

***You are watching a Live meeting of the
Oversight Board***

Monday, September 28, 2020 – 11:00 AM

Please standby...



Oversight Board

7th and 8th Amendments to Mission Bay South Owner Participation Agreement

- **Golden State Warriors Hotel/Residential Project**
- **SOMA Hotel Project**

September 28, 2020

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Approval Actions Summary

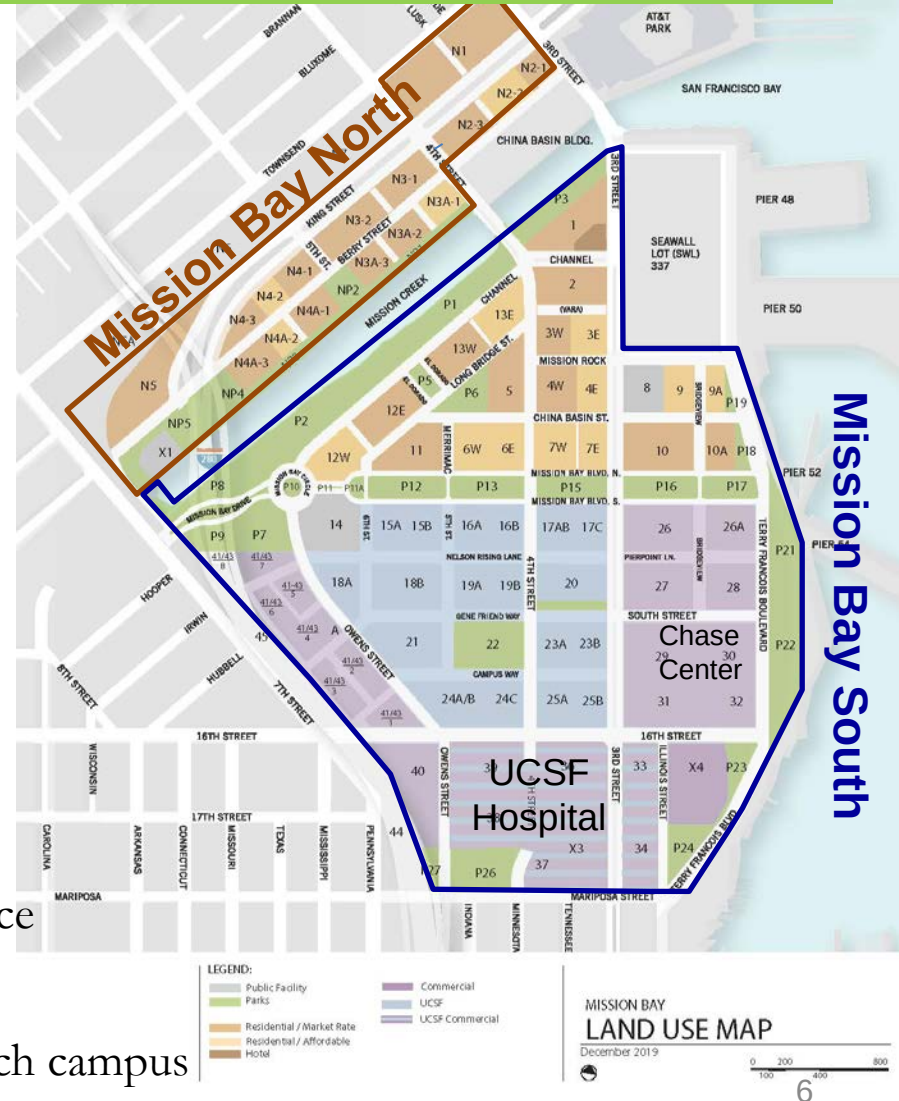
<u><i>Resolution No.</i></u>	<u><i>Action</i></u>
<i>03-2020</i>	Approving a Seventh Amendment to the Mission Bay South Owner Participation Agreement with FOCIL-MB LLC, a Delaware Limited Liability Company, to Allow Hotel and Residential Uses and Increase the Total Retail Square Footage on Blocks 29-32 in the Mission Bay South Project Area
<i>04-2020</i>	Conditionally Approving an Eighth Amendment to the Mission Bay South Owner Participation Agreement with FOCIL-MB LLC, a Delaware Limited Liability Company, to Allow Additional Hotel Rooms on Block 1 in the Mission Bay South Project Area

Mission Bay 2020



Mission Bay Summary

- Two Redevelopment Areas, Established 1998
- 303 Acres Total
- 6,514 Housing Units
 - 91% of All Units Completed
 - 29% of All Units will be Affordable
- New Streets/Utilities/Infrastructure
 - ~99% Completed
- 41 acres Parks & Open Space
 - ~57% Completed
- 4.9 million sf Commercial
- Public School, Library, Public Safety and Police and Fire stations
- University of California San Francisco research campus and hospital



Background

- Two property owners seeking additional or revised development programs for their blocks
 - Blocks 29-32 GSW
 - Propose a development range for hotel and residential uses on a portion of the site
 - Block 1 SOMA Hotel
 - Propose an increase in the number of hotel rooms for its current hotel development
- Both projects propose changes to the Mission Bay South OPA

Proposed Project Locations on Block 1 and Blocks 29-32



Residential / Market Rate
 Residential / Affordable
 Hotel

Commercial

2020 Proposed Changes

SEAWALL ← Block 1 Hotel Project

Blocks 29-30 GSW
Hotel / Residential
Project

Blocks 29-32 Golden State Warriors Mixed-Use Hotel Project

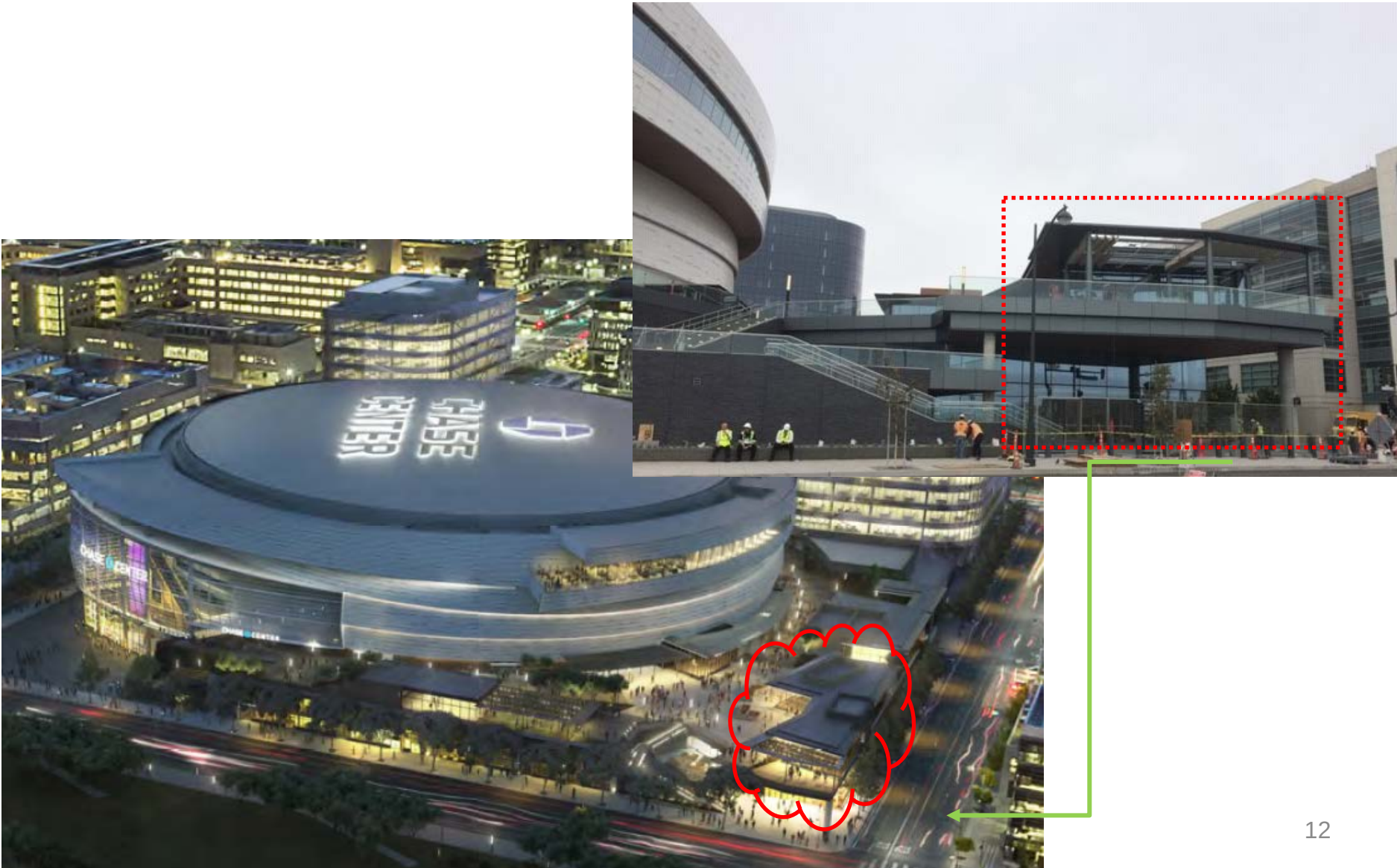
CHASE  CENTER







Existing Conditions – Lot 5 Hotel Parcel



Summary of Proposed Project & Seventh OPA Amendment

- **Proposed Project**

- New hotel and residential building adjacent to Chase Center
- 129 Hotel Rooms + 21 For-Sale Market Rate Condominiums

- **Seventh OPA Amendment**

- 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

Blocks 29-32 after OPA Amendment

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

*Increase of 65,000 sf includes 54,000 of already approved, constructed and partially leased space and 6,000 sf of outdoor patios associated with that space. Remaining 5,000 sf allows for any errors in as-built measurements.

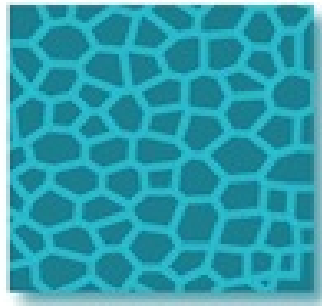
Benefits to Taxing Entities

- **Proposed Project**
 - \$2M in annual taxes to San Francisco General Fund, plus \$1.7M in dedicated and restricted revenue
 - \$256,500 in annual taxes to Other Taxing Entities
 - Estimated 223 jobs generated
- All-hotel project variant expected to provide higher annual taxes to all sources as well as a higher jobs number

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
- Potrero Dogpatch Merchants Association
- Dogpatch Business Association

Block 1 SOMA Hotel Project Update



SOMA HOTEL

Current and Completed (Q1 2021)



Summary of Proposed Project & Eighth OPA Amendment

- **Current and Proposed Update**
 - 250 room hotel with 37 suites, 213 hotel rooms
 - Started construction in 2018
 - Proposal to convert 28 one- and two- bedroom suites to 49 individual rooms
 - No exterior changes; minor interior work
- **Eighth OPA Amendment**
 - Increases the number of hotel rooms from 250 to 300 on the Hotel Parcel

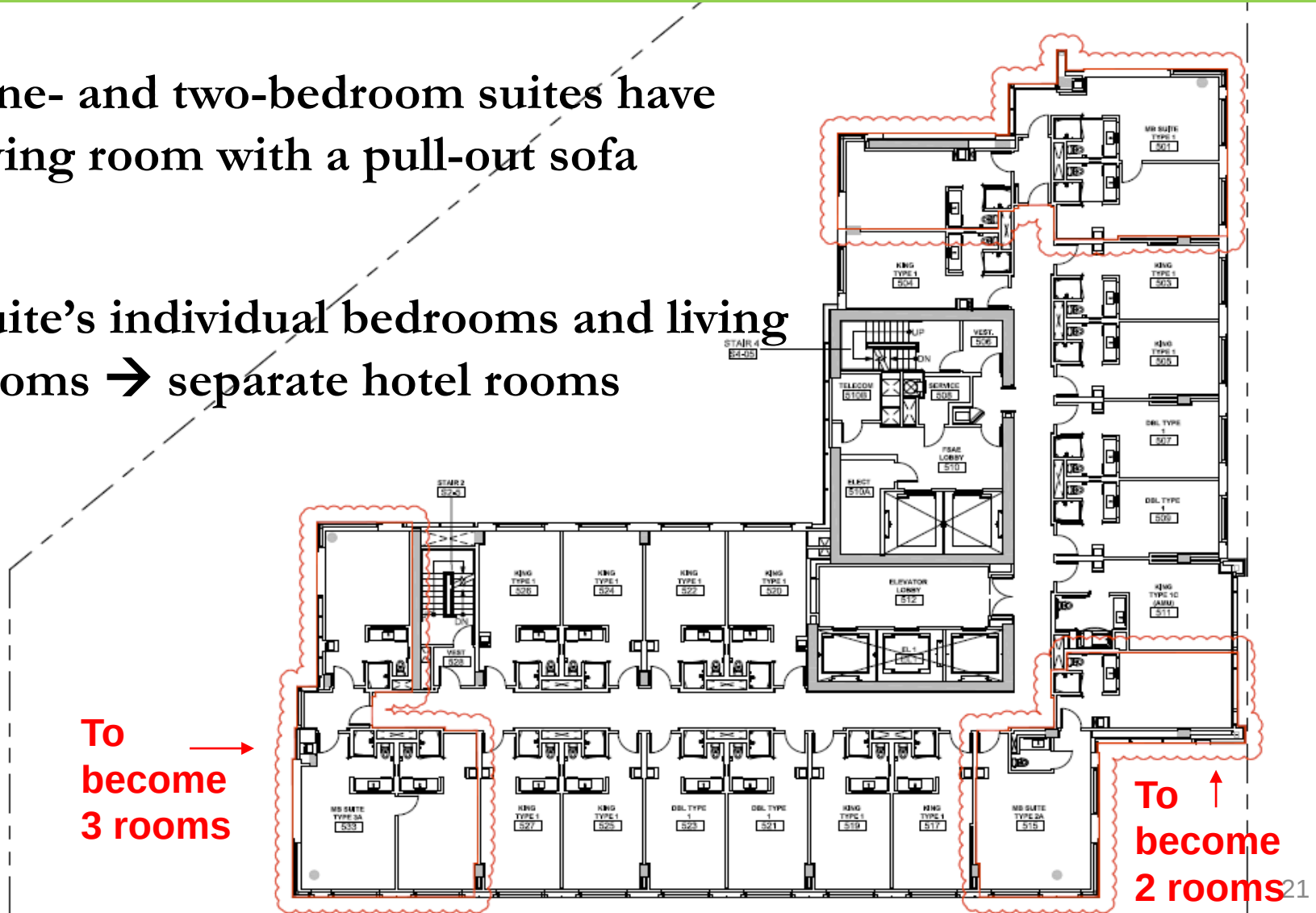
Proposed Changes

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



Benefits to Taxing Entities

- **Proposed Update**
 - Minimum of \$298,000 in annual taxes to San Francisco General Fund
 - Range of \$41,000 – \$118,000 in annual taxes to Other Taxing Entities
 - Relatively minor amounts reflect minor change inherent in suite conversion

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

Approvals and Next Steps

Approval Entity	GSW	SOMA Hotel
OCII Commission	May 19, 2020	July 21, 2020
Planning Commission	June 18, 2020	July 30, 2020
Board of Supervisors	July 21, 2020 July 28, 2020	September 22, 2020 September 29, 2020
Oversight Board	September 28, 2020	September 28, 2020
CA Department of Finance	<i>Pending Oversight Board approval</i>	<i>Pending Oversight Board approval</i>

Conclusion and Team Introductions

Questions

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PUBLIC COMMENT CALL-IN:

Dial: 1(408) 418-9388 **Access Code:** 146 969 6301

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.
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- 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.