Agenda

• Site Plan & Program

• Design Updates

• Views

• Next Steps
Site Plan
Program

- Approximately 18,000 seat multi-purpose Event Center
- Approximately 580k gross sf of office
- Between 100k-125k gross sf of retail
- 3.2 acres of plazas and public space (approx. 30% of the site)
- Approximately 950 Parking spaces (on three underground levels)
Design Updates: Soffits, Perforations

Spring 2015

Fall 2015
Design Updates: Bayfront Terrace

Spring 2015

Fall 2015
Design Updates: Pedestrian Path

Spring 2015

Fall 2015
Design Updates: 16th Street

Spring 2015

Fall 2015
Design Updates: Landscape Materials

3rd Street Gardens

Main Plaza

SE Plaza
## Design Updates: Streetscape

<table>
<thead>
<tr>
<th></th>
<th>GSW Proposal</th>
<th>Variance to Mission Bay Streetscape Plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trash Receptacles</td>
<td>13</td>
<td>Yes: modified locations</td>
</tr>
<tr>
<td>Bicycle Racks</td>
<td>60</td>
<td>Yes: additional racks provided</td>
</tr>
<tr>
<td>Media Pedestals</td>
<td>4</td>
<td>Yes: provided on 16th St.</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Modifications to Terry Francois Boulevard sidewalk (22')</td>
<td>Yes: wider than required</td>
</tr>
<tr>
<td>Street Trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third St. – Fan Palm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South St. – Ginkgo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Terry Francois Blvd. – Tea Tree, Ginkgo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16th St. – Sweet Gum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third St. – Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South St. – No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Terry Francois Blvd. – Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16th St. – No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Design Updates: Parking By Use

<table>
<thead>
<tr>
<th></th>
<th>Office</th>
<th>Retail/Restaurant</th>
<th>Event Center</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-site Garage</td>
<td>551</td>
<td>176</td>
<td>223</td>
<td>950</td>
</tr>
<tr>
<td>450 South Street Garage</td>
<td>0</td>
<td>0</td>
<td>132</td>
<td>132</td>
</tr>
<tr>
<td><strong>Total Spaces</strong></td>
<td>551</td>
<td>176</td>
<td>355</td>
<td>1082</td>
</tr>
</tbody>
</table>

*Parking may also be shared amongst users (e.g., parking spaces provided for daytime office employees may be used by Event Center on nights and weekends).
Design Updates: 3rd Street Plaza Variant
Views: NW Aerial
Views: 3rd Street Approach
Views: Main Plaza

Image courtesy of MANICA Architecture.
Views: Main Plaza
Views: 16th Street
Views: 16th Street
Views: SE Corner
Views: East Frontage
Views: NE Corner
Views: Bayfront Overlook
Views: Pedestrian Path
Views: Pedestrian Path
Views: Pedestrian Path
Views: East Frontage (Night)
Views: SE Corner (Night)
Views: SE Aerial
Design Related Actions

- Conditional Approval of BC/SD
- Update to Major Phase to reflect GSW project
- Amendments to Design for Development
  - Details for an “Event Center” definition
  - Specifies guidance and standards for an Event Center Project: Heights, View Corridors, Parking, Setbacks
  - Harmonizing tower locations within overall plan
  - Streetscape refinements, tree spacing, media boxes on 16th Street
Design Conditions

• Conditions will include:
  
  o Confirmation of space for retail and restaurant uses
  
  o Provision of details on:
    
    ▪ Retail tenant improvement guidelines, lighting plans, maintenance procedures for publicly accessible areas
    
    ▪ Signage plans (CAC will review)
  
  o Refinement of Terry Francois Blvd retail design (awnings, furniture, etc.)
  
  o Provision of materials mock-ups
Update on Environmental Review

- June 5th: Draft SEIR published
- June 30th: Public hearing at OCII Commission
- July 27th: Public comment period ended
- Currently working on:
  - Drafting responses to all public comments
  - Refining transportation improvements
- Late October: Publication of Response to Comments
- November 3rd: Certification of Final SEIR at OCII Commission
Thank You

Materials: Event Center

“Clear” Glass Panel
(will be treated for energy efficiency and bird strike prevention)

Fig. 23  Fig. 24  Fig. 25

Metal Panel
(rain screen system with fixed % of perforation pattern, backlit at night - see image on opposite page)

Fig. 26  Fig. 27  Fig. 28

Glass Fiber Reinforced Concrete (GFRC)
(located at pedestrian level for durability, texture, and color)

Fig. 29  Fig. 30  Fig. 31
Materials: Event Center

Metal Mesh
(located at 10th street window punches to protect from bird nesting, natural elements, etc.)

Sustainable Wood
(applied under soffits to soften the facade palette)

Metal Louver Screen

Fig. 32  Fig. 33  Fig. 34

Fig. 35  Fig. 36  Fig. 37
Materials: Retail/Food Hall

Stone/Concrete Panels

Metal Storefronts
(with or without wood infill)

“Clear” Glass
(will be treated for energy efficiency and bird strike prevention)
Materials: Retail Kiosks

Sustainable Wood

Fig. 41  Fig. 42  Fig. 43

Metal Roof Framing

Fig. 44  Fig. 45  Fig. 46

Metal Panel

Fig. 47  Fig. 48  Fig. 49

“Clear” Glass

Fig. 50  Fig. 51  Fig. 52
Materials: Offices

- Architectural Concrete
- Resin-coated Wood
- Clear Glass (will be treated for energy efficiency and bird strike prevention)
Golden State Warriors
Multipurpose Arena in Mission Bay

MBCAC Update
October 8, 2015
Community Outreach

– Tonight is our 12th CAC meeting on the GSW Project
– Public workshops @ Planning and OCIi Commissions
– Outreach with key stakeholders, including:
  • Potrero Boosters, Dogpatch Neighborhood Association, Eastern Neighborhood Waterfront Coalition, South Beach/Rincon/Mission Bay Neighborhood Association, Biotech Roundtable, UCSF, Giants, Mission Bay Ballpark Transportation Coordination Committee, SF Bicycle Coalition, WalkSF, Board of Supervisors

– Comments received fall into the following categories:
  • Design and Massing
  • Traffic Congestion and Parking
  • Event Management
  • Construction Impacts
Improvements Since DSEIR Publication

1. Nearing Completion of Response to Comments
   - RTC + DSEIR = Final Subsequent EIR
Improvements Since DSEIR Publication

1. Nearing Completion of Response to Comments
   • RTC + DSEIR = Final Subsequent EIR

2. Developed a Local/Hospital Access Plan
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 Center

PCO (DSEIR location)
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 Center
PCO (DSEIR location)
PCO (New location)
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)
Improvements Since DSEIR Publication

1. Nearing Completion of Response to Comments
   • RTC + DSEIR = Final Subsequent EIR
2. Developed a Local/Hospital Access Plan
3. Analyzed impacts of two surface parking lots south of Mission Bay
Crane Cove Park

Proposed location identified as future development site between Crane Cove Park to the North and Orton Development to the South.
Proposed location currently graded and used as construction staging and marshalling yard, accessible from Cesar Chavez Street.
Improvements Since DSEIR Publication

1. Nearing Completion of Response to Comments
   - RTC + DSEIR = Final Subsequent EIR
2. Developed a Local/Hospital Access Plan
3. Analyzed impacts of two surface parking lots south of Mission Bay
4. Introduced a ‘lockbox’ to set aside City costs for SFMTA, SFPD and DPW
Arena Specific Improvements

**Capital**
- 4 new T-Third trains
- Platform improvements
- Crossover tracks
- Power augments
- Signage & signals

**Operating**
- Extra bus/train service
- PCOs
- SFPD Patrols
- Street Sweeping
‘Lockbox’ Concept

- BoS ordinance creating a Controller’s Reserve Account
  - Introduced by Mayor Lee with 10 co-sponsors on 10/6/15
- Dedicates project-generated revenues to cover City capital and operating costs + immediately available funds for dual events and a cushion for unforeseen circumstances
- Built-in public review and accountability
- Action must be after EIR certification
- Will be companion SFMTA Board Resolution
## Projected Annual Tax Receipts

<table>
<thead>
<tr>
<th>Annual General Revenue</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax</td>
<td>912,000</td>
</tr>
<tr>
<td>Property Tax in Lieu of VLF</td>
<td>868,000</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>521,000</td>
</tr>
<tr>
<td>Parking Tax</td>
<td>482,000</td>
</tr>
<tr>
<td>Hotel/Motel Tax</td>
<td>1,667,000</td>
</tr>
<tr>
<td>Stadium Admissions Tax</td>
<td>4,336,000</td>
</tr>
<tr>
<td>Utility Users Tax</td>
<td>254,000</td>
</tr>
<tr>
<td>Gross Receipts Tax</td>
<td>2,473,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>11,513,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Other Dedicated</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Tax (MTA 80%)</td>
<td>1,929,000</td>
</tr>
<tr>
<td>Special Fund Property Tax</td>
<td>148,000</td>
</tr>
<tr>
<td>Public Safety Sales Tax</td>
<td>260,000</td>
</tr>
<tr>
<td>SFCTA</td>
<td>260,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>2,597,000</strong></td>
</tr>
</tbody>
</table>

| **TOTAL**                                                    | **14,110,000**|

# Projected Annual City Uses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedicated &amp; Restricted</td>
<td>$2.9</td>
</tr>
<tr>
<td>City Operating Costs</td>
<td>$6.1</td>
</tr>
<tr>
<td>Payment for Capital Improvements</td>
<td>$2.7</td>
</tr>
<tr>
<td>Dual Event Fund</td>
<td>$0.9</td>
</tr>
<tr>
<td>Remaining Balance</td>
<td>$1.5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$14.1</strong></td>
</tr>
</tbody>
</table>

*all costs in FY14 $s*
Next Steps

• Nov 3 – Final OCII Certification Hearing
• Early Nov – Commission & BoS Committee Actions
• Dec 2015 – BOS Actions + Appeal (if necessary)
• 2016 – Arena Construction Scheduled to Begin
• 2018 – Scheduled Arena Opening
Questions?

Adam Van de Water
Project Manager
(415) 554-6625
adam.vandewater@sfgov.org