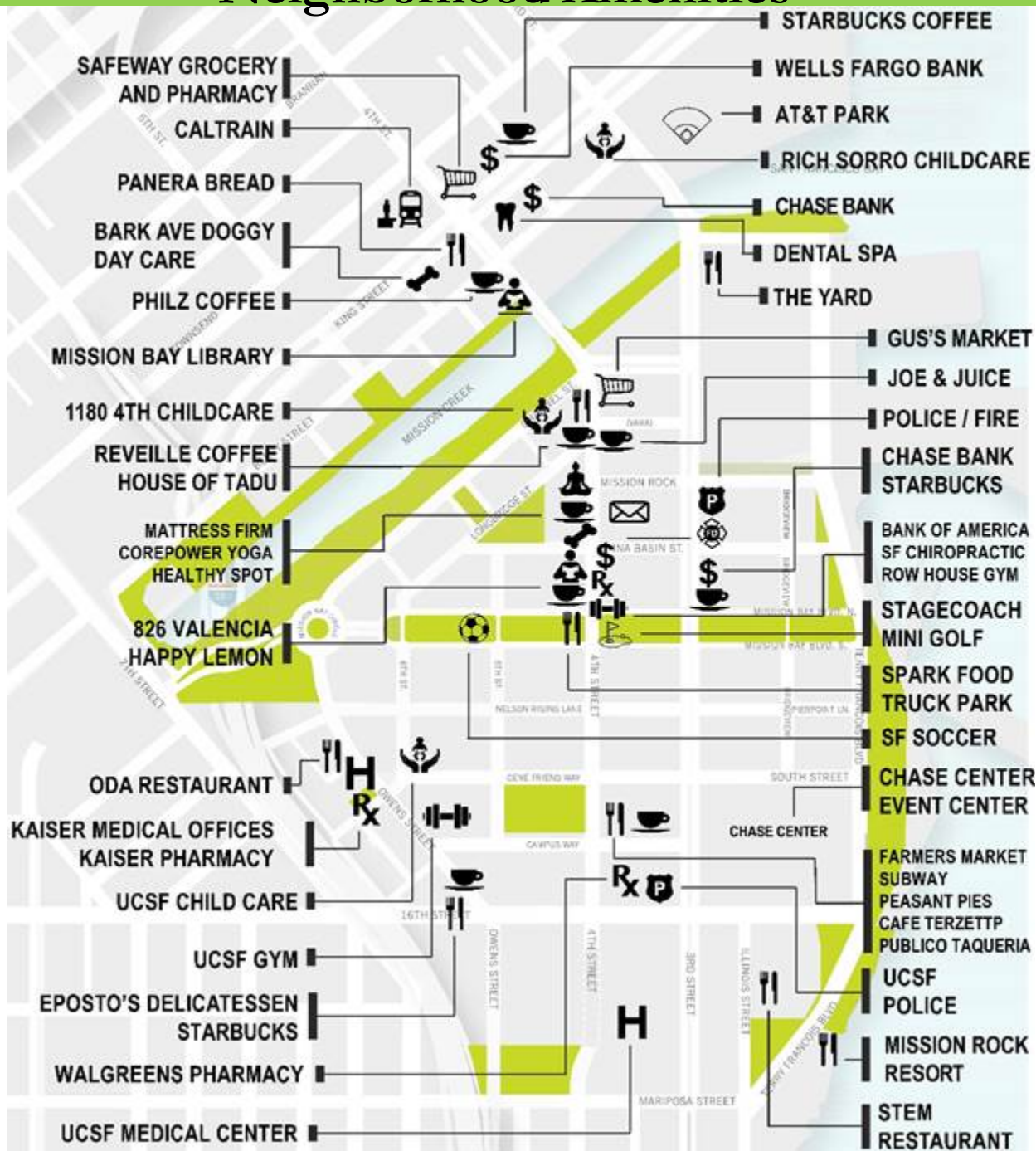
LEGEND:

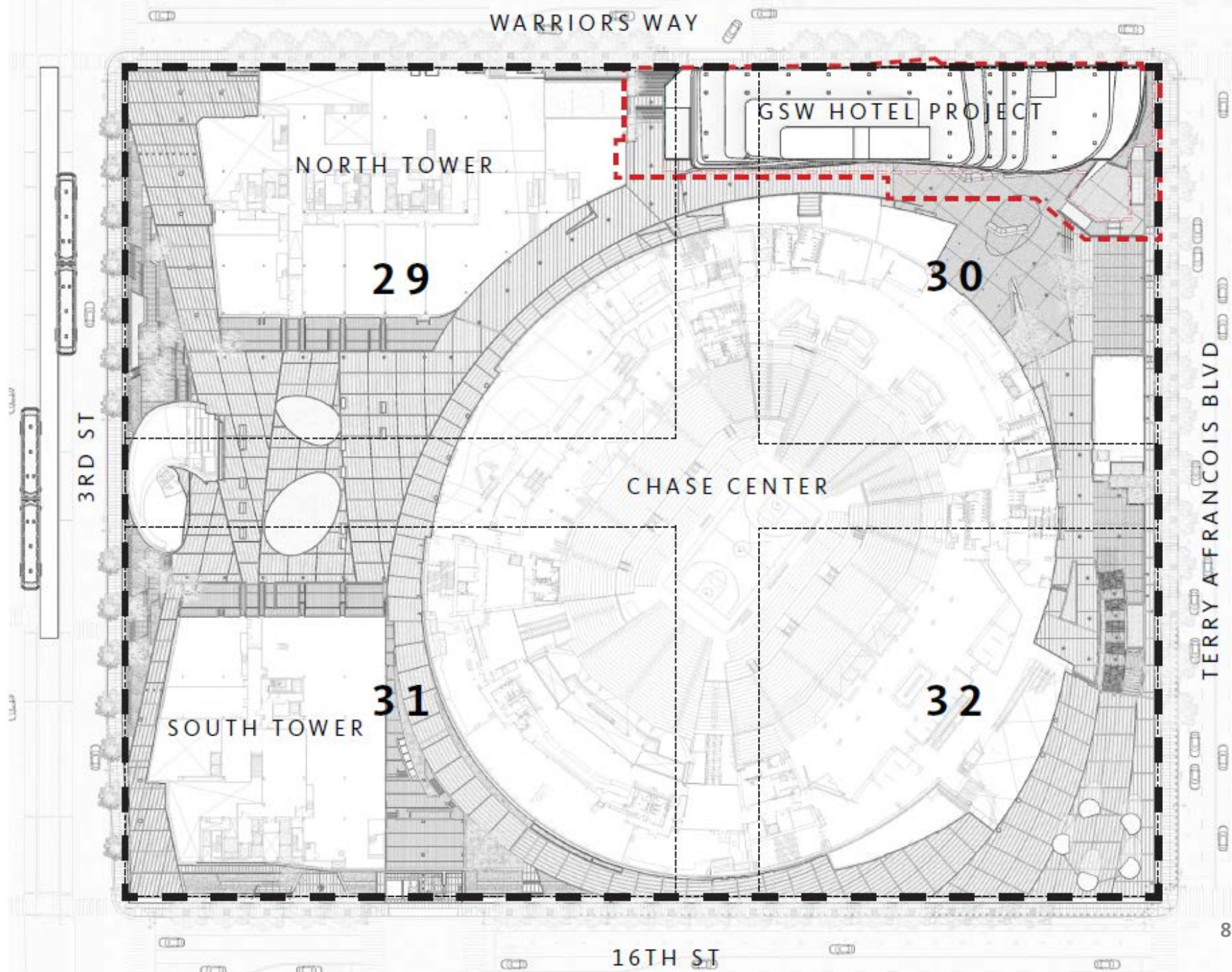
-  Public Facility
-  Parks
-  Residential / Market Rate
-  Residential / Affordable
-  Hotel
-  Commercial
-  2020 Proposed Changes



Blocks 29-30 GSW
Hotel / Residential
Project

Neighborhood Amenities





Redevelopment Plan Amendment

- In Mission Bay South,
 - Increases the number of hotels and hotel rooms
 - Increases the amount of leasable square footage
- On Blocks 29-32,
 - Allows for hotel and residential uses
 - Allocates 65,000 sf of retail

Blocks 29-32 after Plan Amendment and Design Approval

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

Blocks 29 - 32 Retail Summary

Built and Entitled Retail	Approx Amount (leasable)
Retail Entitled in 2015 as part of Event Center	50,000 sf

Built Retail	Approx Amount (leasable)
Retail Entitled in 2015 as part of Event Center	50,000 sf
Currently Excluded from Entitlement (< 5,000 sf)	54,000 sf
Total Built Retail on Blocks 29-32	<u>104,000 sf</u>

Retail to be built	Approx Amount (leasable)
Retail outdoor terrace structure*	11,000 sf
Proposed Retail Entitlement for Plan Amendment	<u>~115,000 SF</u>

*includes approx 5,000 sf of retail space to account for potential errors in measurements of existing retail 11

South OPA Amendment

- For Blocks 29-32,
 - Authorizes hotel and residential uses on Blocks 29-30
 - Range = 129 - 230 hotel rooms
0 - 21 residential dwelling units
- Lays out augmented affordable housing fee and open space maintenance financial contribution

Public / Fiscal Benefits

Fee Category	Proposed Fee	Paid to <i>(paid when 1st construction permit issued)</i>
ONE TIME FEES		
Transportation Sustainability	\$3,753,500	City – SFMTA
Inclusionary Housing Program	\$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
<u>Subtotal One Time Fees</u>	\$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

Design for Development Amendment

- Amendments:
 - Only apply to Hotel/Residential Project
 - Allow for project feasibility

Design for Development Amendment

- Allows an additional tower (160 feet) in Height Zone 5; increases tower developable area
- Increases Project site height from 90 feet to 160 feet
- Increases max plan length from 200 to 240 feet
- Adjusts minimum tower separation distance
- Increases the percentage of total roof area for a recreation structure
- Increases maximum canopy and projection dimensions

Major Phase Amendment

- Development in Mission Bay occurs in Major Phases
- Blocks 29-32 Major Phase approved in 2015 shows program uses and infrastructure
- Changes to 2015 approval permit the proposed Project

Basic Concept / Schematic Design Overview

- Located on existing footprint on Block 29-32 (northeast corner)
- 129 hotel keys/21 residential units
- Includes restaurant, neighborhood-serving retail and other amenities
- Submittal amends the 2015 Blocks 29-32 Basic Concept/Schematic Design

Development Team & Operator

Project Team



Gensler



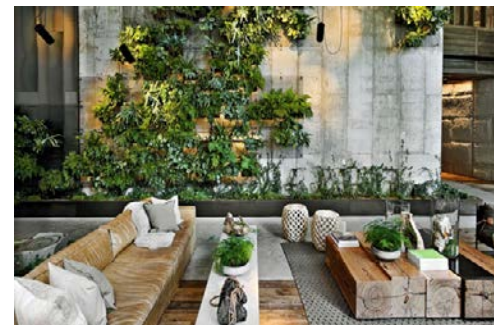
Hotel Operator

EVERY 1 IS DESIGNED BY NATURE
WE CELEBRATE AND HONOR NATURE IN EVERYTHING WE DO

EVERY 1 FOCUSES ON SUSTAINABILITY
WE EMBRACE LOW IMPACT DESIGN SOLUTIONS

EVERY 1 IS LOCAL
WE CONNECT WITH LOCAL ARTISTS AND MAKERS

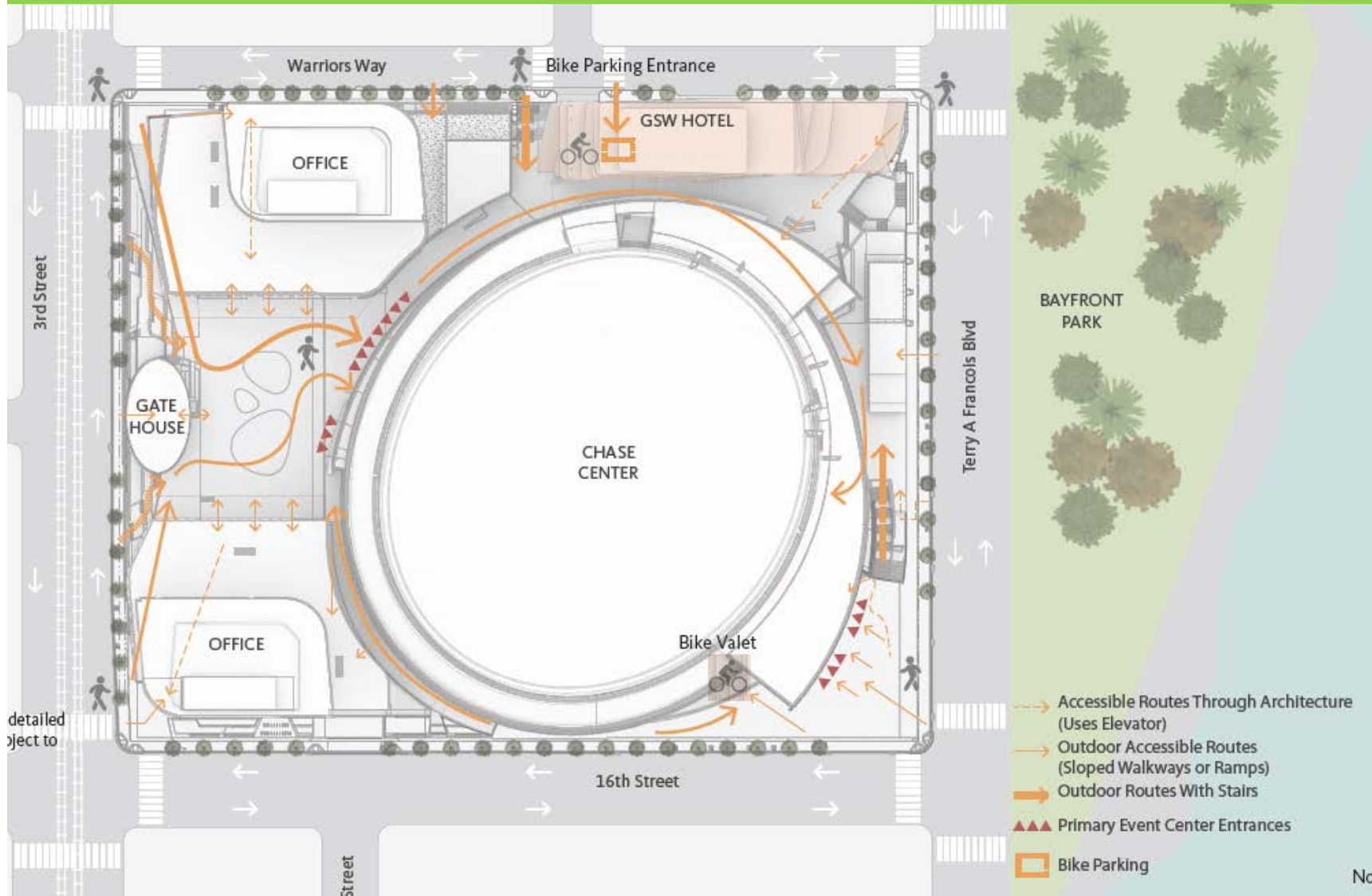
EVERY 1 IS EVOLVING
WE ARE ALWAYS LEARNING, GROWING AND CHANGING



Land Use Type Summary for Hotel/Residential Project

Land Use Type	Amount	Additional Detail
Hotel	129 rooms	• 115 standard rooms • 14 suites • Includes ballroom, meeting rooms, fitness center
Residential	21 units	• 13 two- bed (1,657- 2,609 net sf) • 6 three-bed (2,668 - 3,173 net sf) • 2 three-bed penthouse (4,090- 5,102 net sf)
Retail	~12,000 SF (leasable)	• 3 restaurants; 2 with outdoor terraces • Spa

Pedestrian Paths of Travel

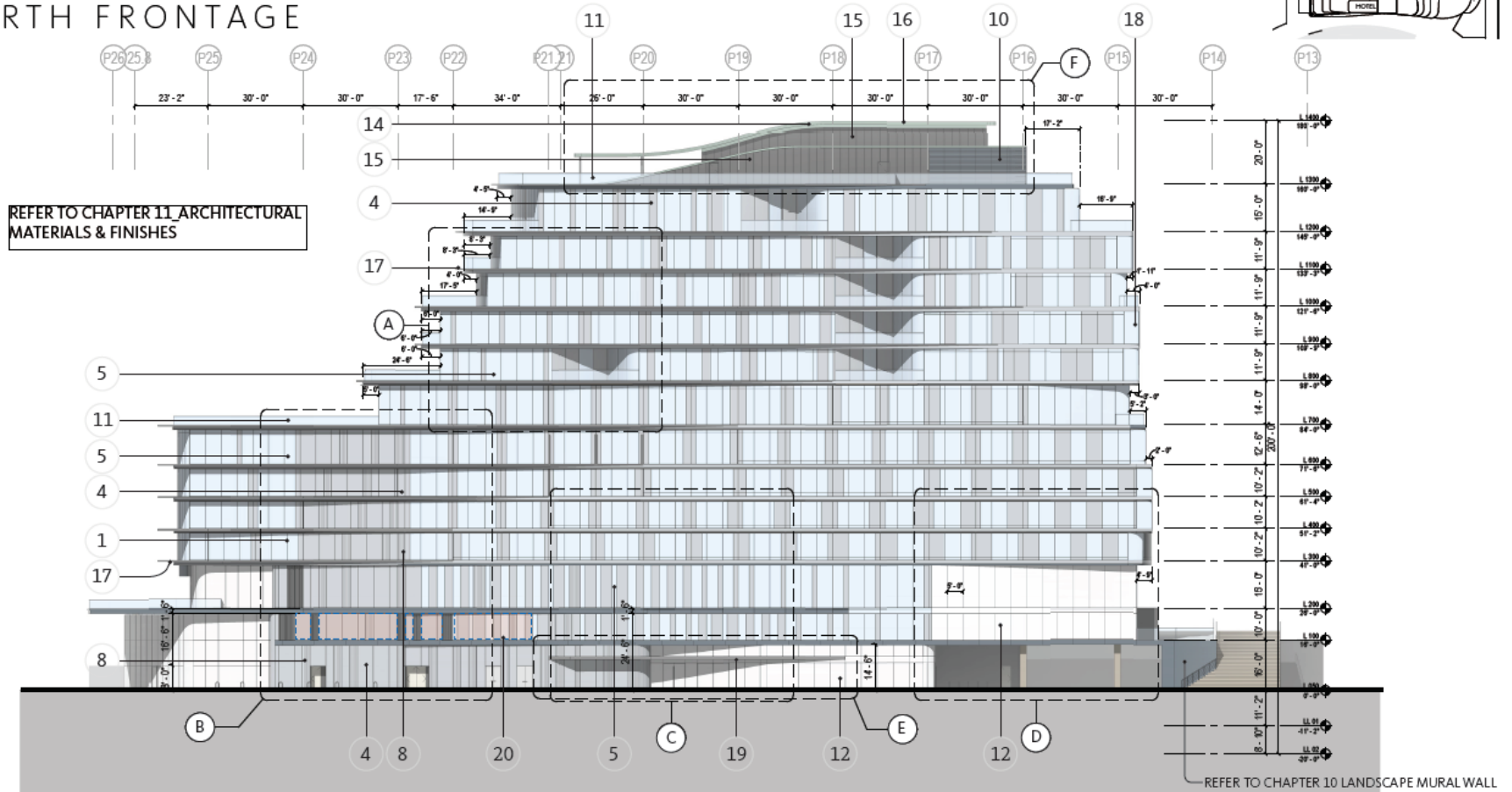








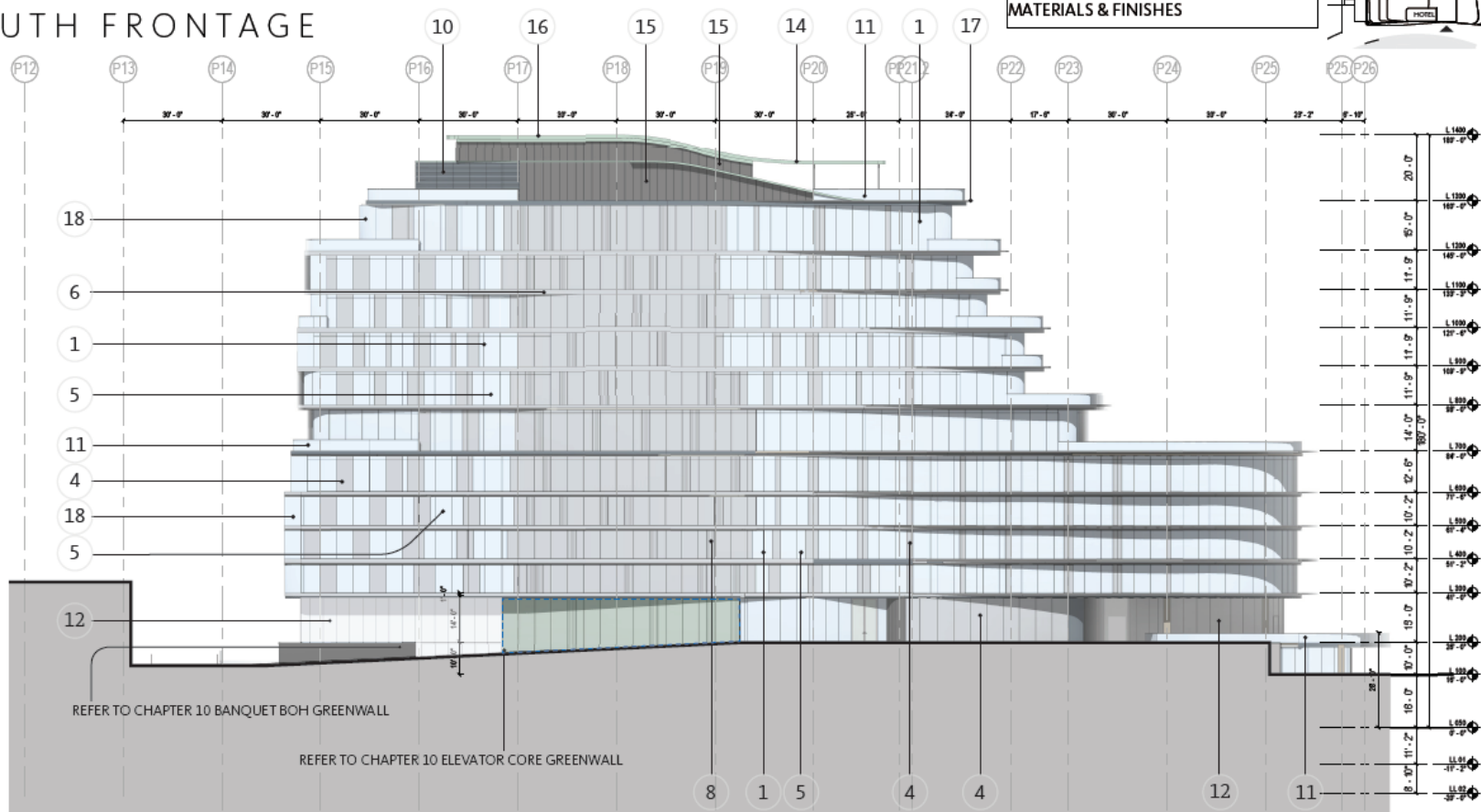
FACADE ELEVATIONS & SECTIONS NORTH FRONTAGE



FACADE ELEVATIONS & SECTIONS

SOUTH FRONTAGE 10 16 15

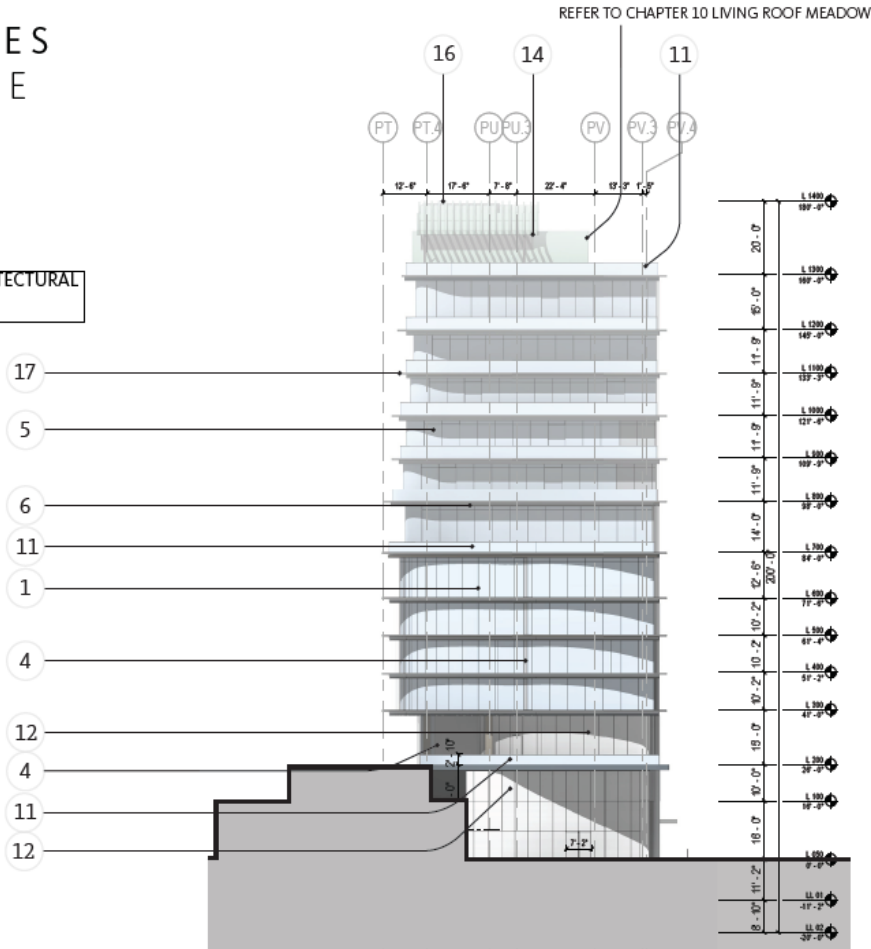
REFER TO CHAPTER 11_ARCHITECTURAL
MATERIALS & FINISHES



DESIGN STUDIES

EAST FRONTAGE

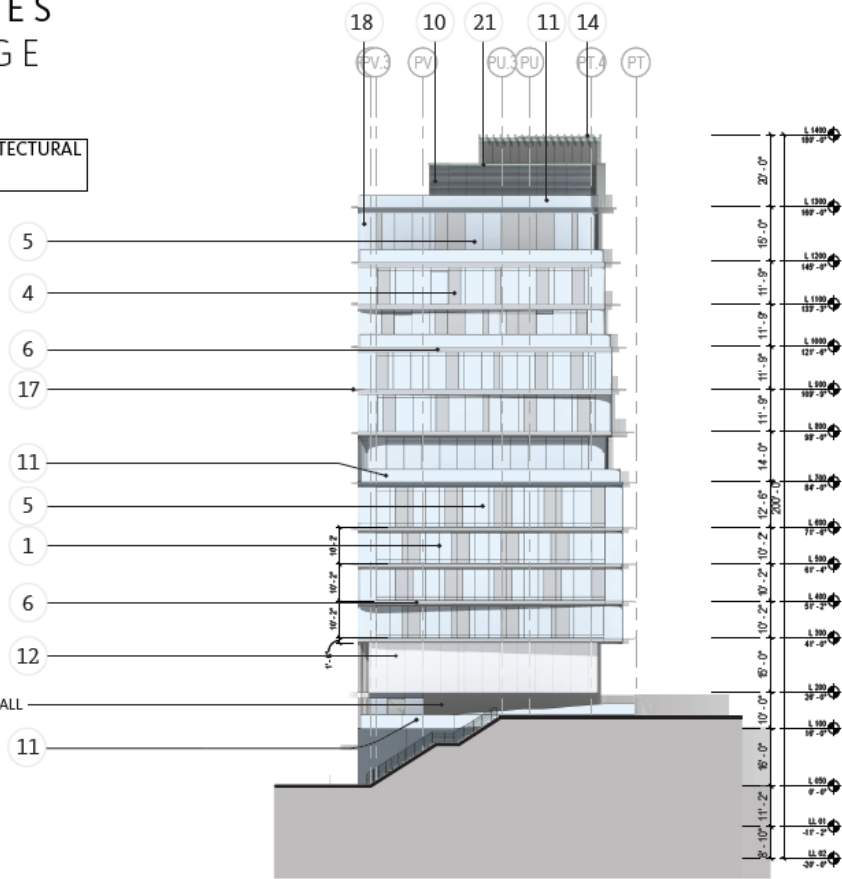
REFER TO CHAPTER 11 ARCHITECTURAL MATERIALS & FINISHES



DESIGN STUDIES WEST FRONTAGE

REFER TO CHAPTER 11_ARCHITECTURAL
MATERIALS & FINISHES

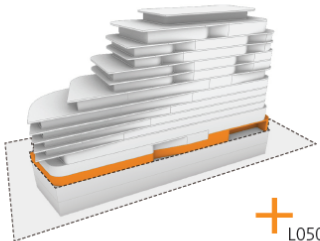
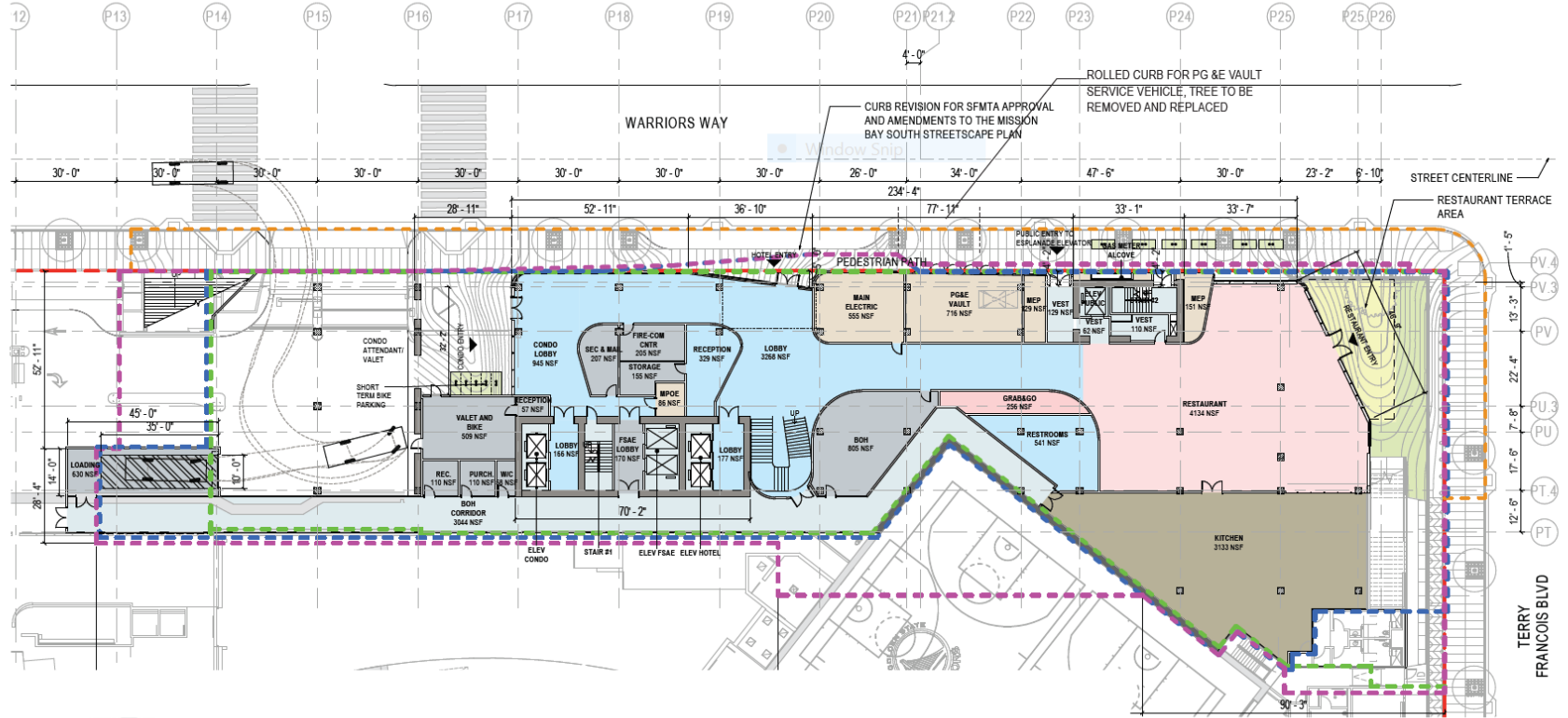
REFER TO CHAPTER 10 BANQUET BOH GREENWALL



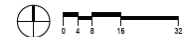
BUILDING PLANS

LEVEL 050 - GRADE STREET LEVEL

156



* See Warriors Way Traffic Diagram for a detailed layout of curb and street design. Final design is subject to SFMTA and DPW approval



PROPERTY LINE: ————

LOT LINE / LOT 5 LEVEL D PER FINAL MAP 8593: - - - - -

OFFSITE/WORK: - - - - -

LEVEL SCOPE: - - - - -

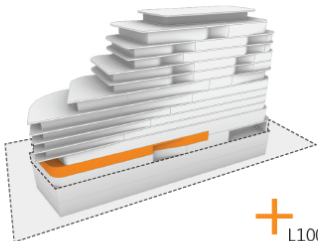
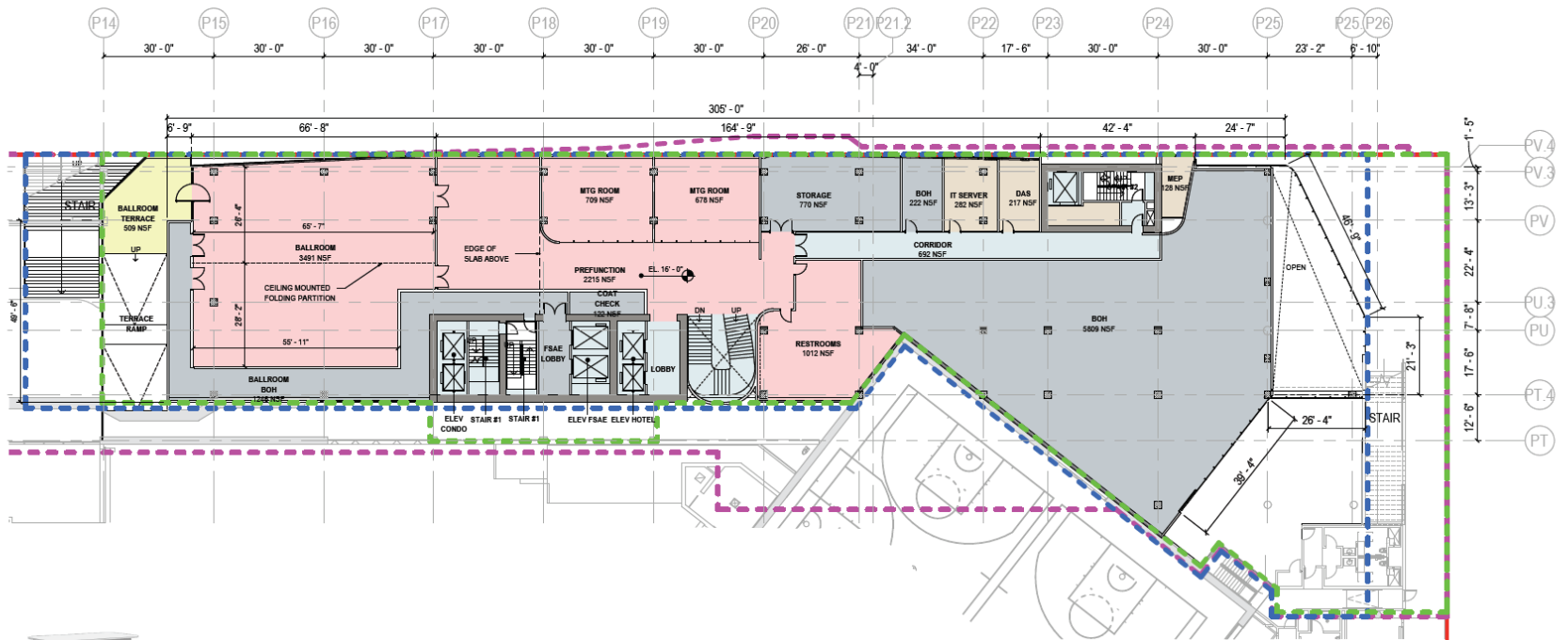
MAX DEVELOPMENT LINE: - - - - -

*OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY

BUILDING PLANS

LEVEL 100 - MEZZANINE LEVEL

157



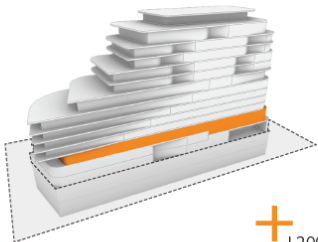
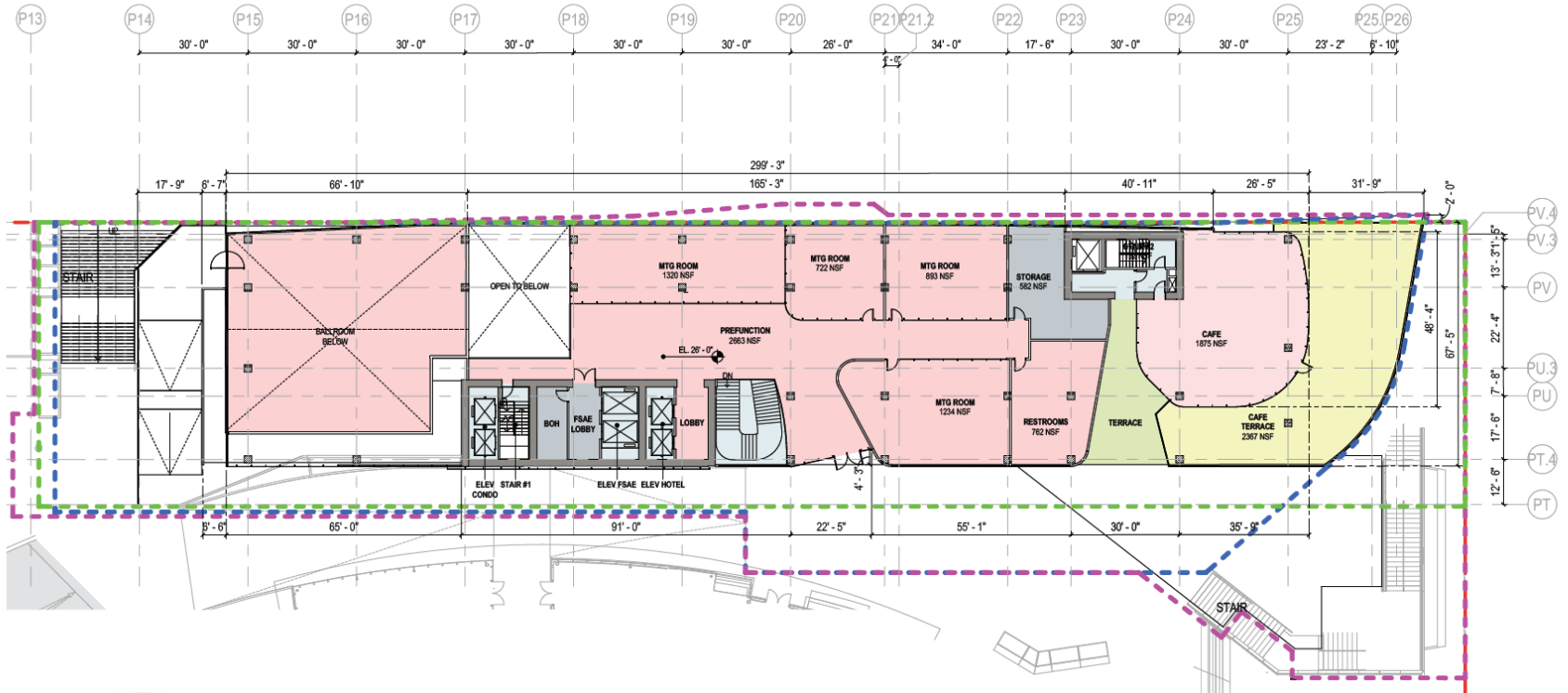
L100



- PROPERTY LINE: ————
 - LOT LINE / LOT 5 LEVEL E PER FINAL MAP 8593: - - - - -
 - OFFSITE/WORK: - - - - -
 - LEVEL SCOPE: - - - - -
 - MAX DEVELOPMENT LINE: - - - - -
- *OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY

BUILDING PLANS

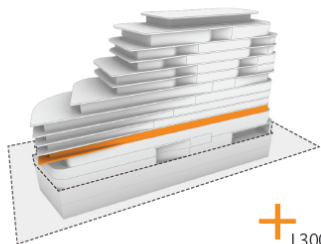
LEVEL 200 - LOBBIES



+
L200



- PROPERTY LINE: ————
- LOT LINE / LOT 5 LEVEL F PER FINAL MAP 8593: ————
- OFFSITE/WORK: ————
- LEVEL SCOPE: ————
- MAX DEVELOPMENT LINE: ————
- *OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY



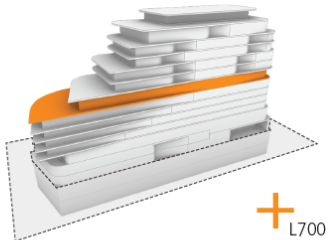
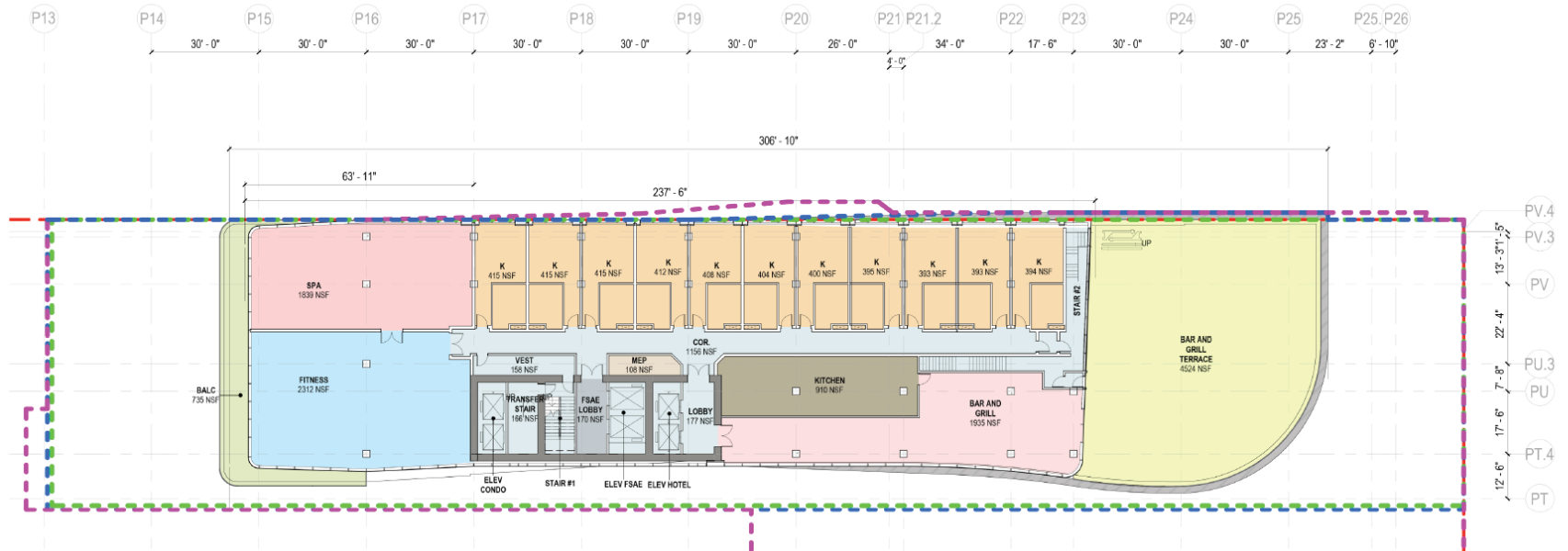
+ L300



*OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY

BUILDING PLANS

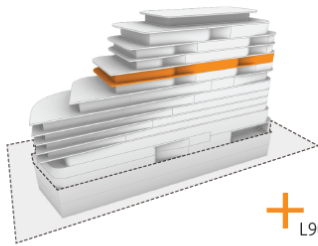
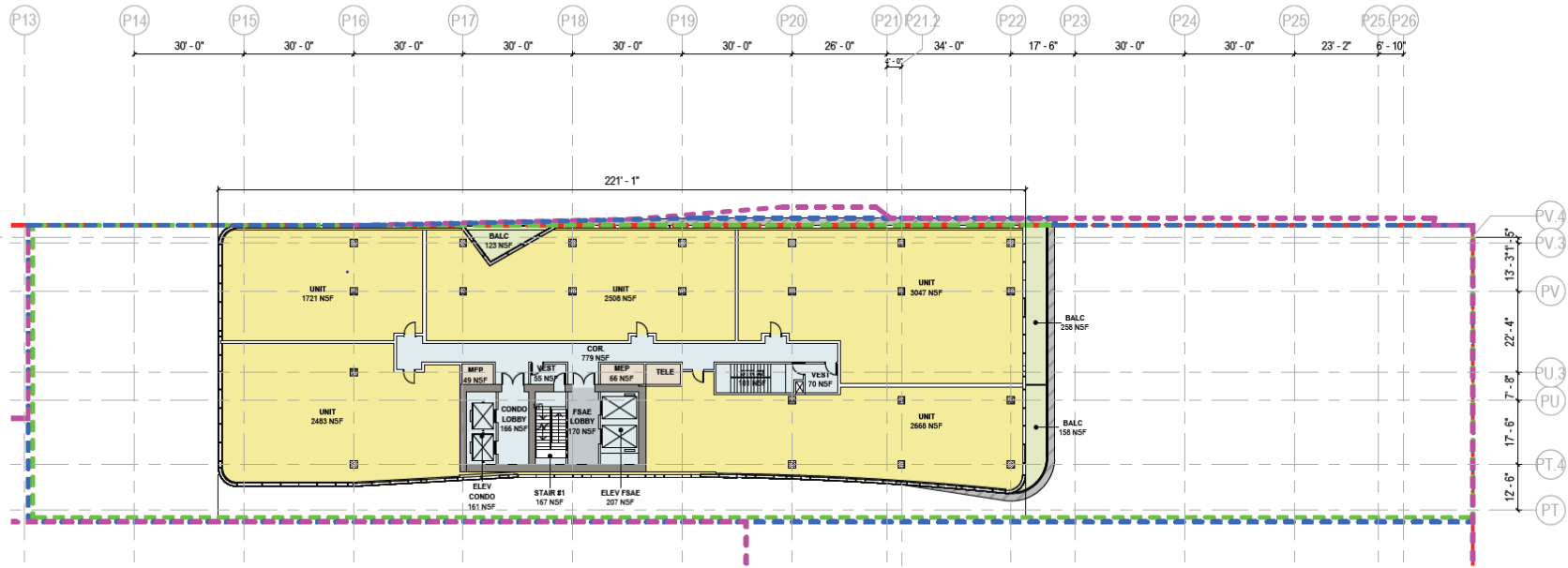
LEVEL 700 - AMENITY



- PROPERTY LINE: ————
 - LOT LINE / LOT 5 LEVEL J PER FINAL MAP 8593: ————
 - OFFSITE/WORK: ————
 - LEVEL SCOPE: ————
 - MAX DEVELOPMENT LINE: ————
- *OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY

BUILDING PLANS

LEVEL 900 - CONDOMINIUM



+ L900



- PROPERTY LINE: ————
 - LOT LINE / LOT 5 LEVEL J PER FINAL MAP 8593: - - - - -
 - OFFSITE/WORK: - - - - -
 - LEVEL SCOPE: - - - - -
 - MAX DEVELOPMENT LINE: - - - - -
- *OVERLAPPING LINES ARE OFFSET FOR VISUAL CLARITY

Environmental Review

- **Project EIR:** On November 3, 2015, the OCII Commission certified the Final Subsequent Environmental Impact Report for the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32, in compliance with CEQA.
- **Addendum 1:** issued May 13, 2020
 - Evaluates the environmental effects of the proposed Plan Amendment and amendments to the supporting documents, including the Major Phase and the BC/SD for Blocks 29-32
 - Concludes that the proposed 2020 Actions are within the scope of the Project analyzed in the FSEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects, altering the conclusions reached in the FSEIR
 - Addendum 1 uses VMT-based threshold for measuring significance of transportation impacts due to vehicle trips

Environmental Review continued

Adoption of a Vehicle Miles Travelled (VMT)-based Threshold for Measuring Significance under CEQA

- CEQA requires public agencies to analyze the environmental effects of their actions, and mitigate potentially significant effects where feasible.
- Agencies use standards or thresholds to determine whether an effect is significant.
- For impacts associated with vehicle trips, recent changes to CEQA require agencies to transition from thresholds based on intersection Level of Service (LOS) to ones based on induced vehicle miles travelled (VMT).

Environmental Review continued

Adoption of a Vehicle Miles Travelled (VMT)-based Threshold for Measuring Significance under CEQA (cont.)

- Staff has reviewed both the State's and the City Planning Department's technical guidance concerning VMT-based standards.
- Staff recommends that the Commission adopt a VMT standard for purposes of analyzing these 2020 GSW Hotel/Residential Project actions (2020 Actions) as recommended by the State's technical guidance (and as supplemented for vehicle impacts by the Planning Department's guidance)

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

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

Document	Summary of Amendments
Redevelopment Plan Amendment	- 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
D for D Amendment	- Allows an additional tower (defined as 160 feet) in Height Zone 5 - Increases maximum building height on Block 30 from 90 to 160 feet - Increases maximum building plan length from 200 to 240 feet - Defines the minimum allowed tower separation distance for the Project - Increases % of total roof area for recreation structures from 25% to 30% - Provides an increase in maximum canopy and projection dimensions
Seventh Amendment to the South OPA	- Authorizes hotel/residential 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 - Defines Fees: augmented affordable housing fees and P22 maintenance fee
Major Phase Amendment	- Allows the inclusion of the GSW Hotel/Residential Project structure and corresponding improvements to Blocks 29-32
Schematic Design	- Entitles the schematic design of the GSW Hotel/Residential Project - Updates the total retail areas on Blocks 29-32 to conform to the Redevelopment Plan and OPA Amendments

Next Steps After Commission

May

Planning Commission

5/28

Future

BOS Introduction

BOS Vote to Sit as Committee of the Whole

Land Use Committee

BOS 1st Hearing

BOS 2nd Hearing

Oversight Board & Submittal to DOF

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(888)557-8511 Access Code: 7500645

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.



Golden State Warriors Hotel/Residential Project

Commissioners Questions & Comments

