

MISSION BAY CITIZENS ADVISORY COMMITTEE

August 14, 2014 - 5:00 PM

Mission Creek Senior Community
3rd Floor Community Room
930 4th Street
(Enter between Philz Coffee and Library)
NOTE DIFFERENT ROOM LOCATION

AGENDA

MEMBERS

Please see attached map for location of projects

Corinne Woods,
Chair

Kevin Simons,
Vice-Chair

Kevin Beauchamp
Sarah Davis
Dan Deibel
Donna Dell'Era
Alfonso Felder
Michael D. Freeman
Tom Hart
Andrea Jones
Toby Levine
JoAnn Locke
Dick Millet
Jennifer Pratt Mead
Catherine Sharpe
Milena Elperin

- Discussion Item: Preliminary Site Design Concept for Golden State Warriors Project (Blocks 29-32) bounded by Third Street, South Street, 16th Street and Terry Francois Boulevard** – Representatives from the Warriors and Design Team – 90 minutes
Description of Item: Representatives from the Golden State Warriors and their design team will present and solicit community feedback on the preliminary site design concept for the Golden State Warriors Project.
- Discussion Item: Future Park Phasing**— Representatives from Mission Bay Development Group (MBDG) – 30 minutes
Description of Item: Mission Bay Development Group will review the timeline for near term park construction in Mission Bay.
- Action Item: Developer Team Selection - Introduction of Program Concept and Overview for the Affordable Housing Parcel at Block 6 East, Evaluation Panel's Recommended Developer** - 30 minutes
Description of Item: In May 2014, OCII released an Request for Proposals to select a developer team to develop and operate up to 135 units of affordable rental and related support services on Block 6E (1300 4th Street) for households earning up to 50% Area Median Income. The OCII staff recommended developer, based on the results of an Evaluation Panel, will be introduced to provide an overview of the proposed concept for the project.
- OCII/MBDG Updates** – 5 minutes
- Chair Updates** - 5 minutes
- Public Comment** (Persons wishing to address the members on non-agenda, but CAC related matters) – 10 minutes

Opportunities for Public Comment are provided after CAC member discussion of each agenda item. Pursuant to the Brown Act, the CAC limits the amount of time allocated for each speaker on particular issues to no more than 3 minutes.

Room Directions: Please note that we meet at Mission Creek Senior Community, 225 Berry Street at 4th Street. The entrance to the 3rd Floor Community Room is on 4th Street between the entrance to Philz Coffee and the public library. Parking is limited to on-street parking, so we strongly encourage that you walk, bike, or use transit (the closest transit is the N-Judah or K/T-Third to 4th and King)

Contact: Lila Hussain, Asst. Project Manager at 415-749-2431 or at lila.hussain@sfgov.org for more information about Mission Bay
Office of Community Investment and Infrastructure (OCII)
Successor Agency to the San Francisco Redevelopment Agency of the City and County of San Francisco
One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, 749-2400



Mission Bay CAC Meeting
GSW Arena Site Plan Review
August 14 2014

Key Team Members

- Craig Dykers, *Snohetta*
- David Manica, *MANICA Architecture*
- David Carlock, *GSW Project Executive*
- Jesse Blout, *Strada Project Management*
- Clarke Miller, *Strada Project Management*
- Gail Hunter, *GSW Vice President of Public Affairs & Event Management*
- Theo Ellington, *GSW Director of Public Affairs*

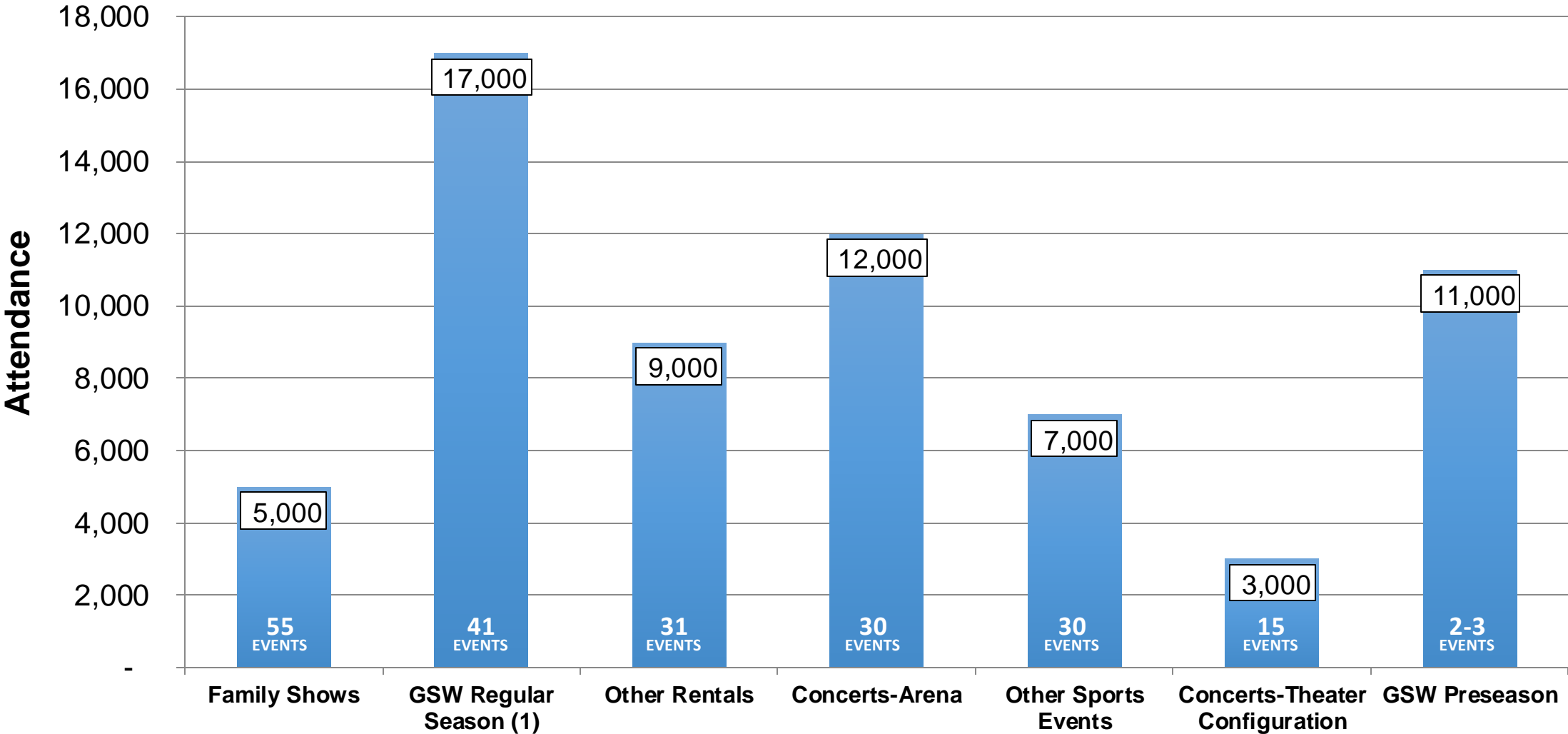


Overview

- GSW and Salesforce.com entered into a purchase agreement in April 2014 for 12-acre Blocks 29-32
- Program Elements:
 - Approximately 18,000-seat multi-purpose arena
 - Approximately 500,000 SF of office
 - Between 55,000 and 95,000 SF of retail
 - 3.2 acres of plazas and public space
 - 700 Parking spaces



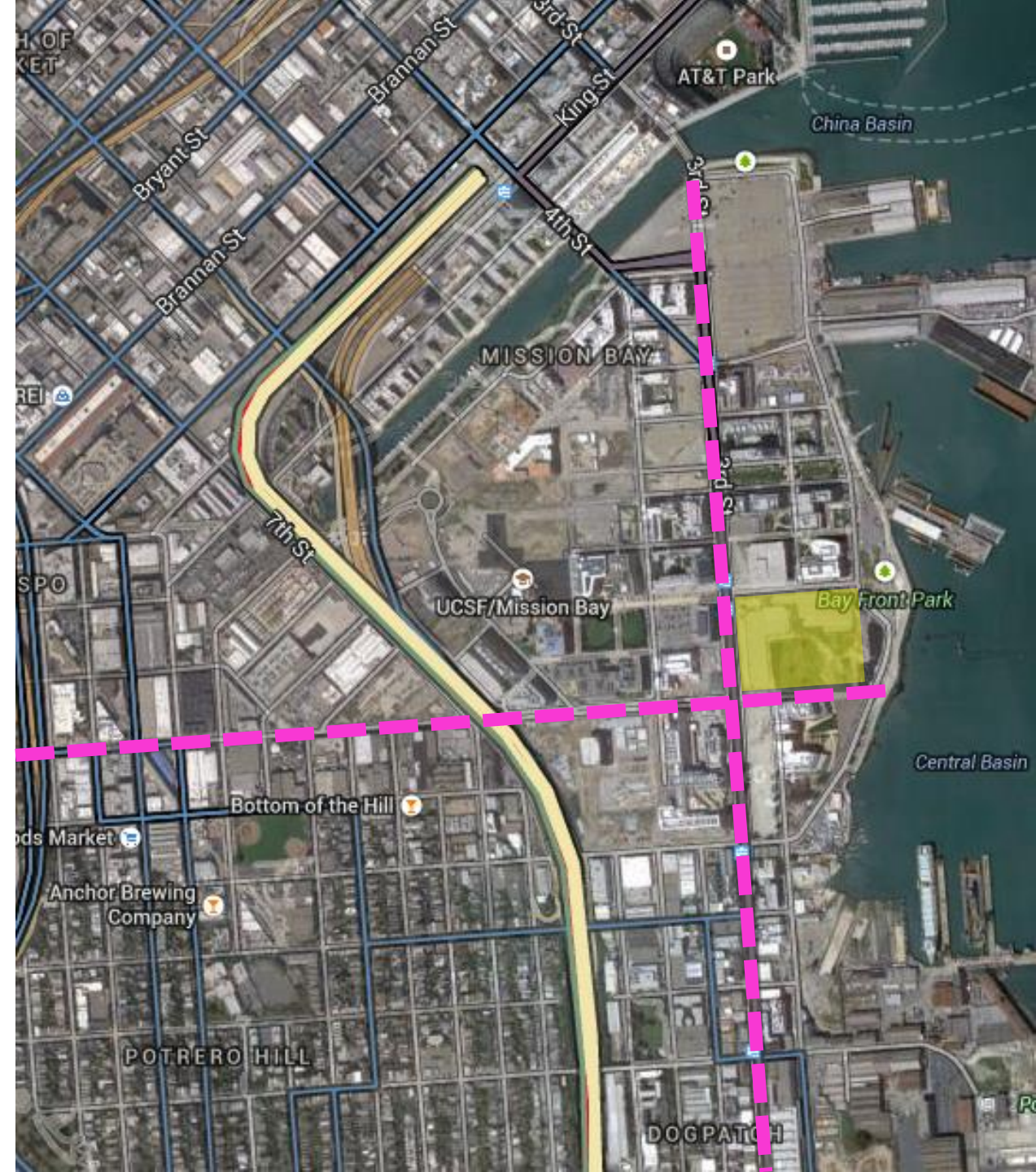
Projected Event Count and Attendance



(1) Attendance levels are lower than sell out capacity due to industry-standard No Show rate. GSW playoff games will range from zero to a maximum of 16 based on GSW performance.

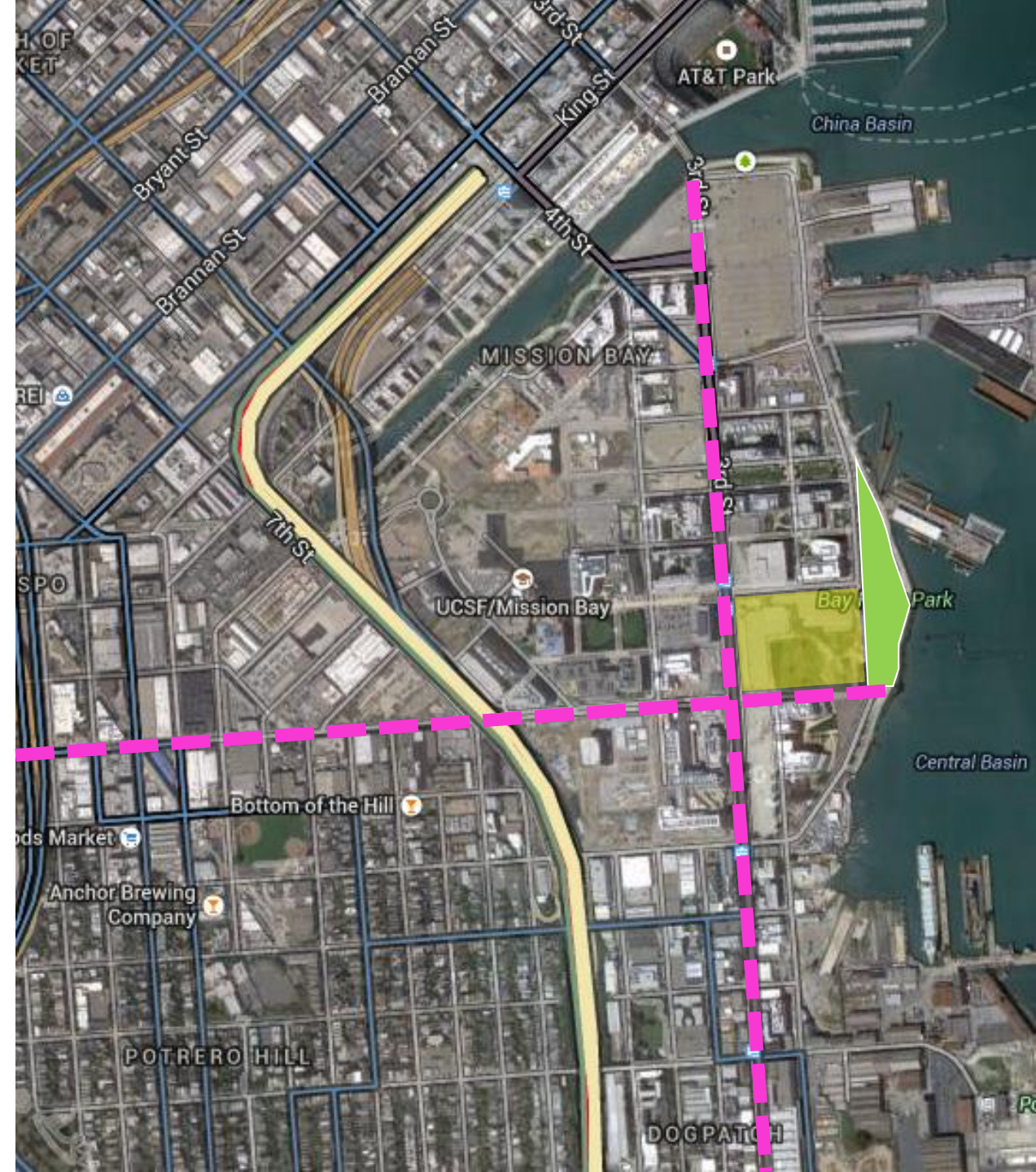
Site Opportunities

- Opportunity to provide a cultural focal point at the nexus of 16th Street and 3rd – two key N-S and E-W connectors



Site Opportunities

- Opportunity to provide a cultural focal point at the nexus of 16th Street and 3rd – two key N-S and E-W connectors
- Energize and activate new Bayfront Park



Site Opportunities

- Opportunity to provide a cultural focal point at the nexus of 16th Street and 3rd – two key N-S and E-W connectors
- Energize and activate new Bayfront Park
- Plentiful transit options within a short walk



Site Opportunities

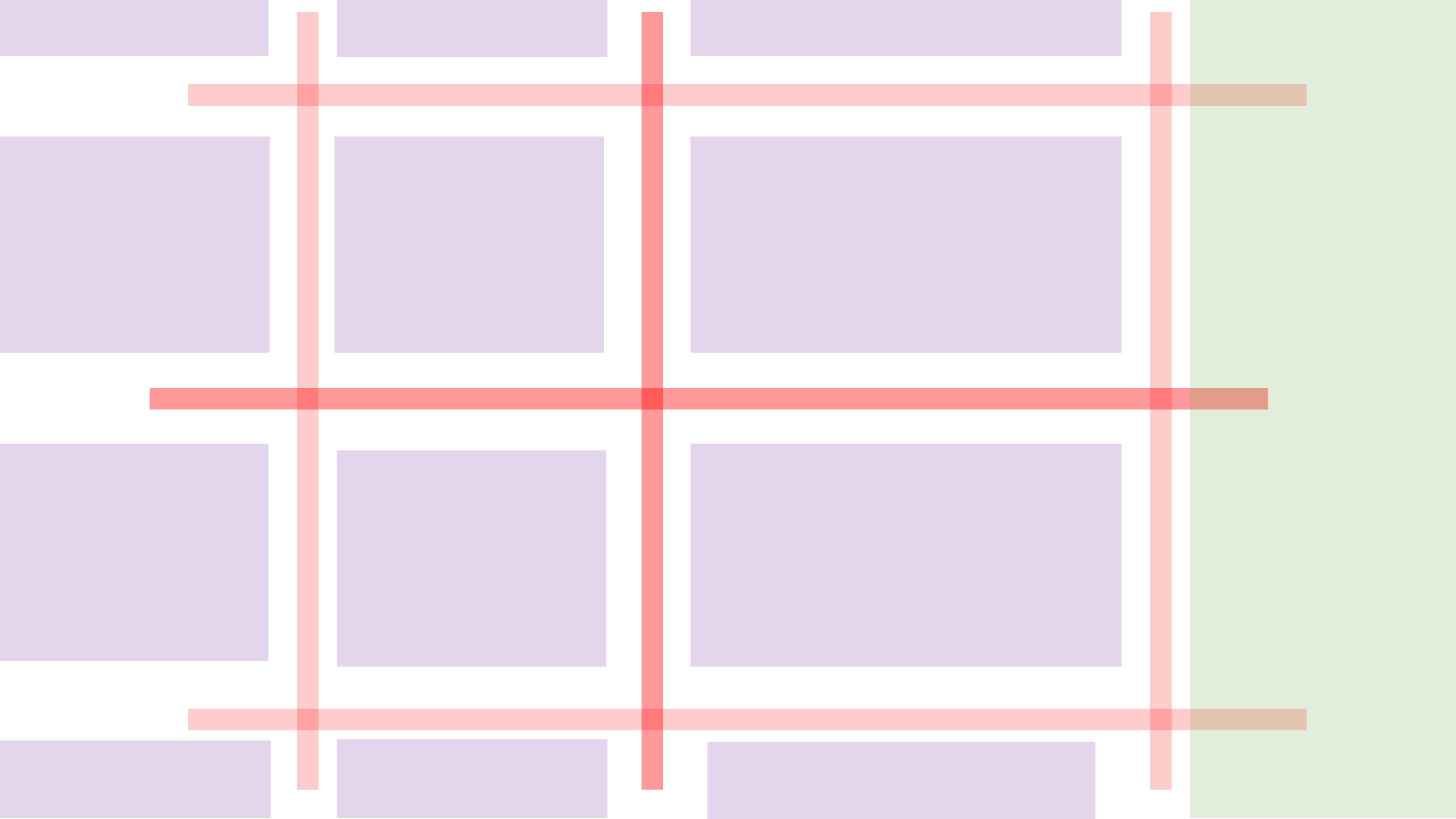
- Opportunity to provide a cultural focal point at the nexus of 16th Street and 3rd – two key N-S and E-W connectors
- Energize and activate new Bayfront Park
- Plentiful transit options within a short walk
- Place-making

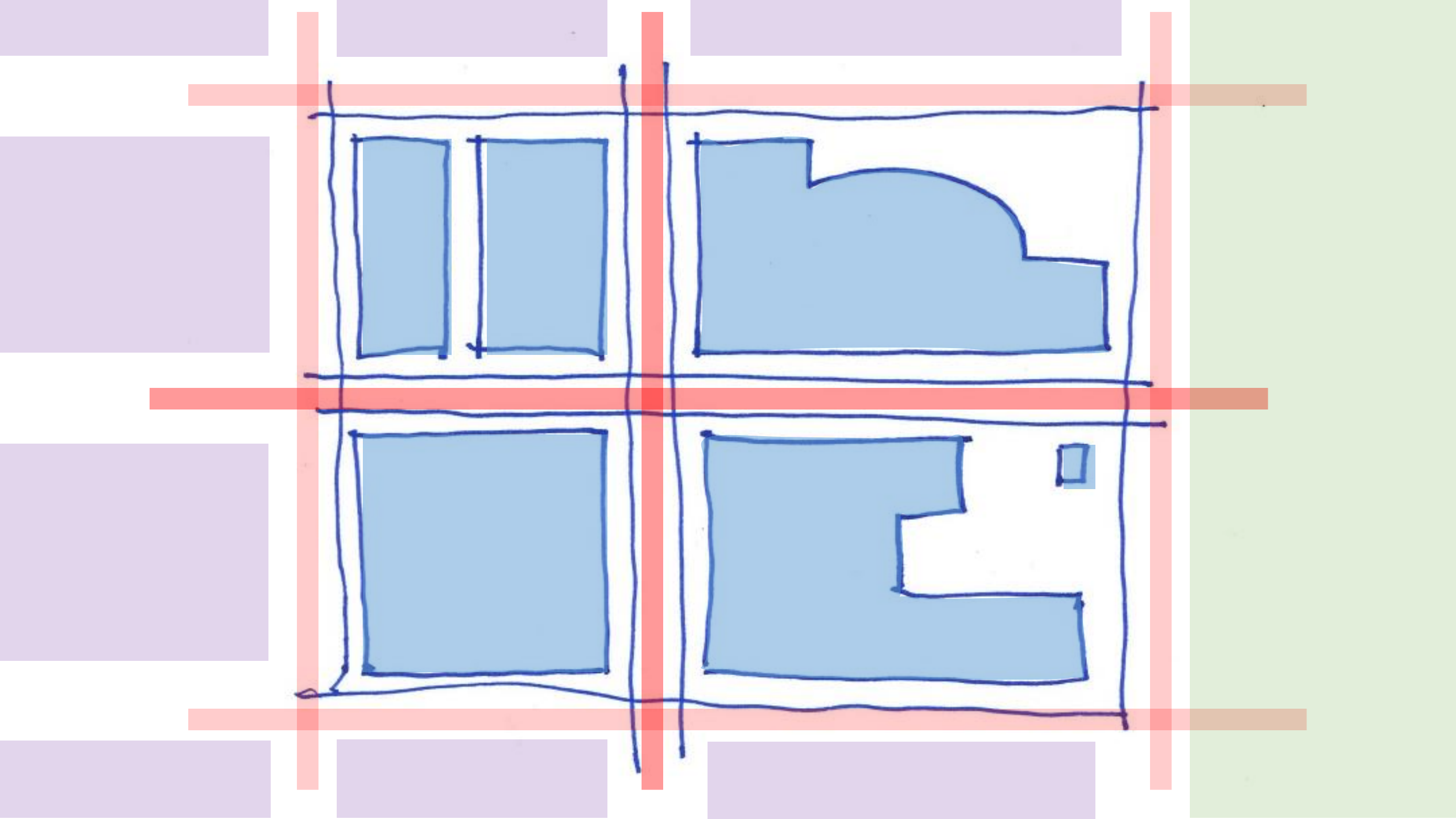


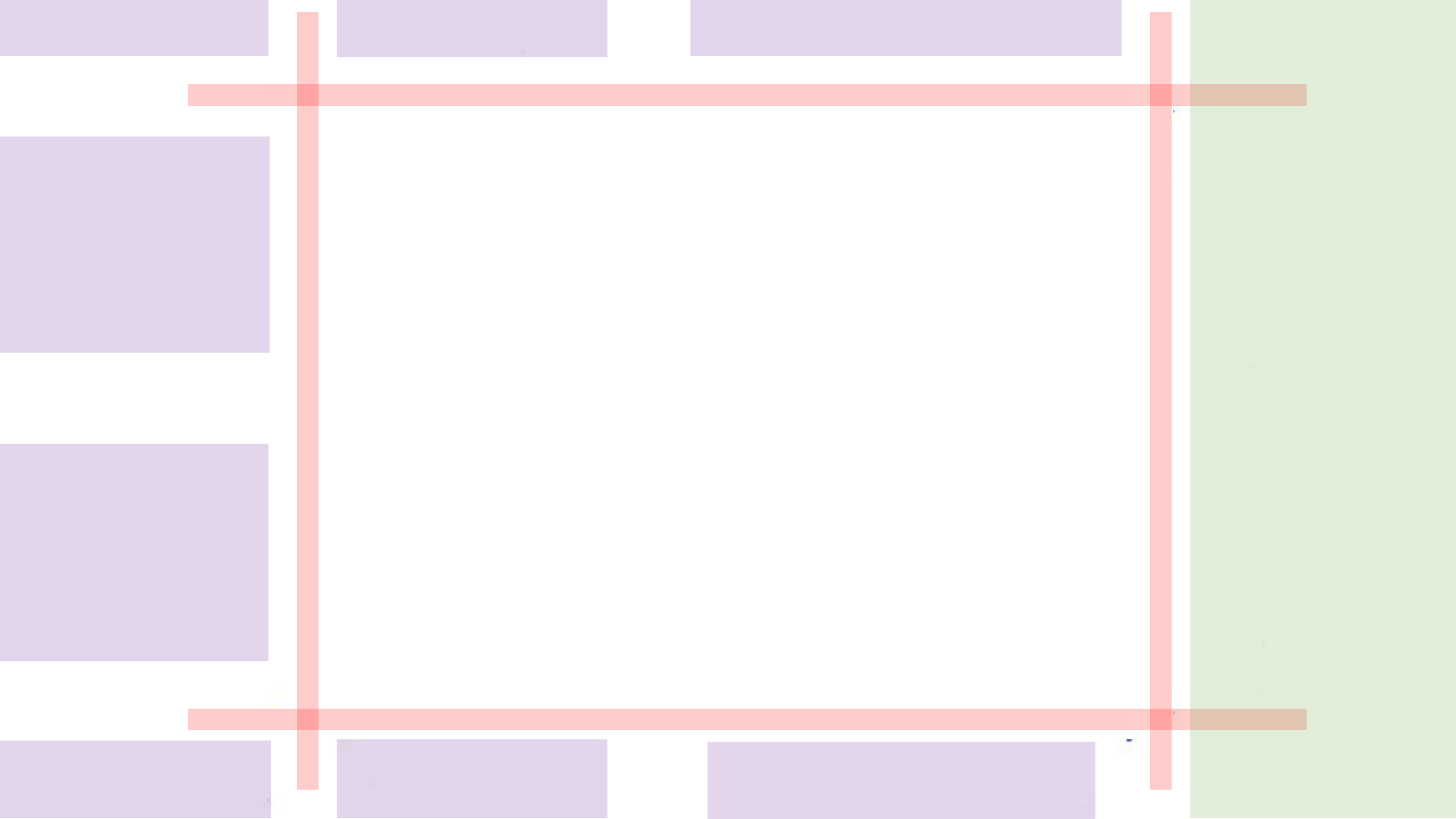
Site Opportunities

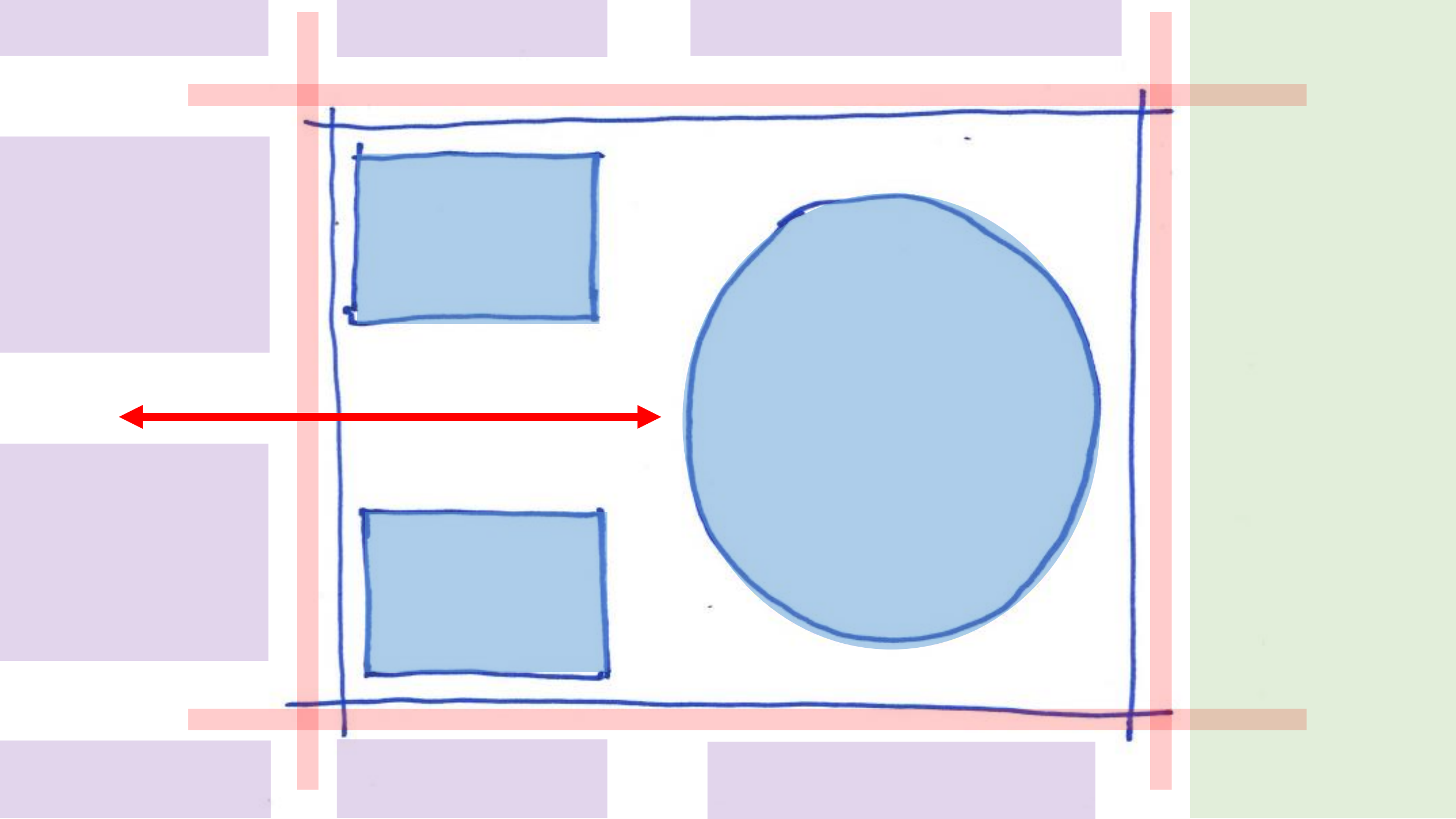
- Opportunity to provide a cultural focal point at the nexus of 16th Street and 3rd – two key N-S and E-W connectors
- Energize and activate new Bayfront Park
- Plentiful transit options within a short walk
- Place-making
- Excellent pedestrian and bike access

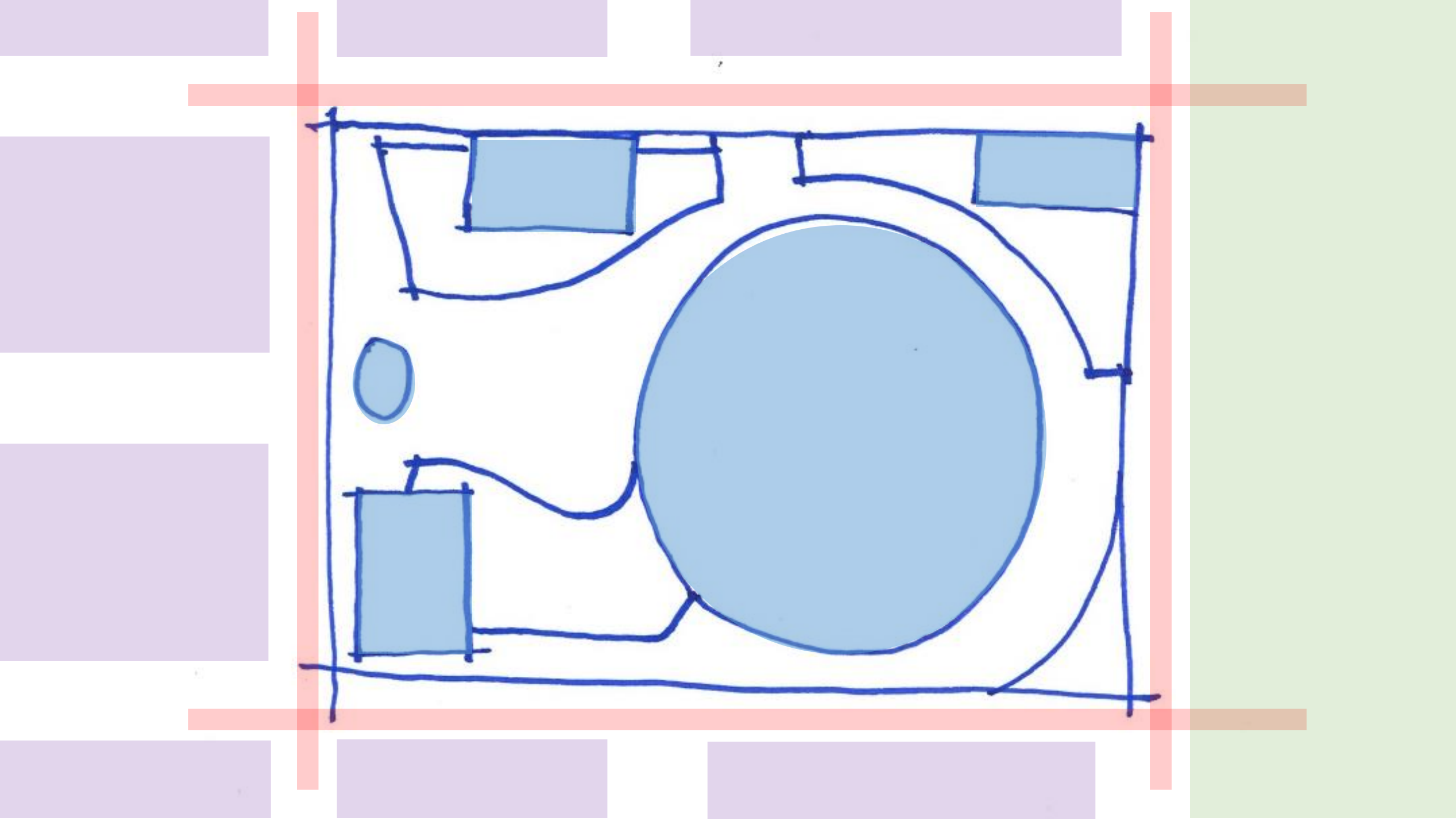


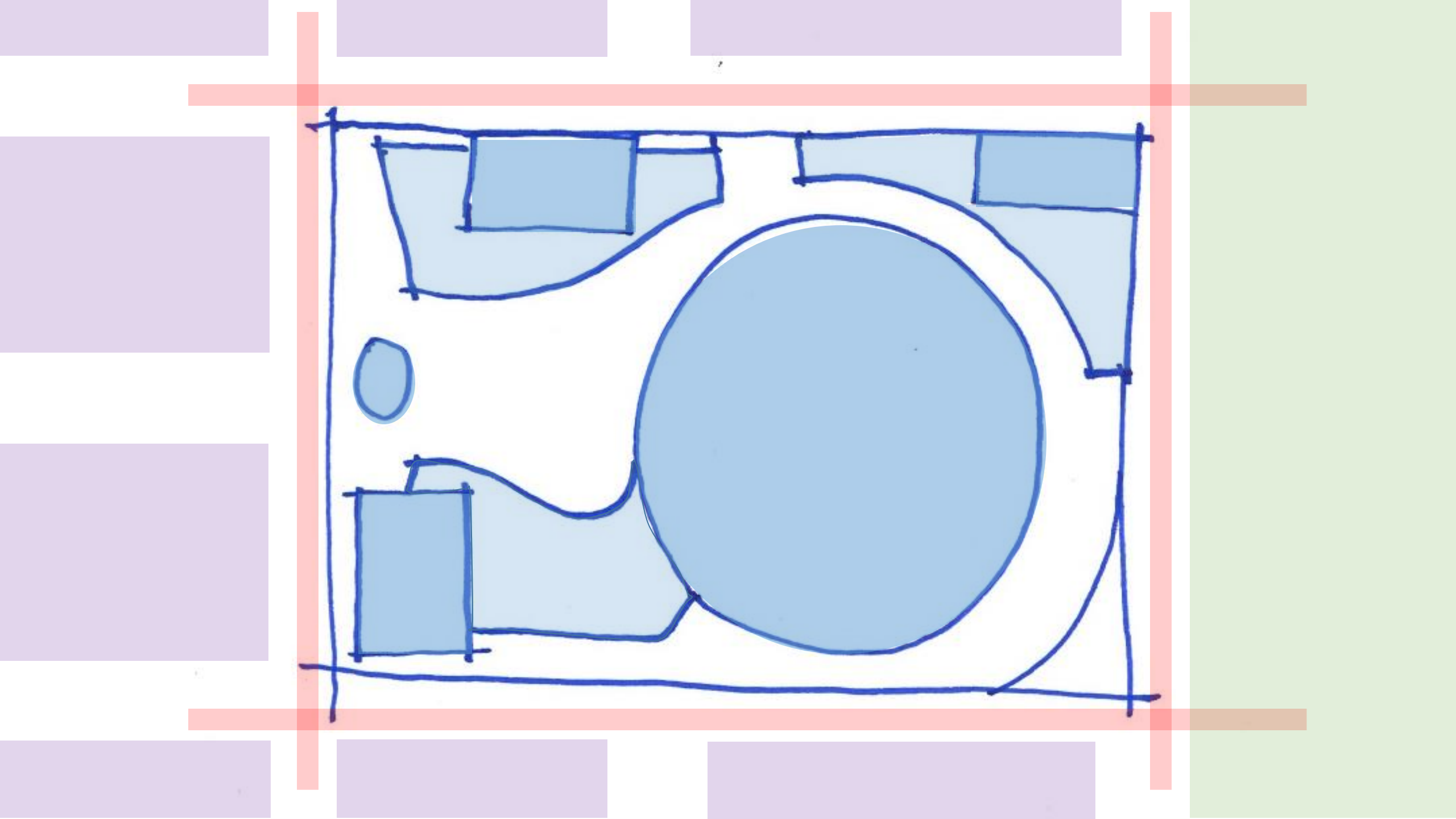


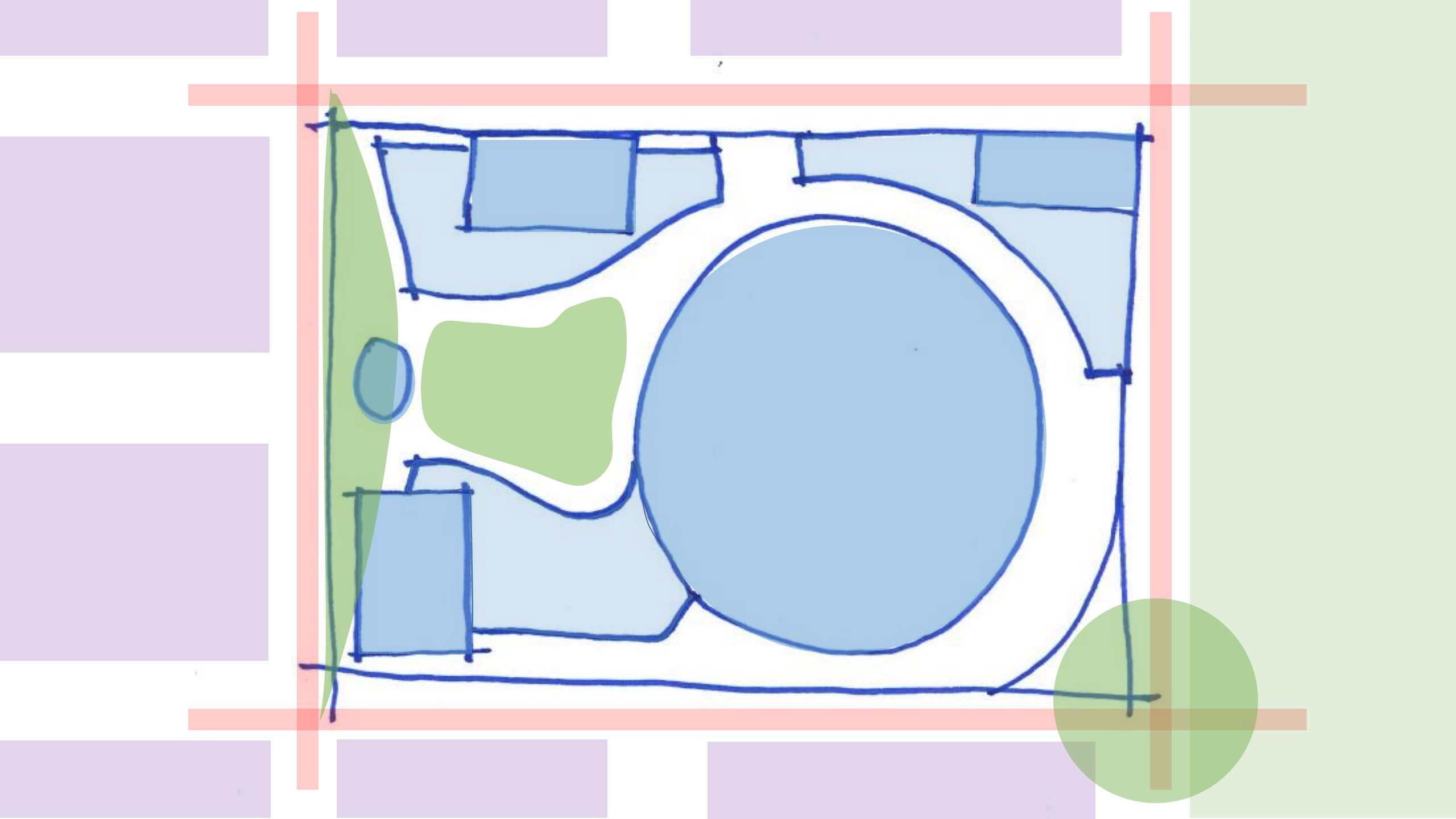


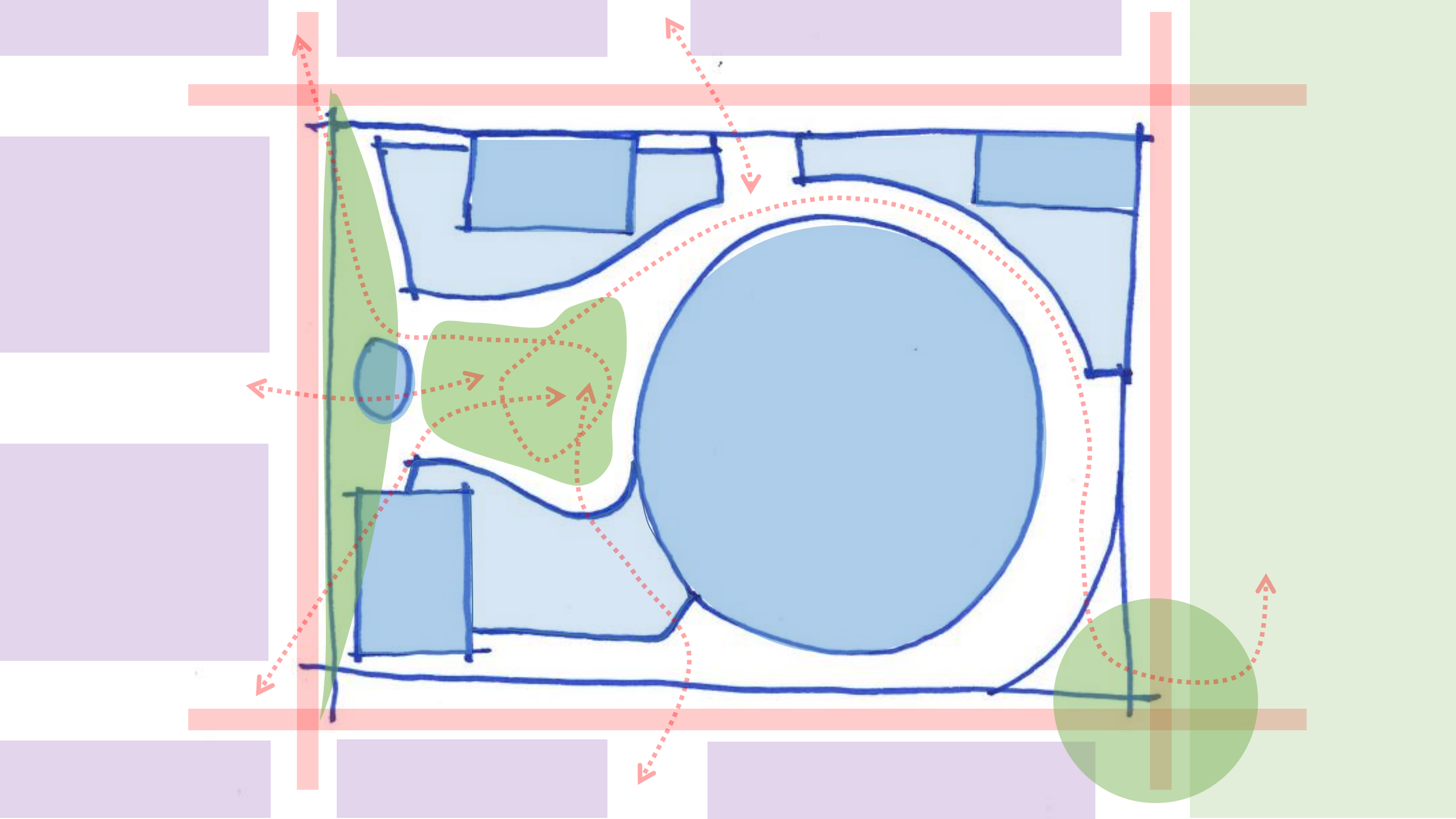




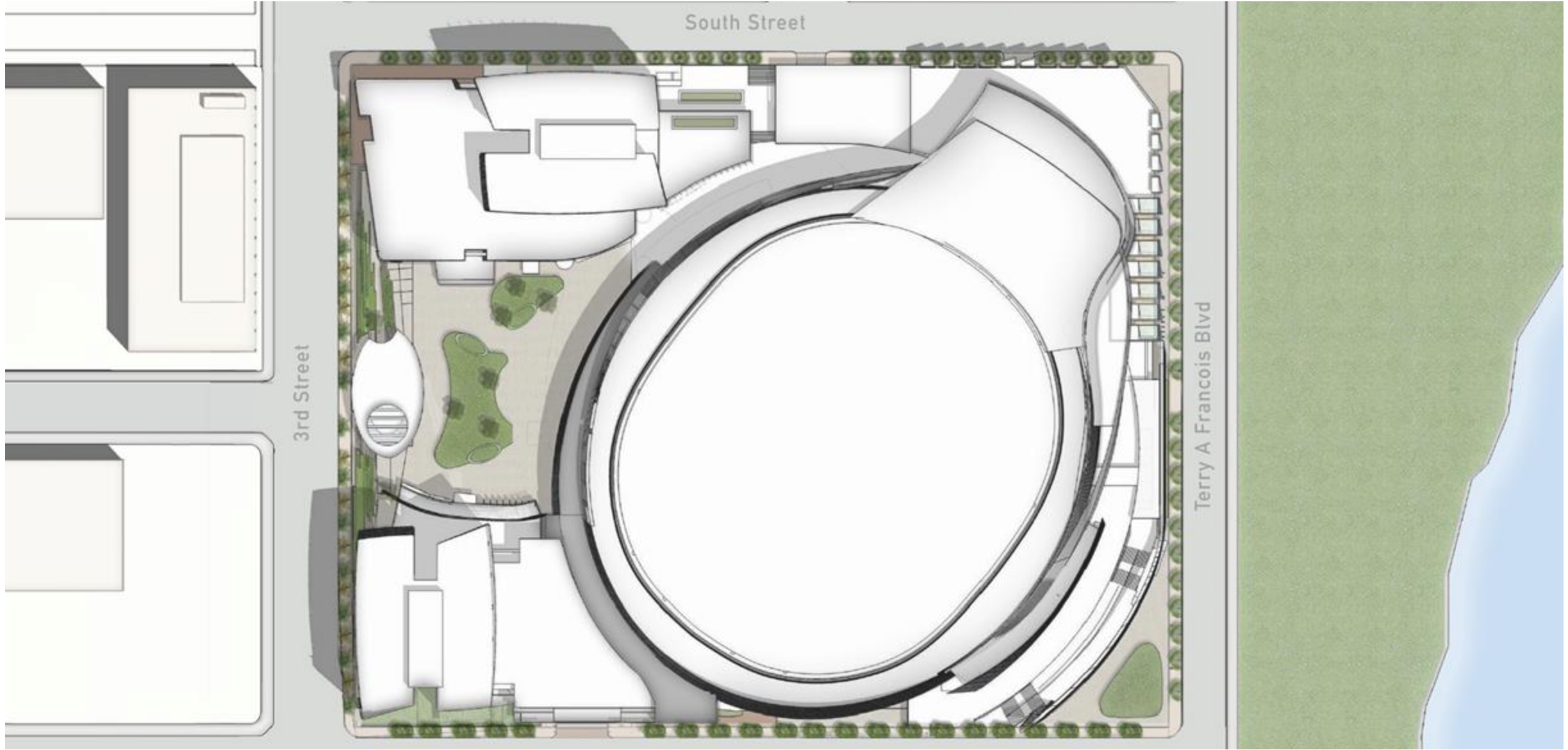


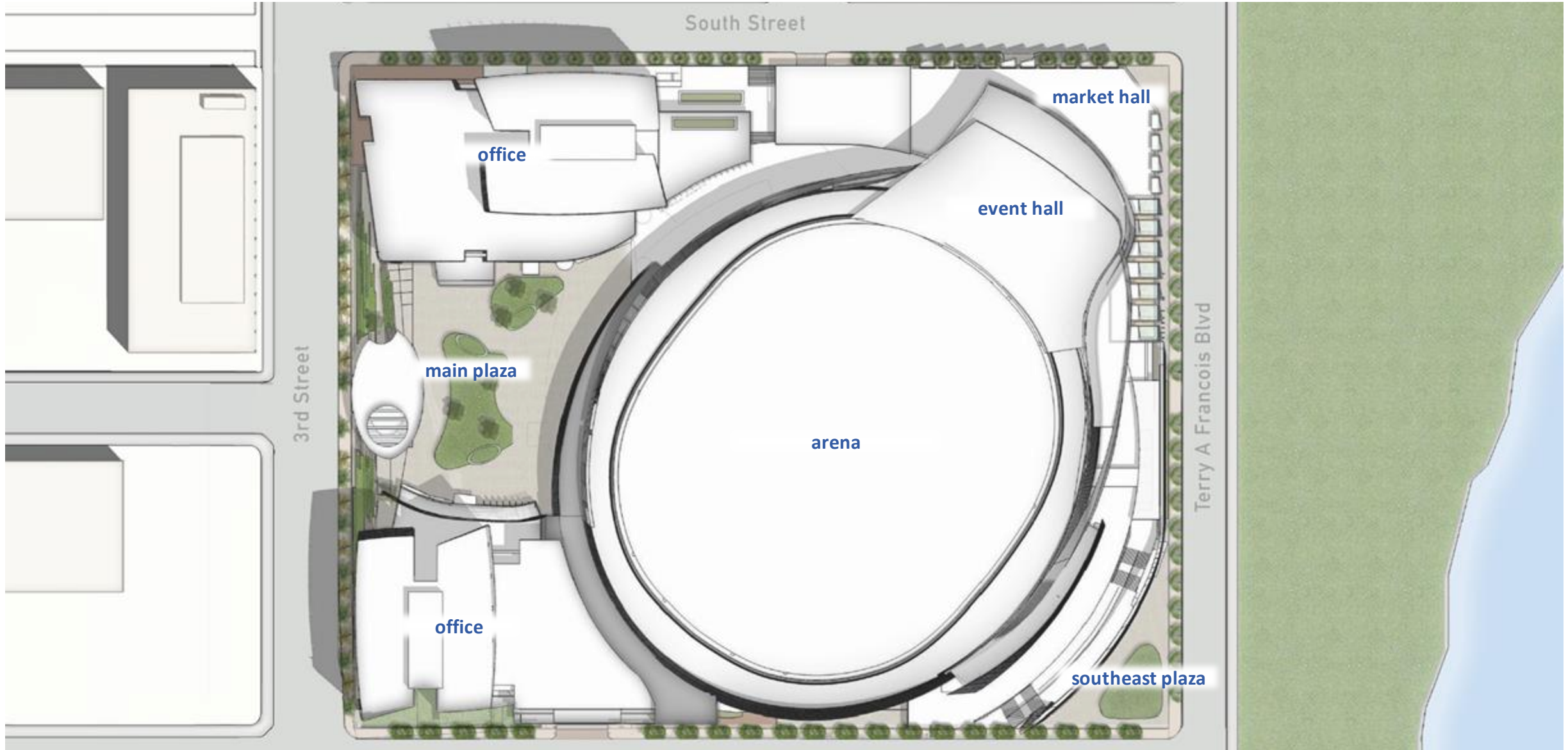






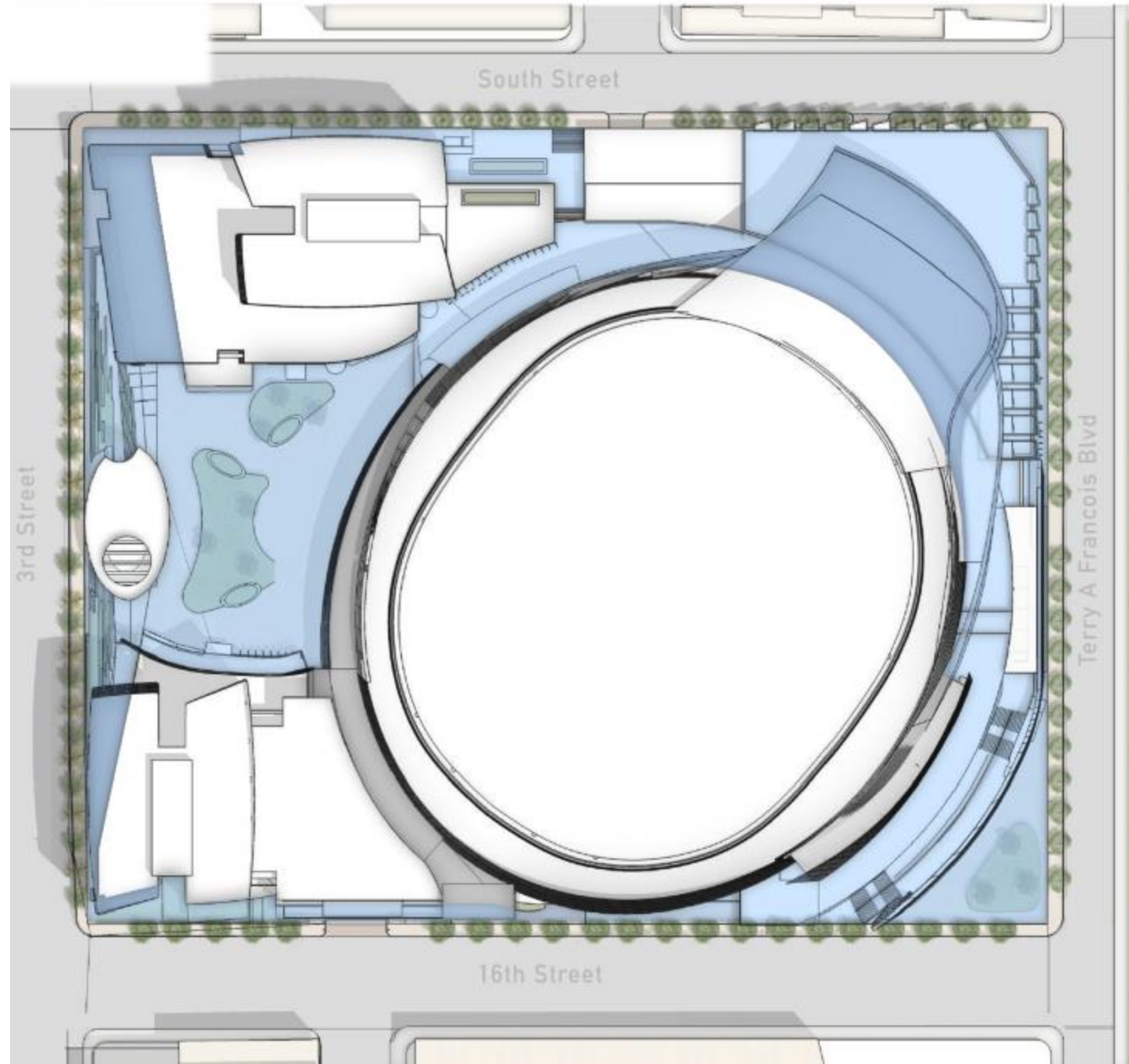






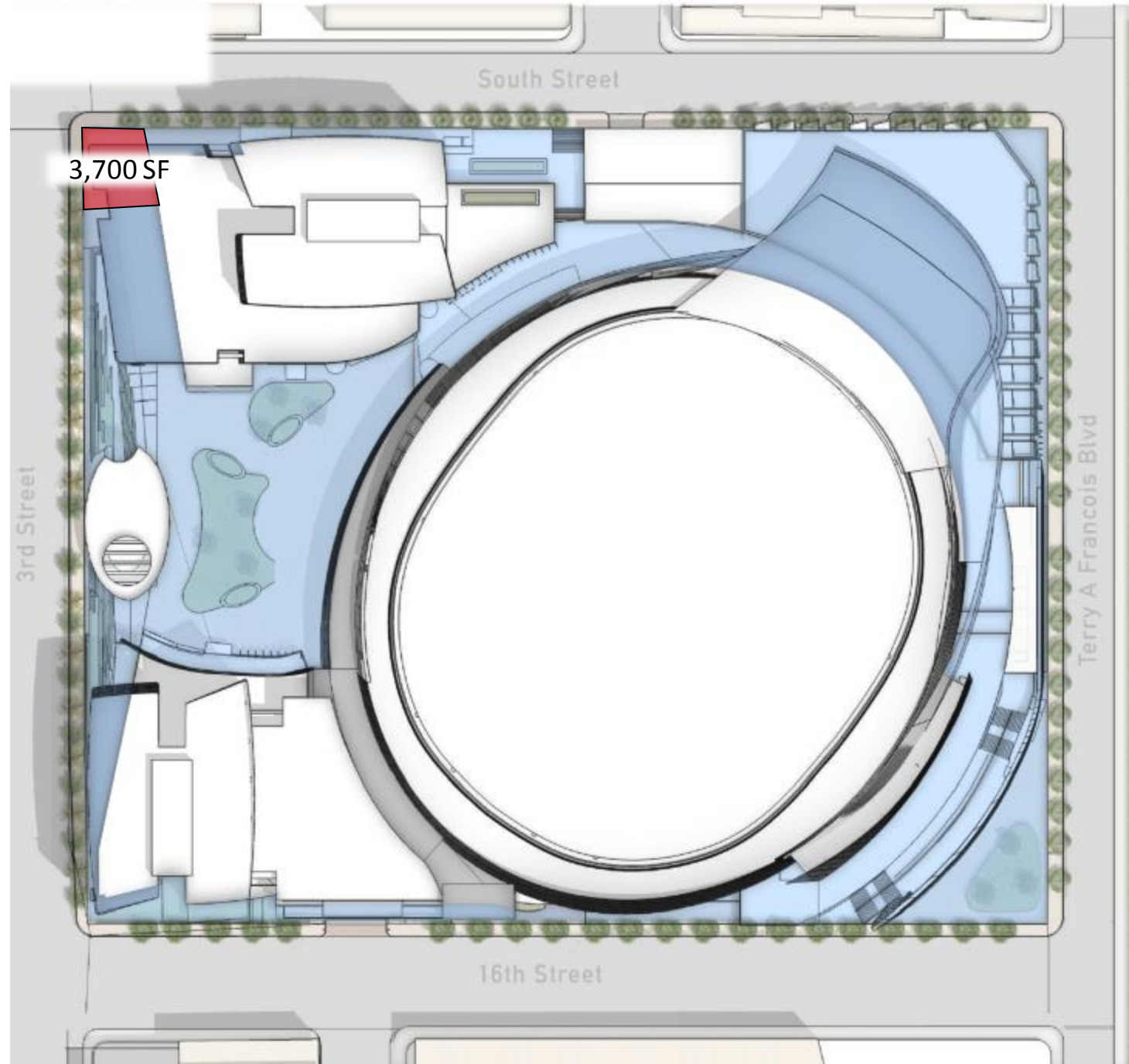
Public Access

- 3.2 acres of plazas and public spaces including:



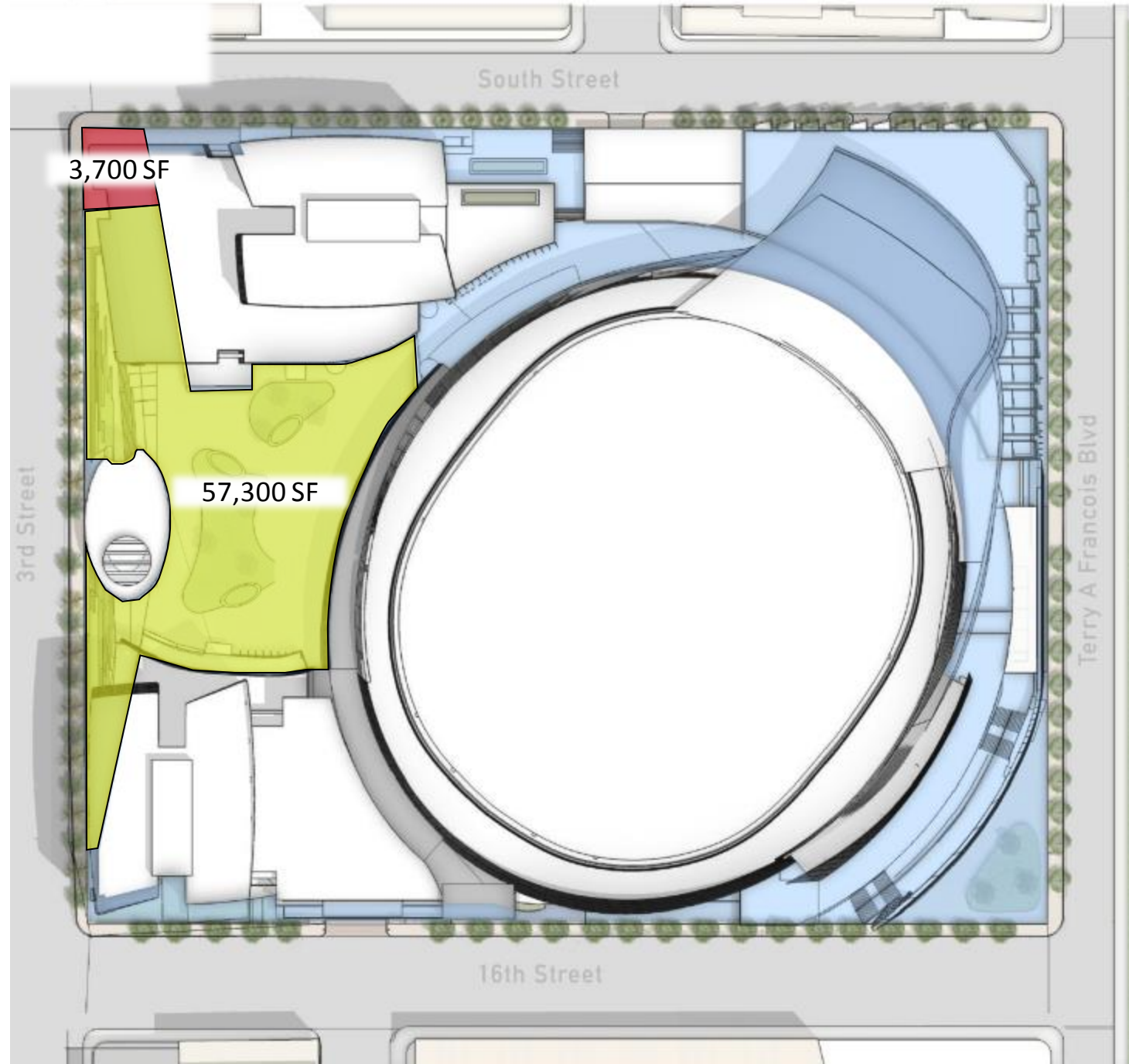
Public Access

- 3.2 acres of plazas and public spaces including:
 - 3,700 SF plaza at northwest corner



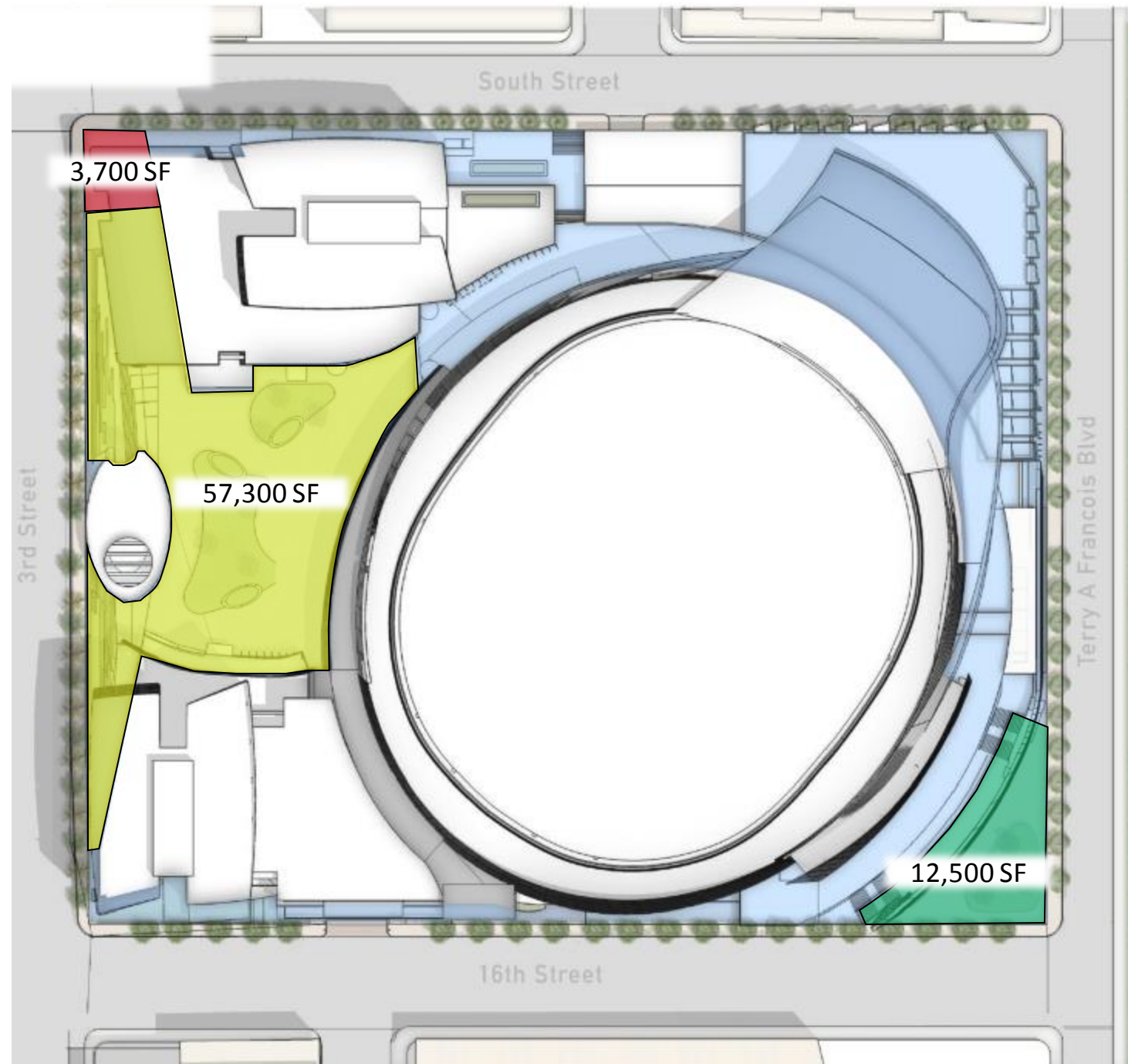
Public Access

- 3.2 acres of plazas and public spaces including:
 - 3,700 SF plaza at northwest corner
 - 57,300 SF plaza along 3rd Street

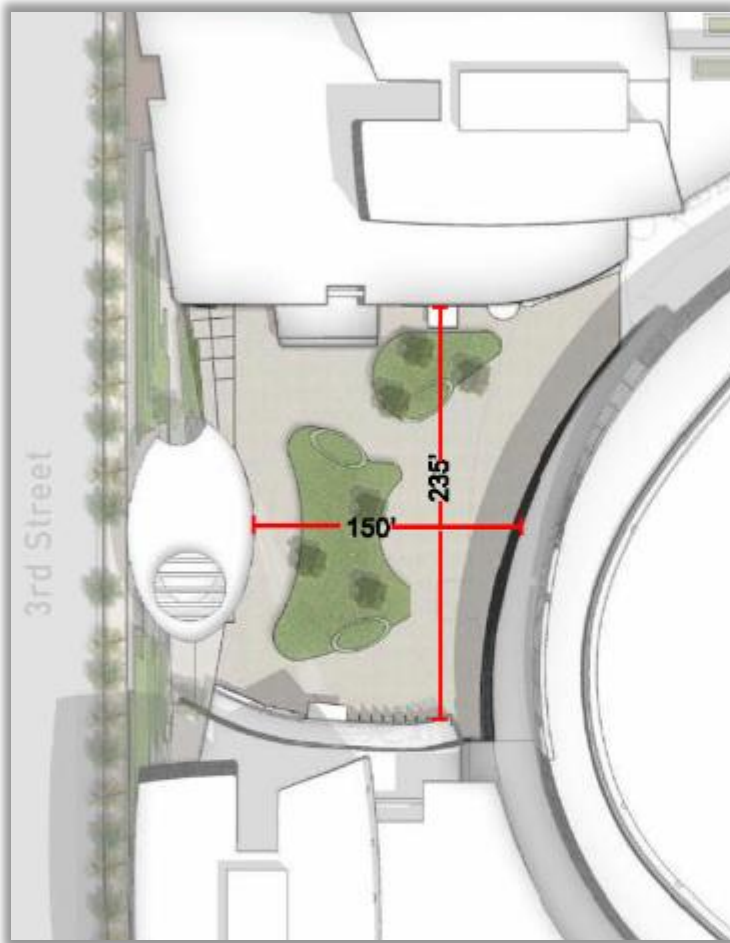


Public Access

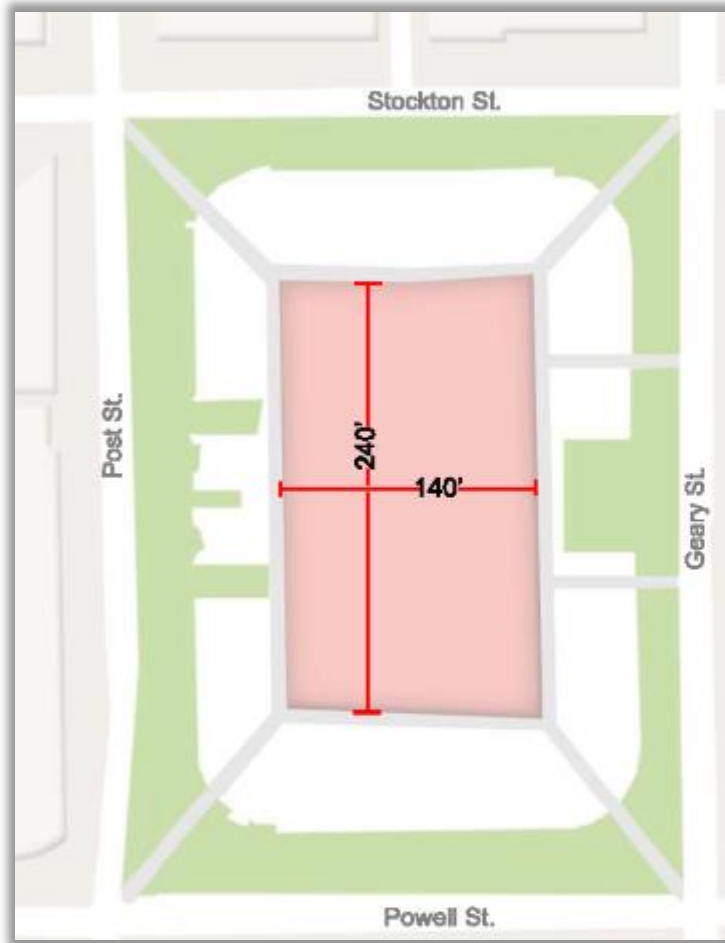
- 3.2 acres of plazas and public spaces including:
 - 3,700 SF plaza at northwest corner
 - 57,300 SF plaza along 3rd Street
 - 12,500 SF plaza at southeast corner



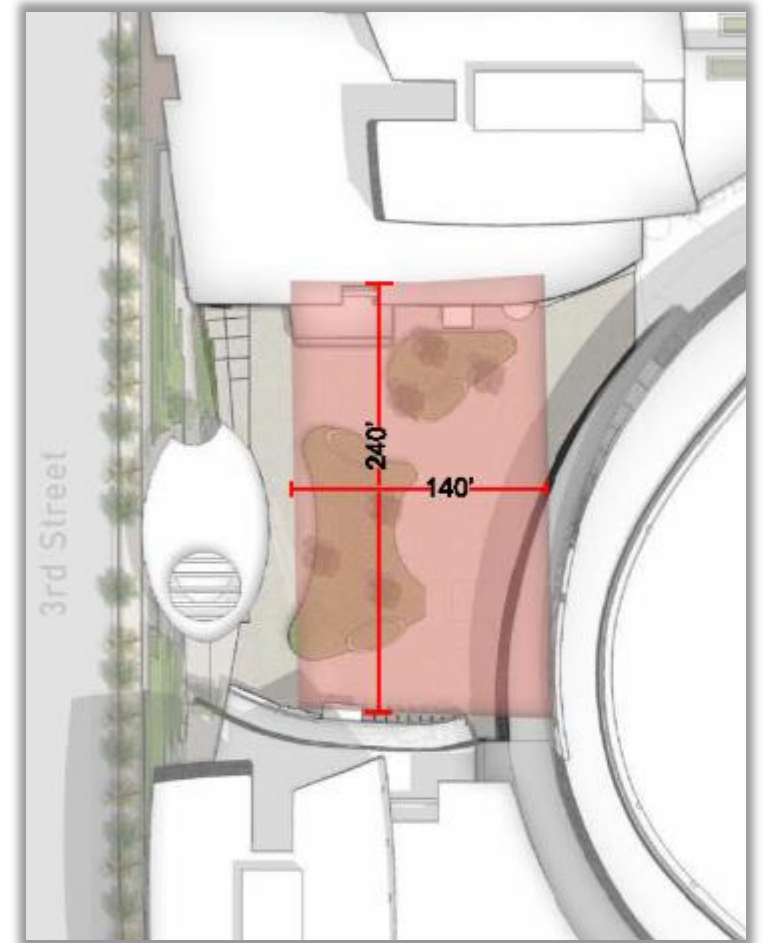
Main Entry Plaza Comparison



GSW Plaza
(150' x 235')



Union Square
(140' x 240')

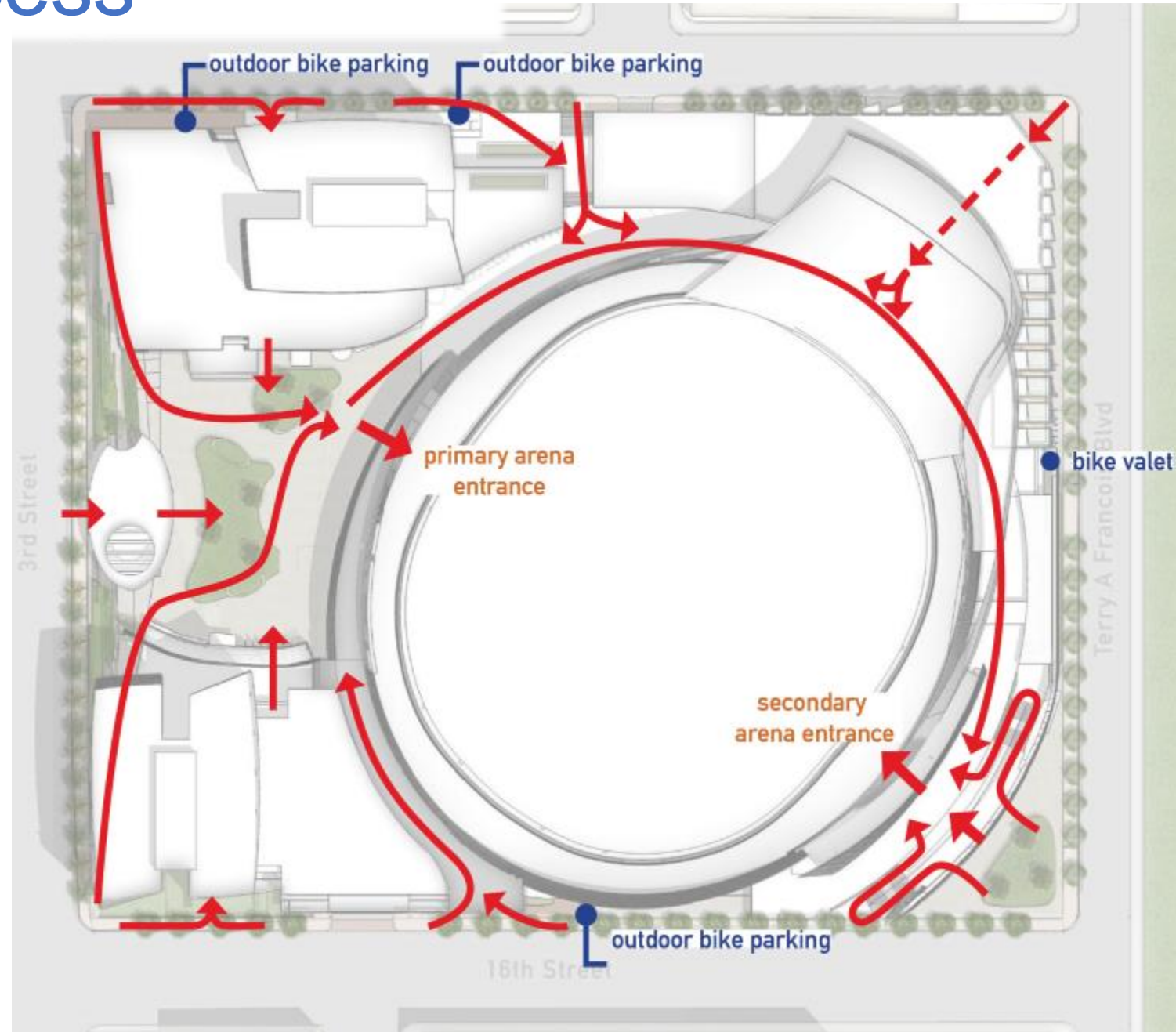


**Union Square & GSW Plaza
Comp**



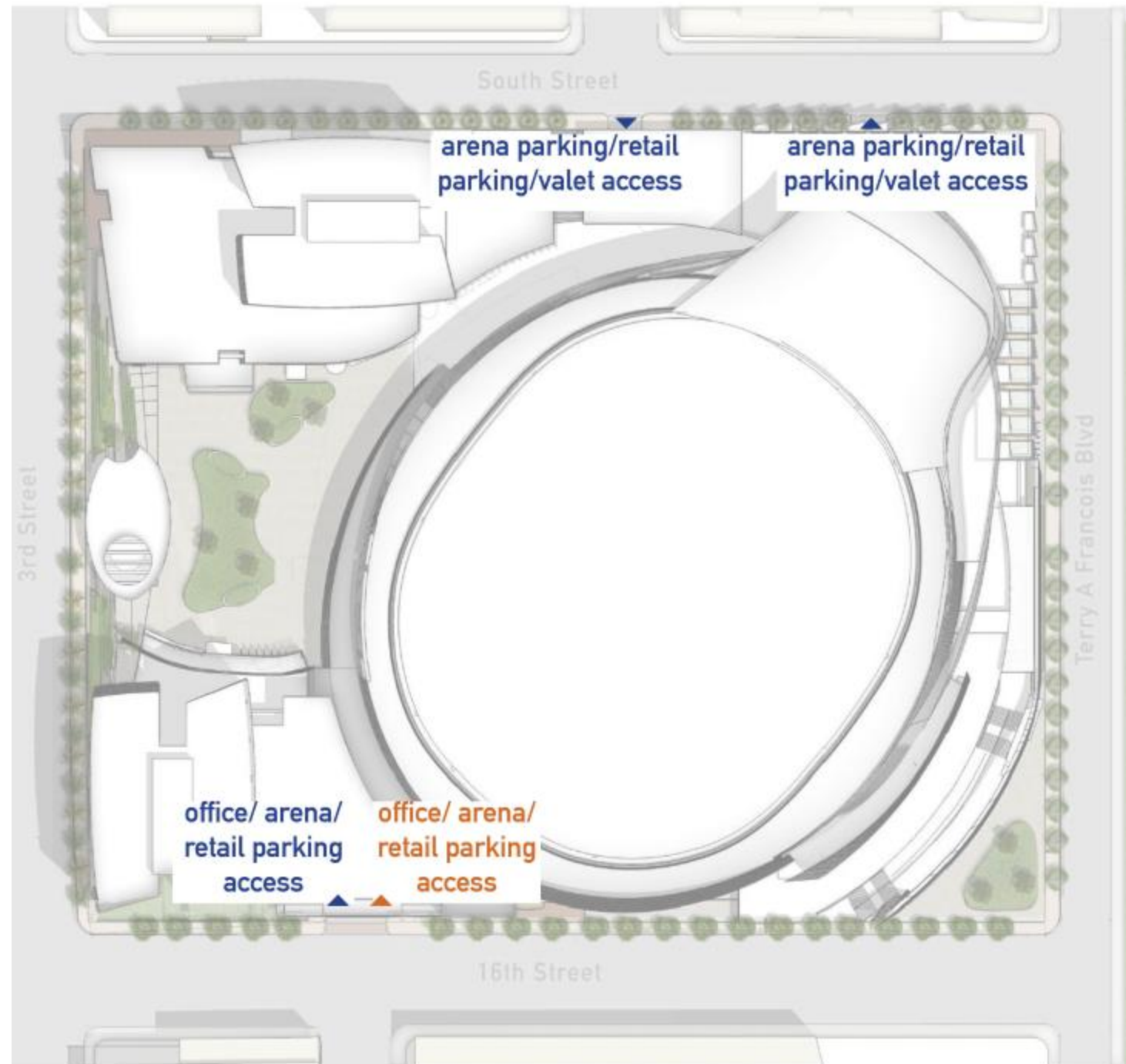
Pedestrian/Bike Access

- Multiple pedestrian access points
- Multiple venue access points:
 - Primary arena entrance at 3rd Street Plaza
 - Secondary arena entrance, primary theater entrance at southeast corner
- Substantial public space:
 - 3rd Street Plaza
 - Southeast Plaza



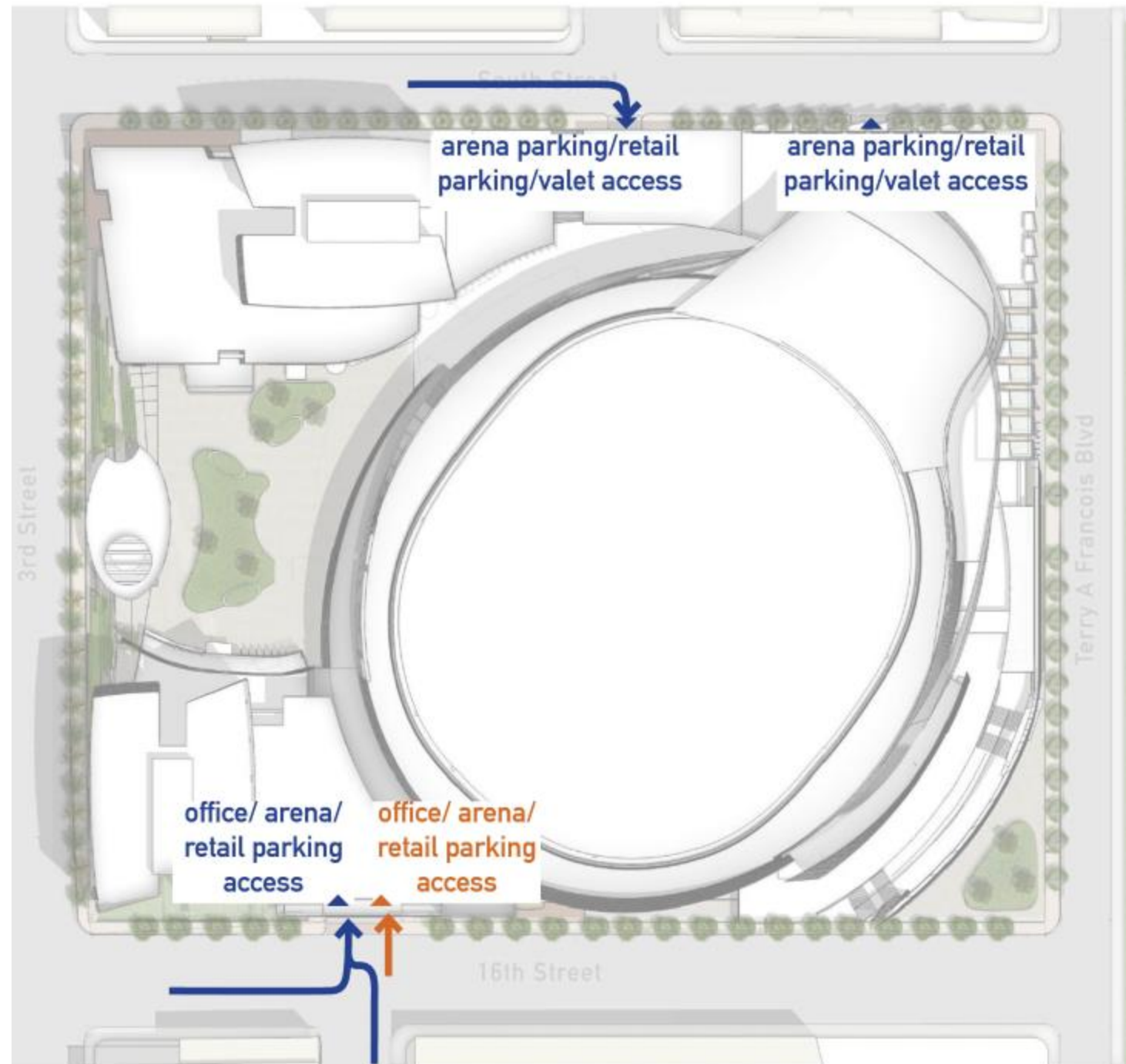
Vehicular Access

- Loading dock access via 16th Street
- Primary office and event parking access via 16th street
- Primary retail parking access via South Street
- Event drop-off location on southern half of Terry Francois Boulevard



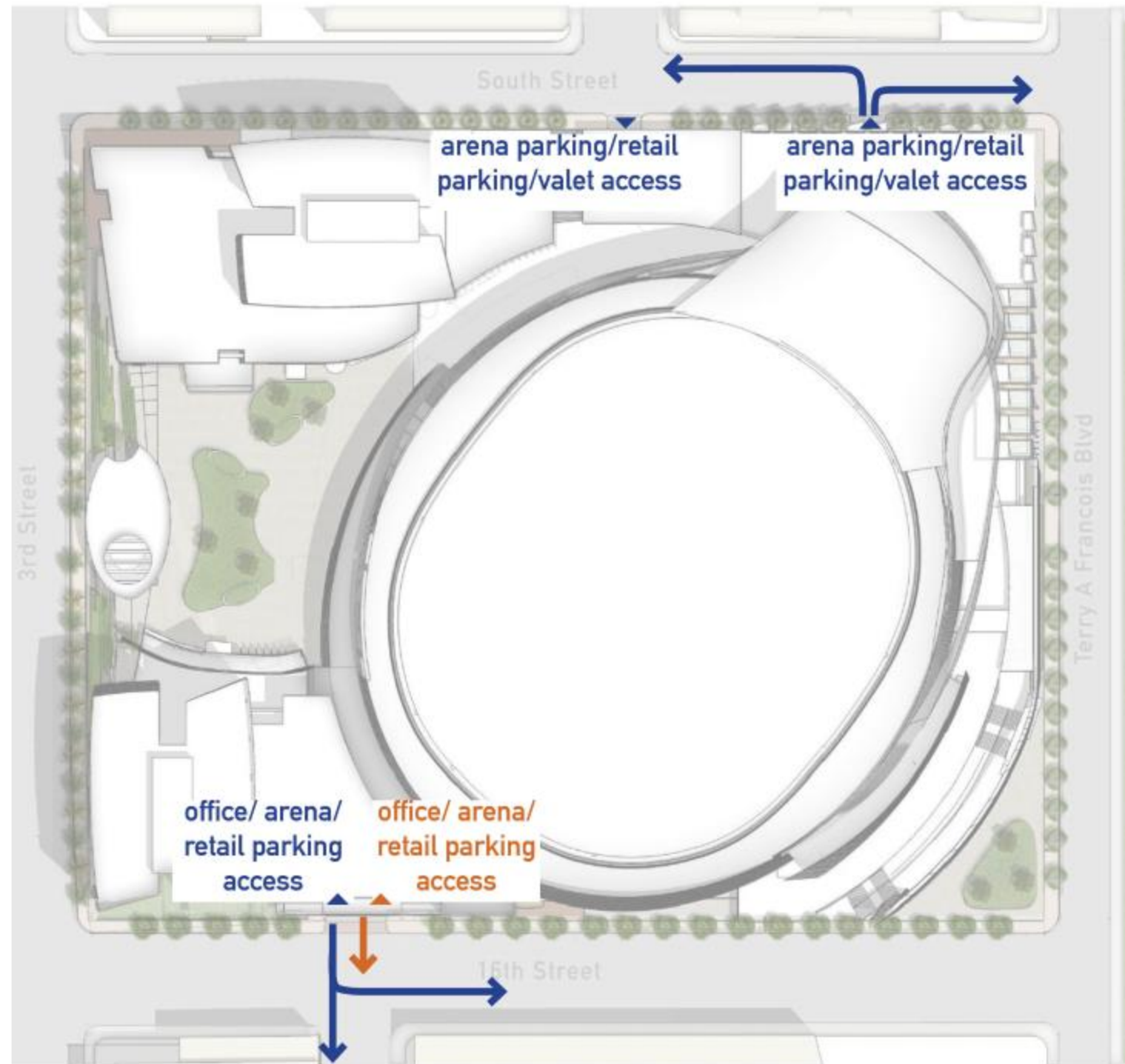
Vehicular Access

- Loading dock access via 16th Street
- Primary office and event parking access via 16th street
- Primary retail parking access via South Street
- Event drop-off location on southern half of Terry Francois Boulevard



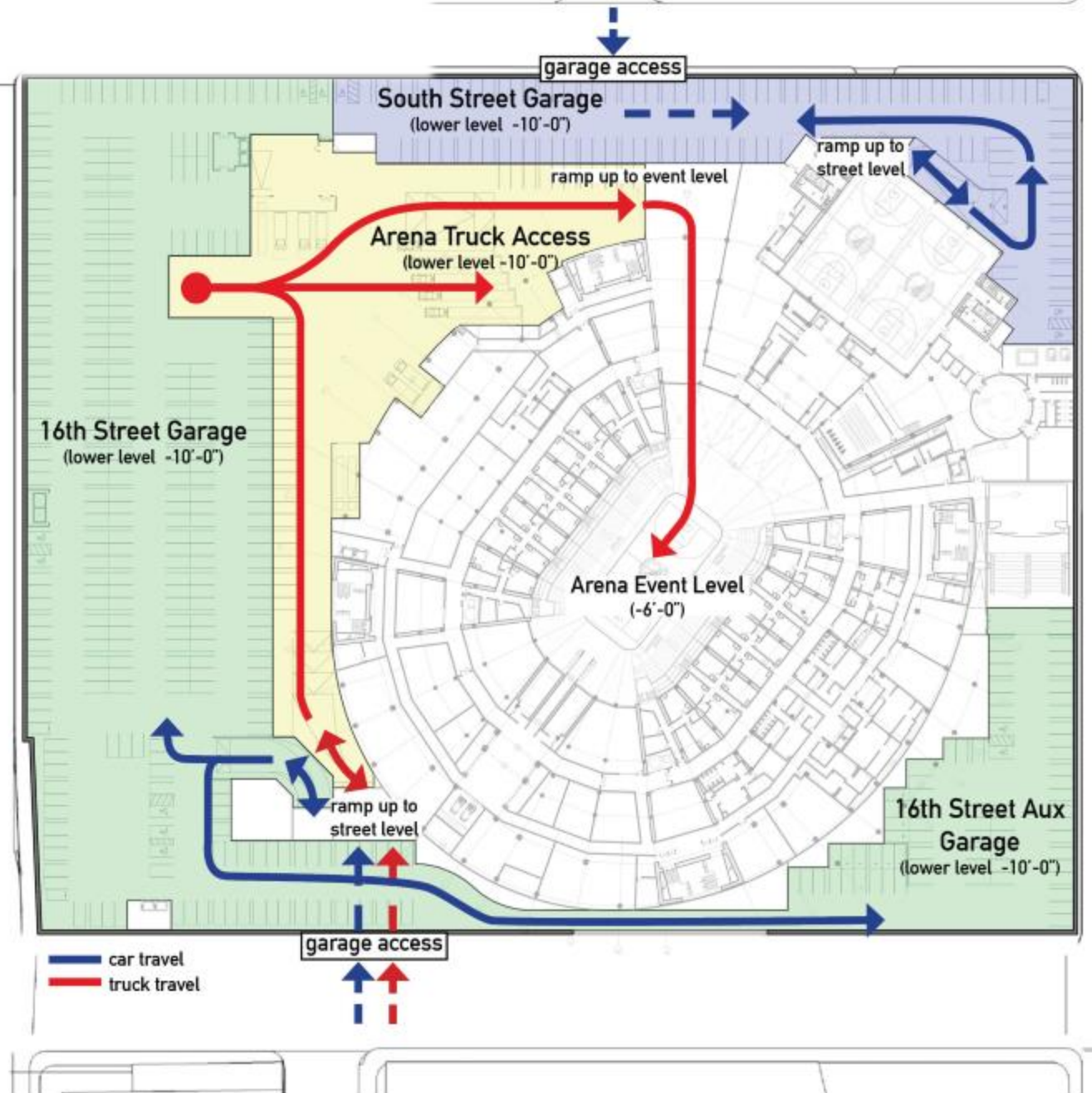
Vehicular Access

- Loading dock access via 16th Street
- Primary office and event parking access via 16th street
- Primary retail parking access via South Street
- Event drop-off location on southern half of Terry Francois Boulevard



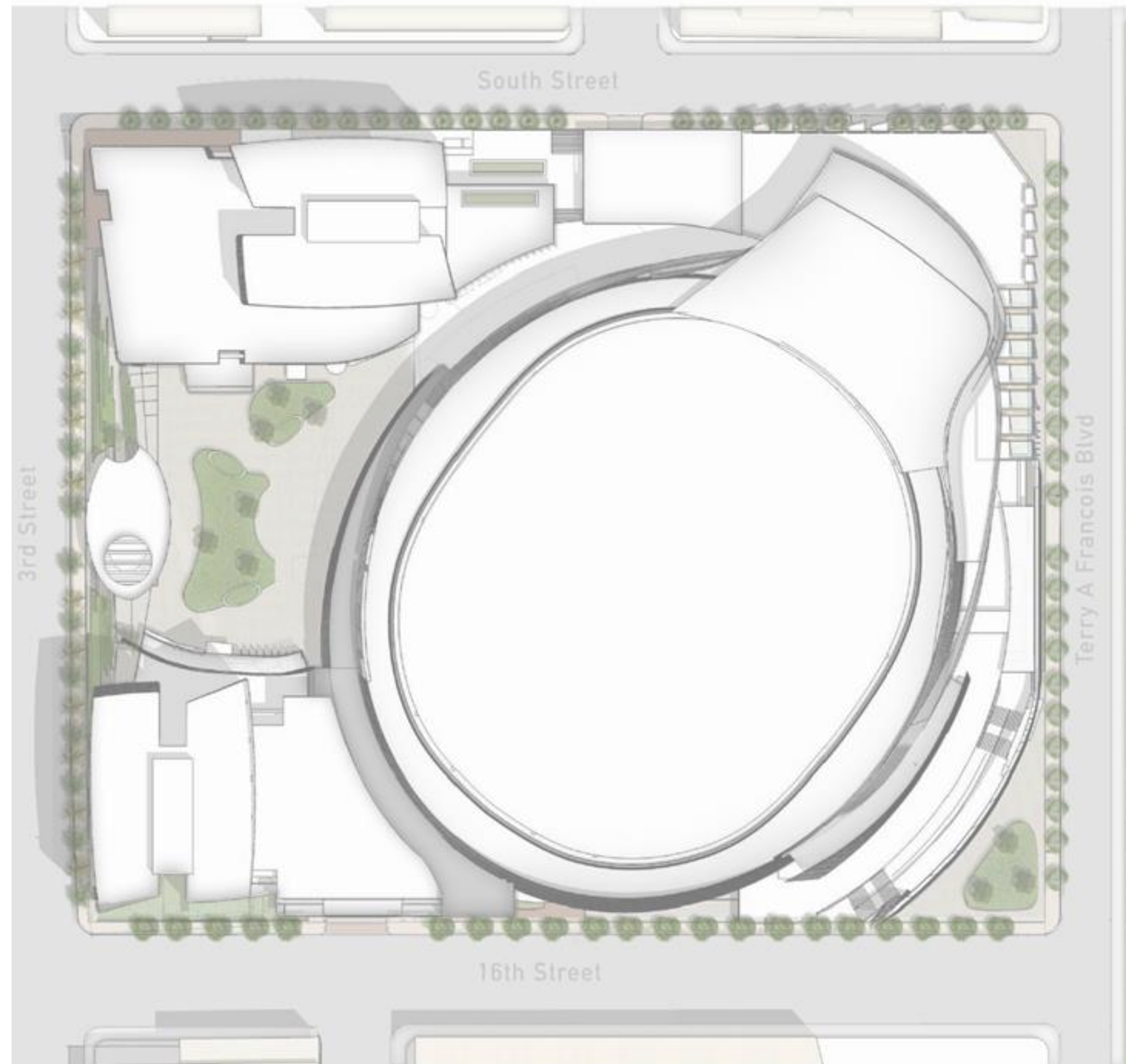
Vehicular Circulation

- Vehicle circulation from 16th Street to upper and lower parking levels
- Access controlled pathway to arena loading dock
- Vehicle circulation from South Street to upper and lower parking levels



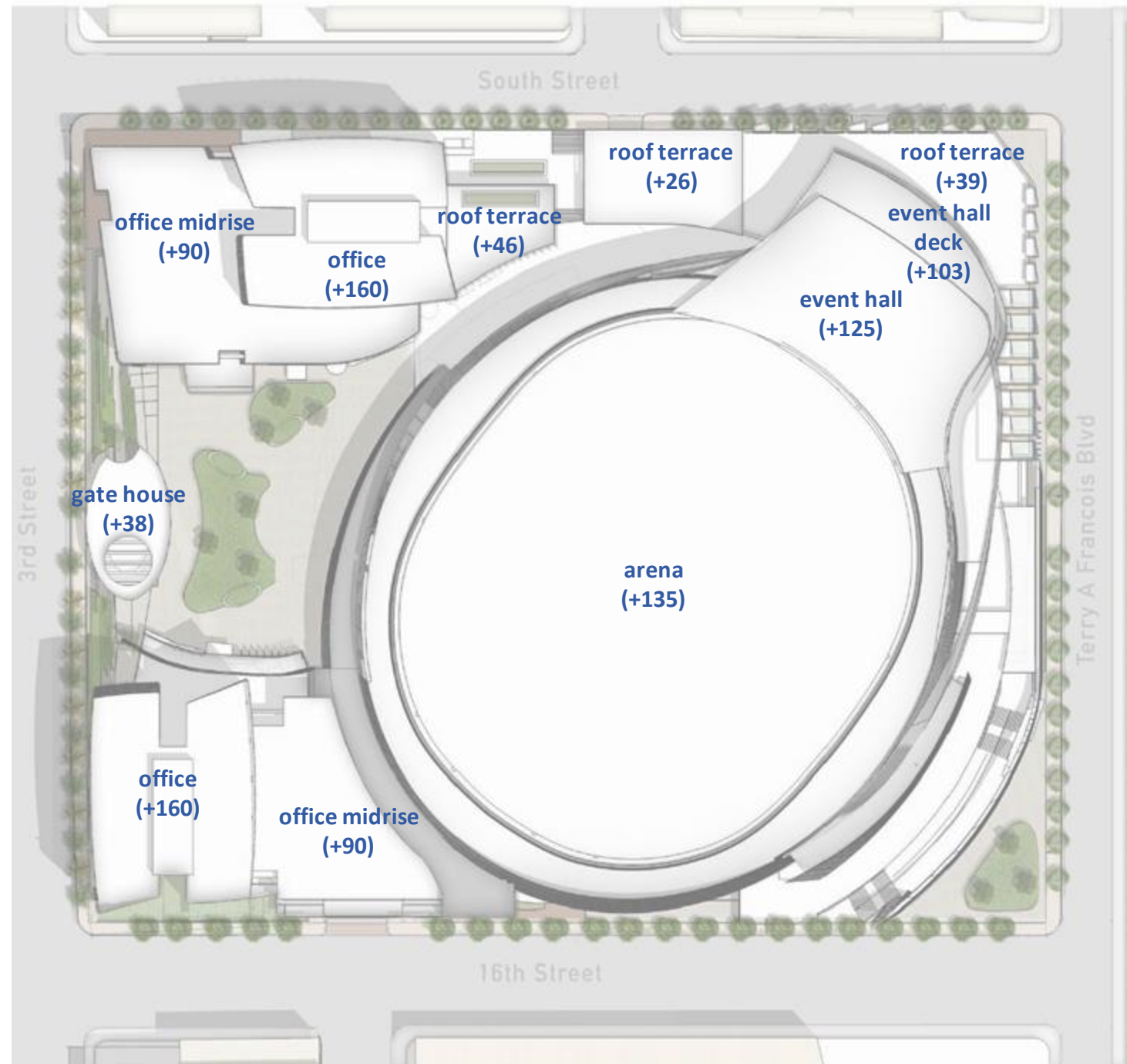
Building Heights

- Arena at 135' (vs. 150'+ for comparable venues)
- Office tower at 160', podium at 90'
- Retail elements at ~25' to 40'



Building Heights

- Arena at 135' (vs. 150'+ for comparable venues)
- Office tower at 160', podium at 90'
- Retail elements at ~25' to 40'



Process and Schedule

- Project to follow typical Mission Bay Design Review and approval process with CAC consultation on Major Phase and Basic Concept/Schematic Design Package
- Project will also undergo a Supplemental EIR (“SEIR”) to look at specific transportation and other impacts
- SEIR must be certified before prior to Major Phase and Schematic Design approval

Milestone	Target Completion Date
Review of Draft Major Phase (CAC/OCII/Planning)	Q3/Q4 2014
Release of SEIR NOP	Q4 2014
Release of Draft SEIR	Q1 2015
SEIR Certification and Major Phase Approval	Q3 2015



CAC Next Steps

- Draft Major Phase review at Sept CAC meeting
- Potential workshop on Saturday following the Sept CAC meeting
- Additional potential topics for future CAC meetings:
 - Transportation Management Plan (TMP)
 - Pre- and post- event management strategies





Thank You