INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Availability of the Notice of Preparation of an Environmental Impact Report for the Golden State Warriors Event Center and Mixed-Use Development at Mission Bay Blocks 29-32, bounded by Third Street, South Street, 16th Street and future planned realigned Terry Francois Boulevard in the Mission Bay South Redevelopment Project Area

DISCUSSION

GSW Arena LLC ("GSW"), an affiliate of Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association ("NBA") team, proposes to construct a 17,000-seat multi-purpose event center and a variety of mixed uses, including up to approximately 580,000 gross square feet of office, up to 125,000 gross square feet of retail, 3.2 acres of open space and up to 950 structured parking spaces on an approximately 11-acre site on Blocks 29-32 within the Mission Bay South Redevelopment Project Area ("GSW Project"). The project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and by the future planned realigned Terry A. François Boulevard on the east (as shown in Exhibit A). The proposed event center would host the GSW basketball team during the NBA season, as well as provide a year-round venue for a variety of other uses, including concerts, family shows, other sporting events, cultural events, conferences and conventions. GSW has entered into an agreement to purchase the project site from the current site owner, an affiliate of salesforce.com. An informational memorandum regarding the overall regulatory and design process for the approval of the GSW Project was provided to the Commission on April 29, 2014. A copy of the informational memorandum is included as Exhibit A.

Notice of Preparation

The project is subject to review under the California Environmental Quality Act ("CEQA"). The Office of Community Investment and Infrastructure ("OCII") is considered the lead agency under CEQA for this project. To comply with CEQA, OCII will be preparing a Subsequent Environmental Impact Report ("SEIR") for the GSW Project and has contracted with the San Francisco Planning Department to assist in the preparation of all required CEQA review with the assistance of a private environmental consultant, ESA.

As the first step in the preparation of the SEIR pursuant to CEQA, OCII released a Notice of Preparation of an Environmental Impact Report ("NOP") for the GSW Project on November 19, 2014 (Exhibit B). The NOP includes an initial study that contains a project description and analyzes which environmental impact categories will not have significant impacts and which require further study in the SEIR. The project description described in the NOP is general and
focuses on project land uses and square footage as discussed above, massing, circulation and access, operational and employment information, and construction details.

The document has been released for public comment and review for the statutorily required 30-day period, with comments being accepted until 5:00 PM on December 19, 2014. A scoping meeting will be held on December 9, 2014 at 6.30 PM at the Mission Creek Senior Community, 225 Berry Street, Second Floor Cafeteria, as an alternative method to receive comments. All comments received as part of the NOP will assist OCII in reviewing the scope and content of the environmental impact analysis and information to be contained in the SEIR for the GSW Project.

Public Review Process Overview

The first stage in designing the GSW Project is developing a Major Phase for the site. Pursuant to the Mission Bay Owner Participation Agreement, a developer is required to submit its overall plans for development in “Major Phases” of one or more land use blocks, with each Major Phase consisting of the private development projects and related public infrastructure and park improvements on these blocks. Schematic designs for individual building projects can be submitted following the Major Phase approval and must be generally consistent with the Major Phase.

To develop the Major Phase, the GSW has been working with the Mission Bay Citizen’s Advisory Committee (“CAC”) to develop the basic massing and project components that are analyzed in the NOP. To date, the GSW have attended the following CAC meetings to discuss each of the identified topics.

- May 2014 – Project Introduction
- August 2014 – Initial Site Design
- September 2014 (2 meetings) – Site Design and Massing
- November 2014 – Transportation Management Plan

The GSW will be presenting the proposed Major Phase for the GSW Project to the Commission on December 16, 2014 and to the Planning Commission on December 18, 2014 in a workshop format. Once comments have been received on the Major Phase from the two Commissions, work will begin on the schematic design of the project where the exterior “skin” of the buildings will be further developed.

*(Originated by Catherine Reilly, Project Manager)*

Exhibit A: April 29, 2014 GSW Project Informational Memorandum

Exhibit B: Notice of Preparation