GOLDEN STATE WARRIORS EVENT CENTER AND
MIXED USE DEVELOPMENT AT
BLOCKS 29-32, MISSION BAY SOUTH

TUESDAY, NOVEMBER 3, 2015
AGENDA

1. OCII Commission Actions
2. Project Site & Description
3. SEIR Certification & CEQA Findings
4. Project Refinements since DSEIR
5. Basic Concept/Schematic Designs
6. Design for Development Amendments
7. Secondary Use Determination
8. Contracting Goals
9. Public Outreach
10. Next Steps
OCII COMMISSION ACTIONS

- Certifying Final Subsequent Environmental Impact Report (SEIR) (Reso No. 69-2015)
- Adopting CEQA Findings (Reso No. 70-2015)
  - Findings
  - Mitigation Monitoring and Reporting Program
- Amending the Design for Development (Reso No. 71-2015)
- Conditionally Approving Major Phase, Basic Concept/Schematic Design (Reso No. 72-2015)
- Blocks 29-32: 11 acres of vacant property located within Mission Bay South
- The Golden State Warriors purchased Blocks 29-32 from salesforce.com
• 18,064 seat multi-purpose Event Center
• Approx. 513,000 leasable sf of office & 50,000 leasable square feet of retail
• 950 parking stalls and 13 loading docks under podium + 132 sites at 450 South St
• 3.2 acres of open space on-site
CERTIFYING SEIR – ENVIRONMENTAL REVIEW PROCESS OVERVIEW

- Initial Study/Notice of Preparation issued on November 19, 2014
- Public Scoping Meeting held on December 9, 2014
- Draft SEIR was published on June 5, 2015
- Public Comment period extended through July 27, 2015
- OCII Commission held a hearing to accept oral public comments on June 30, 2015
- Responses to Comments (RTC) published October 23, 2015
  - Includes comments received after Public Comment period ended, through mid-October
CERTIFYING SEIR – RESPONSES TO COMMENTS

• Responses to Comments contains:
  • List of all persons, organizations, and public agencies commenting on DSEIR
  • Copies of all comments received
  • Written responses to those comments
  • Description of Project refinements
  • Description of a Project variant
  • Revisions to clarify/correct information in DSEIR
CERTIFYING SEIR – COMMISSION ACTIONS

• Consider adequacy and accuracy of the Final SEIR
• Certify FSEIR presented and considered by Commission
• Certify FSEIR completed in compliance with CEQA and reflects Commission’s independent judgment and analysis
• Adoption of CEQA Findings and Mitigation Monitoring and Reporting Program (MMRP)
CERTIFYING SEIR – ADOPTION OF CEQA FINDINGS & MMRP

• CEQA Findings:
  • Project description
  • Environmental impacts
  • Evaluation of Project alternatives and considerations that support approval of the Project and rejection of alternatives
  • Statement of overriding considerations providing specific reasons in support of Commission actions and rejection of alternatives not included in Project

• MMRP:
  • Identifies parties responsible and timing for implementing, monitoring, and reporting on required mitigation measures
  • OCII will either directly monitor measures or will enter into agreements with City departments to act as OCII’s designee
PROJECT REFINEMENTS

- On-site generators change of location
- Project redesign to reduce wind hazards
- Construction crane plan refinement
- Construction refinements: soil treatment & de-watering pump generators
- Transportation refinements
PROJECT REFINEMENTS – TRANSPORTATION

• Since DSEIR publication numerous discussions with City, Project Sponsor, UCSF, and neighbors

• Led to following transportation related refinements:
  a) Transportation Improvements
  b) Local/Hospital Access Plan
  c) Southern Parking Lots
  d) New City Fund Setting Aside Funding
• Major transportation investments 2015-2020

• Local Street and Bicycle improvements

• 2017 – Transbay Terminal

• 2018 – Blue Greenway

• 2018 – 22 Fillmore Transit Priority Project (16th Street)

• 2019 – Central Subway

• 2020 – Caltrain Electrification

• 2020 – Ferry Terminal Expansion
• T-Third decreased headways and longer trains

• Special Event Shuttles
  • 16th Street, Transbay Terminal and Ferry Building, Van Ness BRT, Augmenting T-Third

• Transit Connections
  • Mission Bay TMA Shuttle
  • BART, Caltrain, Water Emergency Transportation Authority, Golden Gate, AC Transit, SamTrans

• New Variant
  • T-Third Center Boarding Platform
TRAFFIC MANAGEMENT & PCO LOCATIONS

Local/ Hospital Access Plan

- DSEIR Analyzed
- Arena Path of Travel
- Local/UCSF Circulation
- Owens Street Local Access
- (Arena Traffic w/o Pre-Paid Local Parking Assignments Discouraged)
- On-site Mgmt Ctr
- PCO (DSEIR location)
- PCO (New location)
- PCO (L/HAP)
PROPOSED SOUTHERN PARKING

- 19th and Illinois
  - Port owned and operated
  - Will replace existing 225 space site at 20th and Illinois and existing curbside parking along Illinois

- Western Pacific
  - Port owned and operated
  - Existing parking/staging
  - Dual events only
# ONE-TIME CAPITAL SOURCES AND USES

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<thead>
<tr>
<th>Sources (Millions)</th>
<th>Uses (Millions)</th>
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<tbody>
<tr>
<td>One-Time Capital Improvements</td>
<td>($55.3)</td>
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<tr>
<td>Purchase 4 LRVs, Install Crossover Tracks, Expand the T-Third Platform, Augment Power, Install Signals/CMS/CCTVs and Upgrade TMC Network</td>
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<tr>
<td>One-Time Project-Generated Sources</td>
<td>$25.4</td>
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<tr>
<td>TIDF, Property Transfer Tax, Construction-related Taxes*</td>
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<tr>
<td>Remaining Payment to Finance</td>
<td>$29.9</td>
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### PROJECTED ANNUAL TAX REVENUES (FY 14 $)

#### Annual General Revenue
- Property Tax: $912,000
- Special Fund Property Tax: $868,000
- Sales Tax: $521,000
- In Lieu Parking Tax (MTA): $482,000
- Hotel/Motel Tax: $1,667,000
- Stadium Admissions Tax: $4,336,000
- Utility Users Tax: $254,000
- Gross Receipts Tax: $2,473,000

**Subtotal**: $11,513,000

#### Annual Other Dedicated
- Parking Tax (MTA 80%): $1,929,000
- Special Fund Property Tax: $148,000
- Public Safety Sales Tax: $260,000
- SFCTA: $260,000

**Subtotal**: $2,597,000

#### Annual TOTAL
**Annual TOTAL**: $14,110,000
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<tr>
<th>City Uses</th>
<th>Total (Millions)</th>
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<tr>
<td>Dedicated &amp; Restricted*</td>
<td>$2.9</td>
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<tr>
<td>City Operating Costs</td>
<td>$6.1</td>
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<tr>
<td>Payment for Capital Improvements</td>
<td>$2.7</td>
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<td>Dual Event Fund</td>
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<td>Remaining Balance</td>
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<td><strong>Annual TOTAL</strong></td>
<td><strong>$14.1</strong></td>
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MISSION BAY TRANSPORTATION IMPROVEMENT FUND

- BoS ordinance creating a Controller’s Reserve Account
  - introduced by Mayor Lee with 10 co-sponsors on 10/6/15
- Funds appropriated annually by BoS to SFMTA to dedicate project-generated revenues to cover City transportation capital and operating costs
- $1 M Dual Event Reserve for dual events and a cushion for unforeseen circumstances
- Built-in public review and accountability
- Creates a 5-member MBTIF Advisory Committee
  - advise the BoS, the MTA, Public Works (“PW”), the Police Department (“SFPD”), and other decision-makers on the use of monies in the Fund
- Actions after EIR certification
  - MTA: Resolution adopting CEQA Findings and agreeing to apply funds to Project
  - BoS: Budget & Finance Committee on Monday 11/9
MAJOR PHASE/BASIC CONCEPT/SCHEMATIC DESIGNS CONDITIONAL APPROVAL

- Draft Major Phase for Blocks 29-32 presented to Commission on January 6, 2015
- Draft Basic Concept/Schematic Design presented to Commission on May 19, 2015
- Project Sponsor presentation on design
DESIGN PRESENTATION
CONDITIONS OF APPROVAL

- MMRP & Improvement Measures compliance
- Contingent on Event Center approval as Secondary Use
- Staff level approvals on administrative variances on streetscape and infrastructure plans
- Notice of Special Restrictions on retail and restaurant spaces
- Additional design detail information
- Submission of a Project Signage Plan
- Design refinements on retail on Terry A. Francois Blvd
- Mock-ups of materials/colors
- Payment of required development impact fees
- D for D regulates design in Mission Bay South
- Project is consistent with basic land use controls of the Redevelopment Plan
- Amendments recommended to accommodate characteristics of Event Center and related elements

Types of Amendments:
- Definitions
- Height
- Towers
- Bulk
- Streetwall/Setbacks
- View Corridors
- Parking
SECONDARY USE DETERMINATION

• Mission Bay South Redevelopment Plan lays out principal and secondary land uses
  • Redevelopment Plan delegates authority for Secondary Use approvals to Executive Director
  • Past secondary uses include those made for UCSF Hospital and the Kaiser building
• Event Center includes variety of uses, including principal and secondary uses
• Staff prepared an analysis of the secondary uses
SECONDARY USE DETERMINATION – CONT.

- Principal Uses of Event Center:
  - Office uses: Accessory office space for GSW and meeting rooms
  - Retail Sales/Services: retail, restaurants
  - Arts Activities & Arts Spaces: performing arts events, conventions of artistic/cultural nature, other arts-related uses
  - Other uses: outdoor activity (Bayfront Terrace)

- Secondary Uses of Event Center:
  - Assembly & Entertainment: nighttime entertainment, recreation building
  - Other Uses: public structure, use of non-industrial character
CONTRACTING AND WORKFORCE GOALS

- Under Mission Bay South OPA, Project must comply with OCII’s SBE program
- Project Sponsor outreach and multi-stage solicitation effort
- Approximately 95% of disciplines needed for the Project have been identified
- Meets OCII goal of 50% SBE participation credit
- Actual SBE participation totals $8.2 million, of which 90% committed to San Francisco SBEs
- Construction phase includes:
  - 50% SBE subcontracting goal
  - 50% local construction workforce hiring goal
  - Payment of prevailing wages
- Permanent hiring in accordance with City’s First Source Hiring Program
SUMMARY OF PUBLIC OUTREACH

• Key Stakeholder Outreach including:
  • Mission Bay, Rincon, Potrero, Dogpatch and Eastern Neighborhood groups; UCSF Mission Bay; SF Giants; Biotech Roundtable; SF Bicycle Coalition; WalkSF; Mission Bay Ballpark Transportation Coordination Committee
  • UCSF Endorsement 10/6/15
  • Life Sciences Community Endorsement 10/20/15
• 10 meetings with Mission Bay Citizens Advisory Committee
  • Unanimous recommendation of Project approval 10/8/15
PUBLIC REVIEW PROCESS

- **Environmental Review**
  - 11/19/14 – Initial Study / Notice of Preparation Published
  - 6/5/15 – Draft Subsequent EIR Published
  - 6/30/15 – Draft Subsequent EIR Public Hearing
  - 7/27/15 – Public Comment Period Closed (52 days)
  - 10/23/15 – Responses to Comments Published

- **Project/Design Review**
  - 4/29/14 – OCII: Executive Director’s report on GSW proposed purchase of Blocks 29-32
  - 12/18/14 – Planning Commission: Major Phase Workshop
  - 10/8/15 – CAC recommendation to approve Project
NEXT STEPS

• Commission
  • Public comment
  • Consideration of SEIR Certification and Adoption of CEQA Findings & MMRP
  • Consideration of other actions and hear from Executive Director on secondary use determination

• Other Public Bodies
  • 11/3/15 – SFMTA Board: Resolution and CEQA Findings
  • 11/5/15 – Planning Commission: Office Design Review
  • 11/9/15 – B&F Committee
  • 11/10/15 – PUC, Port & Entertainment Commission