

MISSION BAY CITIZENS ADVISORY COMMITTEE

September 18, 2014 - 5:00 PM

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

AGENDA

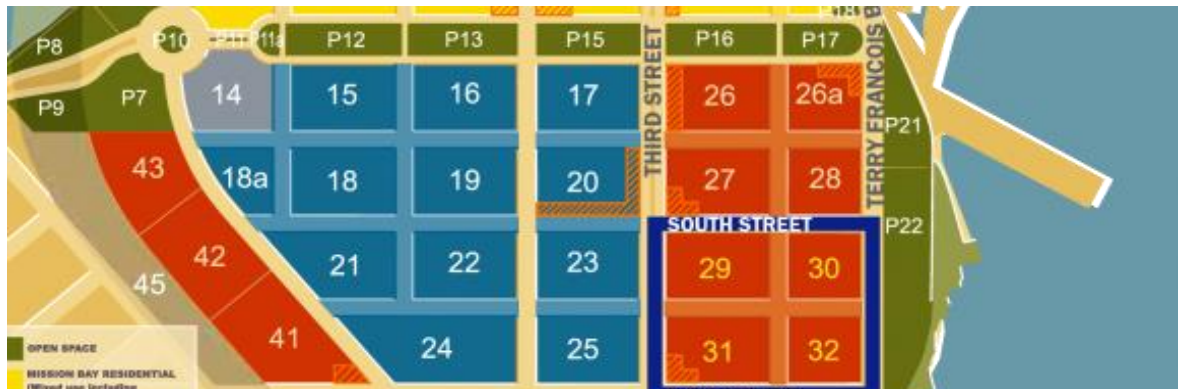
MEMBERS

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

1. **Action Item: Presentation of the Draft Major Phase Site Design and Building Massing for the 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 draft major phase site design and building massing for the Golden State Warriors Project. **There will be workshop on Saturday, September 20th at 10:30am to present the same information if you cannot attend Thursday's meeting**
2. **OCII/MBDG Updates – 5 minutes**
-Discussion Item: Proposed planting replacement along the north side of Mission Creek esplanade
3. **Chair Updates - 5 minutes**
-UCSF Long Range Development Plan (LRDP)
UCSF will hold a public hearing on the Draft EIR for the 2014 LRDP on Monday, September 22, 2014 at 7 p.m. at the Parnassus Heights Campus in the Millberry Union Conference Center at 500 Parnassus Avenue.
4. **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



GSW Arena and Mixed Use Development Blocks 29-32 Major Phase Presentation

CAC Meeting September 18, 2014

Project Elements

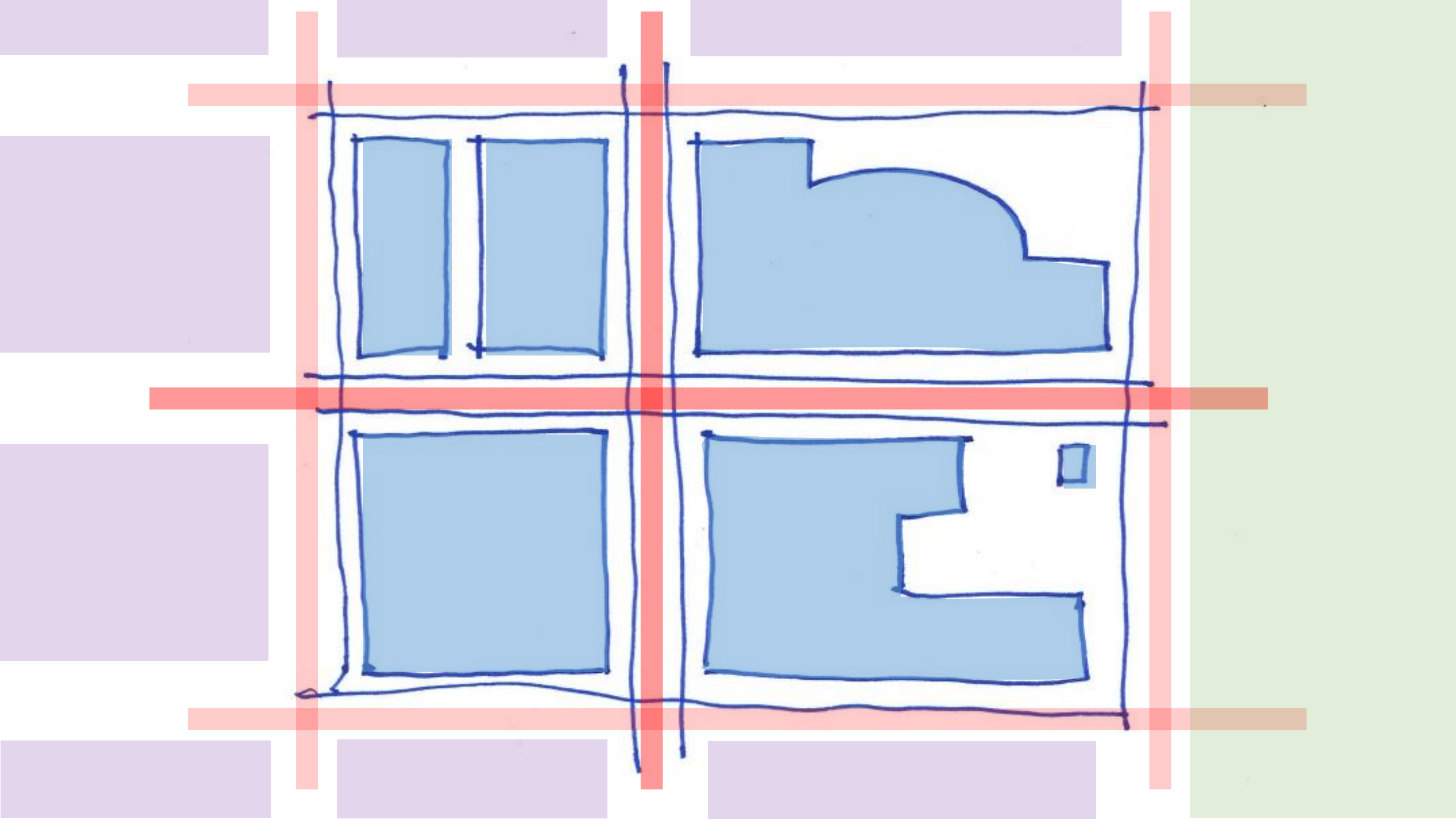
- Approximately 18,000 seat multi-purpose arena
- Approximately 450,000 - 500,000 gross sf of office/lab
- Between 50,000 - 95,000 leasable sf of retail
- 3.2 acres of plazas and open space
- 650 - 700 Parking spaces

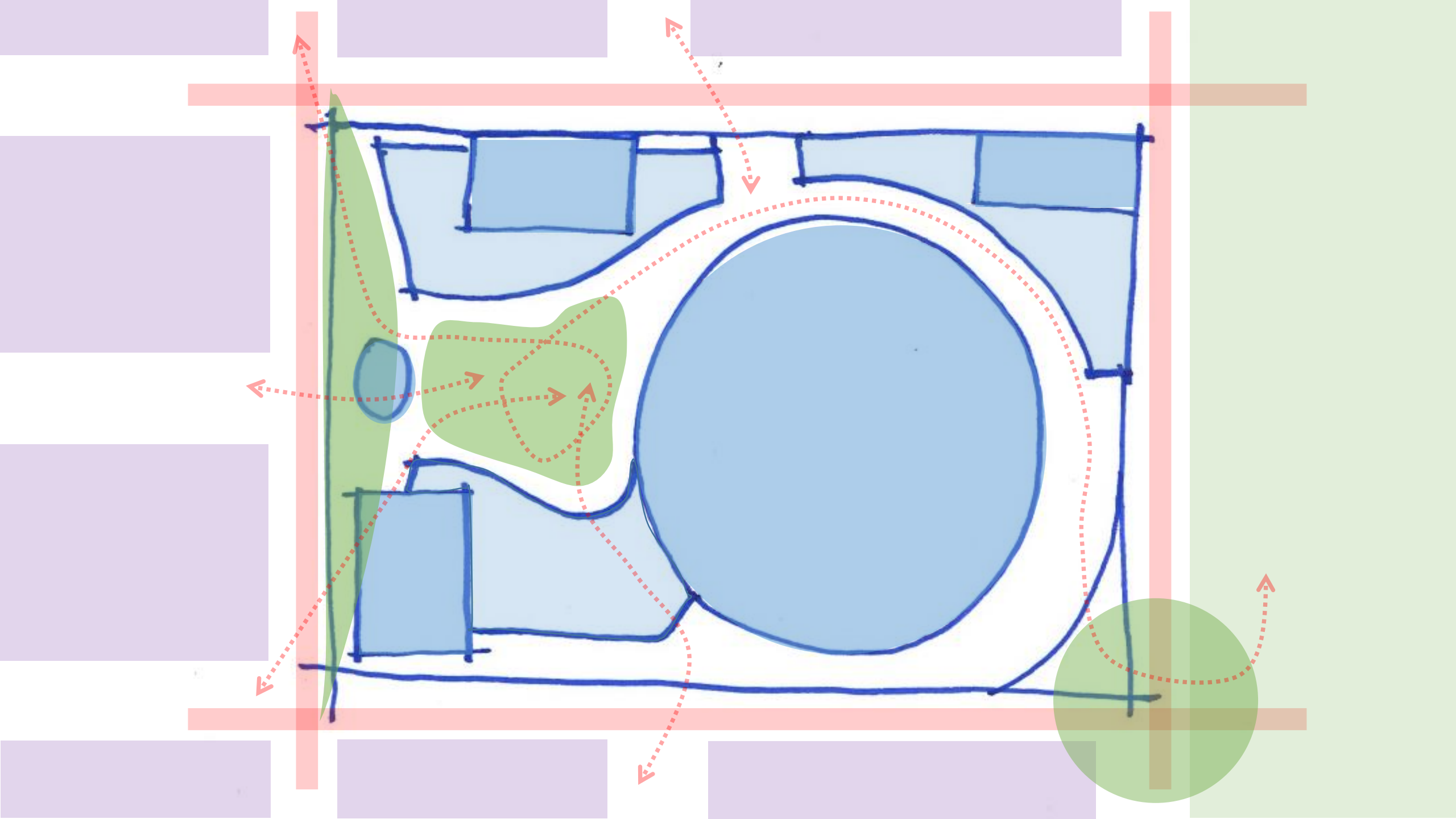


Project Benefits

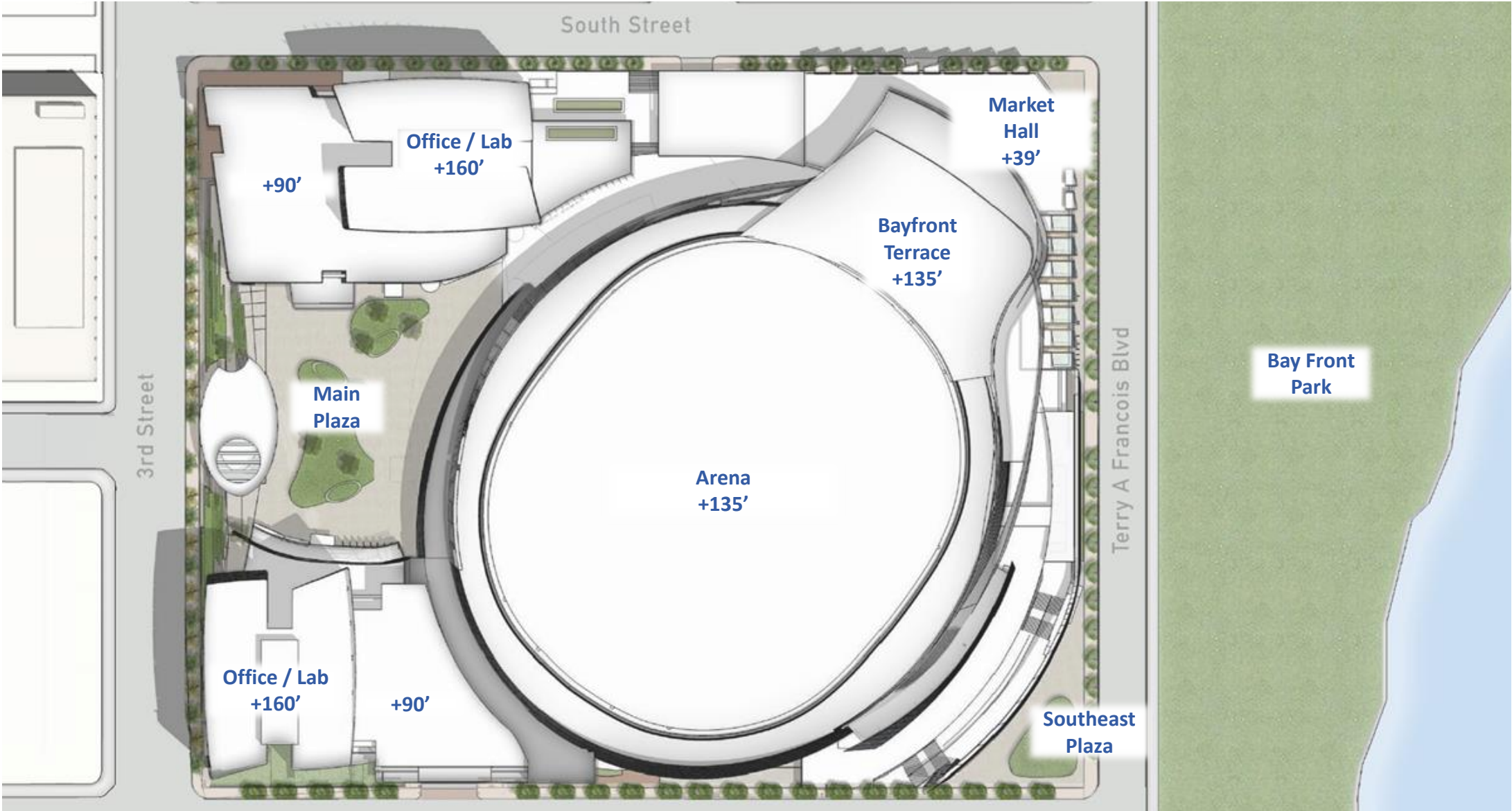
- San Francisco's first ever multi-purpose arena – a new civic landmark for cultural, sport, and entertainment activities.
- Significant new property tax increment for the construction of public infrastructure (including parks) and affordable housing and millions of annual tax revenue for the City
- Triggers construction of adjacent 5.5 acre Bay Front Park
- Creates over 4,000 construction and permanent jobs with strong commitments to local contracting and local hiring



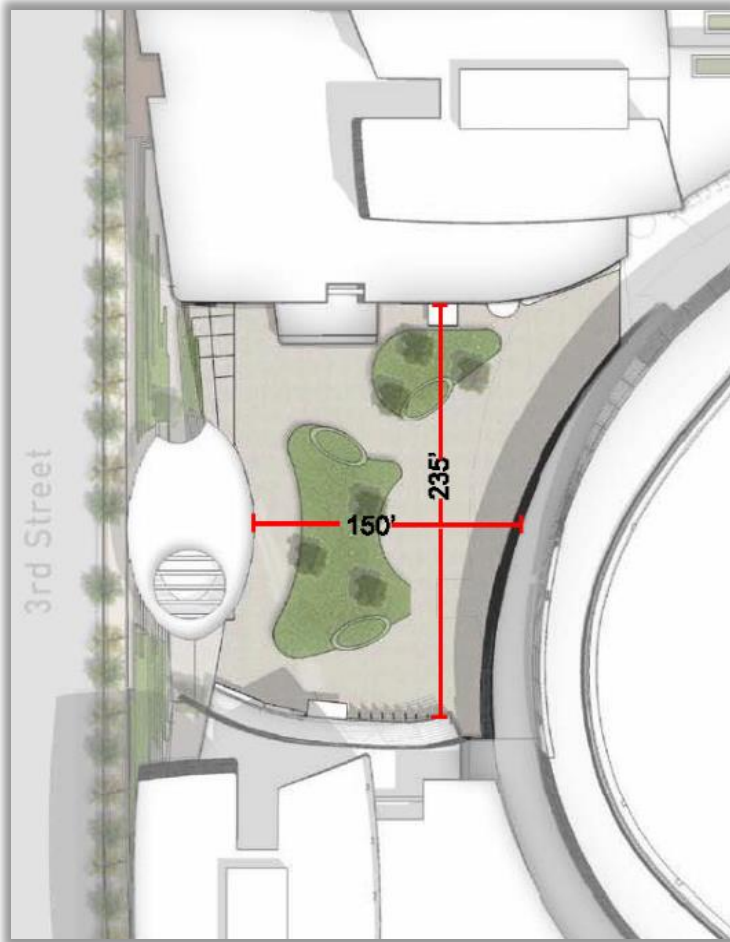




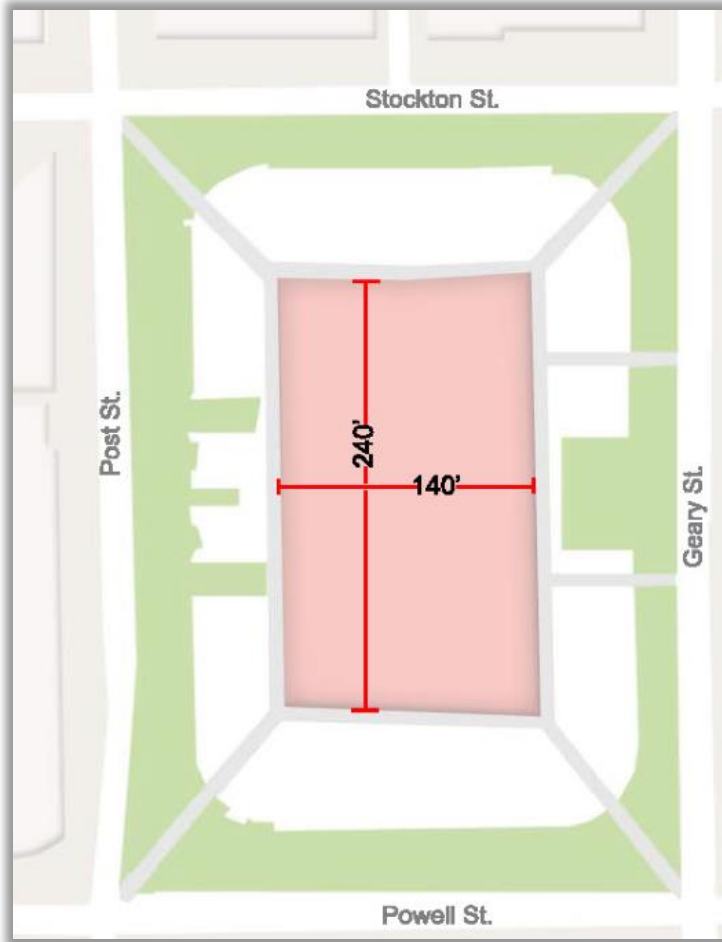
Site Plan



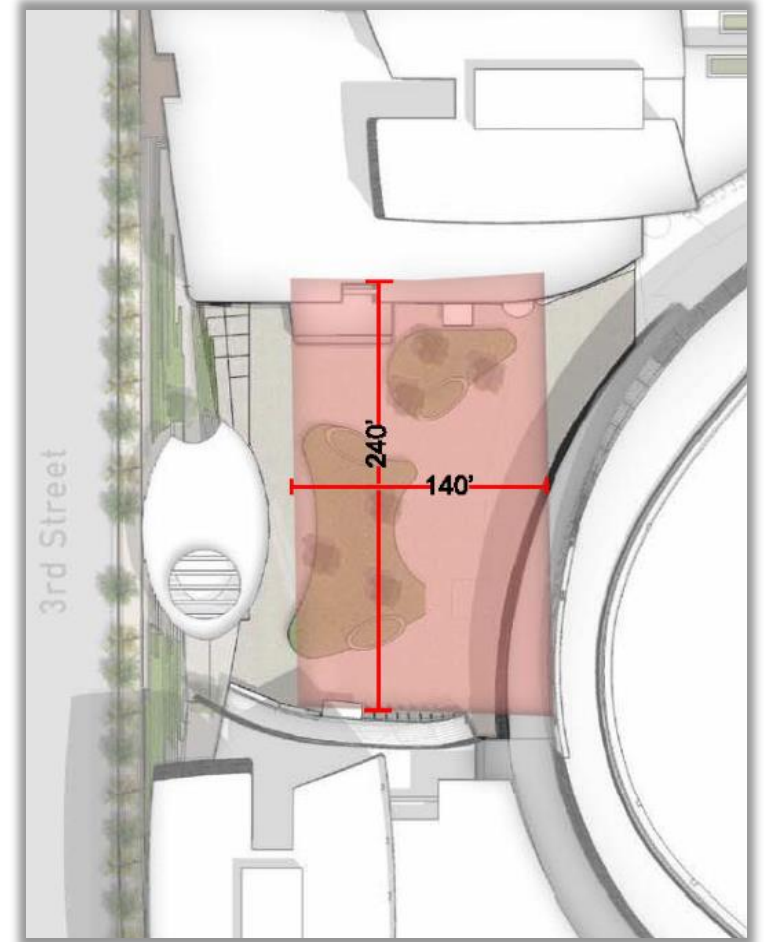
Main Plaza: Comparison to Union Square



GSW Plaza
(150' x 235')



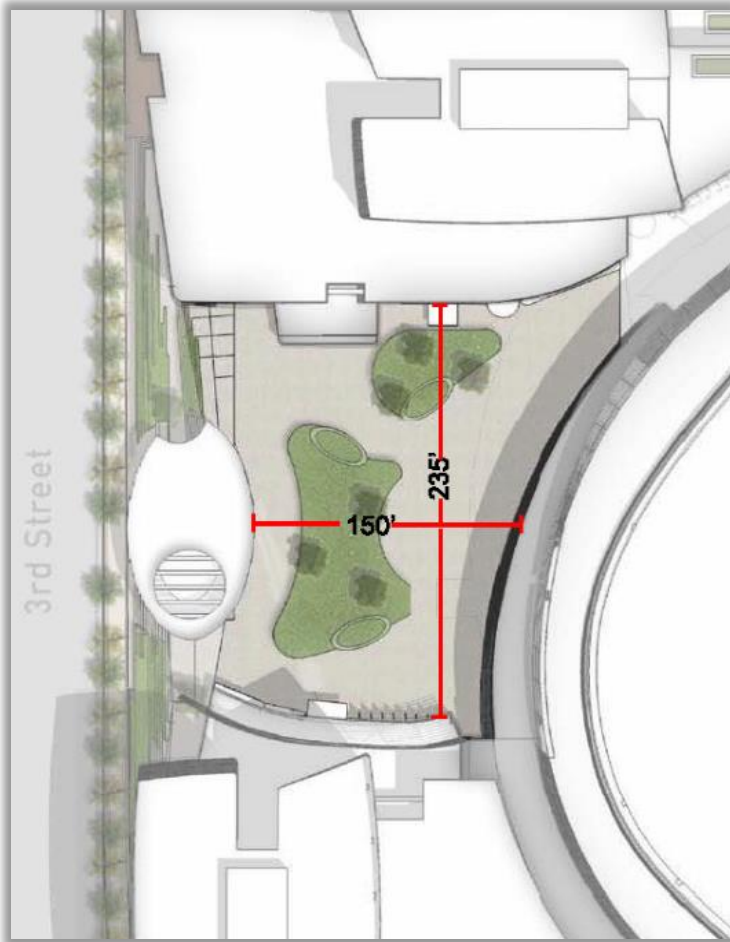
Union Square
(140'x 240')



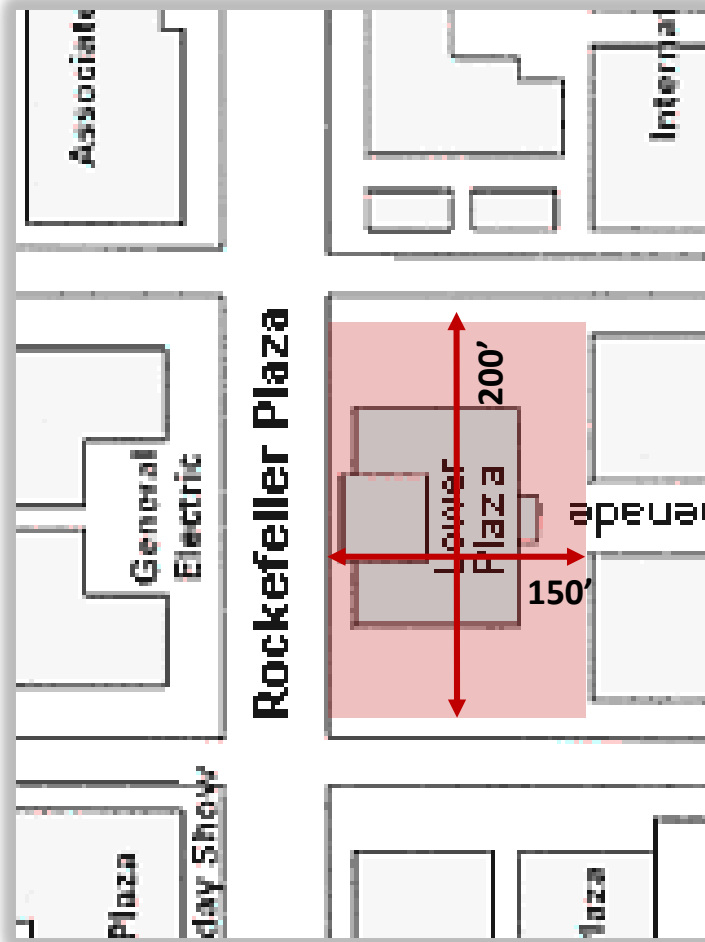
**Union Square & GSW Plaza
Comparison**



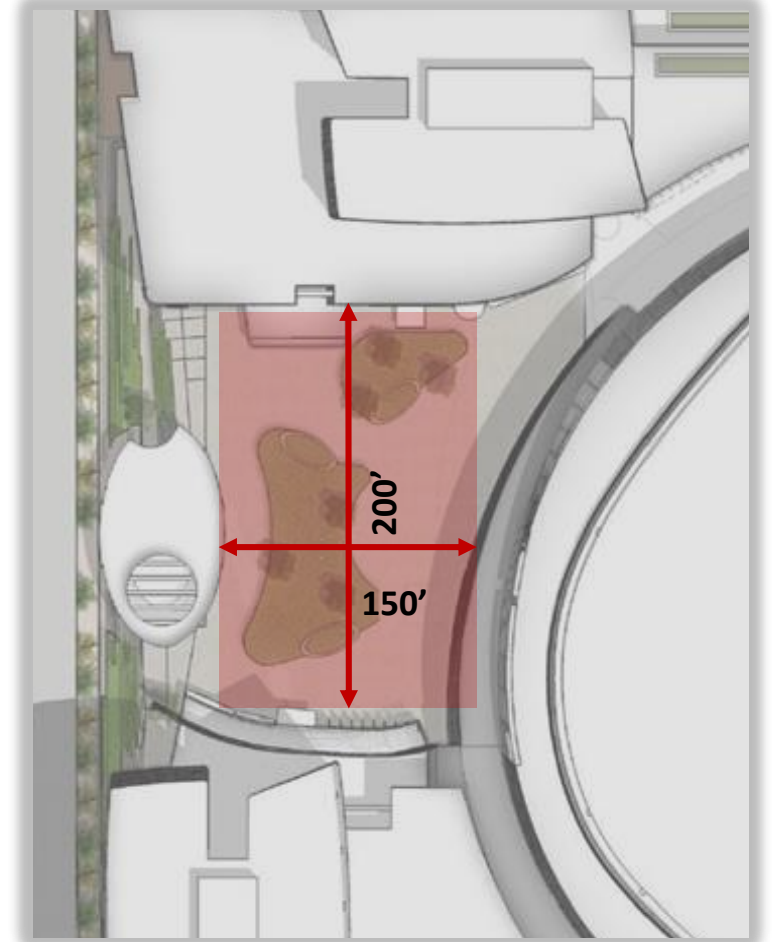
Main Plaza: Comparison to Rockefeller Center



GSW Plaza
(150' x 235')



Rockefeller Plaza
(150' x 200')



Rockefeller Plaza & GSW Plaza Comparison



Site Plan – Retail Locations



Base Retail



Additional Retail



Market Hall



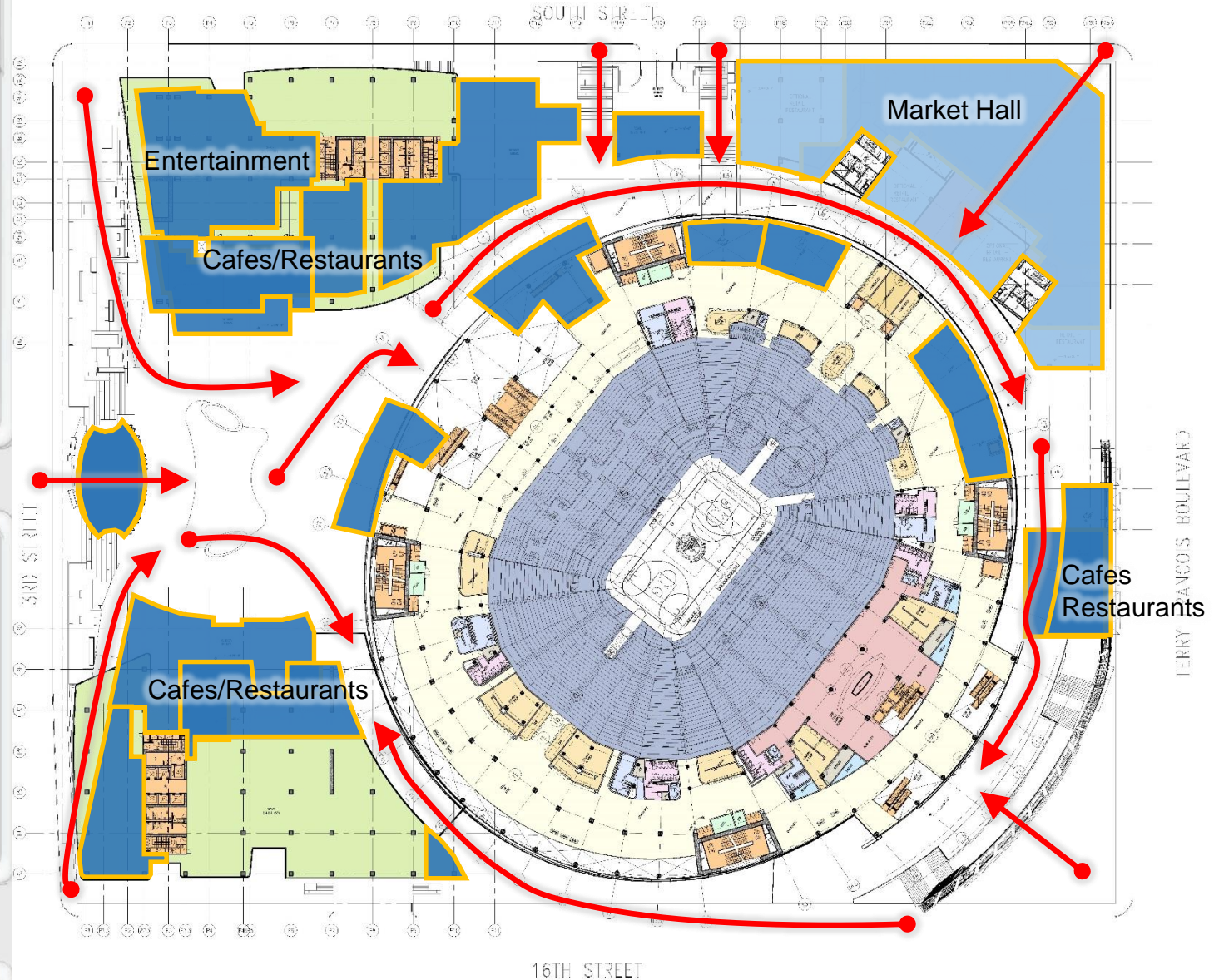
Cafes



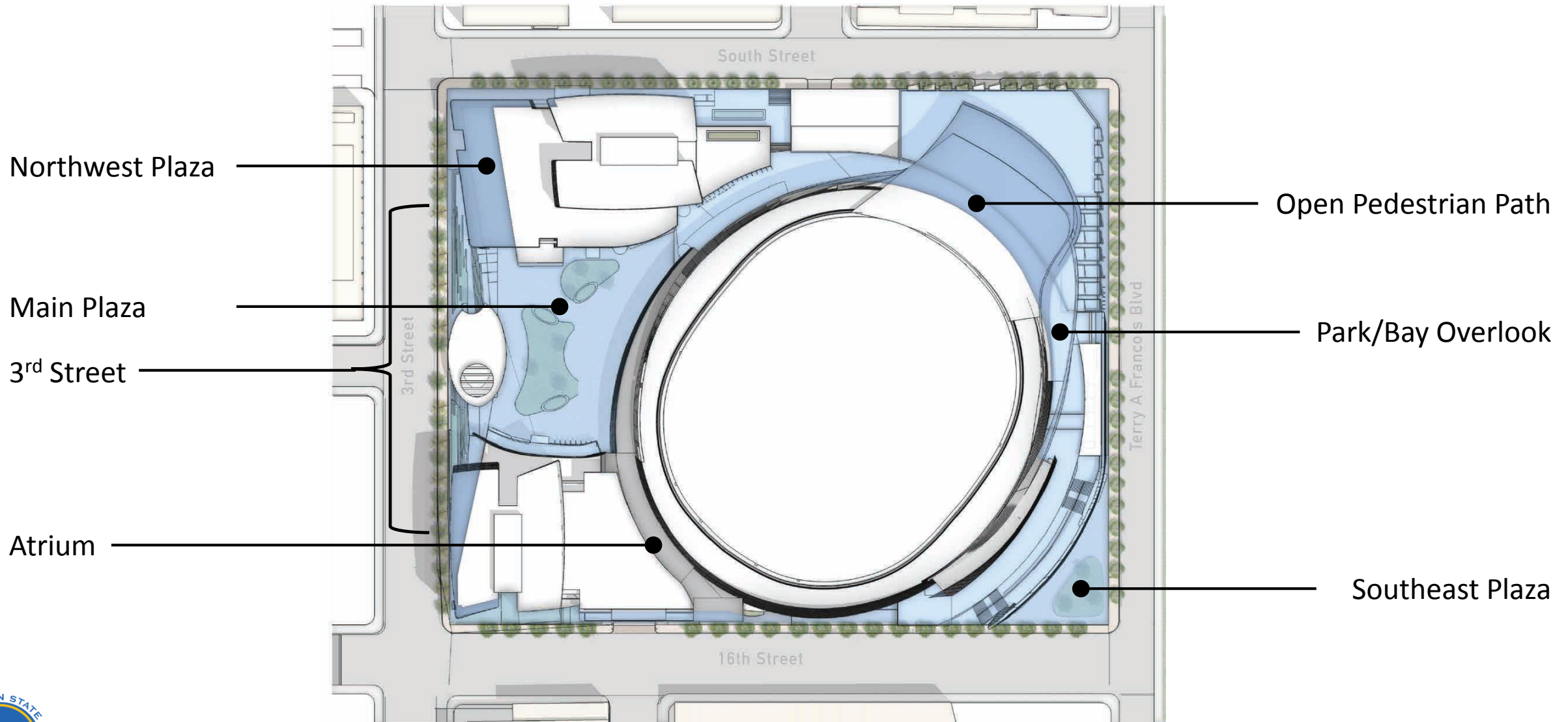
Restaurants



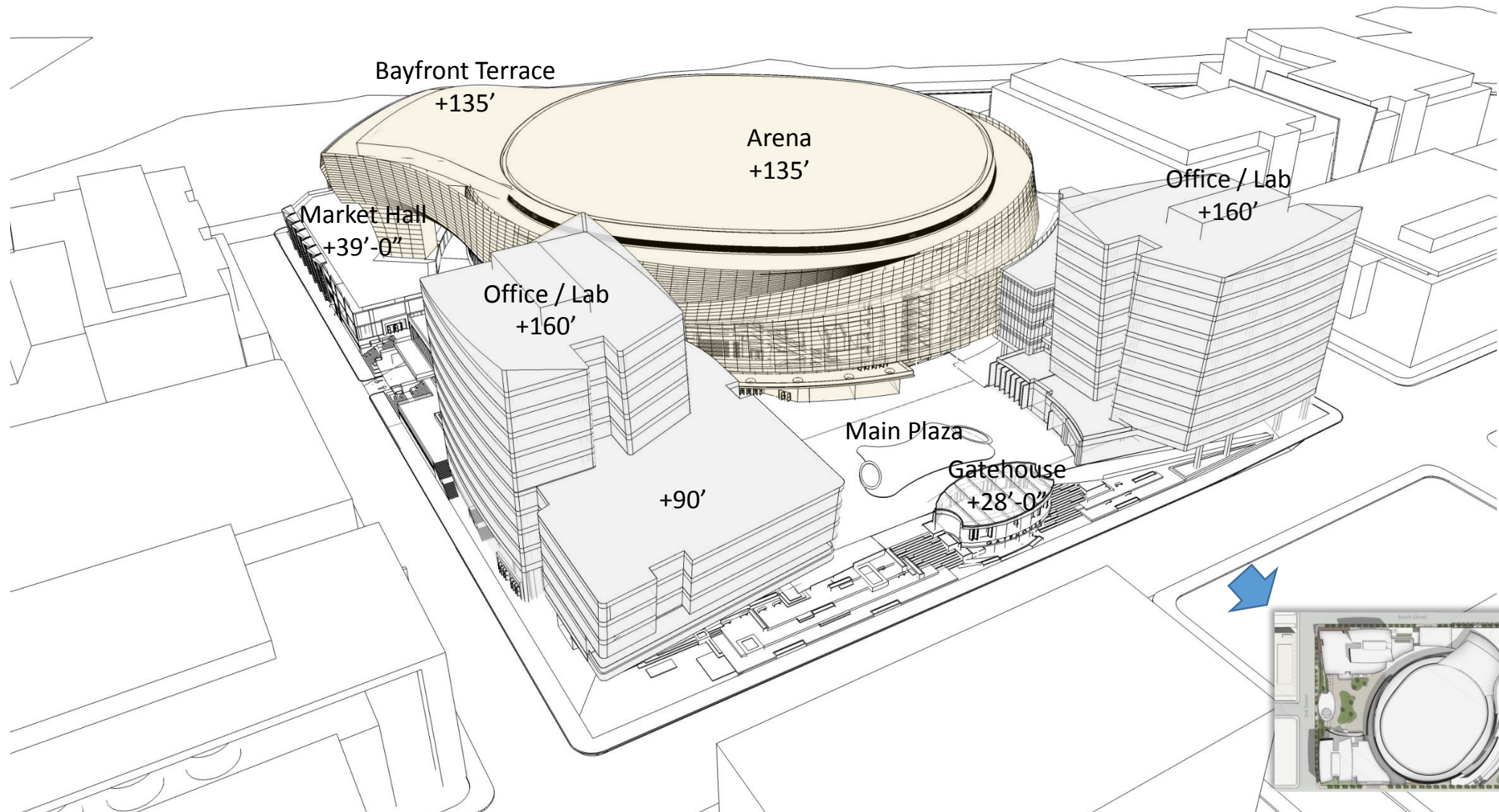
Entertainment



Site Plan – Open Spaces (3.2 acres on site)



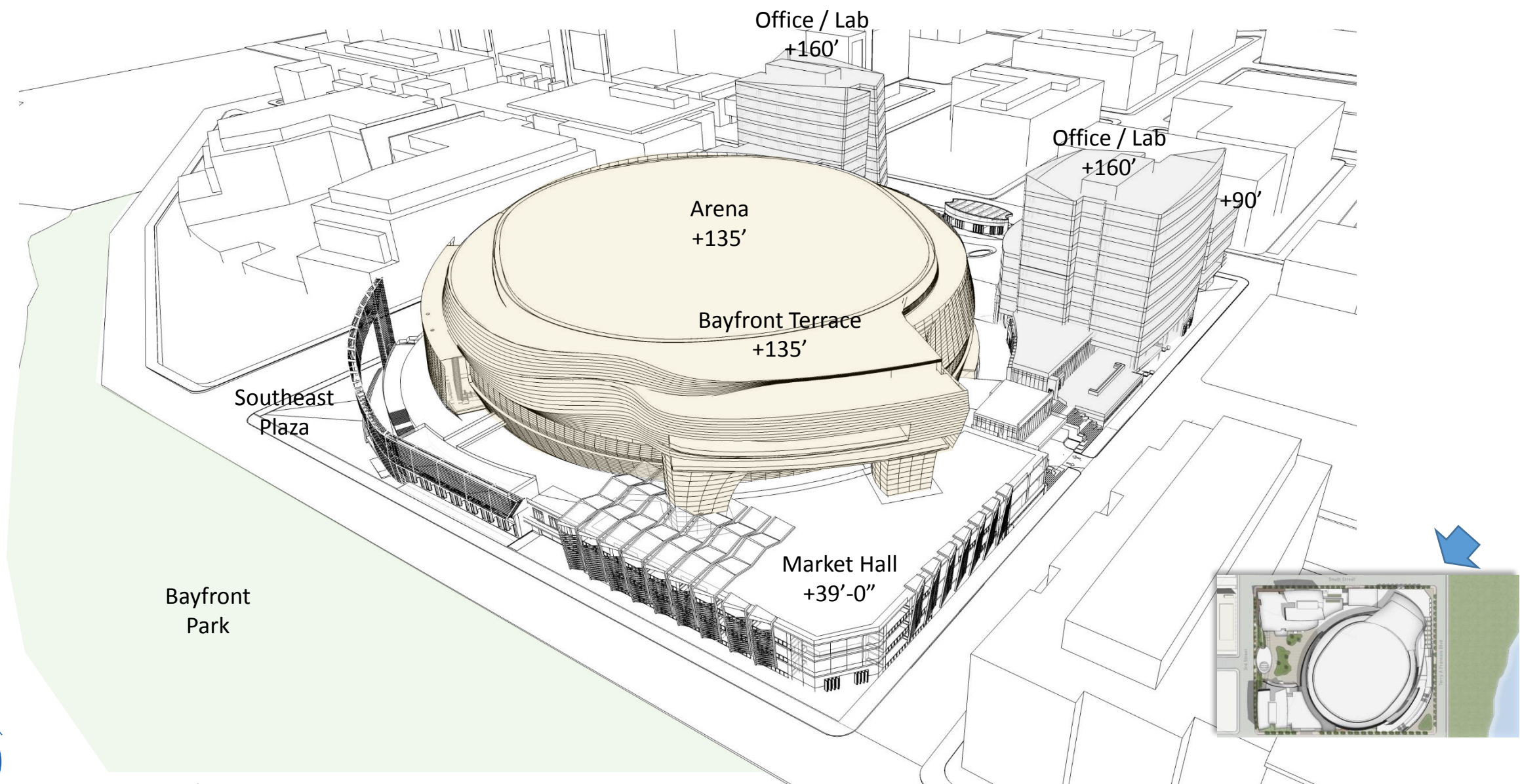
Height and Bulk



View from Northwest

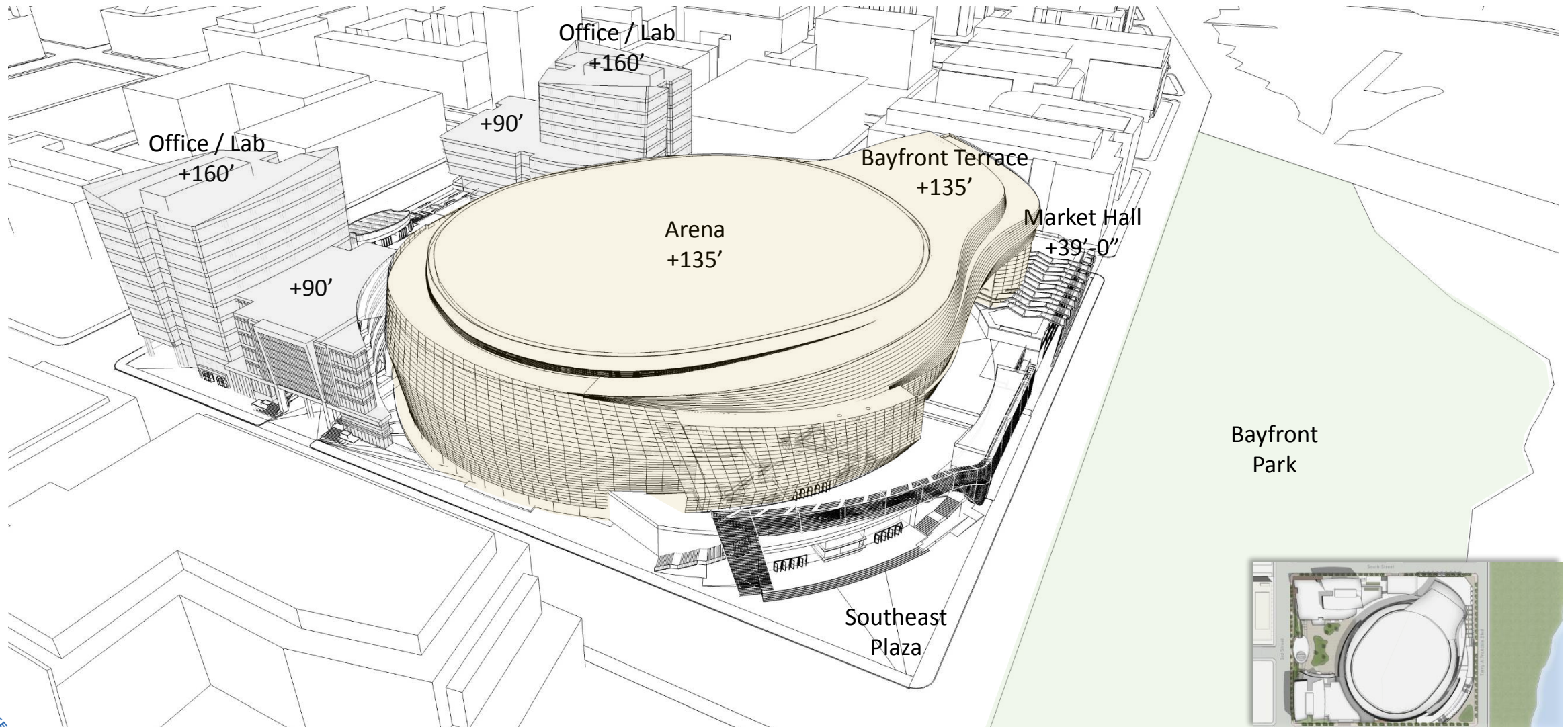


Height and Bulk



View from Northeast

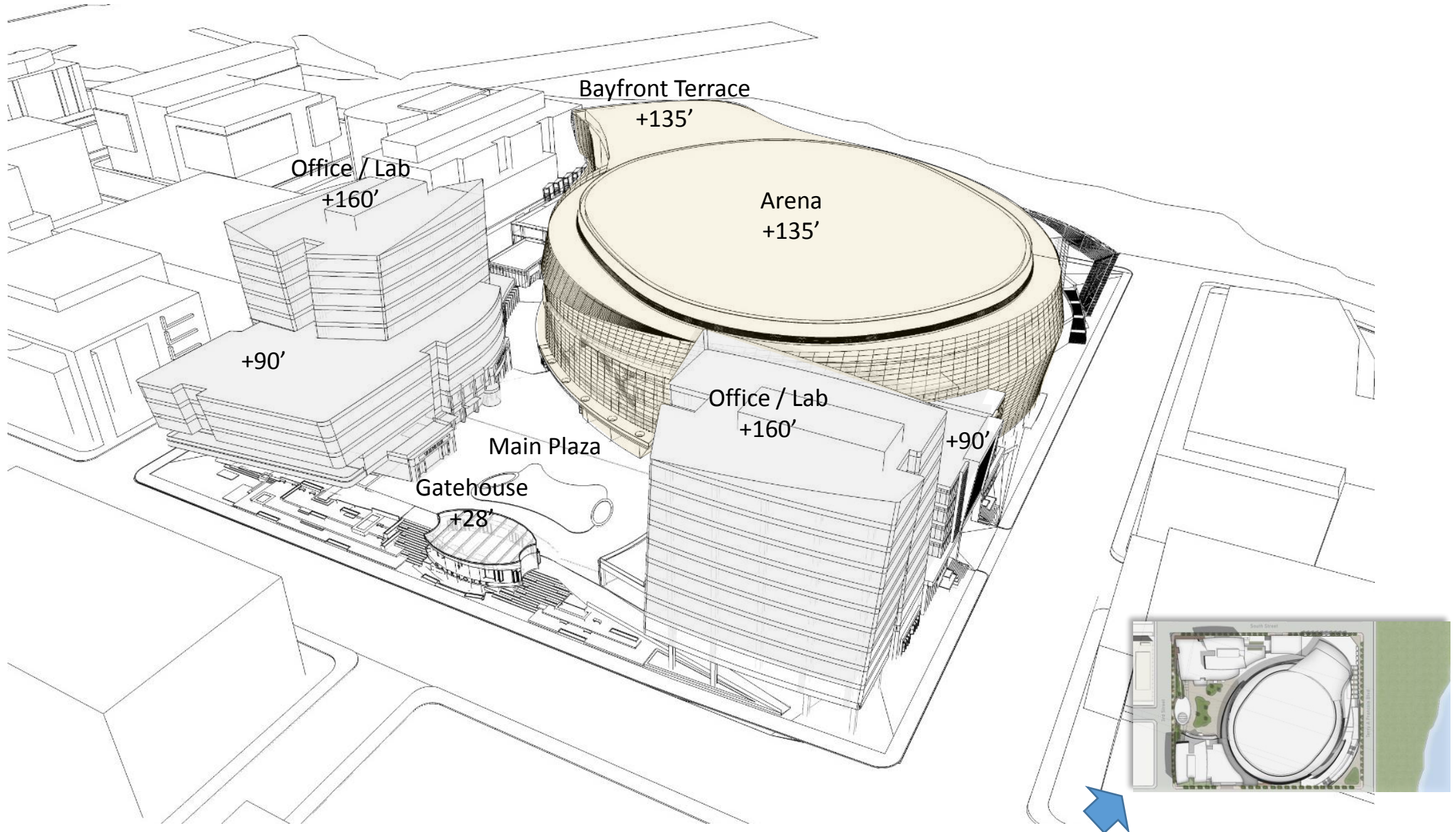
Height and Bulk



View from Southeast



Height and Bulk

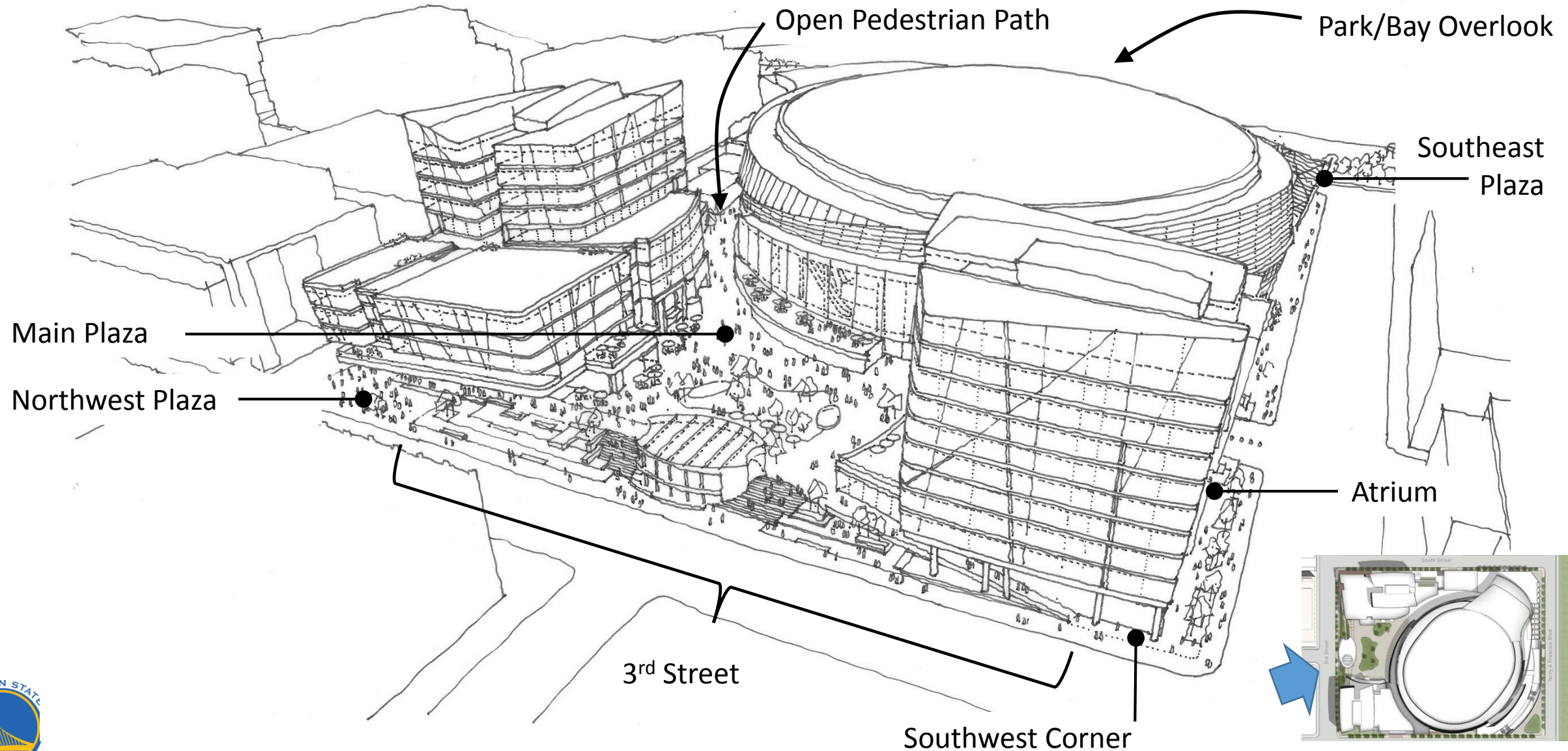


View from Southwest

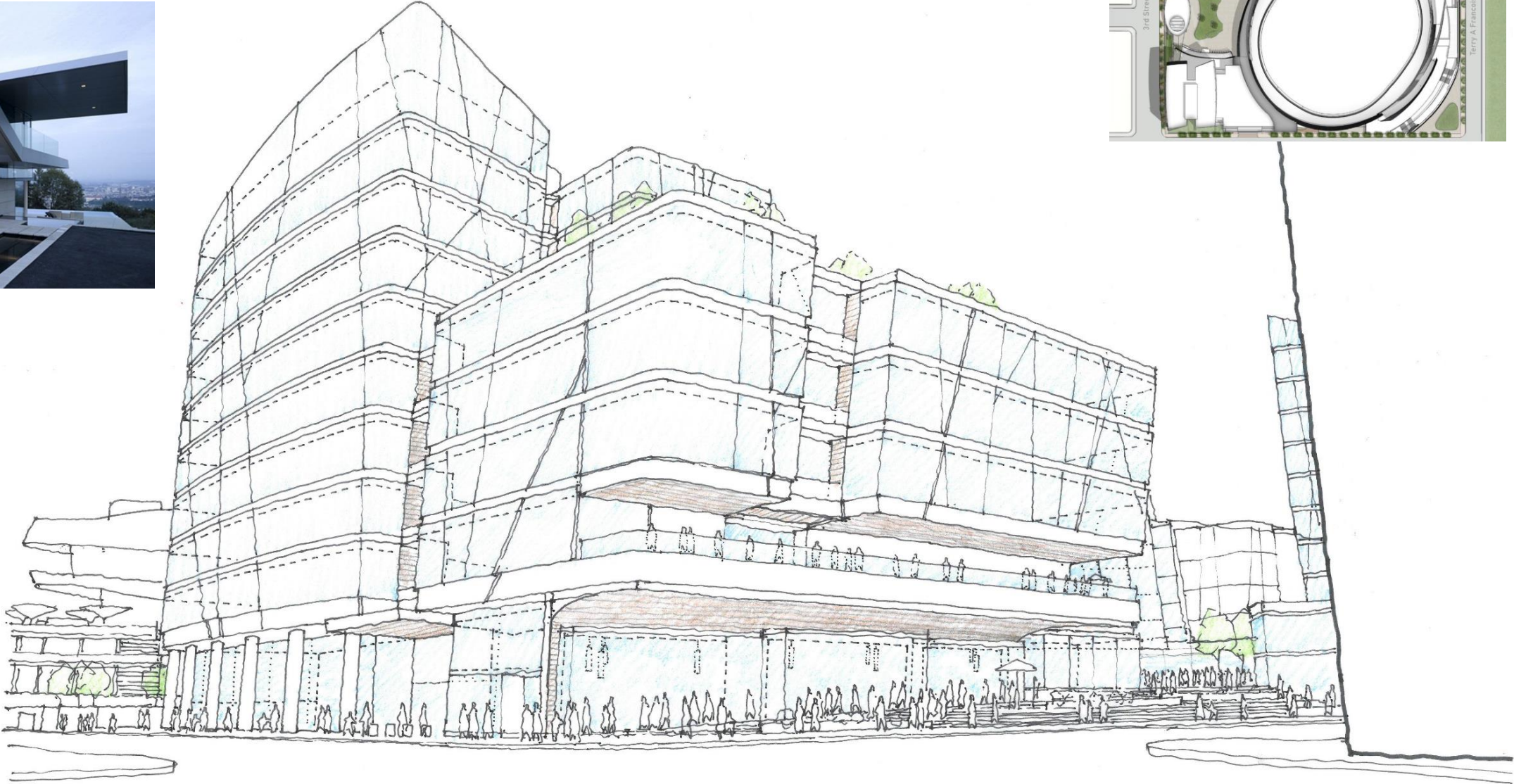
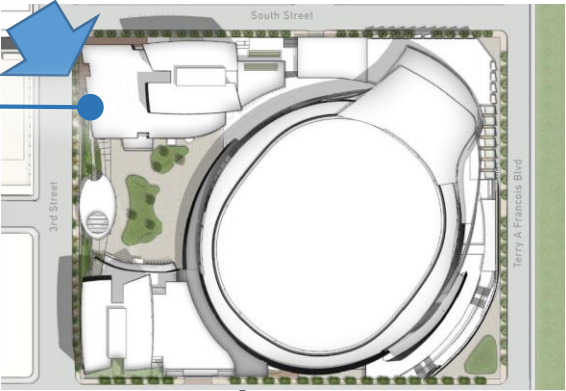
DRAFT CONCEPT IMAGE 2014 08 18 GSW Arena CAC Presentation



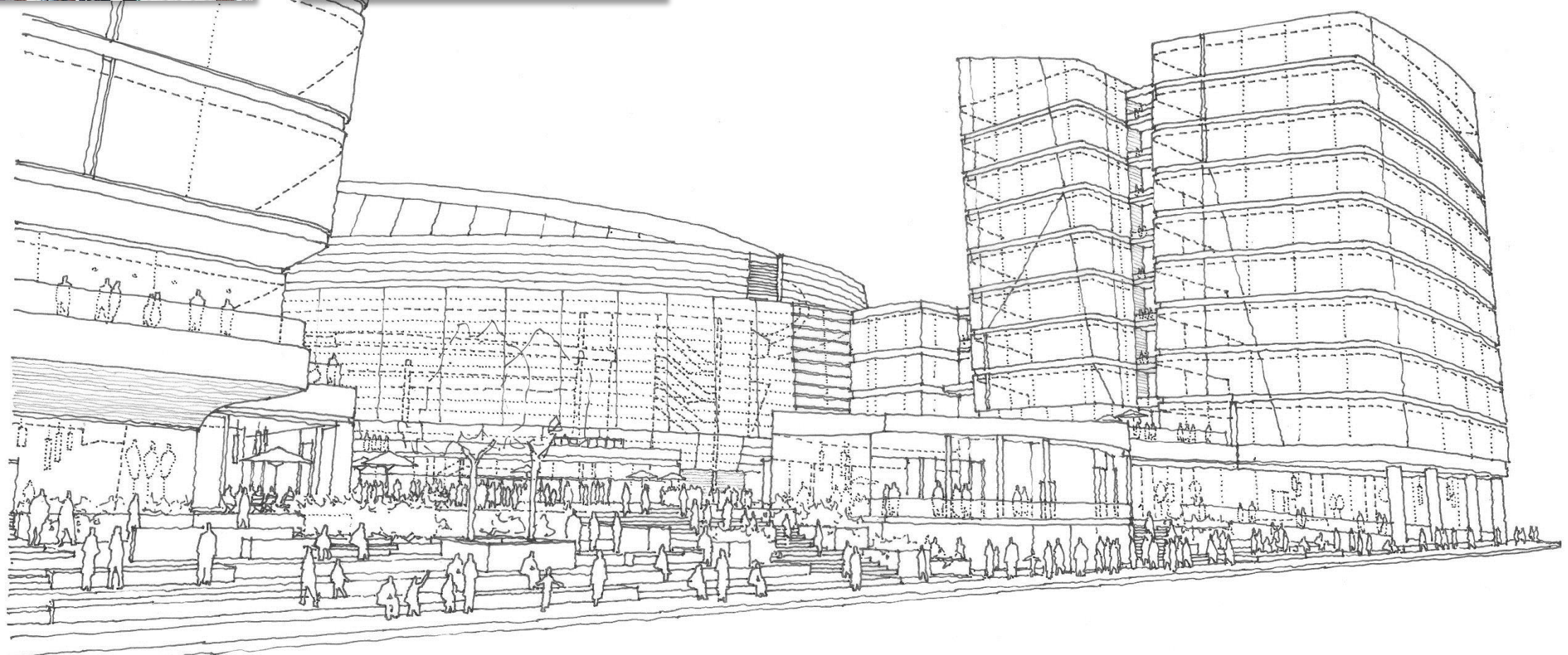
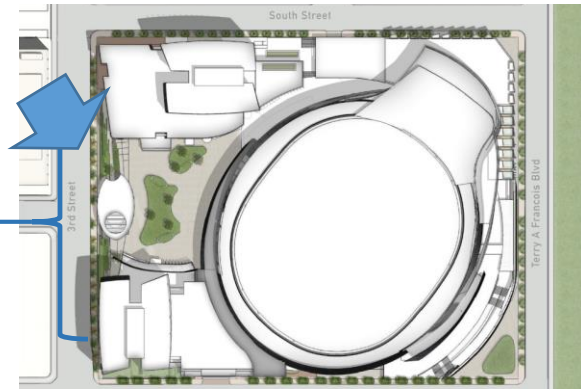
Site Plan – Open Spaces



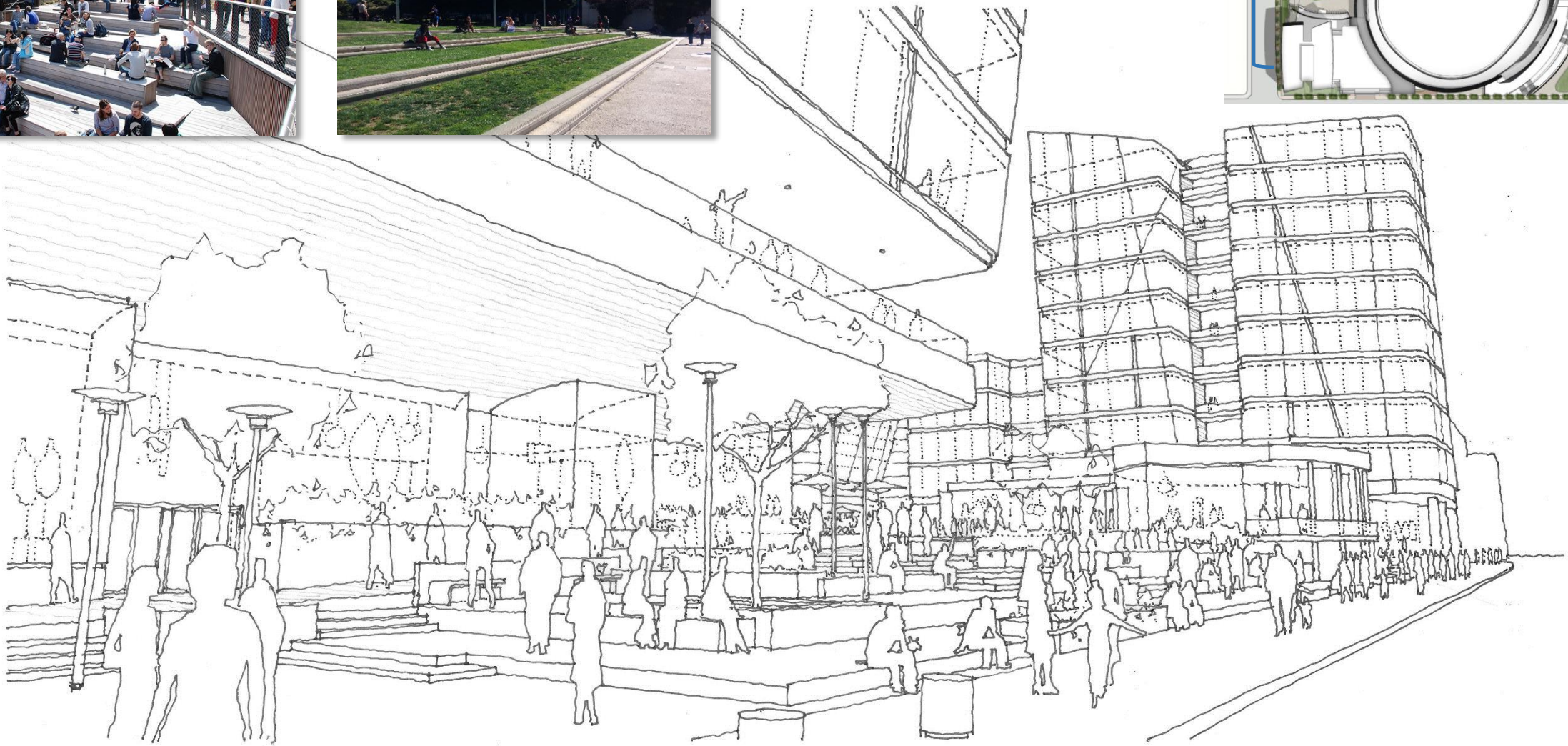
Open Spaces: Northwest Plaza



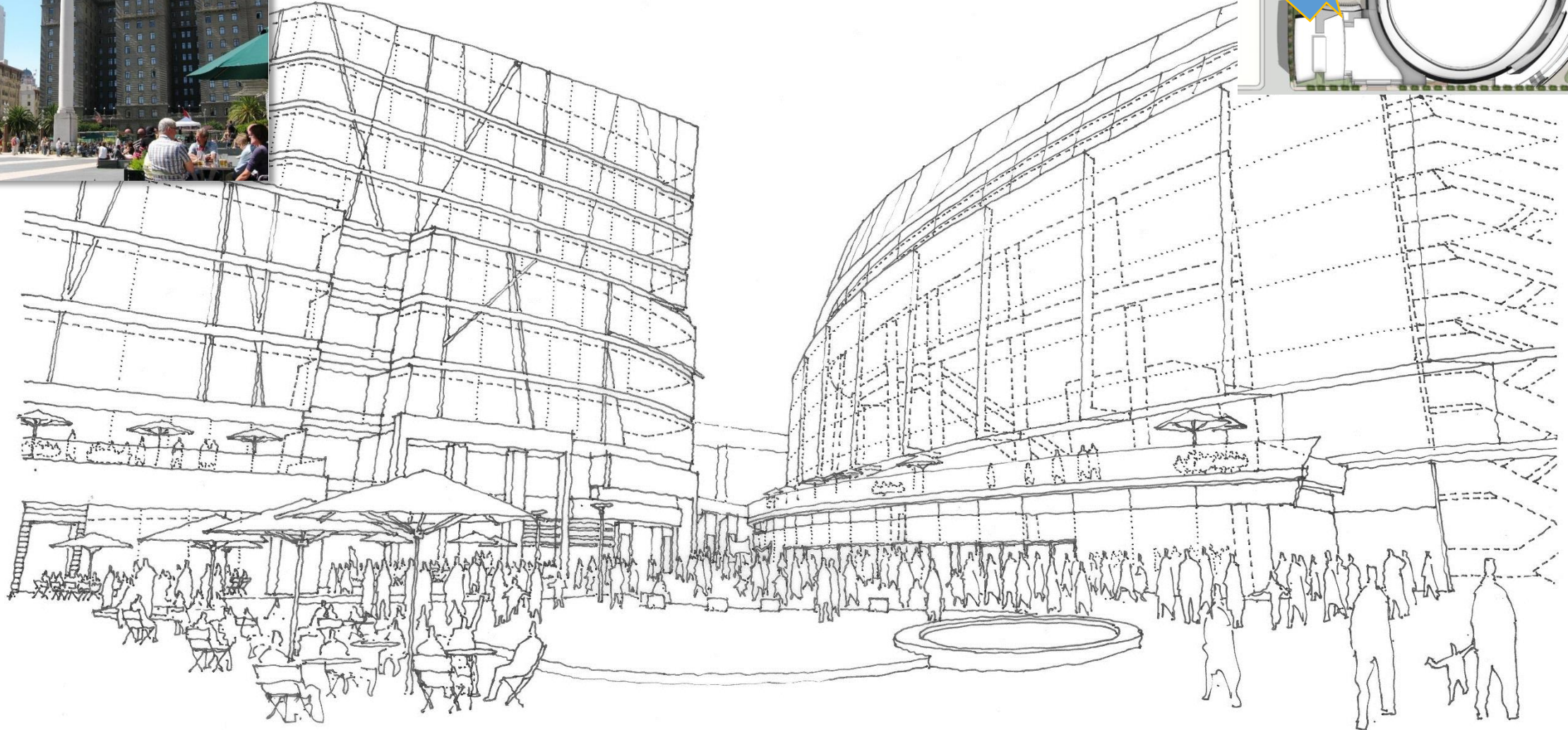
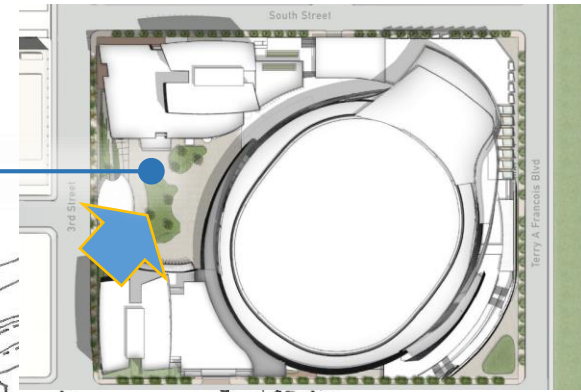
Open Spaces: Third Street



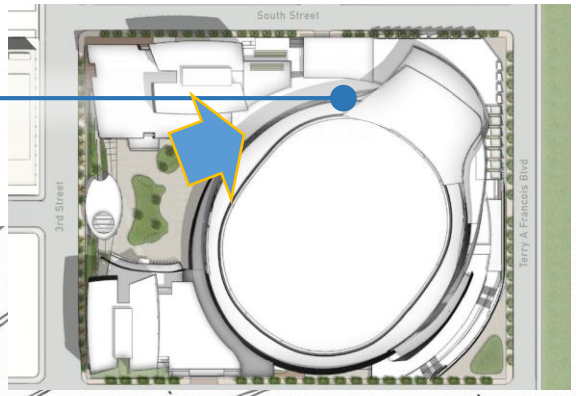
Open Spaces: Third Street



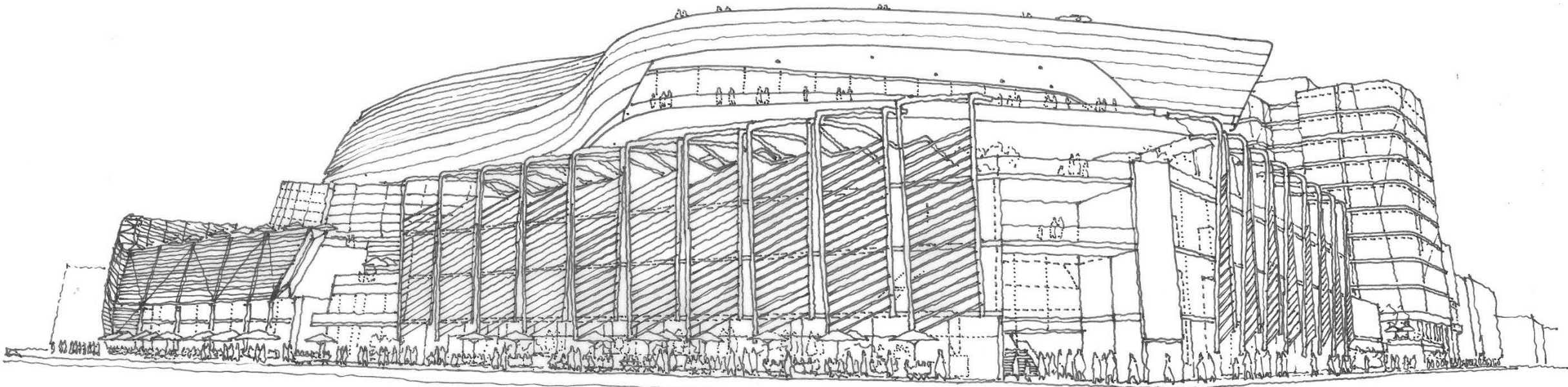
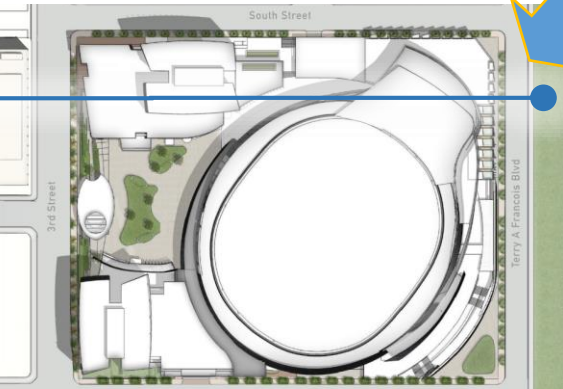
Open Spaces: Main Plaza



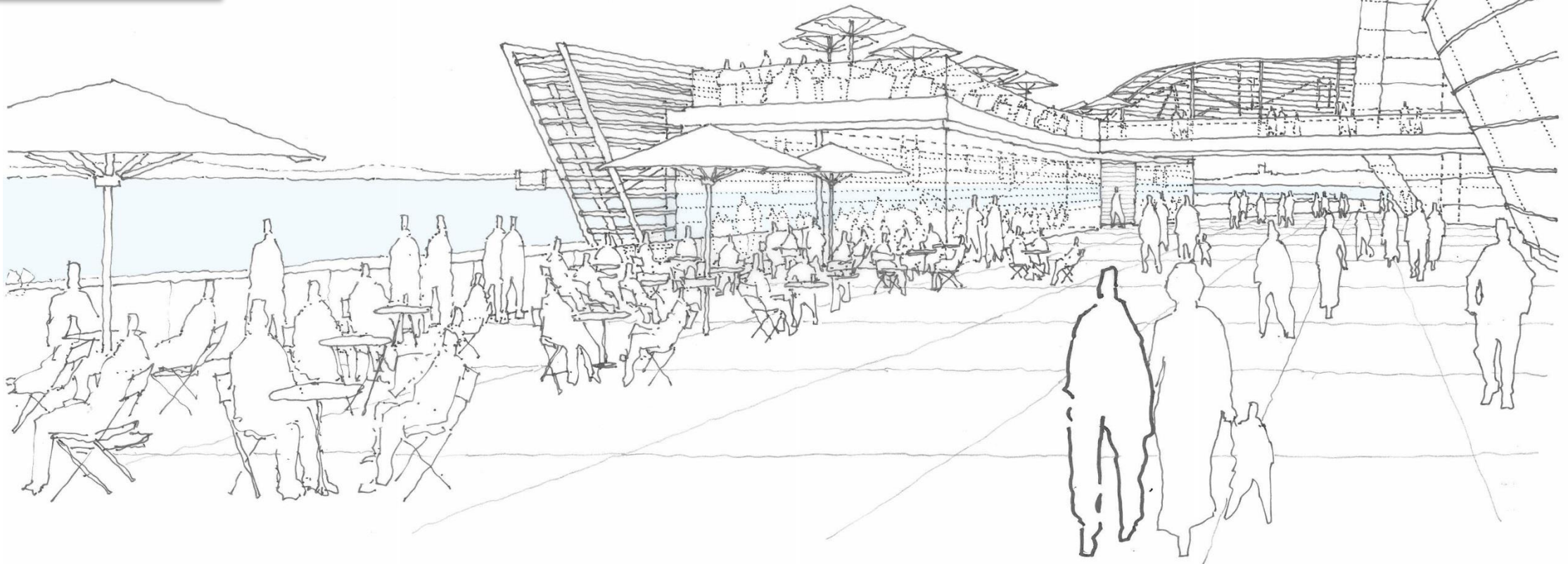
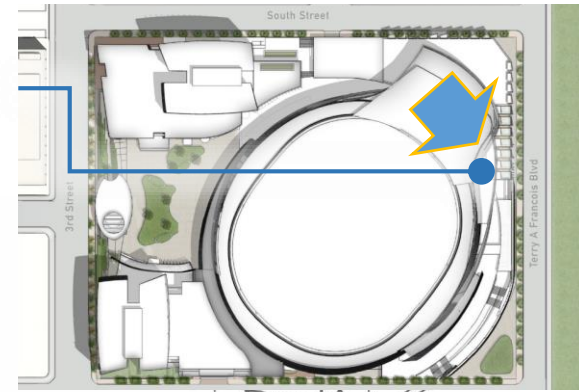
Open Spaces: Pedestrian Retail Path



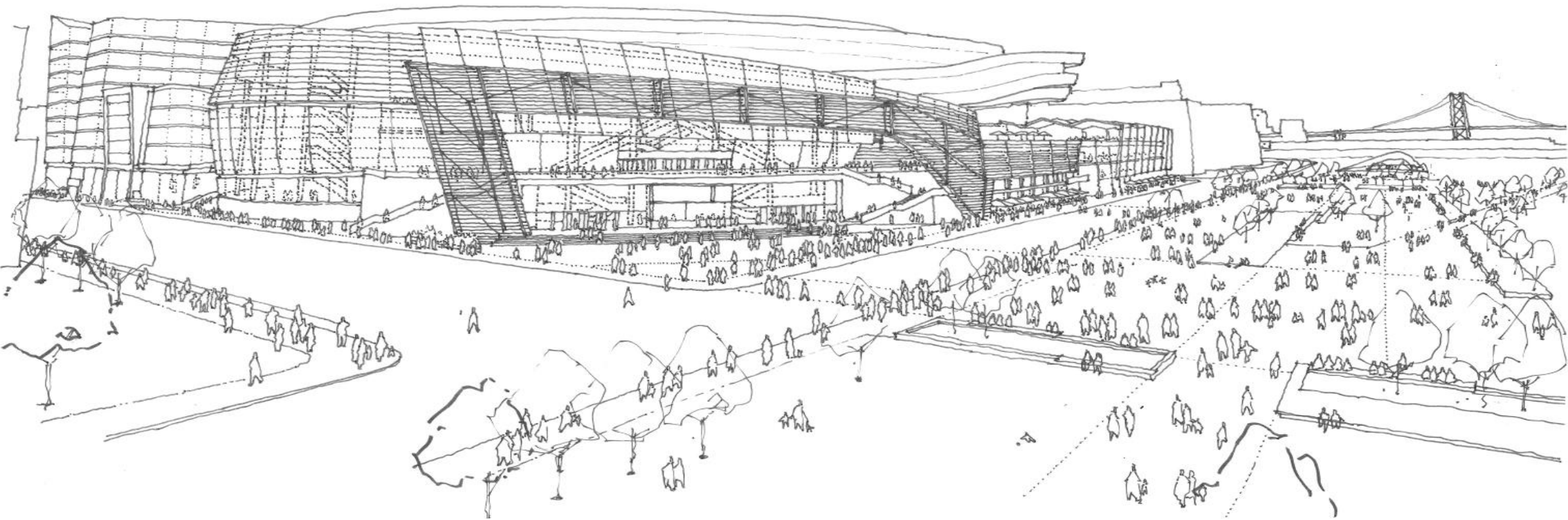
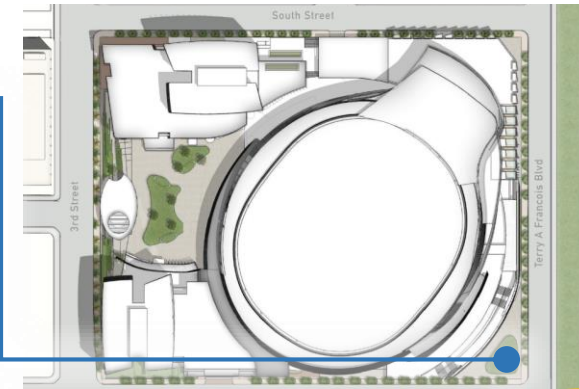
Open Spaces: Bayfront Park



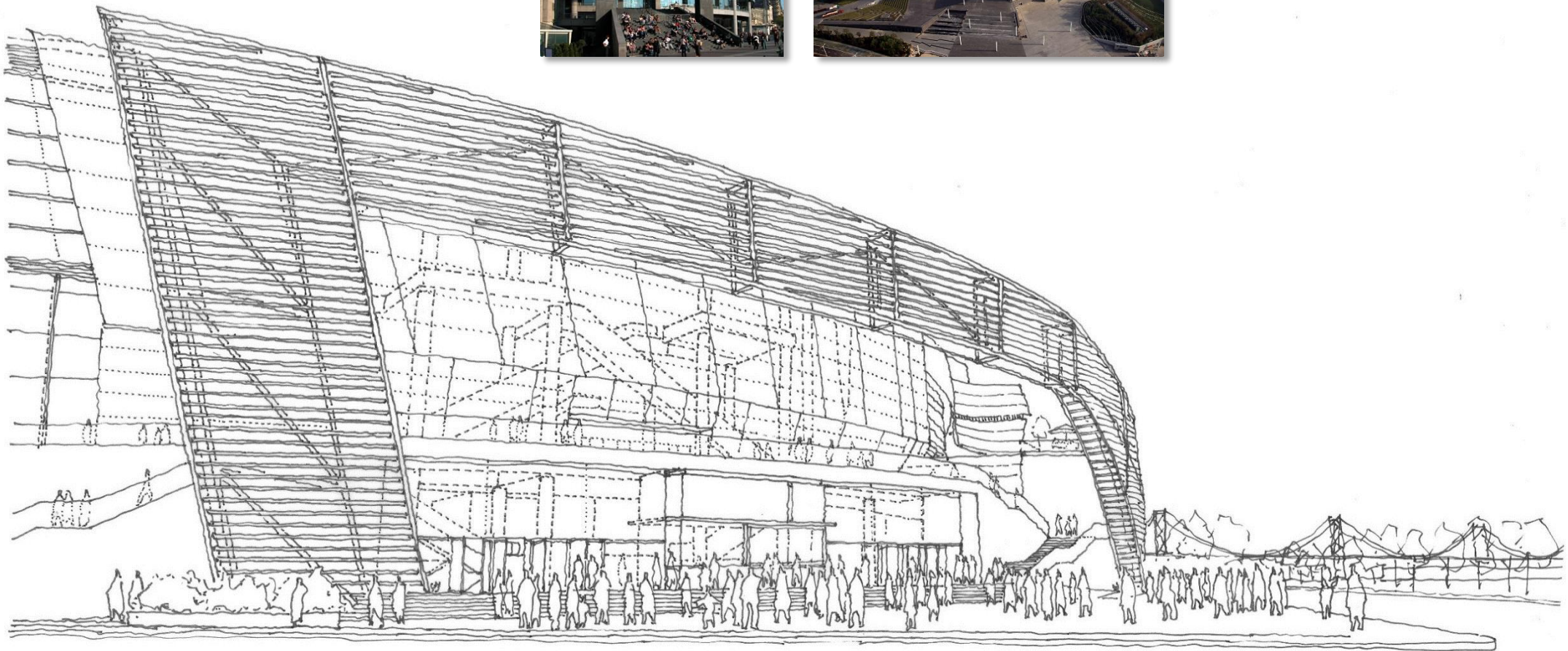
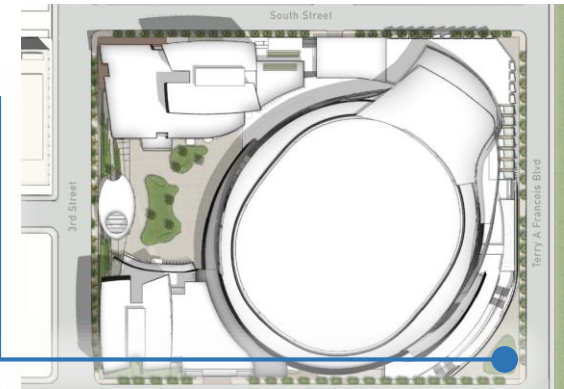
Open Spaces: Bay and Park Overlook



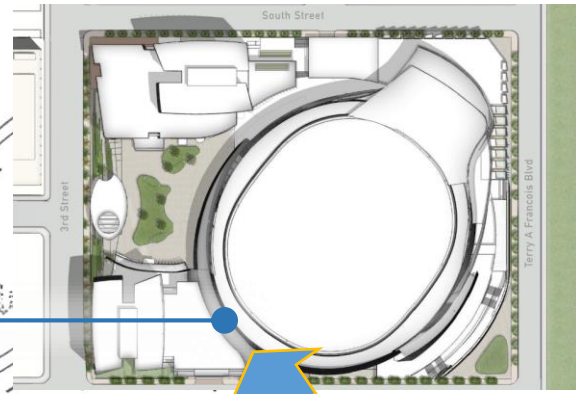
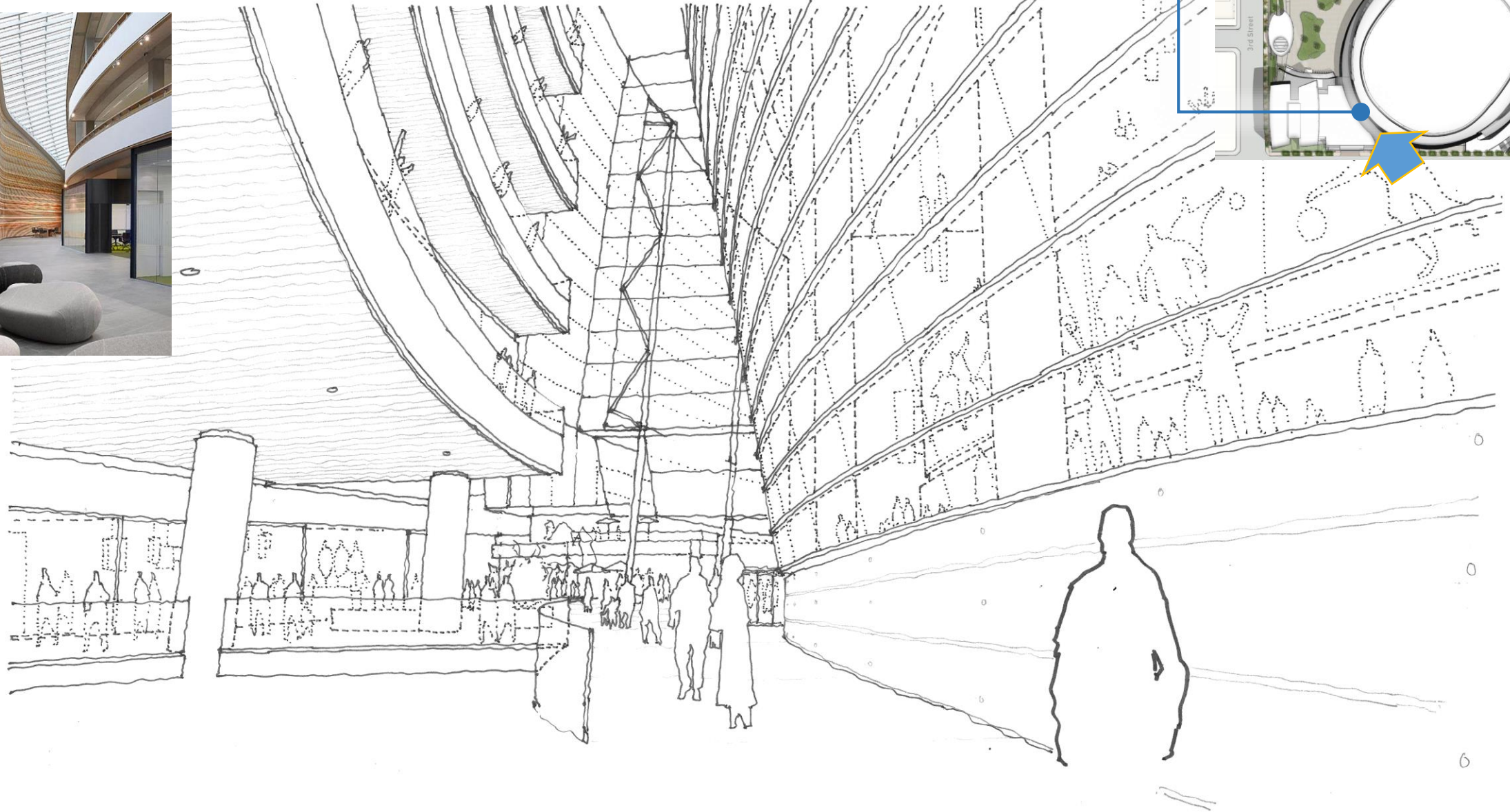
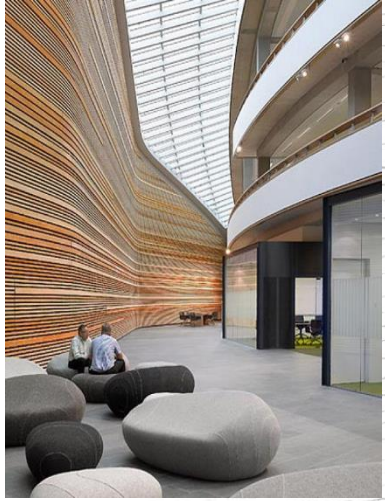
Open Spaces: Southeast Plaza



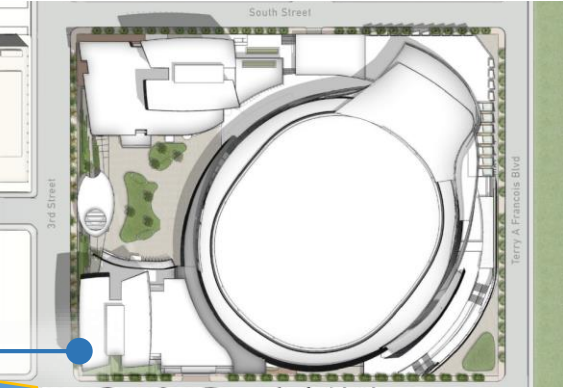
Open Spaces: Southeast Plaza



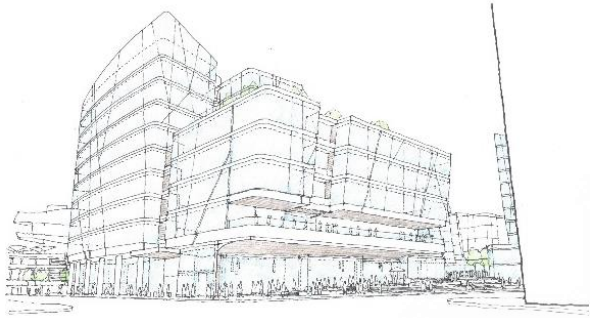
Open Spaces: Atrium



Open Spaces: Southwest Corner

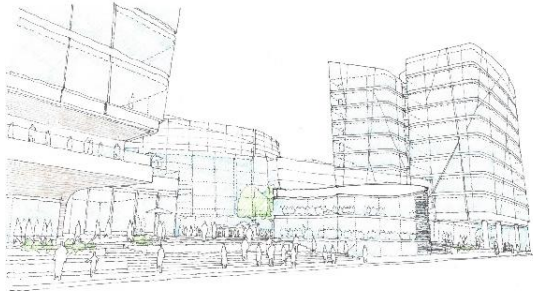


Open Spaces Blocks 29-32

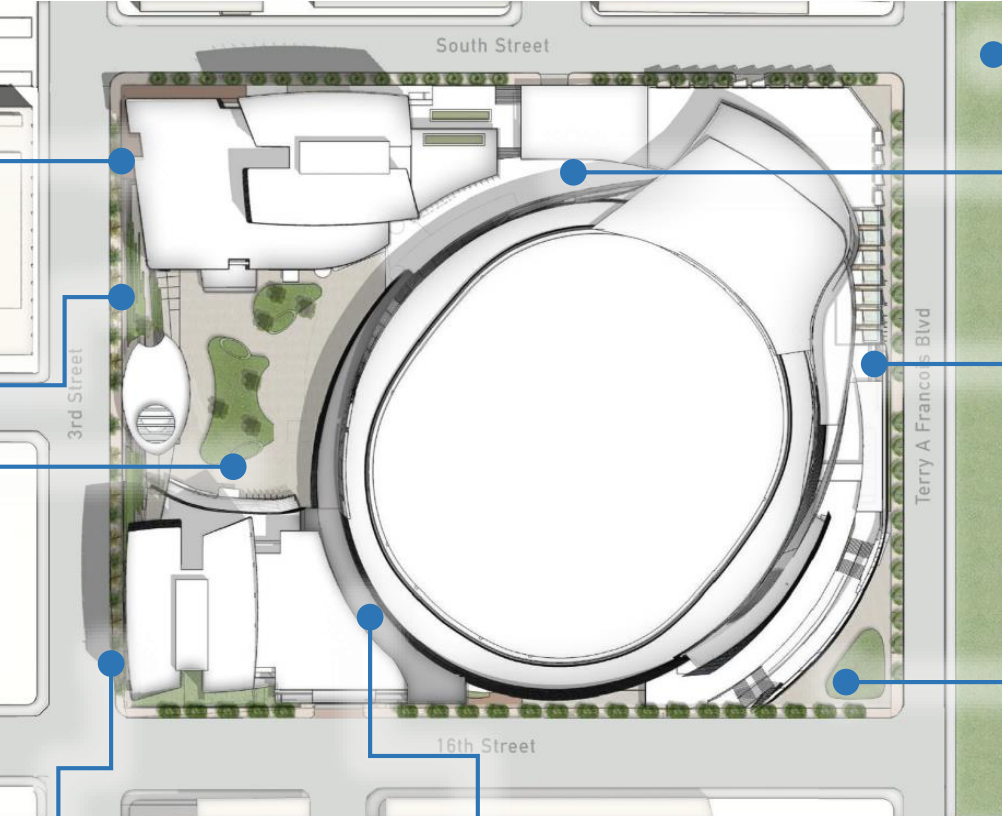
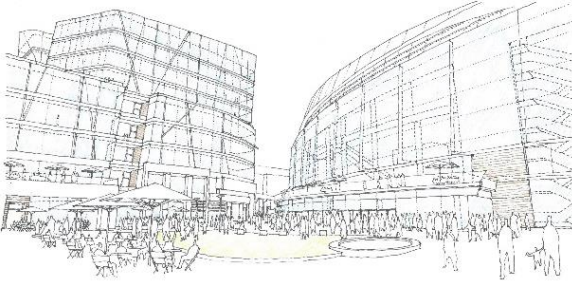


Northwest Plaza

3rd Street

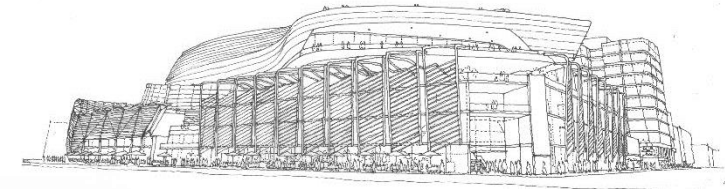
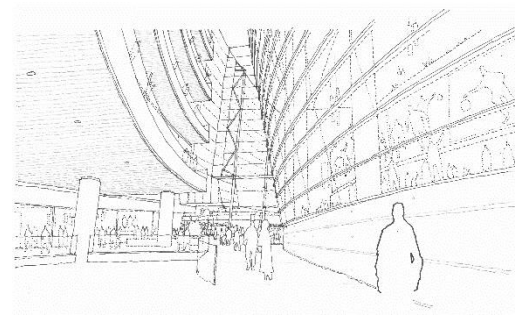
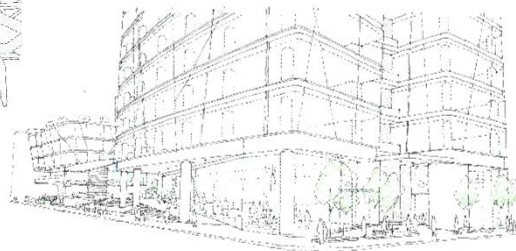


Main Plaza



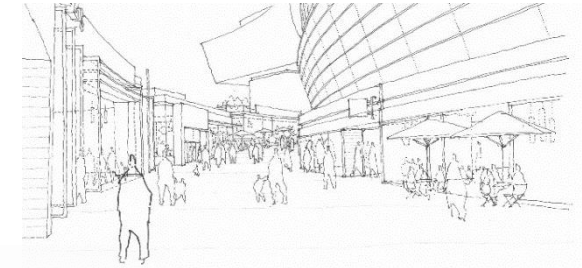
Southwest Corner

Atrium



Bayfront Park

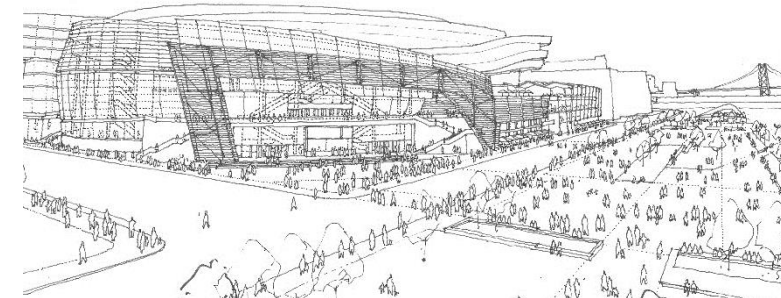
Open Pedestrian Path



Park/Bay Overlook



Southeast Plaza



Process

- Primary documents to be approved:
 - Major Phase
 - Combined Basic Concept/Schematic Design
 - Design for Development Amendments
 - Secondary Use Findings
- Project will also undergo environmental review to look at specific transportation and other impacts
- Environmental review needs to be completed prior to approval of project



Design for Development Amendments

- Project being design to meet the intent of the Design for Development
- Existing height limit of 160-feet will not be changed
- Total square footage of Mission Bay development will not be exceeded
- Key Anticipated Design for Development Amendments include:
 - View corridors
 - Height on Blocks 30 and 32
 - Number of towers
 - Parking/Loading



Next Steps

- Upcoming topics for October/November CAC meetings:
 - Transportation Management Plan (TMP)
 - Pre- and post- event management strategies
 - Waterfront Transportation Assessment
- Notice of Preparation: release in November 2014
- Schematic Design: start CAC review late 2014
- Environmental Impact Report: release early 2015





Thank You