Oversight Board

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

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

September 14, 2020
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<th>Resolution No.</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>03-2020</td>
<td>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</td>
</tr>
<tr>
<td>04-2020</td>
<td>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</td>
</tr>
</tbody>
</table>
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

Block 1 Hotel Project

Blocks 29-30 GSW Hotel / Residential Project
Blocks 29-32 Golden State Warriors Mixed-Use Hotel Project
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

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Current Uses</th>
<th>Proposed Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arena</td>
<td>~18,000 seats</td>
<td>~18,000 seats</td>
</tr>
<tr>
<td>Hotel</td>
<td>-</td>
<td>129-230 rooms</td>
</tr>
<tr>
<td>Residential</td>
<td>-</td>
<td>0-21 units</td>
</tr>
<tr>
<td>Retail*</td>
<td>~50,000 SF</td>
<td>~115,000 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>984,465</td>
<td>984,465</td>
</tr>
<tr>
<td>Open Space</td>
<td>3.8 acres</td>
<td>3.6 acres</td>
</tr>
</tbody>
</table>

*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
  • $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 12\textsuperscript{th} 2019
  – CAC voted in favor on January 9\textsuperscript{th} 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
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

<table>
<thead>
<tr>
<th>Metric</th>
<th>Project as Currently Approved</th>
<th>Project as Proposed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Room Count and Distribution</strong></td>
<td>250 Rooms</td>
<td>299 Rooms</td>
<td>19.6% room increase</td>
</tr>
<tr>
<td></td>
<td>37 Suites (14.8% Suites)</td>
<td>9 Suites (3% suites)</td>
<td>75.7% suites decrease</td>
</tr>
<tr>
<td><strong>Building Square Footage</strong></td>
<td>216,500 gross square feet</td>
<td>216,500 gross square feet</td>
<td>0% – all work is being done</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>in the existing building</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>envelope</td>
</tr>
</tbody>
</table>

- Conversions planned for Floors 5-16
• One- and two-bedroom suites have living room with a pull-out sofa

• Suite’s individual bedrooms and living rooms → separate hotel rooms

Typical Floor Plan Configuration Change

To become 3 rooms

To become 2 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

<table>
<thead>
<tr>
<th>Approval Entity</th>
<th>GSW</th>
<th>SOMA Hotel</th>
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<tbody>
<tr>
<td>OCII Commission</td>
<td>May 19, 2020</td>
<td>July 21, 2020</td>
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<tr>
<td>Planning Commission</td>
<td>June 19, 2020</td>
<td>July 29, 2020</td>
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<tr>
<td>Board of Supervisors</td>
<td>July 21, 2020</td>
<td>September 22, 2020</td>
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<td></td>
<td>July 28, 2020</td>
<td>September 29, 2020</td>
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<tr>
<td>Oversight Board</td>
<td>September 14, 2020</td>
<td>September 14, 2020</td>
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<tr>
<td>CA Department of Finance</td>
<td>Pending Oversight Board approval</td>
<td>Pending Oversight Board approval</td>
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Conclusion and Team Introductions